

## MONROE LEGAL REPORTER

### PUBLIC NOTICE APPLICATION FOR PRIVATE DETECTIVE LICENSE

Notice is hereby given that **ANTHONY STONE** has filed a **Petition For Private Detective License** with the Court of Common Pleas at Stroudsburg, Pennsylvania.

A Hearing on the Application For Private Detective License has been scheduled for March 4, 2013 at 10:30 a.m. in Courtroom No. 3 of the Monroe County Courthouse.

This notice is given pursuant to Rule 206.8(a) of the Monroe County Rules of Civil Procedure.

Michael Mancuso, Esquire  
Attorney for Anthony Stone,  
Applicant

Mancuso & Mancuso  
808 Monroe St.  
Stroudsburg, PA 18360

PR - Feb. 8, Feb. 15, 2013

### PUBLIC NOTICE DOMESTIC LIMITED LIABILITY COMPANY NOTICE OF INFORMATION

NOTICE IS HEREBY GIVEN that Articles of Organization - Domestic Limited Liability Company have been filed and approved by the Department of State, Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on Dec. 12, 2012 for the purpose of obtaining a Certificate of Organization pursuant to the provisions of 15 Pa. C.S. Sec. 8913 for the organization of a Limited Liability Company to be known as **Vee Arnis Jitsu LLC**.

The purpose of the limited liability company is that it shall have unlimited power to engage in and do any lawful act concerning any and all lawful business for which a limited liability company may be organized under the laws of the Commonwealth of Pennsylvania.

Brenda Klinger, Esq.  
P.O. Box 366  
Tannersville, PA 18372

PR - Feb. 15

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **AUDREY H. MANNIX**, late of East Stroudsburg, Monroe County, Pennsylvania.

WHEREAS, Letters Testamentary in the above-named Estate have been granted to **THOMAS R. WILKINS** and **TERILEE SNUFFER**.

All persons indebted to the said Estate are requested to make immediate payment and those having claims or demands to present them without delay to:

Thomas R. Wilkins, Co-Executor  
404 Park Ave.  
Stroudsburg, PA 18360

or to:  
TeriLee Snuffer, Co-Executor  
1026 Fritz Ave.  
Stroudsburg, PA 18360

or to:

George W. Westervelt Jr., Esq.  
706 Monroe St., P.O. Box 549  
Stroudsburg, PA 18360

PR - Feb. 15, Feb. 22, March 1

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Bernard Helman**, late of 1309 Coolbaugh St., Stroudsburg, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make

immediate payment and those having claims are directed to present the same without delay to the undersigned or (her) attorney within four (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.

PNC Bank, N.A., Executor  
c/o Todd R. Williams  
712 Monroe St.  
Stroudsburg, PA 18360

Newman, Williams, Mishkin,  
Corveleyn, Wolfe & Fareri, P.C.  
By: Todd R. Williams, Esq.  
712 Monroe St.

Stroudsburg, PA 18360-0511

PR - Feb. 15, Feb. 22, March 1

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Bessie E. Dyson, a/k/a Bessie Dyson**, late of 1100 Chipperfield Drive, Stroudsburg, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or (her) attorney within four (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.

Carol Ann Talcott, Executrix  
c/o Todd R. Williams  
712 Monroe St.

Stroudsburg, PA 18360

Newman, Williams, Mishkin,  
Corveleyn, Wolfe & Fareri, P.C.  
By: Todd R. Williams, Esq.  
712 Monroe St.

Stroudsburg, PA 18360-0511

PR - Feb. 15, Feb. 22, March 1

### PUBLIC NOTICE ESTATE NOTICE

Estate of **CAROL L. DERRER, a/k/a CAROL LYNNE FLAMMANN DERRER**, late of the Township of Hamilton, County of Monroe, Commonwealth of Pennsylvania, deceased.

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

The Rev. Brian D. Derrer, Executor  
125 South 20th St.  
Richmond, IN 47374

or to:

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

PR - Feb. 1, Feb. 8, Feb. 15

## MONROE LEGAL REPORTER

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **DEAN L. BORGER a/k/a DEAN LEO BORGER**, late of Kunkletown, Monroe County, Pennsylvania.

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

Pamela Jean Borger, Executrix  
189 Mountain View Drive  
Kunkletown, PA 18058

Joseph P. McDonald Jr., Esq, P.C.  
1651 West Main St.  
Stroudsburg, PA 18360

PR - Feb. 1, Feb. 8, Feb. 15

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **JOHN M. RANZE, a/k/a JOHN M. RANZE SR.**, late of 511 Price Drive, Cresco, PA 18443, Monroe County, Pennsylvania, deceased.

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

Michael J. Ranze  
1335 Calkins Road  
Milanville, PA 18443

Mark J. Ranze  
305 Southwest Drive  
Silver Spring, MD 20901

John M. Ranze Jr.  
511 Price Drive  
Cresco, PA 18326

Lori J. Cerato, Esq.  
729 Sarah St.  
Stroudsburg, PA 18360  
570-424-3506

PR - Feb. 8, Feb. 15, Feb. 22

### PUBLIC NOTICE ESTATE NOTICE

Estate of **LEON F. SHIFFER, a/k/a LEON FRANCIS SHIFFER**, late of the Township of Hamilton, County of Monroe, Commonwealth of Pennsylvania, deceased.

Letters Testamentary in the above-named estate having been granted to the undersigned; all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or 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, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Brian H. Farris, Executor

215 Fawn Valley Road  
Stroudsburg, PA 18360

or to:

CRAMER, SWETZ &  
McMANUS, P.C.

Attorneys at Law

By: Jeffrey L. Wright, Esquire  
711 Sarah St.

Stroudsburg, PA 18360

PR - Feb. 1, Feb. 8, Feb. 15

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Lloyd D. Hampton a/k/a Lloyd Deraulce Hampton**, late of Jackson Township, Monroe County, Deceased.

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

David Lloyd Hampton and  
Stephen Michael Hampton,  
Executors

c/o Christopher T. Spadoni, Esq.  
1413 Easton Ave.  
Bethlehem, PA 18018

Christopher T. Spadoni, Esq.  
Bethlehem, PA 18018

PR - Feb. 8, Feb. 15, Feb. 22

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Margaret E. Kitchen**, late of 12 Fetherman St., Stroudsburg, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or (her) attorney within four (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.

Mark Lyndon Yetter, Executor  
c/o David L. Horvath, Esquire  
712 Monroe St.  
Stroudsburg, PA 18360

Newman, Williams, Mishkin,  
Corveleyn, Wolfe & Fareri, P.C.  
By: Todd R. Williams, Esq.

712 Monroe St.

Stroudsburg, PA 18360-0511

PR - Feb. 15, Feb. 22, March 1

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Norma J. Andrew**

Late of Borough of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, deceased.

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

## MONROE LEGAL REPORTER

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 Court where notice may be given to Claimant.

Neil Allen, Executor  
1171 West Main St.  
Stroudsburg, PA 18360  
And to:

Marshall E. Anders, Esquire  
Anders, Riegel & Masington LLC  
18 North 8th St.  
Stroudsburg, PA 18360

PR - Feb. 15, Feb. 22, March 1

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Rita Duane, a/k/a Marguerite Duane**, late of Middle Smithfield Township, Monroe County, Pennsylvania, deceased.

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

Philip Tumminello, Executor  
P.O. Box 764  
Marshalls Creek, PA 18335

NEWMAN, WILLIAMS, MISHKIN,  
CORVELEYN, WOLFE  
& FARERI, P.C.  
By: Todd R. Williams, Esq.  
712 Monroe St.  
Stroudsburg, PA 18360-0511

PR - Feb. 1, Feb. 8, Feb. 15

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Ronald C. Kearns**, Deceased. Late of Smithfield Township, Monroe County, Pennsylvania; and Seymour, New Haven County, Connecticut.

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 Robin M. Kearns, Executrix, c/o Thomas M. Guinan, Esq., 2444 Huntingdon Pike, Huntingdon Valley, PA 19006. Or to her attorney: Thomas M. Guinan, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006.

PR - Feb. 1, Feb. 8, Feb. 15

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Santa A. Santino, a/k/a Sally Santino, a/k/a Santa Santino**, late of the Township of Hamilton, County of Monroe, Commonwealth of Pennsylvania, Deceased.

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

be given to the claimant.  
ESSA BANK & TRUST, Executor  
744 Main St.  
Stroudsburg, PA 18360  
or to:

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

By: Jeffrey L. Wright, Esquire  
711 Sarah St.  
Stroudsburg, PA 18360

PR - Feb. 8, Feb. 15, Feb. 22

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **STEVEN E. MORMAN, a/k/a STEVEN EDWARD MORMAN**, Deceased Dec. 2, 2012, of East Stroudsburg, Monroe County.

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

Executrix:  
Beth C. Klausman  
c/o Martino and Karasek, LLP  
Route 209, P.O. Box 420  
Brodheads ville, PA 18322

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

PR - Feb. 1, Feb. 8, Feb. 15

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Walter S. Wyckoff, a/k/a Walter Shimer Wyckoff**, late of the Township of Smithfield, County of Monroe, Commonwealth of Pennsylvania, deceased.

Letters Testamentary in the above-named estate having been granted to the undersigned; all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or 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, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Richard C. Wyckoff, Executor  
P.O. Box 1094  
Brodheads ville, PA 18322

or to:

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

By: Jeffrey L. Wright, Esquire  
711 Sarah St.  
Stroudsburg, PA 18360

PR - Feb. 1, Feb. 8, Feb. 15

### PUBLIC NOTICE ESTATE NOTICE

In Re: **Marian J. Zukowski**, late of Smithfield Township, Monroe County, Pennsylvania.

Date of Death: Dec. 21, 2012

Letters Testamentary have been granted to the

## MONROE LEGAL REPORTER

undersigned and request all persons having claims or demands against the estate of said decedent to make known the same and all persons indebted to the decedent to make payment without delay to those named below:

Lisa Flick  
501B Tanglewood Drive  
Albrightsville, PA 18210  
or her attorney:

Michael J. Garfield  
Route 903 Professional Bldg.  
P.O. Box 609  
Albrightsville, PA 18210

PR - Feb. 1, Feb. 8, Feb. 15

### PUBLIC NOTICE ESTATE NOTICE

Letters Administration have been granted on the Estate of **Alice Wright**. Deceased, late of Monroe County, who died on Dec. 28, 2012, to Barbara Hansen and Charles Wright, co-Executors.

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

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

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

PR - Feb. 1, Feb. 8, Feb. 15

### PUBLIC NOTICE ESTATE NOTICE

Letters Testamentary have been granted on the Estate of **Miriam Haffner**, Deceased, late of Monroe County, who died on Dec. 27, 2012, to Karen Anthony, Executrix.

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

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

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

PR - Feb. 15, Feb. 22, March 1

### PUBLIC NOTICE ESTATE NOTICE

LETTERS TESTAMENTARY have been granted to **Warren J. Dean Jr., Executor, of the Estate of Dorothy O. Dean**, deceased, who died on Dec. 29, 2012.

Jeffrey A. Durney, Attorney, P.O. Box 536, Merchants Plaza, Tannersville, PA 18372-0536 is counsel.

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

Warren J. Dean Jr., Executor

Royle & Durney  
Tannersville, PA 18372

PR - Feb. 15, Feb. 22, March 1

### PUBLIC NOTICE ESTATE NOTICE

NOTICE is hereby given that Letters Testamentary have been granted in the Estate of **Anna Alexandroff**, late of Tobyhanna Township, Monroe County, PA (died Nov. 9, 2012), to Walter Alexandroff, Executor.

All persons indebted to said estate are required to make payment and those having claims or demands

to present same without delay to the Executor named, c/o the attorney for the Estate, Barry J. Chromey, 1016 Pittston Ave., Suite 200 A, Scranton, PA 18505.

