

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 2246CV2015**

American Neighborhood Mortgage Acceptance Company LLC

v.
Ronald J O'Reilly and Karen E O'Reilly
**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Ronald J. O'Reilly
Your house (real estate) at 256 Sunrise Loop, Henryville, Pennsylvania 18332 is scheduled to be sold at Sheriff's Sale on May 26, 2016 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$162,651.83 obtained by American Neighborhood Mortgage Acceptance Company LLC against you.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

YOU SHOULD TAKE THIS 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
ASSOCIATION DE LICENCIADOS

Monroe County Bar Assoc.

Find a Lawyer Program
913 Main Street
P.O. Box 786

Stroudsburg, PA 18360
(570) 424-7288

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109; 215-790-1010

PR - Feb. 5

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 2670 CV 2013**

Federal National Mortgage Association

v.
Florence J. Choge a/k/a Florence Jeptoo Choge and Moses W. Karanja

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

TO: Florence J. Choge a/k/a Florence Jeptoo Choge and Moses W. Karanja

Your house (real estate) at 740 Horseshoe Drive, East Stroudsburg, Pennsylvania 18301 is scheduled to be sold at Sheriff's Sale on June 30, 2016 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$693,833.05 obtained by Federal National Mortgage Association against you.

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

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

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

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

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

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

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

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

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

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

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

5. You have a right to remain in the property until the

full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

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

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

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

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

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(570) 424-7288
McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109; 215-790-1010**

PR - Feb. 5

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 5074CV09**

Bank of America, N.A.

v.
Kirk T Wolkner

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

TO: Kirk T Wolkner

Your house (real estate) at 622 Scenic Drive a.k.a. 3814 Scenic Drive North, Albrightsville, Pennsylvania 18210 is scheduled to be sold at Sheriff's Sale on **March 31, 2016 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$138,702.59 obtained by Bank of America, N.A. against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

YOU MAY STILL BE ABLE TO SAVE YOUR

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

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

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

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

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

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

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

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

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

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(570) 424-7288
McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109; 215-790-1010**

PR - Feb. 5

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 681CV2011**

Bank of America, N.A.

v.
Jerzy Rojecki and Joanna Rojecka
**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Jerzy Rojecki

Your house (real estate) at 46 Columbia Boulevard, East Stroudsburg, Pennsylvania 18301 is scheduled to be sold at Sheriff's Sale on **June 30, 2016 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$209,189.45 obtained by Bank of America, N.A. 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 immedi-

ate action:

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

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

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

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

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

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

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

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

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

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

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

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

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

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**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Monroe County Bar Assoc.**

**Find a Lawyer Program
913 Main Street
P.O. Box 786
Stroudsburg, PA 18360
(570) 424-7288**

**McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109; 215-790-1010**

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 7421 CV 09**

The Bank of New York Mellon fka The Bank of New York as s/i/i/t JPMorgan Chase Bank, N.A. as Trustee for CWABS 2004-J

v.
United States of America, c/o United States Attorney for the Middle District of Pennsylvania, Claire Powell, and Maureen Powell

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

TO: Maureen Powell

Your house (real estate) at 34 Jester Court, Tobyhanna, Pennsylvania 18466 is scheduled to be sold at Sheriff's Sale on June 30, 2016 at 10:00 a.m. in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$107,374.06 obtained by The Bank of New York Mellon fka The Bank of New York as s/i/i/t JPMorgan Chase Bank, N.A. as Trustee for CWABS 2004-J against you.

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

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

1. The sale will be canceled if you pay to The Bank of New York Mellon fka The Bank of New York as s/i/i/t JPMorgan Chase Bank, N.A. as Trustee for CWABS 2004-J 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.

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**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS**

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913 Main Street

P.O. Box 786

Stroudsburg, PA 18360

(570) 424-7288

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

123 S. Broad St., Ste. 1400

Phila., PA 19109; 215-790-1010

PR - Feb. 5

**PUBLIC NOTICE
DISSOLUTION AND
WINDING UP OF**

J.P. REALTY HOLDINGS, INC.

NOTICE is hereby given that J. P. Realty Holdings, Inc., a Pennsylvania business corporation, with a mailing address of P.O. Box 454, Freehold, New Jersey 07728, is in the process of dissolving and winding up its business under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

J.P. Realty Holdings, Inc.

By: Joan Lipski, Secretary

PR - Feb. 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **ALLAN ROSS**, late of the Township of Chestnut Hill, 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.

Alan Ross, Executor
142 Timber Lane
Saylorsburg, PA 18353

OR TO:

CRAMER, SWETZ, McMANUS & JORDAN, P.C.

Attorneys at Law

By: Barbara J. Fitzgerald, Esquire

711 Sarah Street

Stroudsburg, PA 18360

PR - Jan. 29, Feb. 5, Feb. 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **ANN GRUBER**

Late of Eldred Township, Monroe County, Pennsylvania.

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

Thomas Gruber

5982 Ash Court
Slatington, PA 18080
or to his attorney:

James R. Nanovic, Esquire

Nanovic Law Offices

57 Broadway, P.O. Box 359

Jim Thorpe, PA 18229-0359

PR - Feb. 5, Feb. 12, Feb. 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Anthony G. Palazzolo**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, deceased

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

John M. Palazzolo

109 Glenwood Road

Fanwood, NJ 07023

or to

Buttermore and Foltz

David B. Foltz, Esquire

P.O. Box 2189

Westfield, NJ 07091

PR - Feb. 5, Feb. 12, Feb. 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Anthony J. Modafferi**, deceased

Late of Chestnut Hill Township, Monroe County

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

Victoria J. Connor

Maryann Caprioli

Teresa Weinman, Co-Executrices

c/o

Timothy B. Fisher II, Esquire

Fisher & Fisher Law Offices, LLC

P.O. Box 396

Gouldsboro, PA 18424

PR - Feb. 5, Feb. 12, Feb. 19

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **DAVID A. SCHULER**, late of 254 Ramble Bush Road, 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 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 affidavit, setting forth an address within the County where notice may be given to claimant.

Barry Schuler, Executor

1201 Neola Church Road
Stroudsburg, PA 18360

LAW OFFICES
JAMES F. MARSH, ESQUIRE
5333 Hickory Circle
Stroudsburg, PA 18360

PR - Jan. 29, Feb. 5, Feb. 12

PUBLIC NOTICE
ESTATE NOTICE

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

Timothy B. Fisher II, Esquire
Fisher & Fisher Law Offices, LLC
P.O. Box 396
Gouldsboro, PA 18424

PR - Jan. 29, Feb. 5, Feb. 12

PUBLIC NOTICE
ESTATE NOTICE

Estate of **Elnora B. Keiper**, late of Blakeslee, 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
and to file a particular statement of claim duly verified
by an affidavit setting forth an address where notice
may be given to claimant.

Marlin Keiper, Co-Executor
Darwin Keiper, Co-Executor
2832 Locust Ridge Road
Pocono Lake, PA 18347

PR - Jan. 22, Jan. 29, Feb. 5

PUBLIC NOTICE
ESTATE NOTICE

Estate of **Janet Carroll Winters, a/k/a Janet C. Winters**, late of Stroudsburg, Monroe County, Pennsylvania (died Dec. 25, 2015).

Notice is hereby given that Letters Testamentary for the Estate of Janet Carroll Winters, a/k/a Janet C. Winters, have been issued to Christine James, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Christine James, c/o John J. McGee, Attorney for the Estate, 400 Spruce St., Suite 320, Scranton, PA 18503.

PR - Jan. 29, Feb. 5, Feb. 12

PUBLIC NOTICE
ESTATE NOTICE

Estate of **John Alvin Smith, also known as Joseph A. Smith**, late of Pocono Township, Monroe County, Pennsylvania, deceased.

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

CONNIE SIMPSON, Executrix
175 Gap View Drive
Long Pond, PA 18334

Barbara O'Neill Reinhart, Esq.
BENSINGER AND WEEKES, LLC
529 Sarah St.
Stroudsburg, PA 18360

PR - Feb. 5, Feb. 12, Feb. 19

PUBLIC NOTICE
ESTATE NOTICE

Estate of **LARUE E. CHARRON**, late of 2880 Bartonsville Avenue, Bartonsville, Monroe County, Pennsylvania 18321, deceased

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

LAMAR L. CHARRON, Executor
P.O. Box 19
Bartonsville, PA 18321

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

PR - Jan. 22, Jan. 29, Feb. 5

PUBLIC NOTICE
ESTATE NOTICE

Estate of **Lea Z. Katz, a/k/a Lea Katz, a/k/a Lea Zubow Katz**, late of the Township of Stroud, 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 claimant.