Barry J. Chromey, Esquire  
Scranton, PA 18505

PR - Feb. 8, Feb. 15, Feb. 22

### PUBLIC NOTICE ESTATE NOTICE

Regarding the MATTER OF **BOBBY R. SHEPARD**, Late of Chestnuthill Township, Monroe County, Pennsylvania, be it known that a DECREE NISI dated Jan. 17, 2013 has been granted by the Monroe County Court of Common Pleas, Orphans' Court Division, at No. 239 O.C. 2012, establishing title to real property of the above-referenced Decedent, better described and recorded with the Office for the Recording of Deeds, in and for Monroe County in Deed Book Vol. 2034, Page 2817, in Petitioner Sharon Shepard, residing at the subject real estate at 67 Mt. Effort Drive, Effort, PA 18330.

PURSUANT TO 20 Pa. C.S.A. §3546, all creditors and/or parties in interest objecting or excepting to the above-described action are requested to, forthwith, file in writing with said Court and/or make known to undersigned counsel such objection, exceptions, etc. Be it known that if no such objection, exceptions, etc. are so filed or noted, within three (3) months of the date of this NOTICE, Petitioner will move the above Court for confirmation of file to said real estate, directing the filing of record of Petitioner's title to the property.

So Provided By and Answerable to:

Paul Kramer, Esq.  
Atty for Petitioner  
103 N. 7th St.  
Stroudsburg, PA 18360  
telephone: 570-476-2950  
fax: 570-476-6411

PR - Feb. 15

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **507 WINTER GREEN LANE, POCONO SUMMIT, PA 18346.**

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on FEBRUARY 21, 2013 AT 10:00 A.M.** all the right, title and interest of **SYLVESTER HARDY SR. and DORIS CRUZ-HARDY**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

### LEGAL DESCRIPTION

ALL that parcel of land in the Townships of Coolbaugh and Tobyhanna, Monroe County and State of Pennsylvania, as more fully described in Deed Book 2068, page 6623, ID# 19/4C/1/62, being known and designated as Lot 507, Section C, Stillwater Lake Estates, filed in Plat Book 8, page 159.

PARCEL NO. 19-6345-04-83-1450

TAX ID NO. 19/4C/1/62

Being known as 507 Winter Green Lane, Pocono Summit, PA 18346.

### NOTICE

## MONROE LEGAL REPORTER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **MARCH 4, 2013**.  
Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.  
United States Marshal  
Middle District of PA

PR - Feb. 1, Feb. 8, Feb. 15

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **86 ROBINWOOD COUNTRY ACRES, a/k/a RR 6 BOX 6675, SAYLORSBURG, a/k/a CHESTNUT HILL, PA 18353**.

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on FEBRUARY 21, 2013 AT 10:00 A.M.** all the right, title and interest of **BRENDA E. JORDAN and KENNETH L. JORDAN**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

### LEGAL DESCRIPTION

All that certain parcel of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being known and designated as Lot No. 86 as shown on plan titled, "Final Plan" Section 4, Robinwood Country Estates, HBGM Inc." as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 35, Page 25. More particularly described in Record Book Volume 1052, Page 192.

Pin No.: 02635001154251

Parcel No.: 2/5B/1/88

Being known as 86 Robinwood Country Acres a/k/a RR6 Box 6675, Saylorburg, a/k/a Chestnut Hill, PA 18353.

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **MARCH 4, 2013**.

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

PR - Feb. 1, Feb. 8, Feb. 15

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **9101 IDLEWILD DRIVE, TOBYHANNA, PA 18466**.

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on FEBRUARY 21, 2013 AT 10:00 a.m.** all the right, title and interest of **DOROTHY CARICATO, a/k/a DOROTHY SWAZZO, a/k/a DOROTHY E. SWAZZO**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improve-

ments thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

### LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 702, Section J. as shown on map of A Pocono Place, on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania, in Plat Book No. 22, at pages 11, 13, 15 and 17.

TOGETHER with all rights of way and UNDER AND SUBJECT to all of the covenants, reservations, restrictions and conditions as set forth in the Restrictive Covenants as recorded in Deed Book Volume 1725, page 97.

TITLE TO SAID PREMISES IN VESTED IN Dorothy Caricato, single, by Deed from Thomas Pressimone and Lillian Pressimone, husband and wife, dated 01/16/2004 and recorded 01/21/2004 in Record Book 2179, page 9627.

Being Property known as: 9101 IDLEWILD DRIVE, TOBYHANNA, PA 18466.

Tax Parcel No.: 03/9C/1/131

Pin No.: 03-6359-18-31-3826

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on March 4, 2013.

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

PR - Feb. 1, Feb. 8, Feb. 15

### PUBLIC NOTICE INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed and approved with the Department of State, Harrisburg, Pennsylvania on Jan. 17, 2013 under the Business Corporation Law of 1988, as amended, for the incorporation of **Barrister Marketing Associates Inc.**

Law Office of  
John L. Dewitsky Jr., P.C.  
41 North Seventh St.  
Stroudsburg, PA 18360

PR - Feb. 15

### PUBLIC NOTICE INCORPORATION NOTICE

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

**The Wolf CPT Inc.**  
5090 Bath Pike  
Bethlehem, PA 18017

PR - Feb. 15

### PUBLIC NOTICE INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania for **Rico's Bus Co. Inc.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

PR - Feb. 15

## MONROE LEGAL REPORTER

**PUBLIC NOTICE  
IN THE COURT OF COMMON  
PLEAS OF MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 7296 CV 12  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Wells Fargo Bank, N.A., as Trustee for WAMU Mortgage Pass-Through Certificates Series 2005-PR1 Trust, Plaintiff, vs. Barbara Calchera and Douglas Calchera, Mortgagors and Real Owners, Defendants

TO: **Barbara Calchera and Douglas Calchera**, Mortgagors and Real Owners, Defendants, whose last known address 80 Symphony Circle, East Stroudsburg, PA 18301.

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, WELLS FARGO BANK, N.A., as Trustee for WAMU Mortgage Pass-Through Certificates Series 2005-PR1 Trust, 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. 7296 CV 12, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 80 Symphony Circle, East Stroudsburg, PA 18301, whereupon your property would be sold by the Sheriff of Monroe County.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYERS REFERRAL SERVICE**

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

Michael T. McKeever, Atty for Plaintiff, KML Law Group, P.C., Suite 5000, Mellon Independence Center, 701 Market St., Philadelphia, PA 19106-1532  
215-627-1322  
PR - Feb. 15

**PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
NO. 2404CV10**

McCABE, WEISBERG and CONWAY, P.C.  
BY: TERENCE J. McCABE, ESQUIRE - ID #16496  
MARC S. WEISBERG, ESQUIRE - ID #17616  
EDWARD D. CONWAY, ESQUIRE - ID #34687

MARGARET GAIRO, ESQUIRE - ID #34419  
123 South Broad St., Suite 2080, Philadelphia, PA 19109

(215) 790-1010  
Attorneys for Plaintiff

**CIVIL ACTION LAW**

Chase Home Finance LLC, Plaintiff, vs. Russell J. Beggs and Patricia Beggs, Defendants

**NOTICE OF SHERIFF'S**

**SALE OF REAL PROPERTY**

To: **Russell J. Beggs**, 267 Big Ridge Estates, East Stroudsburg, PA 18302 and 61 Eagle Drive, Middle Smithfield Township, PA 18301; **Patricia Beggs**, 267 Big Ridge Estates, East Stroudsburg, PA 18302

Your house (real estate) at **61 Eagle Drive, East Stroudsburg, PA 18302** is scheduled to be sold at Sheriff's Sale on **March 28, 2013 at 10:00 a.m.** in the Jury Assembly Meeting Room, Monroe County Courthouse Annex, Stroudsburg, PA, to enforce the court judgment of \$172,836.53 obtained by Chase Home Finance LLC against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to Chase Home Finance LLC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire, at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate.

A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money.

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

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

## MONROE LEGAL REPORTER

immediately after the sale.

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

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

LAWYER REFERRAL SERVICE

Monroe County Bar Assoc., Lawyer Referral Service,  
913 Main St., P.O. Box 786, Stroudsburg, PA 18360;  
(570) 424-7288

ASSOCIATION DE LICENCIADOS

Monroe County Bar Assoc., Lawyer Referral Service,  
913 Main St., P.O. Box 786, Stroudsburg, PA 18360;  
(570) 424-7288

McCabe, Weisberg and Conway  
Philadelphia, PA 19109

PR - Feb. 15

### **PUBLIC NOTICE MONROE COUNTY COURT OF COMMON PLEAS NO. 5565CV2012**

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

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

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

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

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

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

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

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

**KEVIN T. MCQUAIL, ESQUIRE - ID #307169**

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

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

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

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

**JOSEPH I. FOLEY, ESQUIRE - ID #314675**

**123 South Broad St., Suite 2080, Philadelphia, PA 19109**

**(215) 790-1010**

**Attorneys for Plaintiff**

Wells Fargo Bank, N.A. as Trustee for the Certificateholders of Master Asset-backed Securities Trust 2007-NCW, Mortgage Pass-Through Certificates 2007-NCW, Plaintiff, vs. Irving Bagu and Jacqueline Bagu, Defendants

**TO: IRVING BAGU and JACQUELINE BAGU**

**TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO FORECLOSURE: 7314 NAVAJO PLACE, TOBYHANNA, PA 18466**

### **NOTICE**

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

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

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

Monroe County Bar Association

913 Main St.

P.O. Box 786

Stroudsburg, PA 18360

McCabe, Weisberg and Conway

Philadelphia, PA 19109

PR - Feb. 15

### **PUBLIC NOTICE NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW COURT OF COMMON PLEAS CIVIL DIVISION MONROE COUNTY NO. 2012-00313**

WELLS FARGO BANK, N.A., Plaintiff, vs. MALVINA OBOLEWICZ, Defendant

### **NOTICE**

To: **MALVINA OBOLEWICZ:**

You are hereby notified that on Jan. 17, 2012, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, Pennsylvania, docketed to No. 2012-00313. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 315 MATTIOLI ROAD, BARTONSVILLE, PA 18321-9333 whereupon your property would be sold by the Sheriff of MONROE County. You are hereby notified to plead to the above-referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

### **NOTICE**

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

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

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

Lawyer Referral Service  
Monroe County Bar Association  
913 Main St.  
Stroudsburg, PA 18360  
570-424-7288

PR - Feb. 15

### **PUBLIC NOTICE NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW COURT OF COMMON PLEAS CIVIL DIVISION MONROE COUNTY**

## MONROE LEGAL REPORTER

NO. 6392-CV-12

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. CHARLES J. DALEO, KELLY A. DALEO, Defendants

### NOTICE

To: **CHARLES J. DALEO and KELLY A. DALEO:**  
You are hereby notified that on July 27, 2012, Plaintiff, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, Pennsylvania, docketed to No. 6392-CV-12. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 117 WALLACE STREET, STROUDSBURG, PA 18360-2629 whereupon your property would be sold by the Sheriff of MONROE County.

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

### NOTICE

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

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

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

Lawyer Referral Service  
Monroe County Bar Association  
913 Main St.  
Stroudsburg, PA 18360  
570-424-7288

PR - Feb. 15

### PUBLIC NOTICE NOTICE OF INCORPORATION

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

**First Class Fashion Design Inc.**  
283 Devil's Hole Road  
Cresco, PA 18326  
PR - Feb. 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1410 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 48 of Unit No. RV-155, of River 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 February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, at Page 103, and as same has been amended by a Supplementary Declaration dated June 2, 1980, and recorded as aforesaid in Deed Book Volume 1037 at Page 309, and a further Supplementary Declaration dated August 20, 1981, and recorded as aforesaid in Deed Book Volume 1130, at Page 67. The said unit is more particularly described on the Final Plans for Phase IIIB, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plat Book Volume 42, at Page 103 et seq., and Plat Book Volume 47, at page 27.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, by deed dated May 19, 1998 and recorded on October 6, 1998, in the Office of the Recorder of Deeds for Monroe County in Record Book Volume 2054 at page 4306 granted and conveyed unto Zebedee Collins and Brenda D. O'Neal.