Caron K. Manley, Co-Executor
Charles H. Manley, Co-Executor
3608 Longfellow Trail
Marietta, GA 30062

OR TO:

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

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

PR - Jan. 29, Feb. 5, Feb. 12

PUBLIC NOTICE
ESTATE NOTICE

Estate of **MARGARET E. BALDEROSE**, late of 2214 St. Andrews Lane, Stroudsburg, Monroe County, Pennsylvania 18360, deceased

Letters of Administration, C.T.A. in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.
Frank C. Revitt, Administrator, C.T.A.

2214 St. Andrews Lane
Stroudsburg, PA 18360

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

PR - Jan. 29, Feb. 5, Feb. 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Mary Rose C. Miller**, late of the Borough of Stroudsburg, Stroudsburg, Pennsylvania, deceased

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

Melissa J. Brydun
101 S. Hanover Street
Hummelstown, PA 17036

MARY LOUISE PARKER & ASSOCIATES, LLC
By: Mary Louise Parker, Esquire
900 Scott Street
Stroudsburg, PA 18360

PR - Feb. 5, Feb. 12, Feb. 26

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **ROBERT ALBERT YOUNG a/k/a ROBERT A. YOUNG**, Deceased March 8, 2015, of Kunkletown, 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.

Mary Ann Fish, Executrix
c/o David A. Martino, Esquire
Route 209, PO Box 420
Brodheads ville, PA 18322

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

PR - Jan. 22, Jan. 29, Feb. 5

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **RUSSELL A. STONE**, late of Coolbaugh Township, Monroe County, PA, 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.

Gerald A. Stone, Executor
103 Bearhill Road
Woodbury, CT 06798

C. Daniel Higgins, Jr., Esq.
26 North Sixth Street
Stroudsburg, PA 18360

PR - Jan. 22, Jan. 29, Feb. 5

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **STEVEN B. PANKIEWICZ**, late of 2177 Sarah Ct., East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Brian Crook, Executor
439 Guy Lombardo Ave.
Freeport, NY 11520

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

PR - Jan. 29, Feb. 5, Feb. 12

**PUBLIC NOTICE
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to Bryan Warner, Executor of the Estate of **Darrel B. Warner**, deceased, who died on Oct. 22, 2015. 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.

Bryan Warner, Executor

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

PR - Feb. 5, Feb. 12, Feb. 19

**PUBLIC NOTICE
ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Janet Kowalick, of 598 Cleveland St., Hazleton, PA 18201 i the Estate of **Robert W. Frederick, a/k/a Robert W. Frederick Jr., a/k/a Robert William Frederick Jr.**, late of Tobyhanna Township, Monroe County, who died on Dec. 7, 2015.

All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the said Executrix or to the undersigned.

Frank Bognet, Esquire
P.O. Box 277
Hazleton, PA 18201-0277

PR - Jan. 29, Feb. 5, Feb. 12

**PUBLIC NOTICE
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on January 7, 2016. The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is **SKK RENTALS INC.**

Timothy B. Fisher II, Esquire
Fisher & Fisher Law Office, LLC
3041 Route 940, Suite 107
Mt. Pocono, PA 18344

PR - Feb. 5

**PUBLIC NOTICE
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on December 31, 2015. The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is **OBI, Ltd.**

Christopher S. Brown, Esquire
11 N. 8th St
Stroudsburg, PA 18360-1717

PR - Feb. 5

**PUBLIC NOTICE
In The Court of
Common Pleas
Monroe County
Civil Action - Law
No. 3859-CV-2015
Notice of Action in
Mortgage Foreclosure**

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Plaintiff vs. Ann Marie Gardner, Mortgagor and Real Owner, Defendant
To: **Ann Marie Gardner**, Mortgagor and Real Owner, Defendant, whose last known address is 75 Hill Side Drive a/k/a 603 McCabe Lane, Saylorsburg, PA 18353. 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, Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, 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. 3859-CV-2015, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 75 Hill Side Drive a/k/a 603 McCabe Lane, Saylorsburg, PA 18353, whereupon your property will be sold by the Sheriff of Monroe County. **Notice:** You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Monroe County Bar Assn./Find a Lawyer Program, 913 Main St., P.O. Box 786, Stroudsburg, PA 18360 570-424-7288. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532; 215-627-1322.

PR - Feb. 5

**PUBLIC NOTICE
In The Court of
Common Pleas
of Monroe County,
Pennsylvania
Civil Action-Law
879 CV 2015**

**Notice of Action in
Mortgage Foreclosure**

MASTR Alternative Loan Trust 2005-1, Mortgage Pass Through Certificates, Series 2005-1, U.S. Bank National Association, as Trustee, by PHH Mortgage Corporation as Servicer, Plaintiff vs. John M. Cress and Kathy M. Cress a/k/a Kathleen Cress, Defendants

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

TO: **John M. Cress and Kathy M. Cress a/k/a Kathleen Cress**, Defendants, whose last known address is 1096 Clover Road f/k/a 1706 Clover Road, Long Pond, PA 18334.

Your house (real estate) at: 1096 Clover Road f/k/a 1706 Clover Road, Long Pond, PA 18334, 20/1A/1/67 Pin No: 20634301293755, is scheduled to be sold at Sheriff's Sale on **April 28, 2016, at 10:00 AM**, at Monroe County Courthouse, at the Steps of the Monroe County Courthouse, 7th & Monroe Streets, Courthouse Sq., Stroudsburg, PA 18360, to enforce the court judgment of \$133,821.96, obtained by MASTR Alternative Loan Trust 2005-1, Mortgage Pass Through Certificates, Series 2005-1, U.S. Bank National Association, as Trustee, by PHH Mortgage Corporation as Servicer (the mortgagee) 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 back to MASTR Alternative Loan Trust 2005-1, Mortgage Pass Through Certificates, Series 2005-1, U.S. Bank National Association, as Trustee, by PHH Mortgage Corporation as Servicer, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610)278-6800. 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 be able to stop the sale through other legal proceedings. 4. 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 notice below 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** - 5. 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 (610)278-6800. 6. 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. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 570.517.3309. 8. 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. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of

said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Monroe County Bar Assn. Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360; 570-424-7288. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little, Regina Holloway, Leeane O. Huggins, Sarah K. McCaffery, Leslie J. Rase & Katherine M. Wolf, Attys. for Plaintiff

SHAPIRO & DeNARDO, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610-278-6800

PR - Feb. 5

PUBLIC NOTICE
Monroe County
Court of Common Pleas
Number: 20 CV 2016
Notice of Action in
Mortgage Foreclosure

CIT Bank, N.A., Plaintiff v. Cathleen A. Halterman, Known Surviving Heir of Ruth A. Kusimider, Mary E. Rodgers, Known Surviving Heir of Ruth A. Kusimider and Unknown Surviving Heirs of Ruth A. Kusimider, Defendants

TO: Unknown Surviving Heirs of Ruth A. Kusimider. Premises subject to foreclosure : 313 Collins Street, Stroudsburg, Pennsylvania 18360. **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 Assoc. Find a Lawyer Program, 913 Main Street, P.O. Box 786, Stroudsburg, PA 18360 ; (570) 424-7288. McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109; 215-790-1010

PR - Feb. 5

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. 4393 CV 2015

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-BC3
Plaintiff

vs.
DOREEN PERKINS, in her capacity as Heir of MELVIN PERKINS, Deceased

SHATIEKA KINGSBERRY, in her capacity as Heir of MELVIN PERKINS, Deceased
SHARICE DUBOISE, in her capacity as Heir of MELVIN PERKINS, Deceased
MELVIN PERKINS, III, in his capacity as Heir of MELVIN PERKINS, Deceased
LASHON SIMMONS, in his capacity as Heir of MELVIN PERKINS, Deceased
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MELVIN PERKINS, DECEASED

Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MELVIN PERKINS, DECEASED

You are hereby notified that on June 18, 2015, Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-BC3, 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. 4393 CV 2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 714 SHANNON DRIVE, a/k/a 8343 SHANNON DRIVE, TOBYHANNA, PA 18466-3373 whereupon your property would be sold by the Sheriff of MONROE County.

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

NOTICE

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

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

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

Find a Lawyer Program:

Monroe County Bar Association
913 Main Street
P.O. Box 786
Stroudsburg, PA 18360
Telephone (570) 424-7288
Fax (570) 424-8234
PR - Feb. 5

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. 2305-CV-2015

WELLS FARGO BANK, NA

Plaintiff

vs.