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

PIN #: 16732100340877

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ZEBEDEE COLLINS AND BRENDA D. O'NEAL

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1425 CIVIL 2010, I, Todd A. Martin, Sheriff of



## MONROE LEGAL REPORTER

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

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 45 of Unit No. RV-134, of River 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 February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, at Page 103, and as same has been amended by a Supplementary Declaration dated June 2, 1980, and recorded as aforesaid in Deed Book Volume 1037 at Page 309, and a further Supplementary Declaration dated August 20, 1981, and recorded as aforesaid in Deed Book Volume 1130, at Page 67. The said unit is more particularly described on the Final Plans for Phase IIIB, River village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plat Book Volume 42, at Page 103 et seq., and Plat Book Volume 47, at Page 27.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated March 2, 1983 and recorded on March 22, 1983, in the Office of the Recorder of Deeds for Monroe County in Record Book Volume 1248 at Page 57 granted and conveyed unto Lisabette Ann Hatch.

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

PIN #: 16732100340877

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LISABETTE ANN HATCH**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas

of Monroe County, Commonwealth of Pennsylvania to 1426 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 37 of Unit No. RV-58, Phase III-B, Area 1, River Village, Stage 1, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, at Page 103, and as same has been amended by a Supplementary Declaration dated June 2, 1980, and recorded as aforesaid in Deed Book Volume 1037 at Page 309, and a further Supplementary Declaration dated August 20, 1981, and recorded as aforesaid in Deed Book Volume 1130, at Page 67. The said unit is ore particularly described on the Final Plans for Phase IIIB, River Village, Area 2, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plat Book Volume 42, at Page 103 et seq., subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the units.

BEING THE SAME premises which Lawrence J. Duhaime, by deed dated October 8, 1996 and recorded on November 4, 1996, in the Office of the Recorder of Deeds for Monroe County in Record Book Volume 2030 at Page 6838 granted and conveyed unto Leandro Gonell.

Tax code #: 16/2/1/1-9

PIN #: 16732101467354

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

### **PUBLIC NOTICE**

## MONROE LEGAL REPORTER

### SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2337 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land, with improvements, situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being an undivided one-twenty sixth (1/26) co-tenancy fee simple interest in Unit No. RT-FL 202 80 of Ridge Top Village, Shawnee village Planned Residential Development, as said Unit and right to reserve and occupy Intervals or split-Intervals in such unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1330, page 20 as supplanted, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

Being the same premises which, Mellon Bank, N.A. Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated June 7, 1996, recorded in the Monroe County Office for Recording of Deeds at Stroudsburg, Pennsylvania, in Deed Book 2028, page 8149, granted and conveyed unto Jorge Pemberton.

Being part of Parcel No. 16/110808 and Pin No. 16732102594777U202

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor

PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2338 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 20 of Unit No. RT-127, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, granted and conveyed by deed dated February 26, 1988 and recorded on March 31, 1988, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 1610 at Page 611 unto Howard King and Roslyn Brunson.

BEING PART OF PARCEL NO. 16/88128/U127 and PIN NO. 16732101399310U127

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HOWARD KING AND ROSLYN BRUNSON

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

## MONROE LEGAL REPORTER

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2339 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 18 of Unit No. RT-12, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee, to Security Bank and Trust Company, Trustee, by deed July 21, 2003 and recorded on August 19, 2003, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2164 at Page 1412 granted and conveyed unto Compton Carter and Hazel Carter.

BEING PART OF PARCEL NO. 16/88011/U12 and PIN NO. 16732102589068

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4314 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg,

Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 10 of Unit No. RT-107, 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, Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Continental Bank, Successor Trustee,, pursuant to that certain Trust Agreement between United Penn Bank and The Oxford Finance Companies, Inc. said Agreement dated November 14, 1991, by and through its Attorney-in-Fact, Mellon Bank, N.A. duly constituted and appointed by that certain P.O.A. dated January 31, 1992 and recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Record Book Volume 1812, Page 1170, granted and conveyed by deed dated May 28, 1992 and recorded on July 2, 1992, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 1836 at Page 1684 unto Constance E. Wilson and Victoria Maggio.

Being part of Parcel No. 16/88108/U107 and Pin No. 16732101386919U107

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CONSTANCE E. WILSON**

**AND VICTORIA MAGGIO**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9713 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public

## MONROE LEGAL REPORTER

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

**THURSDAY, FEBRUARY 28, 2013**

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

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 17 of Unit No. RV-127, of River 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 February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, at Page 103, and as same has been amended by a Supplementary Declaration dated Jun 2, 1980, and recorded as aforesaid in Deed Book Volume 1037 at Page 309, and a further Supplementary Declaration dated August 20, 1981, and recorded as aforesaid in Deed Book Volume 1130, at Page 67. The said unit is more particularly described on the Final Plans for Phase IIIB, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plat Book Volume 42, at Page 103 et seq., and Plat Book Volume 47, at Page 27.

BEING THE SAME premises which Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, successor by merger to Security Bank and Trust Company, by deed dated April 29, 1994 and recorded on September 9, 1994, in the Office of the Recorder of Deeds for Monroe County in Record Book Volume 1971 at Page 0072 granted and conveyed unto Vivencio B. Deang and Nenita C. Deang, his wife.

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

PIN #: 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VIVENCIO B. DEANG AND NENITA C. DEANG**

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
JEFFREY A. DURNEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9721 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013**

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

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 20 of Unit No. RT-110, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Cuthbert G. Carter and Louise Carter, granted and conveyed by deed dated July 7, 1999 and recorded on December 14, 1999, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2073 at Page 0249 unto Gary Palese. Being part of Parcel No. 16/88111/U110 and Pin No. 16732101397000U110

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

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
JEFFREY A. DURNEY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9722 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013**

## MONROE LEGAL REPORTER

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

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 2 of Unit No. RT-2, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, granted and conveyed by deed dated January 2, 1995 and recorded on March 22, 1995, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 1998 at Page 1316 unto Joseph M. Morga and Eileen Morga, his wife. Being part of Parcel No. 16/88001/U2 and Pin No. 16732102578851U2

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH M. MORGA AND EILEEN MORGA**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10179 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 4103, Section CIIA, according to plan of Emerald Lakes, prepared by Thomas Tyler Morre Assoc., Inc., and recorded in the Office for the Recording of Deeds, etc., in and for the County of Moore at Stroudsburg, PA, in Plot Book Volume 16, Page 91, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned plan on record.

UNDER AND SUBJECT to covenants, restrictions, limitations and together with all rules and regulations as of record.

BEING KNOWN AS: 4103 Glade Drive, Long Pond, PA 18334

TAX CODE: 19/3G/1/4

PIN NO.: 19634401454980

TITLE TO SAID PREMISES IS VESTED IN Joseph C. Lashley, II and Gisela Dixon, husband and wife by Deed from Vincent C. Valinoti and Cheryl E. Abbondolo, husband and wife dated 05/22/2006 recorded 07/03/2006 in Deed Book 2273 Page 415. Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH C. LASHLEY, II  
GISELA DIXON**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HEATHER RILOFF,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10206 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of

## MONROE LEGAL REPORTER

ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being lot or lots 256, Section C, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 32, Pages 105, 107. UNDER AND SUBJECT to the covenants, charges, reservations, conditions and restrictions as more fully set forth in Record Book Volume 1698, Page 1358.

TITLE TO SAID PREMISES VESTED IN Beatris Ortiz, by Deed from Rafael Rivera and Hilda N. Rivera, h/w, dated 08/11/2004, recorded 08/12/2004 in Book 2199, Page 1736.

TAX CODE: 17/15B/2/4

TAX PIN: 17-6392-03-44-0929

### SEIZED AND TAKEN IN EXECUTION AS THE

### PROPERTY OF: BEATRIS ORTIZ

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10219 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013**

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

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania, being commonly known as Lot 40, Woodwind Estates, as set forth on Plot Book Volume 61, Page 43 and bounded and described as follows: BEGINNING at an iron pin on the northerly right of way of Meadow Run Cul-de-sac, said pin being in common with Lot 39; thence along a line in common with Lot 39, North 06 degrees, 00 minutes, 45 seconds West a distance of 114.37 feet to an iron pin in common with lands N/F George Dreibe; thence along

a line in common with lands N/F George Dreibe, North 83 degrees, 59 minutes, 15 seconds East a distance of 165.94 feet to a point; thence along remaining lands of Woodwind Estates, South 35 degrees, 10 minutes, 20 seconds East a distance of 46.95 feet to an iron pin in common with Lot 41; thence along a line in common with Lot 41; south 50 degrees, 49 minutes, 40 seconds West a distance of 175.55 feet to an iron pin in the right of way of Meadow Run Cul-de-sac; thence along the right of way of Meadow Run Cul-de-sac, on a curve to the left whose radius is 50 feet, an arc distance of 49.60 feet to the point of BEGINNING.

BEING THE SAME PREMISES which Raqnel Jasmine James, unmarried, by deed dated 1/12/07 and recorded 1/18/07 in Book 2294 Page 252 conveyed to Diana L. Marin.

Pin #: 17-6391-02-86-0637

Tax Code #: 17/91800

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DIANA L. MARIN

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GARY MCCAFFERTY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10281 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013**

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

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 198, Section K as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plat Book No. 24, Pages 1, 3 and 5.

## MONROE LEGAL REPORTER

TITLE TO SAID PREMISES VESTED IN Luis Cuadrado, by Deed from Julio Plusas, dated 08/31/2007, recorded 09/10/2007 in Book 2315, Page 7275.

TAX CODE: 3/9E/1/56

TAX PIN: 03-6359-20-90-0330

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

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

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

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

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1033 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013**

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

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

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

(1) BEGINNING at a corner in the middle of the public road leading from East Swiftwater to Paradise Valley, from which an apple tree standing on the West side of the road bears South twenty-seven and one-half degrees West distant thirty-three and four-tenths feet and a white oak tree standing in the edge of the woods on the West side of the road bears North fifty-four and one-half degrees West distant forty-seven and six-tenths feet, thence, along other lands of said Willard J. Carlton of which this lot was formerly a part, North sixty-seven and one-half degrees East three hundred and nine and one-half feet to a stone corner in the line of lands of Walters; thence, by his line, North twenty-eight and one-half degrees West two hundred and ninety-nine feet to the line of lands of Ryerson W. Jennings; thence, by his line, South sixty-one degrees West one hundred forty-one feet to

a corner in the aforesaid public road; thence along the middle of said road, South three degrees West three hundred fourteen feet to the place of BEGINNING.

(2) BEGINNING at a stake in line of land now or late of Clara E. Jennings; thence, by said land now or late of Clara E. Jennings, North sixty-one degrees East one hundred forty-four and eight-tenths feet to a corner of land of Julia T. Webb; thence by land of said Julia T. Webb, South twenty-eight and one-half degrees East two hundred ninety-nine feet to a stake; thence, still by the same, South sixty-one degrees West one hundred forty-four and eight-tenths feet to a stake; thence, by other lands of said Henry C. Scheer, North twenty-eight and one-half degrees West two hundred ninety-nine feet to the place of Beginning. Containing one acre, more or less.

(3) ALL THAT CERTAIN lot, piece or strip of land, situate in the Township of Paradise aforesaid, bounded by other land of said Henry C. Scheer, land of William E. Water, land of Clara E. Jennings, and the middle of public road leading from Paradise Valley to East Swiftwater being a strip of land six feet wide, along the North side of the premises described in Deed from said Willard J. Carlton and wife to said Henry C. Scheer, dated June 2, 1923, and recorded in the office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, and being the same strip of land which in said recited Deed was excepted and reserved unto said Willard J. Carlton, his heirs and assigns, for a road or passageway.