TAMRON S. ADDISON

Defendant

NOTICE**To TAMRON S. ADDISON**

You are hereby notified that on March 31, 2015, Plaintiff, WELLS FARGO BANK, NA, 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. 2305-CV-2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 19 HUNT CLUB DRIVE, A/K/A 323 INVERNESS DRIVE, EAST STROUDSBURG, PA 18302 whereupon your property would be sold by the Sheriff of MONROE County.

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

NOTICE

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

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

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

**Find a Lawyer Program:
Monroe County Bar Association
913 Main Street
P.O. Box 786
Stroudsburg, PA 18360
Telephone (570) 424-7288
Fax (570) 424-8234**

PR - Feb. 5

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 7228 CIVIL 2014**

WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION
vs.

**HAMEEZ A. JUNAID and KENYA WILLIAMSON
NOTICE TO: KENYA WILLIAMSON a/k/a KENYA WILLIAMSON JUNAID and HAMEEZ A. JUNAID**

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

Being Premises: 216 MAGIC MOUNTAIN ROAD, a/k/a 1291 MAGIC MOUNTAIN ROAD, HENRYVILLE, PA 18332

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

TAX CODE: 14/8B/1/69

TAX PIN: 14-6395-01-35-1007

Improvements consist of residential property.

Sold as the property of HAMEEZ A. JUNAID and KENYA WILLIAMSON

Your house (real estate) at 216 MAGIC MOUNTAIN ROAD, a/k/a 1291 MAGIC MOUNTAIN ROAD, HENRYVILLE, PA 18332 is scheduled to be sold at the Sheriff's Sale on 04/28/2016 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$224,518.51 obtained by, WELLS

FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - Feb. 5

**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 8030 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THOSE TWO CERTAIN lots, tracts or pieces of land, together with improvements thereon, situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania bounded and described as follows, to wit:

Lot No. 1: BEGINNING at an iron in line of lands of the Lynch Corporation, a corner of lands conveyed by Anna T. Whelan to Grover L. Dailey, thence by lands of Lynch Corporation, North forty-seven degrees East one hundred fifteen and forty-six one hundredths feet to a pipe; thence along the westerly right of way line of the public road leading from Mt. Pocono to Scranton, parallel to and distant seventy feet from the center line, South thirty-four degrees thirty-eight minutes East six and eight-tenths feet to a pipe at the point of curvature; thence by the same and on a curve to the left, having a radius of 2362.01 feet, the chord bearing and distance being South thirty-seven degrees twenty-one minutes East two hundred thirty-nine and five tenths feet to a pipe; thence by lands intended to be conveyed by Anna T. Whelan to Vincent J. Benkosky and wife, South fifty-two degrees four minutes West forty-nine feet to a pipe; thence by lands of Grover L. Dailey, North fifty-two degrees fifty-five minutes West two hundred forty-four and fifty-five one-hundredths feet to the place of BEGINNING. CONTAINING 0.457 acres, more or less.

Lot No. 2: BEGINNING at a pipe at the intersection of the northerly right of way line of the public road leading from Tobyhanna to Pocono lake, with the easterly line of lands conveyed by Anna T. Whelan to Grover L. Dailey, from which an iron in said road at the south-easterly corner of lands of Grover L. Dailey bears South twenty-five degrees fifty-four minutes East distant thirty-three and fifty-three one-hundredths feet; thence by lands of Grover L. Dailey, North twenty-five degrees fifty-four minutes West one hundred forty-four and nine-tenths feet to an iron thence by lands of Anna T. Whelan, of which this lot was formerly a part, North fifty-two degrees four minutes East forty-nine feet to a pipe; thence along the westerly right of way line of the public road leading from Mt. Pocono to Scranton o a curve to the left having a radius of 2362.01 feet and parallel to and distant 70 feet from the center line of said road, the chord bearing and distance being South forty-two degrees twelve minutes East one hundred forty and forty-three one-hundredths feet to a pipe; thence along the westerly right of way line of a spur extending from the Mt. Pocono-Scranton road to the Tobyhanna-Pocono Lake road, on a curve to the right have a radius of thirty-five feet an arc length of seventy-seven and forty-four one-hundredths feet to a pipe; thence along the northerly right of way line of the public road leading from Tobyhanna to Pocono

Lake, parallel to and distant twenty feet from the center line, North eighty-nine degrees forty-five minutes West, forty-one and six tenths feet to the place of BE-GINNING.

CONTAINING 0.274 acres, more or less

BEING the same premises which William V. Benkosky and Caroline I. Benkosky by Deed dated March 19, 2004 and recorded at Stroudsburg, Pennsylvania in the Office for the Recording of Deeds, in Deed Book Volume 2187, page 3258, granted and conveyed unto Professional Plus, Inc., a Pennsylvania corporation.

TAX PARCEL NOS.: 3/11/2/13 and 3/11/2/35-1

PIN NOS.: 03-6347-01-05-5971 and 03-6347-01-06-4004

PARCEL NUMBER TWO

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. 638, Section G as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot No. 19, Pages 11, 17, and 19.

BEING the same premises which Adrian Yglesias, single by deed dated May 28, 2002, and recorded in the Office for the Recording of Deeds at Stroudsburg, Pennsylvania, in Deed Book Volume 2123, page 315, granted and conveyed unto Marek Ulannecki.

TAX PARCEL NO.: 3/8D/1/22

PIN NO.: 03-6358-13-13-9847

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PROFESSIONAL PLUS, INC.

AND MAREK ULANECKI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 V. FARERI, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 190 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 44 in that certain piece or parcel of land, situate in the Town-

ship of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-90 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Harry M. Mausser and Diane M. Mausser, Trustees under The Harry M. Mausser and Diane M. Mausser Revocable Trust Agreement, by deed dated March 19, 2011 and recorded on April 29, 2011 in Record Book Volume 2386 at Page 433 granted and conveyed unto Starla Mission, LLC.

Being part of Parcel No. 16/3/3/3-1-90 and Pin No. 16732102997599B90

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 23 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-126 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME PREMISES which Harry M. Mausser and Dianne M. Mausser, Trustees under The Harry M. Mausser and Diane M. Mausser Revocable Trust Agreement, by deed dated March 19, 2011 and recorded on April 25, 2011 in Record Book Volume 2385 at Page 8458 granted and conveyed unto Starla Mission, LLC.

Being part of Parcel No. 16/3/3/3-1-126 and Pin No. 16733101096922B126

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STARLA MISSIONS, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 156 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 45 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-127 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which 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 Power of Attorney dated January 31, 1992 and recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 1812, at page 1170, by deed dated June 18, 1992 and recorded on July 17, 1992 in Record Book Volume 1839 at Page 0885 granted and conveyed unto Ignacio Serra, Jr. and Giselle Serra.

Being part of Parcel No. 16/3/3/3-1-127 and Pin No. 16733101096973B127

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
IGNACIO SERRA, JR. AND
GISELLE SERRA**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 8376 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

BEING PART OF DEED BOOK 2093, Pare 2379 but only Parcel Number 9/6C/1/110 as further described, to wit: ALL THAT CERTAIN lot or piece of land situate in the Township of Middle Smithfield , County of Monroe, at Commonwealth of Pennsylvania, bounded and described as follows: BEING shown and designated as Lot No. 49 on a certain map plan of lots entitled "Subdivision of Winona Lakes, Section 8, Alpine Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated March 3, 1972, and revised March 30, 1972, prepared by Edward C. Hess Associates, Scale being 1"=100', recorded in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, April 19, 1972, in Plot Book Volume 16, Page 89.

CONTAINING 30,849 square feet, more or less.
BEING Lot No. 49 on the above-mentioned plan.
BEING KNOW AS: 49 Clubhouse Drive a/k/a 291 Clubhouse Drive, East Stroudsburg, PA 18301

TAX CODE: 09/6C/1/110
PIN NO.: 09734401161337
TITLE TO SAID PREMISES IS VESTED IN Bryant Williamson and Regina Williamson, husband and wife by Deed from Marlene Maula dated 02/14/2006 recorded 03/03/2006 in Deed Book 2259 Page 6761.

Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BRYANT WILLIAMSON
REGINA WILLIAMSON**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 NEERAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 186 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 21 in that certain piece or parcel of land, situate in the Township of Smithfield County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-66C ion a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Phyllis M. Spencer, by deed dated May 30, 1980 and recorded on May 30, 1980 in Record Book Volume 1036 at Page 187 granted and conveyed unto Phyllis M. Spencer, Phyllis M. Rivas, Denise E. Moss, Deborah A. Degalleford and Mary T. Bogy.