BEING THE SAME PREMISES which Alexander Laing, single; Kelyc Laing, single; Carl Findlay, married; and Vaughn Martin, married, by deed dated 12/03/2003 and recorded 02/11/2004 in Book 2181 Page 6649 conveyed to Yvonne D. Salmon.  
Pin #: 11637503227843  
Tax Code #: 11/6/1/11

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GARY MCCAFFERTY,  
ESQUIRE

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of

## MONROE LEGAL REPORTER

Pennsylvania to 104 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, designated as Lot No. 36 on a map entitled "Final Plan, Country Terrace Acres, Sheet 3 of 3, dated January 12, 1976, recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in Map Book Volume 28, Page 115 bounded and described as follows, to wit: BEGINNING at an iron on the westerly line of Majestic Drive, said iron being the southeasterly corner of Lot No. 35 as shown on the aforesaid map; thence along the westerly line of Majestic Drive, S 11°21'37" 265.12 feet to an iron, a point of curvature; thence along the same on a curve to the left having a radius of 265.00 feet and an arc length of 33.15 feet to an iron, a point of reverse curvature on an easement arc; thence along said easement arc on a north-westerly line of an unnamed street fifty (50.00) feet in width; thence along the northwesterly line of said unnamed street, S 6°43'35" W 404.73 feet to an iron, the southwest corner of Lot No. 35 as shown on the aforesaid map; thence along Lot No. 35, N 78°38'23" E 316.67 feet to the place of BEGINNING. CONTAINING 1.503 acres, more or less.

PARCEL NO. 02/7A/1/15  
PIN NO. 02634004523033

TITLE TO SAID PREMISES IS VESTED IN Kurt W. Zeppenfeld and Donita R. Zeppenfeld by deed from GREGORY D. BURSON AND SANDRA L. BURSON, HUSBAND AND WIFE dated June 1, 2004 and recorded June 3, 2004 in Deed Book 2192, Page 1646.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KURT W. ZEPPENFELD  
DONITA R. ZEPPENFELD**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

### SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 105 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in Coolbaugh Township, County of Monroe, Commonwealth of Pennsylvania, being Lot/Lots 211, Section No. K as shown on a map of A Pocono Country Place, on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plot Book No. 24 pages 1, 3 and 5.

TOGETHER with right to the Grantee to use the private roadways as show on said recorded map, together with such other rights of ways over other lands of the Grantor may designate from time to time for the purposes of ingress, egress and regress in common with the Grantor, its successors and assigns and other persons to and from public highways, excepting and reserving however to the grantor, sewer and other utility lines. The grantor does not hereby deed said private roads to public use.

UNDER AND SUBJECT to the same conditions, covenants and restrictions, etc., as may be set forth in prior Deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Dawn Marie Patrone by deed from ZORAIDA RIVERA dated December 1, 2006 and recorded January 30, 2007 in Deed Book 2295, Page 159.

Being Known As: 211 K Sunnyside Drive, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

Parcel No. 3/9E/1/42  
Pin No. 03-6359-20-90-5414

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAWN MARIE PATRONE**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

**PUBLIC NOTICE**



## MONROE LEGAL REPORTER

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10619 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN plot or parcel of land in **Smithfield Township** designated as Lot 32 of Woodland Village at Shawnee Valley, Monroe County, Pennsylvania as the Lot designation appears on those certain final plat plans and final Lay out plans entitled 'Shawnee Valley' recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania in Plot Book 61 page 219 and page 220.

UNDER AND SUBJECT, nevertheless, to the 'Master Declaration of Protective Covenants, Restrictions and Easement for Shawnee Valley Owners Association, Inc.' and the 'Supplemental Declaration I for Woodland Village', as the same may be amended from time to time, and as the same are recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania, on April 19, 1989 in Deed Book Volume 1676, page 1236, and Deed Book Volume 1676, page 1231, respectively.

TOGETHER WITH the right to use private roadways and pathways situate in Woodland Village, a part of Shawnee Valley, which the above described premises are a part, for the purposes of ingress and egress to the above described premises in common with the Grantor and other persons to and from the public road.

TOGETHER with all of the rights and privileges and subject to the covenants, liabilities and easements set forth in:

(i) that certain Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions applicable to Sun Mountain Recreation Club dated August 11, 1989 and recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania in Deed Book Volume 1695, page 618; and

(ii) that certain Deed of Non-Exclusive Easements for Sunrise Village, and Woodland Village at Shawnee Valley, between Shawnee Mountain, Inc. and Shawnee Development, Inc. dated August 11, 1989 and recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania in Deed Book Volume 1695, page 659; and

(iii) that certain Deed of Non-Exclusive Easements for Sunrise Village, and Woodland Village at Shawnee Valley, between Shawnee Holding, Inc. and Shawnee Development, Inc. dated August 11, 1989 and recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania in Deed Book Volume 1695, page 653.

TITLE TO SAID PREMISES VESTED IN Carmine J. Galucci, by Deed from Shawnee Development, Inc., a Pennsylvania Corporation, dated 12/22/1990 in Book 1764, Page 128.

TAX CODE: 16/119357

TAX PIN: 16-7332-01-19-9220

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARMINE J. GALUCCI

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DANIEL G. SCHMIEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11112 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Barrett**, County of Monroe and Commonwealth of Pennsylvania, BEING Lot 26, Section G, as shown on a map of Lake In The Clouds, on file in the Recorder of Deeds Office at Stroudsburg, Monroe County, Pennsylvania.

HAVING ERECTED THEREON a dwelling known as 26 G Lake in the Clouds, Road, Canadensis, PA 18325, formerly known as 26 G Lookout Pt. Road, Canadensis, PA 18326.

BEING THE SAME PREMISES which Jeffrey Berdini and Juliann Berdini by their deed dated 12/07/2005 and recorded 01/4/2006 in the Recorder of Deeds Office of Monroe County, Pennsylvania in Deed Book Volume 2253, page 7746 granted and conveyed unto Steaven Decarles and Heather Decarles, as joint tenants with the right of survivorship.

Tax ID # 1/28A/3/62 and

PIN 01648003001492

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STEAVEN DECARLES AND HEATHER DECARLES

### A/K/A HEATHER VAN BUSKIRK

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LOUIS P. VITTI,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11377 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at a post on the easterly side of Lindbergh Avenue, a corner of lands of Fred Dennis, being Lot No. 18, on map or draft of lots hereinafter referred to; thence by Lot No. 18 on said map, being lands of Fred Dennis, north eighty degrees thirty minutes East one hundred thirty four and twenty five one-hundredths feet to a post in line of land late of the King Realty Company; thence by land late of the King Realty Company South nine degrees thirty minutes East seventy nine and two-tenths feet to a proposed street; thence along said proposed street South seventy nine degrees thirty five minutes West one hundred thirty four and twenty five one-hundredths feet to a post on the easterly side of Lindbergh Avenue; thence along the easterly side of Lindbergh Avenue North nine degrees thirty minutes West eighty one and four-tenths feet to the place of BEGINNING. BEING Lots Nos. 19 and on map or draft of lots of Lindbergh Avenue Development Property of William W. L'Homedieu, about to be filed and entered in the Recorder's Office of Monroe County, Pennsylvania. UNDER AND SUBJECT to the express understandings, agreements and conditions contained in the chain of title.

TITLE TO SAID PREMISES VESTED IN Fernando L. Quintero and Nora C. Quintero, his wife and Katherine Pelaez, single/married, by Deed from Alexander J. Kearns and Linda Kearns, his wife, dated 05/25/2007, recorded 06/01/2007 in Book 2306,

Page 8760.

TAX CODE: 18-2/1/10/8

TAX PIN: 18-7301-18-40-8649

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FERNANDO L. QUINTERO**

**NORA C. QUINTERO**

**KATHERINE PELAEZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DANIEL G. SCHMIEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11412 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, or piece of ground, situate in the **Township of Pocono**, Monroe County, Pennsylvania, being Lot No. 2, Section G, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 35, pages 119, 121, 123, 124.

PARCEL NO. 12/117297

PIN NO. 12638202986405

TITLE TO SAID PREMISES IS VESTED IN Joseph Rodriguez by deed from Nestor M. Larosa dated March 10, 2004 and recorded March 16, 2004 in Deed Book 2184, Page 6066.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EDWARD D. CONWAY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11899 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN parcel of land situate in the Township of Barrett, County of Monroe, State of Pennsylvania, being known and designated as Lot No. 14, on Plan of lots of The Oak Ridge Hill, Section 1 dated July 10, 1973 and prepared by Edward C. Hess Associates, Inc., and recorded in Plot Book Volume 20, Page 37, in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania. Containing 1.002 acres, more or less.

UNDER AND SUBJECT to any restrictions, conditions, covenants, rights, rights of way, and easements now of record.

SUBJECT to the same conditions, exceptions, restrictions, reservations, covenants and easements as are contained in prior deeds and instruments forming the chain of title.

Commonly known as: 14 Ridge Road, Cresco, Pennsylvania 18326.

TITLE TO SAID PREMISES VESTED IN Angela DeStefano, by Deed from Renee M.K. Manko, by her Power of Attorney, Barry Manko and Sheryl H. Manko, by her Power of Attorney Barry Manko, dated 05/31/2006, recorded 10/27/2006 in Book 2285, Page 6511.

TAX CODE: 01/16/2/7

TAX PIN: 01-6387-02-68-1938

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANGELA DESTEFANO A/K/A ANGELA DE STEFANO**

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11980 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN following lot situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 155, Section 4 as shown on a "Plotting of Sierra View" Chestnuthill Township, Monroe County, Pennsylvania, made by VEP & Associates and recorded in Monroe County, Pennsylvania, in Plot Book No. 33, Page 37.

BEING known as 155 Grand Mesa Drive, Effort, PA. PARCEL NO.: 2/14E/1/54 AKA 02-6330-02-99-1000 BEING the same premises which Daniel Kittle and Cheryl Kittle, husband and wife by Deed dated December 28, 2000, and recorded January 3, 2001, in Book 2089, Page 4207, granted and conveyed unto Pablo D. Viera and Carla M. Viera, in fee. Being known as: 155 Grand Mesa Drive, Effort, PA 18330

TAX CODE: 2/14E/1/54

PIN NO.: 02633002991000

TITLE TO SAID PREMISES IS VESTED IN Pablo D. Viera and Carla M. Viera by Deed from Daniel Kittle and Cheryl Kittle, husband and wife dated 12/28/2000 recorded 01/03/2001 in Deed Book 2089 Page 4207.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PABLO D. VIERA CARLA M. VIERA**

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DANIEL S. SIEDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12080 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe, State of Pennsylvania, known as Lot No. 6, Block 3, Section 2, of Tanbark Acres, as shown on map recorded in Plot book 9, page 217.

UNDER AND SUBJECT to restrictions as of record. TITLE TO SAID PREMISES VESTED IN Steven Smaracko and Jacqueline Smaracko, h/w, by Deed from Victor Medore and Kathleen Medore, h/w, dated 12/12/1988, recorded 12/15/1988 in Book 1657, Page 1764.

TAX CODE: 12/7A/2/5

TAX PIN: 12-6372-02-59-7631

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STEVEN SMARACKO  
JACQUELENE SMARACKO**

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
ALLISON F. WELLS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12136 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at an iron on the Westerly line of Sutton Place, said iron being the Southeasterly corner of Lot 52, Section K, as shown on map entitled "Plotting II, Pocono Summit Lakes, Inc.", dated 31 May 1956 and revised 1 April 1960; thence along the Westerly line of Sutton Place, South 22 degrees 49 minutes 50 seconds East 231.24 feet to the point of intersection of the Westerly line of Sutton Place with the Northerly line of Gramercy Park; thence along the Northerly line of Gramercy Park in a Northwesterly direction on a curve to the right having a radius of 150.20 feet an arc length 198.18 feet to an iron, the Southwesterly corner of Lot 10, Section K, as shown on map; thence along Lot 10, North 52 degrees 46 minutes East 73.91 feet to a point; thence along Lots 10 through 14, Section K, inclusive, as shown on said map North 30 degrees 01 minute 55 seconds West 100.08 feet to an iron, the Southwesterly corner of Lot 52, Section K, as shown on said map; thence along Lot 52 North 67 degrees 10 minutes 10 seconds East 86.55 feet to the place of BEGINNING. CONTAINING 0.510 acres more or less.