Being part of Parcel No. 16/3/3/3-1-66C and Pin No. 16732102995203B66C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

- PHYLLIS M. SPENCER**
- PHYLLIS M. RIVAS**
- DENISE E. MOSS**
- DEBORAH A. DEGALLEFORD**
- AND MARY T. BOGY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 2155 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 153, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1,1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated February 19, 1992 and recorded on April 22, 1992 in Record Book Volume 1824 at Page 1677 granted and conveyed unto William D. Lewis and Charmaine P. Lewis.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

- WILLIAM D. LEWIS**
- CHARMAINE P. LEWIS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 10743 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 10 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-131 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated March 9, 1994 and recorded on August 31, 1994 in REcord Book Volume 1969 at Page 1195 granted and conveyed unto Hanoch Kliot and Shoshana Kliot. Being part of Parcel No. 16/3/3/3-1-131 and Pin No. 16732102999601B131

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
HANOCH KLIOT
AND SHOSHANA KLIOT**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 2161 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 13 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 117, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Richard Randolph Evans and Brenda Jean Evans, Diana Lynn Pottelberg, Robert Allen Gunson, Jr. a/k/a Robert Allen Gunson, Jr., and Amanda Leigh Wilford, by deed dated September 20, 2011 and recorded on September 21, 2011 in REcord Book Volume 2391 at Page 7056 granted and conveyed unto Farada Family Holdings, LLC. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
FARADA FAMILY HOLDINGS, LLC**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7631 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 48 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-90 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 6, 2005 and recorded on May 17, 2005 in Record Book Volume 2225 at Page 7682 granted and conveyed unto Thomas Wallace and Irene Wallace.

Being part of Parcel No. 16/3/3/3-1-90 and Pin No. 16732102997599B90

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
THOMAS WALLACE AND
IRENE WALLACE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 850 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 16 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 155, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated April 16, 1993 recorded on May 5, 1993 in Record Book Volume 1885 at Page 210, granted and conveyed unto Joan Stellingwerf.

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 4995 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 47 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 52B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, page 99.

BEING THE SAME PREMISES which Richard A. Rosenberg, Executor of the Estate of Edward P. Nugent, Jr., by deed dated September 6, 2005 and recorded on September 12, 2005 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2239, at Page 5505, granted and conveyed unto Edward P. Nugent, III and Debra Nugent.

Being part of Parcel No. 16/4/1/48-52B and Pin No. 16732102885478B52B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**EDWARD P. NUGENT III AND
DEBRA NUGENT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12**

**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 7709 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 45 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-98 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated January 16, 2002 and recorded on April 23, 2002 in Record Book Volume 2120 at Page 2625 granted and conveyed unto Tanya Y. Hardy and Deborah C. Hardy.

Being part of Parcel No. 16/3/3/3-1-98 and Pin No. 16732102999500B98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**TANYA Y. HARDY
DEBORAH C. HARDY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12**

**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 7602 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 24 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-117 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to United Penn Bank, Trustee, by deed dated July 17, 2002 and recorded on August 9, 2002 in Record Book Volume 2128 at Page 6671 granted and conveyed unto Marvin D. Calloway and Josephine C. Calloway.

Being part of Parcel No. 16/3/3/3-1-117 and Pin No. 16733101093834B117

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARVIN D. CALLOWAY AND
JOSEPHINE C. CALLOWAY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 8097 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 34 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-121 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated September 12, 1978 and recorded on April 15, 1983 in Record Book Volume 1253 at Page 342 granted and conveyed unto Robert W. Brooks and Loretta L. Brooks.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ROBERT W. BROOKS
LORETTA L. BROOKS,
DECEASED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 2154 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 36 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-160, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated December 3, 2002 and recorded on January 30, 2003 in Record Book Volume 2143 at Page 5413, granted and conveyed unto Alva H. Brooks and Norma L. Brooks.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ALVA H. BROOKS
AND NORMA L. BROOKS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 8233 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 16 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-71D on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, by deed dated January 28, 2010 and recorded on March 5, 2010 in Record Book Volume 2367 at Page 5883 granted and conveyed unto Lawrence E. Taylor, Jr. and Renee Taylor.

Being part of Parcel No. 16/3/3/3-1-71D and Pin No. 16732102985902B71D

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LAWRENCE E. TAYLOR, JR.
RENEE TAYLOR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 2157 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 46 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R84, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated April 1, 1985 and recorded on May 31, 1985 in Record Book Volume 1447 at Page 309 granted and conveyed unto Mark Roiser and Linda Roiser.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MARK ROISER AND
LINDA ROISER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

**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 270 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time period(s) 46 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 111, on a certain "Declaration Plan Phase IIB of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, by deed dated February 7, 2006 and recorded on June 22, 2006 in Record Book Volume 2271 at Page 9285 granted and conveyed unto Ronald L. Mobus and Karen A. Mobus.

Being part of Parcel No. 16/3/3/3-111 and Pin No. 16733101092762B111

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. MOBUS
KAREN A. MOBUS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

**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 4993 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 12 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 17A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974 at Plat Book Volume 23, Page 99.

BEING THE SAME premises which Fairway House Property Owners Association, by deed dated February 21, 2006 and recorded on March 1, 2006 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2259, at Page 4697, granted and conveyed unto Swalonda B. McCain-Jacobs and Tina A. McCain.

Being part of Parcel No. 16/4/1/48-17A and Pin No. 16732102878900B17A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SWALONDA B. MCCAIN-JACOBS
TINA A. MCCAIN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 7982 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 17 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-110 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated November 8, 1977 and recorded on December 15, 1981 in Record Book Volume 1154 at Page 112 granted and conveyed unto William D. Laurenzi and Anita Laurenzi.

Being part of Parcel No. 16/3/3/3-1-110 and Pin No. 16733101092723B110

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**WILLIAM D. LAURENZI AND
ANITA LAURENZI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 4662 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 52 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 21F on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated November 8, 2000 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 20887, at Page 8688, granted and conveyed unto Leiyan Han and Mefong Liao.

Being part of Parcel No. 16/4/1/48-21F and Pin No. 16732102889180B21F

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LEIYUAN HAN AND
MEFONG LIAO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

**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 5293 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

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

BEING THE SAME premises which Charles C. McGehee and Scott L. McGehee by deed dated March 3, 2000 and recorded on March 28, 2000 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2076, at Page 7479, granted and conveyed unto Mohammed Farokhzad and Nahid Farokhzad.

Being part of Parcel No. 16/4/1/48-23A and Pin No. 16732102889035B23A

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MOHAMMED FAROKHZAD AND
NAHID FAROKHZAD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

**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 6587 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 39 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 11B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, by deed dated May 8, 1998 recorded on June 3, 1998 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2049, at Page 0073, granted and conveyed unto Una S. Tomlinson Clarke.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNA S. TOMLINSON CLARKE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

**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 4625 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 35 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 3A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated July 7, 1986 and recorded on September 12, 1986 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1511, at Page 170, granted and conveyed unto John J. Christoffels and Joan D. Christoffels.

Being part of Parcel No. 16/4/1/48-3A and Pin No. 16732102878733B3A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN J. CHRISTOFFELS AND

JOAN D. CHRISTOFFELS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

**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 7980 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 42 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe an Commonwealth of Pennsylvania, shown and designated as Unit No. DV-100 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated January 4, 1978 and recorded on June 30, 1978 in Record Book Volume 845 at Page 57 granted and conveyed unto David Carmichael and Joyce F. Carmichael.

Being party of Parcel No. 16/3/3/3-1-100 and Pin No. 16732102999594B100

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DAVID CARMICHAEL AND
JOYCE F. CARMICHAEL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

**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 7968 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 52 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-74D on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME PREMISES which Security Bank and Trust Company, Trustee, by deed dated January 19, 1976 and recorded on September 8, 1976 in Record Book Volume 731 at Page 283 granted and conveyed unto Leopold Brunn and Katharina Brunn.

Being part of Parcel No. 16/3/3/3-1-74D and Pin No. 16732102997295B74D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LEOPOLD BRUNN
KATHARINA BRUNN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

**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 4617 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 16 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 15D on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plat Book Volume 23, Page 99.

BEING THE SAME premises which Fairway House Property Owners Association, by deed dated October 9, 2001 and recorded on November 9, 2001 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2108, at Page 4302, granted and conveyed unto Steve Brown and Shelly Brown.

BEING PART OF Parcel No. 16/4/1/48-15D and Pin No. 16732102878952B15D

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
STEVE BROWN
SHELLY BROWN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

**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 8268 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 47 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-76F on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated July 30, 1976 and recorded on October 12, 1976 in Record Book Volume 741 at Page 103 granted and conveyed unto Edwin F. Brenner and Carol Brenner.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
EDWIN F. BRENNER
CAROL BRENNER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

**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 8068 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 19 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-109 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated January 10, 1979 and recorded on March 7, 1984 in Record Book Volume 1341 at Page 9 granted and conveyed unto William A. Bloom and Kathy J. Bloom.

Being part of Parcel No. 16/3/3/3-1-109 and Pin NO. 16733101091730B109

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WILLIAM A. BLOOM AND
KATHY J. BLOOM**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

**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 540 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 21 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 104, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank by deed dated July 11, 1997 and recorded on May 20, 1998 in Record Book Volume 2046 at Page 0940 granted and conveyed unto Digna Barricelli and Toni Spring.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DIGNA BARRICELLI
TONI SPRING**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

**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 4609 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 1 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 3A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plat Book Volume 23, Page 99.

BEING THE SAME premises which Robert J. O'Connell, Sr. and Carolotta O'Connell, by deed dated March 26, 2004 and recorded on April 8, 2004 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2186, at Page 7417, granted and conveyed unto Carlos Ayala and Behnaz Ayala.

Being part of Parcel No. 16/4/1/48-3A and Pin No. 16732102878733B3A

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CARLOS AYALA
BEHNAZ 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 two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 478 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 51 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-88 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planed Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Albert H. Deitz, Jr., by deed dated June 20, 1996 and recorded on July 10, 1996 in Record Book Volume 2027 at Page 1223 granted and conveyed unto Michael A. Walker and Flora L. Walker.

Being part of Parcel No. 16/3/3/3-1-88 and Pin No. 16732102997621B88

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MICHAEL A. WALKER
FLORA L. WALKER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 2980 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 47 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 165, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Blanche C. Berte, by deed dated October 9, 2009 and recorded on December 18, 2009 in Record Book Volume 2364 at Page 3361, granted and conveyed unto Poy Developers, LLC.

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12**

**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 191 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 42 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-130 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Jerry R. Hollenbach and Sandra G. Hollenbach, by deed dated March 5, 2012 and recorded on April 9, 2012 in Record Book Volume 2400 at Page 6276 granted and conveyed unto NHP Global Services, LLC.

Being part of Parcel No. 16/3/3/3-1-130 and Pin No. 16732102998544B130

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
NHP GLOBAL SERVICES LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12**

**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 7828 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 21 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-120 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which James Macaluso, Jr., by deed dated March 27, 2000 and recorded on May 26, 2000 in Record Book Volume 2079 at Page 2221 granted and conveyed unto James Macaluso, Jr.

Being part of Parcel No. 16/3/3/3-1-120 and Pin No. 16733101094837B120

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES MACALUSO, JR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 7019 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 22 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 18A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Joseph Notte and Christopher Notte, by deed dated August 10, 2010 recorded on October 25, 2010 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2377, at Page 8300, granted and conveyed unto Karen Maryann Litzenberger.

Being part of Parcel No. 16/4/1/48-18A and Pin No. 16732102877798B18A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KAREN MARYANN
LITZENBERGER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 7991 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 46 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-80D on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated September 28, 1977 and recorded on November 29, 1977 in Record Book Volume 832 at Page 274 granted and conveyed unto Adeline Hoser and Kenneth Hoser.

Being part of Parcel No. 16/3/3/3-1-80D and Pin No. 16732102996490B80D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ADELINE HOSER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12**

**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 10697 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 49 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No DV-101 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated June 28, 1983 and recorded on July 8, 1983 in Record Book Volume 1273 at Page 171 granted and conveyed unto Louis C. Holman.

Being part of Parcel No. 16/3/3/3-1-101 and Pin No. 16733101090523B101

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LOUIS C. HOLMAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12**

**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 7716 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED ONE fifty-second (1/52) co-tenancy interest being designated as Time Period No. 16 in that certain piece or parcel of land, situate in the Township of Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-73D on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Christine D. Patnosh and Janet D. Manko, by deed dated April 17, 1996 and recorded on June 3, 1996 in Record Book Volume 2025 at Page 9591 granted and conveyed unto Marie Janice Doherty.

Being part of Parcel No. 16/3/3/3-1-73D and Pin No. 16732102995070B73D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIE JANICE DOHERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 4636 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 41 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 10A on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated August 5, 1981 and recorded on August 18, 1981 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1128, at Page 153, granted and conveyed unto John L. Bell and Betty M. Bell. Being part of Parcel No. 16/4/1/48-10A and Pin No. 16732102879912B10A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN L. BELL

BETTY M. BELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 7874 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 18 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-57, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the county of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Project Philanthropy, Inc., by deed dated September 30, 2011 and recorded on October 4, 2011 in Record Book Volume 2392 at Page 2287, granted and conveyed unto Chandra N. Barnes.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHANDRA N. BARNES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 4901 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 35 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 32C on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Richard F. Mattone and Leslie F. Mattone, by deed dated November 28, 2003 and recorded on December 17, 2003 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2177, at Page 672, granted and conveyed unto Leslie M. Saponare. Being part of Parcel No. 16/4/1/48-32C and Pin No. 16732102888132B32C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LESLIE M. SAPONARE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 5256 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 42 in that certain piece of parcel of land, together with the message (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 52B on a certain "Declaration Plan-Phase

1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Michael A. Elston and Tracey E. Medici, by deed dated March 3, 2010 and recorded on March 18, 2010 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2368, at Page 931, granted and conveyed unto Tracey E. Medici.

Being part of Parcel No. 16/4/1/48-52B and Pin No. 16732102885478B52B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TRACEY E. MEDICI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 6354 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 6 in the certain piece of parcel of land, together with the message (and veranda, if any), situate in the **Township of Smithfield** , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 42C on a certain "Declaration Plan-Phase I of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Frank R. Moran and Joan Moran, by deed dated September 23 1992 recorded on October 6, 1992 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1851, at Page 1500, granted and conveyed unto Roswitha Klahn-Pearce.

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

16732102885192B42C
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROSWITHA KLAHN-PEARCE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 8240 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 49 in that certain piece or parcel of land, situate in the **Township of Smithfield** , County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-102 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC by deed dated February 1, 2010 and recorded on March 3, 2010 in Record Book Volume 2367 at Page 4597 granted and conveyed unto Mark Holbrook and Carol Holbrook.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARK HOLBROOK AND
CAROL HOLBROOK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

**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 5271 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.

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

AN UNDIVIDED ONE fifty-second (1/52) co-tenancy interest being designated as Use Period No. 5 in that certain piece of parcel of land, together with the mesuage (and veranda, if any), situate in the Township of Smithfield , County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 21F on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC Successor Trustee, by deed dated October 22, 2009 recorded on November 30, 2009 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2363, at Page 2994, granted and conveyed unto Luis A. Facundo. Being part of Parcel No. 16/4/1/48-21F and Pin No. 16732102889180B21F

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LUIS A. FACUNDO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7601 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.

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

LEGAL DESCRIPTION

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 38 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-73D on a certain "Declaration Plan Phase II of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME PREMISES which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 7, 2005 and recorded on May 5, 2005 in Record Book Volume 2224 at Page 4042 granted and conveyed unto Verlee Walker.

BEING PART OF PARCEL NO. 16/3/3/3-1-73D and PIN NO. 16732102995070B73D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VERLEE WALKER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, Feb. 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9828 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.