BEING all of Lots 1 through 9, Section K inclusive and Lots 53 through 56, Section K inclusive, as shown on said map.

TAX PARCEL NUMBER: 03/5/1/152-5

PIN #03-6355-01-28-3078

IMPROVEMENTS: Residential dwelling  
**TITLE TO SAID PREMISES IS VESTED IN** Crystal N. Kolomizew and Colby B. Andrews, as joint tenants with the right of survivorship and not as tenants in common by Deed from Michael V. Gazza and Deborah E. Gazza dated 2/16/2007 and recorded 2/21/2007 in Record Book 2297, Page 1708.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CRYSTAL N. KOLOMIZEW  
AND COLBY B. ANDREWS  
AND UNITED STATES OF AMERICA**

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARTHA E. VON ROSENSTIEL,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12207 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of tract of land situate, lying and being in the **Township of Pocono**, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 122 on the map or plan bearing title or legend 'Section B, Alpine Lake, Lake Realty Corp., Pocono Township, Monroe County, PA, Graphic Scale 1"=100', 1 June 1966, Leo A. Achterman, Jr. P.E. East Stroudsburg, PA,' bounded and described as follows, to wit:

BEGINNING at an iron on the northwesterly line of Lake Drive, said iron being the most easterly corner of Lot No. 121 as shown on said map; thence along said northwesterly line of Lake Drive, South 50 degrees 27 minutes 20 seconds West 100.00 feet to a point on line of lands of Alpine Lake, thence along said other lands of Alpine Lake, North 39 degrees 32 minutes 40 seconds West 200.00 feet to a point on line of lands of Henry Schaumann; thence along said lands of Henry Schaumann, North 50 degrees 27 minutes 20 seconds East 100.00 feet to a point, said point being the most westerly corner of Lot No. 121; thence along Lot No. 121, South 39 degrees 32 minutes 40 seconds East 200.00 feet to the place of BEGINNING. BEING Lot No. 122, Section B.

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

TITLE TO SAID PREMISES VESTED IN Barbara Ayala, by Deed from Robert Ebner, married, dated 08/20/2004, recorded 08/25/2004 in Book 2200, Page 2535.

TAX CODE: 12/4A/2/39-1  
TAX PIN: 12-6374-04-80-4944

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12357 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe, Commonwealth of Pennsylvania, more particularly described as Lot 5309, Section 5, Tax Code 3/4D/1/121 as shown on a map or plan of Pocono Farms East recorded in the Office of the Recorder of Deeds in and for Monroe County, in Plat Book Volume 17, Page 23

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

TITLE TO SAID PREMISES VESTED IN Frantz Jeune and Michelle E. Jeune, h/w, by Deed from Precision Home Builders, Inc., dated 11/15/2004, recorded 11/17/2004 in Book 2208, Page 1073.

TAX CODE: 03/4D/1/121

TAX PIN: 03-6366-01-29-9826

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FRANTZ JEUNE  
MICHELLE E. JEUNE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's

## MONROE LEGAL REPORTER

Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12545 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania being Lot No. 38 as shown on plan entitled 'Final Plan, Cobble Creek Estates East, Owner and Developer - James Gravatt, Tannersville, Pennsylvania, November 30, 1973', and recorded in the aforesaid Recorder's Office in Plot Book volume 22, Page 59.

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

TITLE TO SAID PREMISES VESTED IN George Padmos and Maria V. Padmos, h/w, by Deed from Loretta R. Saunders, dated 07/26/2002, recorded 07/29/2002 in Book 2127, Page 5809.

TAX CODE: 12/10A/1/33

TAX PIN: 12-6363-04-64-7161

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

**MARIA V. PADMOS**

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

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

unless exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12561 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pin on the cul-de-sac at the easterly end of Hillside Drive, being a common corner of Lot No. 2 and Lot No. 2A as shown on the Plan titled 'Final Plan subdivision of Lot No. 2 Hillside Acres', dated January 20, 1988 and recorded May 3, 1988 in Plot Book Volume 60, page 142; Thence along said cul-de-sac on a curve to the left having a radius of 50.00 feet for an arc length of 38.85 feet (chord bearing and distance being North 66 degrees 01 minutes 47 seconds West 37.88 feet) to an iron pin; thence by Lot No. 1 North 12 degrees 45 minutes 43 seconds East 318.96 feet to an iron pin in line of lands of Edward W. Serafin, Jr.; Thence by said lands of Edward W. Serafin, Jr. North 76 degrees 47 minutes 37 seconds East 160.00 feet to a stone corner; Thence by lands of Anthony DeSantis South 9 degrees 21 minutes 45 seconds West 389.36 feet to an iron pin; Thence by Lot No. 2A North 80 degrees 38 minutes 15 seconds West 130.00 feet to the place of BEGINNING.

TOGETHER WITH all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the chain of title. CONTAINING 1.284 acres of land, more or less. BEING Lot No. 2 as shown on the above described plan.

TITLE TO SAID PREMISES VESTED IN Nicholas W. Valentine and Elizabeth J. Valentine, husband and wife, by Deed from Madeline White, widow, dated 9/27/2007, recorded 10/2/2007 in the Office for the Recorder of Deeds in Deed Book Volume 2317, Page 6436.

TAX CODE: 6/10/1/19-8

TAX PIN: 06-6236-00-01-8166

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NICHOLAS W. VALENTINE**

**ELIZABETH J. VALENTINE**

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

## MONROE LEGAL REPORTER

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 203 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 914, Section III, as shown on plotting of "Summit Pointe, Section III", prepared by Edward C. Hess Associates, Inc., registered engineers, and dated May 15, 1979, said plot map having been recorded on March 2, 1979, in the Office for Recording of Deeds, &c., for Monroe County, Pennsylvania, in Plot Book Volume 39, Page 77.

BEING the same premises that Richard H. Stevens and Maureen A. Stevens and Richard P. Ryan, by Deed dated 11/17/1984 and recorded 11/29/1984 in the County of Monroe (in Book 1422 Page 190) and conveyed unto Richard H. Stevens and Maureen A. Stevens, his wife, his/her heirs and assigns, in fee.

TAX CODE #: 03/5B/1/37  
PIN #: 03-6355-03-34-2074

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD H. STEVENS  
MAUREEN A. STEVENS**

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

A schedule of proposed distribution for the proceeds

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
THOMAS M. FEDERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2120 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

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

BEING shown and designated as Lot No. 2 on a certain map or plan of lots entitled, "Subdivision of Winona Lakes, Addition to Section 6, Mountain Vista Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, Pennsylvania", dated July 17, 1972 and revised August 4, 1972, in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 17, Page 61.

CONTAINING 46,139 square feet, more or less. BEING Lot No. 2 on the above mentioned plan. TITLE TO SAID PREMISES VESTED IN William J. Kane, III, single, by Deed from Cheryl D. Scaffidi, n/b/m Cheryl D. Mortimer and LeRoy J. Mortimer, her husband, dated 07/10/1995, recorded 07/12/1995 in Book 2013, Page 993.

TAX CODE: 09/6C/2/69

TAX PIN: 09-7334-02-77-9593

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM J. KANE, III**

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

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

# MONROE LEGAL REPORTER

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

Pennsylvania  
GARY MCCAFFERTY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2400 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 73, Section Seven, as shown on the Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by VEP & Associates and recorded in Monroe County, Pennsylvania, in Plot Book Volume 61, Page 210.

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

UNDER AND SUBJECT to restrictions and conditions as now appear of record.

BEING THE SAME PREMISES which Eugenia Markozanis, n/k/a Eugenia Watson, joined by William Watson, her husband, by deed dated 10/24/2003 and recorded 11/07/2003 in Book 2173 Page 4304 conveyed to Eugenia Watson and William Watson, wife and husband.

Pin #: 02-6331-03-23-4256  
Tax Code #: 2/86541

Property address 2649 Adirondack Drive, Blakeslee, PA 18610

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

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

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

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

Todd A. Martin  
Sheriff of Monroe County

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2817 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN Lot Number Twelve (12), Section T, situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania as shown on "Plotting 3, Pocono Summit Lakes, Inc., Coolbaugh Township Monroe County, Pennsylvania, made by Leo A. Achterman, Jr." and recorded in Monroe County, Pennsylvania, Plot Book No. 8, page 83 containing in frontage 100 feet and in depth 200 feet, more or less on the Westerly side and 216 feet more or less on the easterly side.

BEING THE SAME PREMISES which Rhoda Buchwald, by deed dated 1/10/2006 and recorded 1/17/2006 in Book 2254 Page 8115 conveyed to Bernard Oczos and Agnieszka Oczos.

Pin #: 03-6355-01-17-1001  
Tax Code #: 3/5/1/96

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: AGNIESZKA OCZOS BERNARD OCZOS**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GARY MCCAFFERTY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

## PUBLIC NOTICE



## MONROE LEGAL REPORTER

### SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 324 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or parcel of land situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, designated as Lot 6, Block 1, on a revised map of Poplar Bridge Estates as recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, PA, in Plat Book 36, Page 125, bounded and described as follows, to wit:

BEGINNING at a point on the edge of a 40 foot road known as Poplar Drive, said point being also a corner of Lot 5, thence along Lot 5, North 33 degrees 27 minutes 20 seconds West 140.00 feet to a point, said point being also a corner of Lot 7, thence along Lot 7, North 14 degrees 50 seconds East 95.77 feet to a point on the edge of a 40 foot road known as Marshall Drive, thence along Marshall Drive, South 75 degrees 09 minutes 10 seconds East 151.56 feet to a point on the edge of the above mentioned Poplar Drive, thence along the edge of Poplar Drive on a curve to the right with a radius of 30 feet for 59.56 feet to a point, thence along the same, South 38 degrees 36 minutes 15 seconds West 123.86 feet to a point, thence still along Poplar Drive on a curve to the right with a radius of 80 feet for 25.05 feet to a point, thence along the same, South 56 degrees 32 minutes 40 seconds West 16.68 feet to the place of BEGINNING. CONTAINING 0.551 acre.

TITLE TO SAID PREMISES VESTED IN Donna M. Johnson-Davis, single, by Deed from Richard J. Traina and Dolores O. Traina, his wife, dated 08/29/1997, recorded 08/29/1997 in Book 2039, Page 5504.

TAX CODE: 9/10A/3/35

TAX PIN: 09-7324-04-62-8282

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DONNA M. JOHNSON-DAVIS  
A/K/A DONNA JOHNSON-DAVIS  
A/K/A DONNA MARIE JOHNSON-DAVIS**

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
ANDREW C. BRAMBLETT,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3586 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 5B on a certain map titled "a Minor Subdivision of Lot 5, Jay Park (Clarence W. Keiper et ux)", dated June 4, 1987, and recorded in Monroe County Plot Book Volume 60, Page 248, as prepared by Frank J. Smith, Jr., Inc., Registered Surveyors, Marshalls Creek, PA, bounded and described as follows, to wit:

BEGINNING at an iron pipe at the northerly side of a right of way 50 feet in width, (Dartmouth Drive North), said pipe being a corner common to Lot 4 and Lot 5, as shown on a certain plan titled "Final Plan Subdivision of Lands of Harvey W. Huffman et al, (Monroe County Plot book Volume 43, Page 119); THENCE (1) along Lot 4, North 2 degrees 16 minutes 15 seconds East 182.80 feet to an iron pipe in line of lands of Maple Grove Partnership.

THENCE (2) along lands of Maple Grove Partnership, and partially along the southerly side of the Marshalls Creek, South 59 degrees 14 minutes 28 seconds East 268.20 feet to a point, a corner common to Lot 5A and Lot 5B;

THENCE (3) along Lot 5A, South 49 degrees 15 minutes 10 seconds West (passing an iron pipe at 25.00 feet) 153.00 feet to an iron pipe;

THENCE (4) along the same, South 87 degrees 25 minutes 41 seconds West 64.31 feet to an iron pipe on the easterly side of a cul-de-sac (Dartmouth Drive North), said pipe being a corner common to Lot 5A and Lot 5B;

THENCE (5) along the easterly side of Dartmouth Drive North, on a curve to the left, having a radius of 60.00 feet an arc length of 89.18 feet, and chord bearing and distance of North 45 degrees 09 minutes 02 seconds West 81.19 feet to the place of BEGINNING.