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

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN parcel of ground with the existing improvements thereon, on the east side of State Road 196, and on the southwest side of Park Drag (private road) situate in Coolbaugh Township, Monroe County, Pennsylvania, shown on a minor subdivision plan of "Carriage Square", prepared by Ludgate Engineering Corporation, Plan No. D-8400397, and being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the southwestern side of Park Drag, a corner of Lot #2; thence along Lot #2 the three following courses and distances:

1. South 22 degrees 41 minutes 05 seconds West 215.01 feet to an iron pin.
2. South 86 degrees 15 minutes 49 seconds West 606.55 feet to an iron pin.
3. North 58 degrees 00 minutes 13 seconds West 516.51 feet to a point curvature on the eastern of right-of-way line of State Route 196.

thence along the eastern right-of-way line of State Route 196 the two following courses and distances:

1. By a curve to the right having a radius of 885.00 feet, a central angle of 09 degrees 35 minutes 15 seconds, an arc length of 146.09 feet, having a chord bearing of North 37 degrees 59 minutes 26 seconds East, and a chord distance of 147.92 feet to a point of tangency.
2. North 42 degrees 47 minutes 06 seconds East 138.35 feet to a point a corner of lands of St. Anne's A.C. Church.

thence along St. Anne's A.C. Church the three following courses and distances:

1. South 56 degrees 32 minutes 52 seconds East 242.46 feet to an iron pin.
2. North 36 degrees 24 minutes 12 seconds East 100.91 feet to an iron pin.
3. North 54 degrees 58 minutes 43 seconds West 230.99 feet to a point on the eastern right-of-way line of State Route 196.

thence along the eastern right-of-way line of State Route 196 North 42 degrees 47 minutes 06 seconds East 289.2 feet to a point of curvature; thence by a curve to the right entering the southwestern side of Park Drag (private road) having a radius of 30.00 feet, a central angle of 97 degrees 05 minutes 50 seconds, an arc length of 50.84 feet, having a chord bearing of South 88 degrees 39 minutes 59 seconds East and a chord distance of 44.97 feet to a point on the southwestern side of Park Drag; thence along the southwestern side of Park Drag the three following courses and distances:

1. South 40 degrees 07 minutes 31 seconds East 442.09 feet to a point of curvature.
2. By a curve to the left having a radius of 535.00 feet, a central angle of 27 degrees 11 minutes 15 seconds, an arc length of 253.86 feet, having a chord bearing of South 53 degrees 43 minutes 19 seconds East and a chord distance of 251.48 feet to a point of tangency.
3. South 67 degrees 18 minutes 55 second East 150.01 feet to an iron pin the Place of Beginning.

CONTAINING 10.47 ACRES, more or less.

AND ALSO BEING Lot #1 on the plan of the plan of the owner/developer Spring Hill Realty Co. Pa. L.P., entitled "Minor Subdivision Carriage Square" prepared by Ludgate Engineering Corporation, and recorded in the aforesaid Office in Plot Book 71, page 147.

TOGETHER WITH a certain twenty-four (24') wide access easement more fully described, and subject to the conditions, as set forth below:

BEGINNING at a point on the eastern right-of-way line of State Route 196; thence through the property of Lot #2 depicted on the aforementioned minor subdivision plan and along the west side of the Access Easement, the two following courses and distances:

1. South 65 degrees 09 minutes 53 seconds East 208.04' to a point.
2. North 41 degrees 48 minutes 41 seconds East 432.12' to a point in line of Lot #1

thence along Lot #1 South 58 degrees 00 minutes 13 seconds East 24.36' to point on the east side of the Access Easement; thence along the Access Easement and through Lot #2 the two following courses and distances:

1. South 41 degrees 48 minutes 41 seconds West 508.27' to a point.
2. South 80 degrees 59 minutes 36 seconds West 191.34' to a point of curvature on the eastern right-of-way of State Route 196.

thence along the eastern right-of-way line of State Road 196 the two following courses and distances:

1. By a curve to the right having a radius of 1320.00', a central angle of 06 degrees 46 minutes 02 seconds, an arc length of 155.91', having a chord bearing of North 03 degrees 36 minutes 06 seconds East and a distance of 155.82' to a point of tangency.
2. North 11 degrees 59 minutes 08 seconds East 33.67' to a point, the Place of Beginning.

SAID EASEMENT ALSO BEING a part of the same premises which PNC Bank by its deed dated October 27, 1997, and recorded in the Office for Recording of Deeds, &c., at Stroudsburg, Monroe County, Pennsylvania, in Record Book Volume 2041, Page 3001, granted and conveyed unto Spring Hill Realty Co. Pa. L.P.

It is the intention of the Grantor and the Grantee that the Access Easement granted herein shall be subject to the following conditions: it shall be appurtenant to Grantee's ownership of the adjoining parcel (Lot #1) conveyed to Grantee hereinabove, and shall not be severed from that lot or parcel; and further, this grant of an Access Easement shall be subject to the express right reserved unto the Grantor, its successors and assigns, to relocate the above described Access Easement upon reasonable notice to the Grantee, (and approval of the relocation site by the Grantee, which approval shall not be unreasonably withheld) and upon such plan approval or modification as may be required by the local municipality, to such other location as will not materially affect the ability of Grantee, its successors and assigns, to obtain access to its adjoining property from Pa. Route 196; and further, upon the express condition that nothing in this Access Easement shall be construed as an offer of dedication for a public right-of-way.

SAID ACCESS EASEMENT CONVEYED TOGETHER with free ingress, egress and regress to and for the said Grantee, its successors and assigns, its tenants and under tenants, occupiers or possessors of the said Grantee's said premises contiguous to said easement area, in common with it, the said Grantor, its successors and assigns, its tenants and under tenants, occupiers or possessors of the said Grantor's message and ground adjacent to the said easement area.

BEING the same premises which Shawnee Tabernacle Church, non-profit association, by its deed dated September 5, 2002 and recorded February 13, 2002, in the Office of the Recorder of Deeds, in and for Monroe County, Pennsylvania, in Record Book Vol. 2131, page 3220, granted and conveyed unto Shawnee Tabernacle Church, Inc, a Pennsylvania non-profit corporation, in fee.

TAX PARCEL NO. 03/112448

PIN #03635702857606

Judgment was recovered in the Court of Common Pleas of Monroe County, Civil Action, as of No 9828 CV 2014, seized and taken in execution as the property of Shawnee Tabernacle Church, Inc. at the suit of PSB Credit Services, Inc.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SHAWNEE TABERNACLE CHURCH, INC.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5771 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

Parcel 'A'
ALL THAT CERTAIN parcel, piece or tract of land situate in the Township of Hamilton, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows to wit:
BEGINNING at a found iron pipe on the easterly side of a 33 foot wide private road called Shappell Road, said pipe being the most northwesterly corner of land of Joseph Loer, et ux, thence along the easterly side of said road, North 21 degrees 00 minutes 00 seconds West, 68.00 feet to an iron pipe at the terminus of said road; thence along the terminus of said road, North 71 degrees 59 minutes 46 seconds West, 43.29 feet to a found iron pipe on the line of lands of Robert K. Mentzell, thence along the land of Robert K. Mentzell, North 08 degrees 27 minutes 22 seconds East, 489.64 feet to a found iron pipe in the centerline of an old abandoned road and on line of land of Margaret T. Palma; thence in and along the centerline of said abandoned road and by land of Margaret T. Palma, North 84 degrees 56 minutes 36 seconds East, 480.24 feet to a found iron pipe in concrete, a corner of land for John S. Toth et ux., thence leaving said road and by the land of John S. Toth et ux., South 08 degrees 23 minutes 36 seconds West, 396.89 feet to a found iron pipe, said pipe being further located North 29 degrees 44 minutes 55 seconds West, 22.65 feet from a found iron pipe, a corner for Toth; thence along the lands of Joseph Rogue and William H. Hildabrandt, South 71 degrees 27 minutes 47 seconds West (passing a found pipe at 126.92 feet) 204.95 feet to a found iron pipe; thence along the land of William H. Hildabrandt, South 20 degrees 53 minutes 53 seconds East, 126.57 feet to a found iron pipe a corner for Hildabrandt and Eugene C. Hafler; thence along the lands of Eugene C. Hafler, South 58 degrees 51 minutes 44 seconds West, 31.22 feet to a found iron pipe; thence by the same, South 61 degrees 06 minutes 29 seconds West, 62.17 feet to a found iron pipe, thence by the same, South 57 degrees 46 minutes 40 seconds West, 61.74 feet to a found iron

pipe; thence by the same, South 59 degrees 05 minutes 00 seconds West, 57.34 feet to a found iron pipe, a corner for Joseph Loer et ux., thence along the land of Joseph Loer, North 21 degrees 00 minutes 00 seconds West, 120.00 feet to an iron pipe; thence by the same, South 59 degrees 16 minutes 30 seconds West, 60.64 feet to the place of BEGINNING as per survey made by George Fetch, Jr., Registered Surveyor in January of 1982.

CONTAINING 5.707 acres more or less
Parcel 'B'

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

BEGINNING at an iron pipe found, said pipe being the following two courses from the centerline of T.R. 201 (Brick Church Road):

A. North 72 degrees 32 minutes 49 seconds East 186.89 feet

B. North 72 degrees 41 minutes 49 seconds East 304.53 feet

Said pipe, also marks the common corner of the lands of Robert K. Mentzel and Maurice Johnson and from said pipe; (1) by a new line through the tract of which this was a part, North 03 degrees 12 minutes 15 seconds West 562.44 feet to a pin set on the outside line of the whole tract and in the line of the lands of Robert Malone; thence (2) by the same and along the outside line of the whole tract, North 60 degrees 48 minutes 05 seconds East 43.07 feet to an iron pipe found; thence (3) by the same, South 31 degrees 01 minutes 26 seconds East 208.02 feet to an iron pipe found; thence (4) by the same, North 76 degrees 05 minutes 02 seconds East 660.45 feet to a marked 30 inch maple tree, said tree also marking the common corners of the lands of Robert Malone and Barry Kingel; thence (5) by the lands of Barry Kingel South 28 degrees 06 minutes 26 seconds West 148.61 feet to an iron pipe found, said pipe marking the common corners of Barry Kingel and John S. Toth; thence (6) by the lands of Toth and still the outside line of the whole tract, South 37 degrees 23 minutes 33 seconds West 370.04 feet to an iron pipe found, said pipe also marking the common corner of John S. Toth and Maurice Johnson; thence (7) by the line of the lands of Maurice Johnson, South 73 degrees 16 minutes 59 seconds West 480.00 feet to the point and place of BEGINNING.