CONTAINING 31,819 square feet, more or less.

UNDER AND SUBJECT to all covenants, restrictions and easements as more fully appear on the two above mentioned maps.

BEING THE SAME premises which Raymond B. Freeman and Sandra B. Freeman husband and wife, by their deed dated May 4, 2007, and recorded on May 10, 2007 in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, PA, in Deed Book Vol. 2304, Page 9942, granted and conveyed unto Thomas H. Stephens, Jr.

SUBJECT TO THE SAME exceptions, reservations,

## MONROE LEGAL REPORTER

restrictions, conditions, easements, rights-of-way, and instruments of title as the same may appear in the chain of title or by a visible inspection of the premises.

The property identification number: 16732201491327

Of the above described parcel: 16/117138

This property is improved with a residence.

ADDRESS: 58 Dartmouth Drive, Jay Park, East Stroudsburg, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: THOMAS H. STEPHENS, JR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JAMES T. SHOEMAKER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3826 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013**

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

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

ALL THAT CERTAIN lot or piece of land situate in the **Borough of Mount Pocono** (formerly the Township of Coolbaugh), County of Monroe and State of Pennsylvania, with bearing from the Magnetic Meridian of 1923, bounded and described as follows, to wit:

BEGINNING at the intersection of the fence line on the northerly side of Fairview Avenue and the easterly side of Lakeview Drive; thence extending along the easterly side of said Lakeview Drive North; 83 degrees West, 125 feet to a stake; thence by lot number 10 of Fairview Park lots North, 37 degrees East 50 feet to a point; thence South 53 degrees East 125 feet to the northerly side of Fairview Avenue; thence South 37 degrees West along the northerly side of Fairview Avenue 50 feet to the intersection of Fairview Avenue and Lakeview Drive. Being Lot Number 9 of the Fairview Park lots.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 130 FAIRVIEW AVENUE MOUNT POCONO, PA 18344

BEING THE SAME PREMISES WHICH Leroy Stumpp and Julieanna Stumpp, by Deed dated 2/8/08 and recorded 2/15/08 in Monroe County Deed Book 2327, Page 3363, granted and conveyed unto James O. Burns.

TO BE SOLD AS THE PROPERTY OF JAMES O. BURNS ON JUDGMENT NO. No. 3826-CV-2009

TAX CODE NO.: 10/12/1/10

PIN NO.: 10-6355-11-65-4526

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES O. BURNS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LEON P. HALLER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3989 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013**

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

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

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Polk**, County of Monroe and State of Pennsylvania, being Lot No. 326, Birch Hollow Estates, Section Six, recorded in Plot Book Volume 57 Page 171, being described as follows, to wit:

BEGINNING at an iron on the southerly side of Squirrelwood Court being also a corner of Lot No. 325, Birch Hollow Estates; thence along the southerly side of Squirrelwood Court the following two courses and distances: (1) on a curve to the left having a

## MONROE LEGAL REPORTER

radius of 375.00 feet and an arc length of 34.42 feet to an iron, (2) South 82 degrees 38 minutes 27 seconds East (Magnetic Meridian 1966) for 71.15 feet to an iron; thence along an easement arc on a curve to the right having a radius of 40.00 feet and an arc length of 62.83 feet to an iron on the westerly side of an access road, thence along the westerly side of an access road, South 7 degrees 21 minutes 33 seconds West for 264.34 feet to an iron in line of lands of Lehigh Council Boy Scouts of America, North 83 degrees 06 minutes 04 seconds West for 154.96 feet to an iron; thence along Lot No. 325, Birch Hollow Estates, the following two courses and distances, (1) North 07 degrees 21 minutes 33 seconds East for 207.58 feet to an iron, (2) North 12 degrees 37 minutes 03 seconds East for 100.00 feet to the place of BEGINNING. CONTAINING 1.065 acres, more or less.

TITLE TO SAID PREMISES VESTED IN Natama Summers Aivinhnyo by Deed from Glenn C. Cosgrove and Janice A. Cosgrove recorded on 11/16/06 in the Monroe County Recorder of Deeds in/at Book 2287, Page 8149.

Tax Parcel Number: 13-6320-03-31-4856

Tax Pin Number: 13/9A/1/326

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

**JESSIE D. SUMMERS, HEIR OF NATAMA SUMMERS AIVINHNYO, DECEASED MORTGAGOR AND REAL OWNER**

**WILLIAM WESLEY SUMMERS II, HEIR OF NATAMA SUMMERS AIVINHNYO, DECEASED MORTGAGOR AND REAL OWNER**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NATAMA SUMMERS AIVINHNYO, DECEASED**

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 480 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real

estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013**

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

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 365, Section E, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18 at Pages 101, 107, 109.

TOGETHER WITH and UNDER and SUBJECT to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as of record.

PARCEL NO. 03/9A/1/208

PIN NO. 03635811753627

TITLE TO SAID PREMISES IS VESTED IN Richard A. Cohan and Lisa A. Cohan by deed from DANIEL G. BROGAN AND MARY LOU BROGAN, HIS WIFE dated June 28, 2000 and recorded June 30, 2000 in Deed Book 2080, Page 8290.

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

**LISA A. COGHAN**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EDWARD D. CONWAY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 513 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013**

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

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

## MONROE LEGAL REPORTER

ALL THE FOLLOWING lot situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 5708, Section R, of Pocono Farms as shown on plan of lots as recorded in the office of the Recorder of Deeds of Monroe County in Plot Book Volume 14, Page 113.

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

PARCEL NO. 03/71/3/10

PIN NO. 03635704713285

TITLE TO SAID PREMISES IS VESTED IN Keitha Samms and Claude Slue by deed from PRECISION HOME BUILDERS III, INC., a corporation existing under the laws of the State of Pennsylvania, dated March 19, 1999 and recorded March 22, 1999 in Deed Book 2061, page 3680.

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

**CLAUDE SLUE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EDWARD D. CONWAY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5188 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot being No. Seventy-Two (72) on Map of Section 4, Timber Trials, Pocono Pines, Coolbaugh Township, Monroe County, Pennsylvania, and recorded in Plot Book No. 22, Page 31, in the Monroe County Recorder's Office.

UNDER AND SUBJECT to the covenants, conditions and restrictions set forth in the Deed from Pocono Pines Corporation, a Pennsylvania Corporation, to

William R. Walsh, dated April 26, 1982 and intended to be recorded in the Monroe County Recorder's Office.

TAX CODE #3/15A/1/36

PIN #03633603105434

BEING the same premises which William R. Walsh and Dorothy F. Walsh, husband and wife, by Deed dated October 22, 1982 and recorded in the Office of the Recorder of Deeds of Monroe County on October 22, 1982 in Deed Book Volume 1215, Page 222, granted and conveyed unto William R. Walsh and Dorothy F. Walsh.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM R. WALSH**

**DOROTHY F. WALSH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KRISTINE M. ANTHOU,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6240 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at a post in the public road leading from Newfoundland to Stroudsburg, said beginning point being also at the intersection of the public road, leading from Seese Hill to Canadensis, with said public road; thence in said public road, leading from Newfoundland to Stroudsburg, by lands of James Frenche, South twenty and one-quarter degrees West 183 feet to a post in said road; thence by the other land of Gandon Turner, of which this was a part, South seventy-two degrees East 180 feet to stones;

## MONROE LEGAL REPORTER

thence by the same, North twenty-one and one-quarter degrees East 171 feet to a point in said public road leading from Seese Hill to Canadensis; thence, in said public road, by land of Daniel Meinweiser, North sixty-eight degrees West 178 feet to the place of BEGINNING.

CONTAINING 31,683 square feet.

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

TITLE TO SAID PREMISES VESTED IN Gerald J. Ekstrom and Dawn Ekstrom, h/w, by Deed from Cecelia Girolamo, n/b/d Cecelia Luchi, single woman, dated 12/02/1999, recorded 12/02/1999 in Book 2072, Page 5351.

TAX CODE: 1/22/1/44

TAX PARCEL IDS: 01-6388-04-72-8078

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAWN E. EKSTROM**

**A/K/A DAWN EKSTROM**

**GERALD J. EKSTROM**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6385 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013**

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

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

ALL THAT CERTAIN lot or parcel of land situate in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, shown as Lot No; 8 on Subdivision Plan entitled Lamplight Estates, being recorded in Map Book Volume 22, Page 123, more particularly bounded and described as follows, to wit: BEGINNING at a point on the southerly line of the cul-de-sac on Lamplight Drive, a corner also of Lot No. 7; thence along said Lot No. 7 S 3°12'57" E

192.77 feet to a point; thence along land of Graydon J. Miller S 3°12'57" E 60.25 feet; thence along land now or formerly of Timothy D. Barnes S 86°44'15" W 207.97 feet to a point; thence along land now or formerly of Raymond Gower N 3°15'34" W 149.00 feet to a point; thence along Lot No. 9 N 45°22'40" E 211.13 feet to a point on the southerly line of Lamplight Drive; thence along said Drive on a curve to the right having a radius of 30.00 feet, an arc distance of 8.35 feet; thence along the same on a curve to the left having a radius of 50.00 feet, an arc distance of 56.32 feet to the place of BEGINNING.

UNDER AND SUBJECT to conditions, exceptions, restrictions and reservations appearing in the chain of title.

PARCEL NO. 02/112222

PIN NO. 02625802652875

TITLE TO SAID PREMISES IS VESTED IN Richard E. Keenhold, Jr. and Danny A. Keenhold by deed from BRENDA P. LONGENBACH, BONNIE K. KELLER AND ROBIN A. SNYDER, EXECUTRICES OF THE ESTATE OF FRANKLIN D. LONGENBACH, DECEASED, AND AARON KELLER, UNMARRIED AND MARK KELLER, UNMARRIED dated June 8, 1999 and recorded June 21, 1999 in Deed Book 2065, Page 3663.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD E. KEENHOLD, JR.**

**A/K/A RICHARD E. KEENHOLD**

**DANNY A. KEENHOLD**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EDWARD D. CONWAY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 669 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013**

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

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

## MONROE LEGAL REPORTER

CHECK OR CASH  
ALL THAT CERTAIN tract or piece of land situated in **Pocono Township**, Monroe County, Pennsylvania, bounded and described as follows, to wit:  
BEGINNING at a point in the middle of the macadam public road leading from Tannersville to Cherry Lane and which point is the northwesterly corner of Lot #2 and bears North 85 degrees West 240 feet from the north east corner of present lands of the grantors hereof thence along Lot #2 South 5 degrees 00 minutes West 200 feet to an iron corner; thence along Lot #7 North 85 degrees 00 minutes West 100 feet to an iron corner; thence along Lot #4 North 5 degrees 00 minutes East 200 feet to a point in the middle of the public road (having passed an iron marker at 183.5 feet); thence in the middle of the said road South 85 degrees 00 minutes East 100 feet to the point of BEGINNING. BEING Lot #3 on a plan of Donald A. Robbins and wife under date of August 1956.

BEING known and numbered as HC1 Box 35, Bartonsville, PA, 18321.

BEING THE SAME PREMISES WHICH, Lori A. Boyle, by deed dated October 30, 2008 and recorded October 31, 2008 in and for Monroe County, Pennsylvania, in Deed Book Volume 2344, Page 3630, granted and conveyed unto Karen Baisden, married.

TAX CODE: 12/7/1/33-1  
PIN NO: 12638200156773

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6747 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Chestnuthill**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 1108, Section LL-4, Indian Mountain Lake, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 64/207

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

TITLE TO SAID PREMISES VESTED IN Richard Young Bloomfield, single, by Deed from Cecelia A. Power, Single, dated 05/06/2005, recorded 07/01/2005 in Book 2231, Page 1143.