CONTAINING 5.6256 acres, more or less

ALSO KNOWN as 'new lot being created' as shown on plot plan designated as Minor Subdivision of Margaret T. Palma, prepared by Eugene E. O'Connell, Professional Land Surveyor of Saylorburg, Pennsylvania, dated March 13, 1989, and approved as a subdivision by the Board of Supervisors of Hamilton Township on April 10, 1989 and filed at the Monroe County Recorder's Office on April 11, 1989 in Plot Book 61, Page 127.

TOGETHER with all rights, privileges, and easements and subject to the covenants, restrictions and reservations contained in prior documents in the chain of title to said premises.

TITLE TO SAID PREMISES VESTED IN Alan N. Goldstein and Tammy S. Massingill, h/w, by Deed from Maurice J. Johnson, dated 07/31/2008, recorded 08/05/2008 in Book 2339, Page 9038

PARCEL #1

TAX CODE: 07/12/11

TAX PIN: 07627705187243

PARCEL #2

TAX CODE: 07/117586

TAX PIN: 07627700187661

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
TAMMY S. MASSINGILL
ALAN N. GOLDSTEIN
TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Bary J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3834 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

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

TRACT NO. 1:

ALL THAT CERTAIN tract 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 in line of lands of Edmund Dicker the northwesterly most corner of the tract herein described; thence by said lands of Edmund Dicker North 71 degrees 21 minutes 45 seconds East (passing an iron pipe at 232.54 feet) 250.00 feet to a point in the centerline of the Princess Run; thence in and along said centerline of the Princess Run the four (4) following courses and distance, being namely;

- 1) South 01 degrees 07 minutes 57 seconds East 147.41 feet;
- 2) South 23 degrees 37 minutes 55 seconds East 106.40 feet;
- 3) South 20 degrees 12 minutes 19 seconds East 111.46 feet;
- 4) South 25 degrees 44 minutes 22 seconds East 41.42 feet;

thence leaving said centerline of the Princess Run by Lot No. 1 as shown on a plan titled "Subdivision of Lands of Florence Dorshimer" dated August 10, 1991, recorded September 18, 1991 at Stroudsburg, PA, in Map Book Volume 63, page 256, South 71 degrees 21 minutes 45 seconds West 250.00 feet to an iron pin in line of lands of Florence Dorshimer, thence by said lands of Florence Dorshimer North 14 degrees 46 minutes 51 seconds West 400.00 feet to the place of BEGINNING. CONTAINING 2.132 acres of land.

TRACT NO. 2:

ALL THAT CERTAIN tract 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 in common corner of other lands of Salvatore and Deborah Cardinella, the northwesterly most corner of the tract herein described;

thence by said other lands of Salvatore and Deborah Cardinella, North 71 degrees 21 minutes 45 seconds East 250.00 feet to a point in the centerline of the Princess Run; thence in and along said centerline of the Princess Run by lands of Marion Schlegel, South 25 degrees 44 minutes 22 seconds East 62.44 feet to a point in line of lands of Richard Furler; thence leaving said centerline of the Princess Run by said lands of Richard Furler, South 86 degrees 12 minutes 37 seconds West (passing an iron pin at 25.00 feet) 62.98 feet to an iron pin; thence by the same crossing into and party along the Princess Run, South 19 degrees 46 minutes 33 seconds East (passing an iron pin at 50.00 feet) 223.87 feet to a point; thence leaving said centerline of the Princess Run by lands of Robert Danner and by lands of Florence Dorshimer of which this tract was formerly a part (passing an iron pin at 25.00 feet and a birch tree at 74.45 feet) 220.82 feet to an iron pin; thence said lands of Florence Dorshimer, North 14 degrees 46 minutes 51 seconds West 226.97 feet to the place of BEGINNING.

CONTAINING 1.247 acres of lands and being Lot No. 1 as shown on a plan titled "Subdivision of lands of Florence dorshimer" dated August 10, 1991 recorded on September 18, 1991 at Stroudsburg, PA, in Map Book Volume 63, page 256.

AND ALSO the free and uninterrupted use, liberty and privilege of and passage in and along a certain road, passage or right of way extending from the hard-surfaced public road leading from Kunkletown to Gilbert, Pennsylvania to the tract hereinabove conveyed through the lands of the grantors herein and sufficiently wide for the passage of automobiles, trucks or other motor vehicles together with the free ingress, egress and regress to and for the said Salvatore Cardinella and Deborah Cardinella, their heirs and assigns, their tenants and under-tenant, occupiers, possessors, licenses of invitees, of the said grantees, message and ground contiguous to the said road or passage at all time and seasons forever after into, along, upon and out of the said road, passage of right of way, by foot or vehicle, in common with Florence Dorshimer, the grantor herein, her heirs and assigns, tenants or occupiers of the said grantors land adjacent to the said road, passage or right of way together with the right improvement of the said road, passage or right of way by the said Salvatore Cardinella and Deborah Cardinella, their heirs and assigns, the grantees herein.

BEING THE SAME PREMISES which Robert E. Plank, by deed dated 2/25/2008 and recorded 3/4/2009 in Book 2349 Page 5213 conveyed to Blair T. Meixsell, Angie Frantz, Maynard J. Frantz and Jane A. Frantz.
Pin #: 06623600717984
Tax Code #: 06/6/1/27

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ANGIE FRANTZ
JANE A. FRANTZ
MAYNARD J. FRANTZ
BLAIR T. MEIXSELL
MORTGAGOR(S) AND
RECORD OWNER(S)**

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

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

less exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 397 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN message known as o. 40 Stemple Street and all those certain lots, tracts, pieces or parcels of land situate in the Second Ward of the Borough of East Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 1. BEGINNING at a pipe marking the intersection of the Easterly line of Stemple Street with the Southerly line of a proposed fifty-foot street; thence along the Southerly line of said last mentioned street, North fifty-four degrees and thirteen minutes East 150 feet to the Westerly line of a twelve-foot alley; thence along said alley South thirty-four degrees and fifty-three minutes East 100 feet to a post; thence by Lot No. 14 South fifty-four degrees and thirteen minutes West 150 feet to a stake on the Easterly line of Stemple Street; thence along the Easterly line of said Street, North thirty-four degrees and fifty-three minutes West 100 feet to the place of BEGINNING.

BEING Lots No. 12 and 13 on Plan of Map of Lots of Philip and Bertha Peters addition to East Stroudsburg, PA., filed in the Office of the Recorder of Deeds &c., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book 1, page 192, &c.

UNDER AND SUBJECT to the following quoted verbatim from deed from Philip Peters and Bertha Peters, his wife, to Samuel Milleranaad Cora May Miller, his wife, dated 2 December 1916 and recorded 16 December 1916 in the aforesaid REcorder's Office in Deed Book 76, page 91, viz:

"The above conveyance from the said grantors to the said grantors to the said grantee is made expressly upon, under and subject to the following conditions, viz:

"No intoxicants of any kind or character whatsoever shall be sold or vended on the premises.

"No factory, hotel, store, store room, warehouse, blacksmith shop or business place of any kind shall be erected, kept or operated on said premises.

"No dwelling house, costing less than Twenty-five hundred dollars to build, shall be erected on the premises.

"No building or other structure of any kind whatsoever excepting stoops, piazzas, open porches, bay or oriel windows upon house erected in accordance with these restrictions shall be erected within twenty feet to the easterly line of the said Stemple Street.

No stable, barn, shed, garage or other outbuilding shall be erected within seventy feet of the front property line of said premises.

"Upon the breach of any of the foregoing conditions, the premises hereby conveyed shall revert to the grantors, their heirs or assigns.

"There is excepted and reserved from the above grantors however, the right to the said grantors, their heirs or assigns, to erect and maintain across the rear of said lot, electric light and power wires, and if necessity requires, to place upon aid lot one pole, together with the right of ingress, egress and regress through, upon and across aid lot in a reasonable and careful manner to maintain and repair said wires, as occasion may require."