TAX CODE: 02/88867

TAX PIN: 02-6320-01-47-4336

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

**RICHARD YOUNG BLOOMFIELD**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MICHELE M. BRADFORD,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 690 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 41, Section Four, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Page 59.

## MONROE LEGAL REPORTER

BEING THE SAME PREMISES which Leonard Sturmak, married, by deed dated 11/04/2005 and recorded 12/02/2005 in Book 2250 Page 2063 conveyed to Joepanqui Alvarado.

Pin #: 09-7344-04-63-2826

Tax Code #: 09/4C/4/73

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOEPANQUI ALVARADO MORTGAGOR(S) AND RECORD OWNER(S)

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GARY MCCAFFERTY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 691 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

Property situated in the County of Monroe, State of Pennsylvania, to wit:

ALL THAT CERTAIN piece or tract of land, situate in the **Borough of Mount Pocono**, County of Monroe and State of Pennsylvania, known as Lot No. 1, on a subdivision Plan of Section V, Pine Hill Estates, as recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania in Map Book Volume 54, Page 3, inclusive of the hereditaments and premises thereon.

Being the same premises that Michael V. Palomba, Cathleen A. Palomba, and Cathering K. Pennell, by their deed dated September 8, 1995, and recorded in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania on October 16, 1995 in Record Book Volume 2019, Page 1403, granted and conveyed unto Cathleen A. Palomba, and who is the Grantor herein.

BEING THE SAME PREMISES which Catileen A. Palomba, by deed dated 12/18/2002 and recorded

12/31/2002 in Book 2140 Page 9153 conveyed to Jorge Granda.

Pin #: 10-6356-20-82-5343

Tax Code #: 10/1/1/34-22

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JORGE GRANDA MORTGAGOR(S) AND RECORD OWNER(S)

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GARY MCCAFFERTY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6939 CIVIL 2007, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land, situate in the **Borough of Mt. Pocono**, County of Monroe and State of Pennsylvania, known as Lot No. 53 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, Page 79 to 83.

BEING THE SAME PREMISES which Steven Joseph, by deed dated 11/18/05 and recorded 11/22/05 in Book 2248 Page 8442 conveyed to Karen Gordon, her heirs and assigns.

Pin #: 10-6356-20-92-6323

Tax Code #: 10/2A/1/86

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KAREN GORDON MORTGAGOR(S) AND RECORD OWNER(S)

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GARY MCCAFFERTY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7188 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of tract of land, situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 914 on the map or plan of Section G-VI of Locust Lake Village as appearing in the Office of the Recorder of Deeds in and for said Monroe County in Plot Book Number 11 at Page Number 125, bounded and described as follows to wit:

In Plot Book Volume and Page Number according to aforementioned Plan on record.

HAVING erected thereon a dwelling known as 914 Deer Run Road, Pocono Lake, PA 18347.

PARCEL NO: 10/11B/1/70  
PIN NO: 19630602655897

BEING the same premises which Geraldine e. DeAngelis by Deed dated 08/31/2005 and recorded 09/15/2005 in the Recorder's Office of Monroe County, Pennsylvania, Deed Book Volume 2239, Page 9879, granted and conveyed unto Steven R. DeAngelis and Geraldine E. DeAngelis, husband and wife.

NOTICE- this document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (this notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L. 984 as amended, and is not

intended as notice of unrecorded instruments, if any).  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STEVEN DEANGELIS AND GERALDINE E. DEANGELIS**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LOUIS P. VITTI,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 741 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 112, Section No. D, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Pages 101, 103 and 105.

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

BEING THE SAME PREMISES which Zandee L. Wicks and Mary Jane Wicks, husband and wife, and Robert S. White and Christine S. White, husband and wife, by Deed dated July 21, 2006 and recorded August 2, 2006 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2276, Page 3410, granted and conveyed unto FERNANDO A. CAPELLAN.

IMPROVEMENTS: Residential property.

TAX CODE NO. 3/8B/2/243

PIN #03635816821606

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FERNANDO A CAPELLAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:



## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
GREGORY JAVARDIAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7630 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013**

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

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

By virtue of a Writ of Execution, No. 2010-Civil-7630, issued out of the Court Common Pleas of Monroe county, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Stroudsburg, Monroe County, Pennsylvania, all rights, title and interest of the Defendants in and to: ALL THE FOLLOWING lot situate in **Pocono Township**, Monroe County, Pennsylvania, marked and designated as Lot No. 37, Tara Hills, as shown on a map recorded in Monroe County Recorder of Deeds in Plot Book 56, page 115.

BEING THE SAME PREMISES conveyed by Robin M. Rabino, n/b/m Robin M. Graff and Paul Graff to Robin M. Graff and Paul Graff, by Deed dated October 28, 2004, and recorded November 3, 2004, in Deed Book 2206 at page 7278.

UNDER AND SUBJECT to Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions as recorded in Monroe County Recorder of Deeds at Deed Book Volume 1432, page 86.

TAX CODE NO.: 12/9E/1/37

PIN NO.: 12-6371-02-89-4952

KNOWN AS Lot No. 37 of Tara Hills, Pocono Township, Monroe County, Pennsylvania 18360.

IMPROVEMENTS THEREON CONSIST OF residence known as Lot 37, Tara Hills, Pocono Township, Monroe County, Pennsylvania 18360.

SEIZED AN TAKEN into execution at the suit of

Citizens Savings Bank against Paul Graff and Robin M. Graff and will be sold by Sheriff of Monroe County, Todd A. Martin  
KREDER BROOKS HAILSTONE LLP  
BY: DAVID K. BROWN, ESQUIRE

Attorneys for Plaintiff

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PAUL GRAFF AND ROBIN M. GRAFF

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7954 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013**

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

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

ALL THAT CERTAIN trace of parcel of land situated in **Tunkhannock Township**, Monroe County, Pennsylvania being known and designated as Lot 73, Section 6 on Plan of Brier Crest Woods, recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Plat Book 14, Page 101;

TITLE TO SAID PREMISES VESTED IN Christopher Goyette, married, by Deed from Eugene Rawlings, dated 03/20/2008, recorded 04/02/2008 in Book 2330, Page 5786.

TAX CODE: 20/13B/3/30

TAX PIN: 20-6312-01-06-2743

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHRISTOPHER J. GOYETTE A/K/A CHRISTOPHER GOYETTE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DANIEL G. SCHMIEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8055 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 94, Section 9, Sierra View, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 34, Page 15.

PARCEL NO. 20/3D/1/7  
PIN NO. 20633101289743

TITLE TO SAID PREMISES IS VESTED IN Bernadette Perez by deed from THE BANK OF NEW YORK AS CO-TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS AUGUST 31, 1996; 1996-C dated October 2, 2000 and recorded December 7, 2000 in Deed Book 2088, Page 2925.

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

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

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

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EDWARD D. CONWAY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8056 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot W-75, Woodland Village at Shawnee Valley, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 61, Page 219.

PARCEL NO. 16/119400  
PIN NO. 16733201188684

TITLE TO SAID PREMISES IS VESTED IN Wingrove Adams by deed from CHARLENE J. MCBEAN AND DWAYNE MCBEAN, HER HUSBAND dated October 21, 2005 and recorded October 26, 2005 in Deed Book 2245, Page 3417.

Being Known As: 66 Shawnee Valley, East Stroudsburg, Township of Smithfield, Monroe County, PA 18301.

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor

# MONROE LEGAL REPORTER

PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8148 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN parcel of land situate in the **Township of Stroud**, County of Monroe, and State of Pennsylvania, designated as Lot No. 34, on a plan of lots known as Olde Mill Run, Triland, Inc., developer. Said plot plan was drawn by Edward C. Hess Associates, Inc., dated July 18, 1978, as revised, and recorded in the Office for the Recording of Deeds, at Stroudsburg, Pennsylvania, in and for the County of Monroe in Plot Book 46, Page 105, bounded and described as follows to wit:

BEGINNING at a point in the easterly line of Wildflower Circle and at the southwesterly corner of Lot No. 35; thence southwardly along the easterly line of Wildflower Circle by a curve to the right having a radius of 300 feet for an arc distance of 248.55 feet to a point in a northeasterly line of a 60 foot right-of-way; thence South 43 degrees 10 minutes 42 seconds East along the northeasterly line of said right-of-way for a distance of 416.56 feet to a point the southwesterly corner of Lot No. 28; thence North 18 degrees 08 minutes 53 seconds East along the westerly lines of Lot Nos. 28 and 29 for a distance of 216.90 feet to a point; thence North no degrees 43 minutes 19 seconds West along the westerly line of Lot No. 30 for a distance of 175.00 feet to a point; thence North no degrees 41 minutes 57 seconds East along a portion of the westerly line of Lot No. 31 for a distance of 133.94 feet to a point the southeasterly corner of Lot No. 35; thence North 88 degrees 23 minutes 22 seconds West along the southerly line of Lot No. 35 for a distance of 248.75 feet to a point the place of BEGINNING. CONTAINING 2.69 acres, more or less.

BEING THE SAME PREMISES which Martha E. Williams and Michael Pinkett, by Deed dated July 29, 2005, and recorded in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania, on September 8, 2005, in Record Book 2239, Page 2236, granted and conveyed unto Michael Pinkett in fee.

TAX CODE NO. 17/14D/1/28

TAX PARCEL NO. 17639103245192

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

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

Sheriff's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STEVEN J. ADAMS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8163 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract of parcel of land situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Westerly R.O.W. line of Sidorick Lane as shown on a map entitled "Subdivision Plat, Section 2, Deer Tract" recorded in Plat Book Vol. 58, page 190; thence along Lot 33 N 55°46'19" W 318.88 feet to an iron pipe; thence along Lot 32 N 07°21'24" E 68.86 feet to an iron pipe; thence along remaining lands of Daniel Sidorick N 34°13'41" E 88.58 feet to an iron pipe; thence along Lot 35 S 55°46'19" E 350.00 feet to an iron pipe; thence along said Westerly R.O.W. line of Sidorick Lane S 34°13'41" W 150.00 feet to the place of BEGINNING. CONTAINING 51,543 square feet.

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

PARCEL NO. 09/10D/1/36

PIN NO. 09732401271861

TITLE TO SAID PREMISES IS VESTED IN Henry L. Hill and Esther Hill by deed from MARK E. COLE AND ROSE COLE, HUSBAND AND WIFE dated February 21, 2003 and recorded February 25, 2003 in Deed Book 2145, Page 6695.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HENRY L. HILL**

**ESTHER HILL**

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
EDWARD D. CONWAY,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8390 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 497, Section No. K, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Pages 51, 53 and 55.

Section referred to as Section K, when in fact is actually Section K extension.

TITLE TO SAID PREMISES VESTED IN Jesus A. Cordoba and Blanca C. Roa, by Deed from Audrey Modery, widow, dated 11/11/2005, recorded 11/21/2005 in Book 2248, Page 7599.

TAX CODE: 3/9F/1/436

TAX PIN: 03-6369-13-03-2638

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JESUS A. CORDOBA**

**BLANCA ROA**

**A/K/A BLANCA C. ROA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
ALLISON F. WELLS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8662 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, situate in the **Township of Coolbaugh**, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe corner of Lots 203 and 205 on the Southwesterly side of Heath Lane; thence along Lot 203 South 47 degrees West 310 feet to a pipe corner of Lots 203 and 206; thence along Lot 206 South 43 degrees East 100 feet to a pipe; thence along Lot No. 207 North 47 degrees East 310 feet to the edge of Heath Lane; thence along Heath Lane North 43 degrees West 100 feet to the place of BEGINNING.

BEING Lot No. 205 on the Plan of Lots entitled 'The Fells' under date of October, 1951.

UNDER AND SUBJECT to and together with the same rights, privileges, agreements, leases, rights of way, covenants, easements, conditions, exceptions, restrictions, and reservations, that exist by virtue of prior recorded instruments, deeds, or conveyances.

Address: 20 Heath Lane, Pocono Summit, PA 18346

TITLE TO SAID PREMISES VESTED IN Raymond P. Butler, single man and Anita L. Mastiche, single woman, by Deed from Raymond P. Butler, single man, dated 12/18/2008, recorded 01/06/2009 in Book 2347, Page 590.

BY virtue of the death of Raymond P. Butler on 8/8/2010, Anita L. Mastiche became sole owner of the mortgaged premises as surviving joint tenant with the right of survivorship.

TAX CODE: 3/5/2/7

TAX PIN: 03-6355-01-35-1385

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANITA L. MASTICE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

## MONROE LEGAL REPORTER

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9120 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at an iron on the northerly line of Birch Drive, said iron being the southeasterly corner of Lot Number 604 as shown on map entitled (Plotting IV, Rock Ledge Manor Estates, James O. Gregersen and Richard V. Kubiak, 19 August 1971"; THENCE along Lot Number 604, North 8°41'00" East 198.02 feet to an iron, said iron being the Southwesterly corner of Lot Number 602 as shown on said map; THENCE along Lot Number 602, South 80°56'30" East 461.41 feet to an iron on the westerly line of East Court; THENCE along the westerly line of East Court, South 9°03'30" West 155.26 feet to an iron, a point of curvature on an easement arc; THENCE along said easement arc on a curve to the right having a radius of forty (40) feet an arc length of 62.57 feet to an iron, a point of tangency on the northerly line of Birch Drive; THENCE along the northerly line of Birch Drive, North 81°19'00" West 420.38 feet to the place of BEGINNING.

CONTAINING 2.081 acres, more or less.

BEING LOT NUMBER 603 as shown on said map.

TAX CODE #14/9B/1/13

PIN #14639704705928

BEING the same premises which Scott D. Vanwhy and Lisa Mae Vanwhy, by Deed dated April 30, 2007 and recorded in the Office of the Recorder of Deeds of Monroe County on June 12, 2007 in Deed Book Volume 2307, Page 8352, granted and conveyed unto George T. Johnson, Jr. and Dawn L. Johnson.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GEORGE T. JOHNSON, JR. AND DAWN L. JOHNSON**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KRISTINE M. ANTHOU,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9434 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at a point on the northerly R.O.W. line of Birch Drive as shown on map entitled 'Shawnee Estates', thence along Lot No. 50 North 34 degrees 28 minutes West 278.58 feet to a point; thence along the southerly R.O.W. line of Walnut Drive North 51 degrees 24 minutes 50 seconds East 180.47 feet to a point; thence along Lot No. 48 south 34 degrees 28 minutes East 291.54 feet to a point; thence along the northerly R.O.W. line of said Birch Drive South 55 degrees 32 minutes West 180.00 feet to the place of BEGINNING.

BEING Lot No. 49 on map of Shawnee Estates, dated January 15, 1967, made by Robert E. Felker, R.S. and filed June 15, 1967, in the Recorder of Deeds Office of Monroe County, at Stroudsburg, Pennsylvania, and entered in said office in Plot Book Vol. 11, page 55.

UNDER AND SUBJECT, NEVERTHELESS, to the conditions and restrictions to which this lot or piece of ground and any building and/or structure which may hereafter be erected thereon shall be and shall remain subject to which are contained in the precious Deed Book Volume 2193, page 9380, etc.

BEING 49 Birch Drive, a/k/a Birch Drive Lot 49, East Stroudsburg, PA 18301

TITLE TO SAID PREMISES VESTED IN Richard W. Scott, by Deed from Richard W. Scott and Heather Scott, his wife, dated 04/29/2008, recorded 05/22/2008 in Book 2334, Page 861.

TAX CODE: 16/3B/1/4

TAX PIN: 16-7332-01-26-9469

**SEIZED AND TAKEN IN EXECUTION AS THE**

## MONROE LEGAL REPORTER

**PROPERTY OF: RICHARD W. SCOTT  
HEATHER SCOTT**

**A/K/A HEATHER M. SCOTT**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DANIEL G. SCHMIEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9618 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel, or piece of land situate in **Jackson Township**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 78, Section 2, Barton Glen, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 9, Page 161.

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

BEING THE SAME premises which Bradford Jeremy Cole by deed dated December 12, 2003 and recorded on December 12, 2003, in the Office for the Recorder of Deeds in and for Monroe County in Record Book Volume 2176, Page 6926, granted and conveyed unto Shane W. Skibber.

PROPERTY BEING KNOWN AS: Lot 78, Section 2, Fernwood Avenue a/k/a 78 Fernwood Avenue, Barton Glenn, Bartonsville, Pennsylvania 18321. Being Monroe County Tax Parcel #8/1A/1/15 Pin #08-6371-02-66-3163

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

**A/K/A ROBYN K. SKIBBER**

**AS ADMINISTRATRIX OF THE**

**ESTATE OF SKIBBER SHANE**

**A/K/A SHANE W. SKIBBER,**

**DECEASED**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
RICHARD BRENT SOMACH,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9695 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 368, Section K, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Volume No. 24 at Page No. 1, 3, and 5.

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

TITLE TO SAID PREMISES VESTED IN Maria Frias, single, by Deed from Aaron Kunding, single, dated 05/26/2006, recorded 06/07/2006 in Book 2270, Page 2506.

TAX CODE: 3/9E/1/267

TAX PIN: 03-6359-20-91-4223

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

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

## MONROE LEGAL REPORTER

Sheriff's Sale."

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9714 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 48 of Unit No. RV-152, of River 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 February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, at Page 103, and as same has been amended by a Supplementary Declaration dated June 2, 1980, and recorded as aforesaid in Deed Book Volume 1037 at Page 309, and a further Supplementary Declaration dated August 20, 1981, and recorded as aforesaid in Deed Book Volume 1130, at Page 67. The said unit is more particularly described on the Final Plans for Phase IIB, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plat Book Volume 42, at Page 103 et seq., and Plat Book Volume 47, at Page 27.

BEING THE SAME premises which Mellon Bank, N.A., POA for Continental Bank, Successor Trustee to United Penn Bank, successor by merger to Security Bank and Trust Company, by deed dated February 17, 1993 and recorded on March 15, 1993, in the Office of the Recorder of Deeds for Monroe County in Record Book Volume 1877 at page 0979 granted and conveyed unto Carlito A. Bergania and Zenaida Bergania, his wife.

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

PIN #: 16732100340877

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARLITO A. BERGANIA AND ZENaida BERGANIA**

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11052 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, FEBRUARY 28, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN Lot, parcel or tract of land situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point in the center of a forty foot wide road known as Rustic Road, a private right of way, said point being the most southwesterly corner of Parcel 1-B and common to Parcel 1-A as shown on a certain plan entitled 'Re-subdivision of Lot 1, Jerome Lehnert Subdivision, Polk Township, Monroe County, Pennsylvania,' as recorded in the Office of the Recorder of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Plot Book Volume 75, Page 27;

1) Thence by Parcel 1-A, North twelve degrees fifty-six minutes no seconds East (N 12-56-00 E), passing over a set iron pin on the northerly side of said Rustic Road at twenty and no hundredths (20.00 feet) feet, one hundred thirty and no one-hundredths (130.00 feet) feet to a set iron pipe;

2) Thence by the same, North seven degrees forty-nine minutes forty seconds East (N 07-49-40 E), passing over a set iron pin on line at one hundred thirty-two and ninety one-hundredths (132.90 feet), one hundred sixty-two and fifty-five one-hundredths (162.55 feet) feet to a point at or near the center of a small stream, a corner of Parcel 1-A and on line with Lot 2 of the Jerome Lehnert Subdivision as recorded in Plot Book Volume 64, Page 119;

3) Thence along Lot 2 and in and along said small stream the following thirteen (13) courses and distances: (1) South forty-nine degrees fifty-eight minutes three seconds East (S 49-58-03 E) fifty-four and one one-hundredth (54.01 feet) feet to a point;

## MONROE LEGAL REPORTER

4) Thence by the same, (2) South seventy-three degrees twenty-four minutes thirteen seconds East (S 73-24-14 E) sixty-eight and sixty one-hundredths (68.60 feet) feet to a point;

5) Thence by the same, (3) South thirty-two degrees twenty-seven minutes twenty-four seconds East (S 32-27-24 E) sixty and twelve one-hundredths (60.12 feet) feet to a point;

6) Thence by the same, (4) South eighty-one degrees no minutes twenty-six seconds East (S 81-00-26 E) fifty and twenty one-hundredths (50.20 feet) feet to a point;

7) Thence by the same, (5) South seventy-four degrees twelve minutes thirty-eight seconds East (S 74-12-38 E) sixty and four one-hundredths (60.04 feet) feet to a point;

8) Thence by the same, (6) South forty-two degrees fifty-three minutes thirty-eight seconds East (S 42-53-38 E) ninety-one and sixteen one-hundredths (91.16 feet) feet to a point;

9) Thence by the same, (7) South twenty degrees thirty-five minutes twenty-five seconds East (S 20-35-25 E) one hundred seventy and sixty-four one-hundredths (170.64 feet) feet to a point;

10) Thence by the same, (8) North fifty-seven degrees fifty-six minutes forty-six seconds East (N 57-56-46 E) twenty-three and thirty-two one-hundredths (23.32 feet) feet to a point;

11) Thence by the same, (9) South sixty-six degrees twelve minutes five seconds East (S 66-12-05 E) fifty-two and eighty-three one-hundredths (52.83 feet) feet to a point;

12) Thence by the same, (10) South sixty-three degrees twenty-one minutes twenty-five seconds East (S 63-21-25 E) seventy-five and thirty-seven one-hundredths (75.37 feet) feet to a point;

13) Thence by the same, (11) South seventy-eight degrees twelve minutes nine seconds East (S 78-12-09 E) one hundred fifty-eight and fifty-five one-hundredths (158.55 feet) feet to a point;

14) Thence by the same, (12) South sixty-seven degrees thirty-nine minutes thirty-nine seconds East (S 67-39-39 E) sixty-one and twenty-five one-hundredths (61.25 feet) feet to a point;

15) Thence by the same, (13) South thirty-eight degrees forty-four minutes thirty seconds East (S 38-44-30 E), passing a set iron pipe at thirty-seven and two one-hundredths (37.02 feet) feet, fifty-eight and seventy-three one-hundredths (58.73 feet) feet to a point at the center of said Rustic Road;

16) Thence along the center of said road the following four (4) courses and distances: (1) South forty-one degrees forty-nine minutes no seconds West (S 41-49-00 W) thirty-three and thirteen one-hundredths (33.13 feet) feet to a point, a corner common to lands now or formerly of Stanley P. Gwozdziwicz;

17) Thence by the same and lands of Gwozdziwicz, (2) North seventy-four degrees thirty-four minutes no seconds West (N 74-34-00 W), three hundred forty-seven and seventy-eight one-hundredths (347.78 feet) feet to a point;

18) Thence by the same, (3) North seventy degrees fifty minutes no seconds West (N 70-50-00 W), three hundred seventy-five and forty-seven one-hundredths (375.47 feet) feet to a point;

19) Thence by the same, (4) North seventy-seven degrees four minutes no seconds West (N 77-04-00 W) ninety-four and fifty one-hundredths (94.50 feet) feet to the place of BEGINNING.

CONTAINING a total of 120,308.36 square feet or 2.7619 acres, more or less. Bearings are based on a Magnetic Meridian.

BEING PARCEL '1-B' as shown on the aforementioned plan of lots, and being further identified as a portion of Tax I.D. #134596 and Property Number 13/12/1/6-6.

UNDER AND SUBJECT to all of the covenants, rights-of-way and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Dana J. Reichard and Randolph K. Reichard, her husband, by Deed from Donald C. Zacharias, Sr. and Joan M. Zacharias, his wife, dated 03/10/2003, recorded 03/11/2003 in Book 2147, Page 174.

TAX CODE: 13/93552

TAX PIN: 13-6218-00-56-4069

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RANDOLPH K. REICHARD DANA J. REICHARD**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
DANIEL G. SCHMIEG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - Feb. 1, 8, 15