The above parcels shall hereby become merged into one parcel for taxing purposes, and shall not be separately conveyed without prior express approval of the municipality as provided by law.

No. 2. BEGINNING at an iron on the east side of Stemple Street; thence by Lot No. 13 North Fifty-four degrees thirteen minutes East one hundred fifty feet to a stake on the west die of an alley twelve feet wide; thence along the west side of said alley South thirty-four degrees and fifty three minutes West 130 feet to the place of BEGINNING.

BEING Lots No. 14, 15 and 16 on Plan of Lots of Philip and Bertha Peters addition to East Stroudsburg, PA, surveyed August 1915 by W.J. Hardin, Civil Engineer and filed in the Office for the Recording of Deeds, &c. at Stroudsburg, in and for the County of Monroe, in Plot Book 1. Page 192 &C.

BEING known and numbered as 40 Stemple Street, East Stroudsburg, PA 18301.

BEING the same premises which Roy L. Brazzle and Hildegard E. Brazzle, husband and wife, by Deed dated October 13, 2005 and recorded November 16, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2248, Page 1776, granted and conveyed unto Christopher Overbeck and Amy Overbeck, husband and wife, as tenants by the entireties.

TAX CODE: 05-2/1/6/21 & 05-2/1/6/20

PIN NO: 05731113043308 & 05731113043288

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CHRISTOPHER OVERBECK
AMY OVERBECK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8527 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected situate in the Township of Polk, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on line of lands of Francis P. Dowling, et ux., said point being the most northerly corner of lands of Edward W. Dodge et ux.; thence, along lands of said Dowling North 18 degrees 33 minutes 33 seconds West 280.00 feet to an iron pipe; thence, along lands of Vincent Salvia et ux., the grantor herein, North 61 degrees 53 minutes 08 seconds East 200.00 feet to an iron pipe; thence, along the same South 40 degrees 13 minutes 05 seconds East (passing over the center and the terminus of a 40 foot wide right of way at 173.00 feet, and also passing over an iron pipe at 229.00 feet) 244.00 feet to a P.K. nail on line of lands of the aforementioned Edward W. Dodge et ux., said point also being in the center of an existing 30 foot wide right-of-way; thence, partially along the center of said 30 foot wide right-of-way (passing the terminus at 145 feet more or less) and along lands of said Dodge South 54 degrees 41 minutes 50 seconds West 300.00 feet to the point of beginning.

CONTAINING 1.471 acres, more or less.

SUBJECT to an easement over a 15 foot wide passageway lying adjacent to and along part of the southerly boundary extending from the fourth center of said tract along the fourth course South 54 degrees 41 minutes 50 seconds West 145.69 feet.

TOGETHER with free ingress, egress and regress over a 30 foot wide passageway, the centerline of which is described as follows:

BEGINNING at a point on line of the fourth course of the herein described tract from which the point of beginning of said tract bears South 54 degrees 41 minutes 50 seconds West 154.31 feet; thence North 54 degrees 41 minutes 50 seconds East (passing over the fourth corner of said tract at 145.69 feet) 306.00 feet to a point, from which the center of Township Road 424 bears North 54 degrees 41 minutes 50 seconds East 194.00 feet, more or less.

ALSO TOGETHER with a 40 foot wide passageway, the centerline of which is described as follows:

BEGINNING at a point on line of the third course of the hereinabove described tract from which the fourth corner of said tract bears South 40 degrees 13 minutes 05 seconds East 71.00 feet; thence, North 77 degrees 43 minutes 47 seconds East 180.80 feet to the northeasterly centerline terminus of the heretofore described 30 foot wide passageway.

ALSO TOGETHER with a 40 foot wide passageway lying 25 feet northerly of, and 15 feet southerly of the following described line:

BEGINNING at the northeasterly centerline terminus of the heretofore described 30 foot wide passageway, also being the easterly centerline terminus of the heretofore described 40 foot wide passageway; thence, North 54 degrees 41 minutes 50 seconds East 194.00 feet, more or less to the centerline of Township Road 424.

BEING THE SAME PREMISES which Anthony J. Caracio and Eleonore W. Caracio, his wife, by their deed dated August 23, 1990 ad recorded February 7, 1991 in Monroe County Record Book Volume No. 1767 at Page No. 1456 granted and conveyed unto Anthony J. Caracio, grantor herein, in fee.

Title to said premises is vested in Robert O. Rowe, jr. by deed from Anthony J. Caracio, single dated August 1, 2001 and recorded September 10, 2001 in Deed Book 2104, Page 2162.

Parcel No. 13/4/1/24-16

Pin No. 13624700151768

Being Known As: 124 Doney Road n/k/a 159 Doney

Road, Kunkletown, Polk Township, Monroe County, PA 18058

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT O. ROWE, JR.

SUSAN D. ROWE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11503 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 25, 2016

AT 10:00 A.M.

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

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

BEING Lot No. 3 on a map entitled 'Minor Subdivision of Lands of William Schyman' dated February 26, 1987 and recorded in Monroe County Plat Book Volume 59, page 293.

EXCEPTING THEREOUT AND THEREFROM:

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

BEGINNING at a pipe in line of lands of Steve Fasolas, being the northeasterly corner of lands of Caroline b. Court (D.B. Vol. 628, page 137); thence by said lands of Caroline B. Court South seventy-three degrees forty-nine minutes forty-four seconds West eighty-two and sixteen one-hundredths feet to a pipe; thence by the same South eighty degrees forty-five minutes thirty-one seconds West two hundred thirty-two and twenty-four one-hundredths feet to a pipe; thence by the same South sixty-nine degrees three minutes thirty-nine seconds West (at three hundred sixty-five and fifty-six one-hundredths feet passing a pipe) three hundred eighty-six and fifty-six one-hundredths feet to a railroad spike in the centerline of Township Road No. 421 (Quiet Valley Road); thence in and along said centerline of Township Road No. 421 on a curve to the left having a radius of four hundred

feet for an arc length of forty-three and eighty-two one-hundredths feet (chord bearing and distance being North nine degrees forty-three minutes fifty-nine seconds West forty-three and eighty one-hundredths feet) to a point of tangency; thence by the same North twelve degrees fifty-two minutes seventeen seconds West one hundred thirty-one and one one-hundredth feet to a railroad spike; thence leaving said centerline of Township Road No. 421, by lands of William Schyman of which this tract was formerly a part, North seventy-seven degrees seven minutes forty-three seconds East twenty-five feet to an iron pin; thence by the same North seventy-five degrees sixteen minutes fifty-five seconds East one hundred seventy-six and eighty-eight one-hundredths feet to an iron pin; thence by the same North sixty-nine degrees three minutes thirty-nine seconds East two hundred ten and nine one-hundredths feet to an iron pin; thence by the same and by the aforementioned lands of Steve Fasolas North seventy-nine degrees seven minutes thirty-eight seconds East (at one hundred forty-one and thirty-four one-hundredths feet passing a pipe) two hundred eighty-two and seventy-five one-hundredths feet to a pipe; thence continuing by said lands of Steve Fasolas South thirteen degrees thirty minutes fifty-two seconds East one hundred fifty-five and eighty one-hundredths feet to the place of BEGINNING.

CONTAINING 2.522 acres of land; BEING Lot No. 4 as shown on Plan titled 'Final Plan, Subdivision of Lands of William Schyman', dated August 7, 1995 and recorded in Plot Book Vol. 67, page 201.

UNDER AND SUBJECT to the rights of public utility companies to install and maintain overhead utility lines in, over, above and across the above described tract of land as such rights appear of record.

TITLE TO SAID PREMISES VESTED IN William R. Schyman from Robert Reading and Arlene Reading, husband and wife, by Deed, dated 05/25/2004 and recorded 12/01/2004 in Book 2209 Page 3677.

TAX CODE: 07/110064

TAX PIN: 07629900179935

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM R. SCHYMAN, JR
A/K/A WILLIAM R. SCHYMAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4051 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN message and three contiguous tracts or pieces of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 1 - Beginning at a stone, a corner of land now or late of Peter Albert in the forks of the road; thence North fifty-six degrees West twenty-nine and one fourth perches to a stone on the top of a hill; thence by land now or late of George Brotzman, North twenty-three and one-half degrees East forty-four perches to a stone near the road; thence sixty-six degrees East twenty-seven and one-half perches to a post; thence by land late of Peter Albert, South fifty-seven degrees West seventeen perches to a hickory; thence by the same, North forty-five and three-fourths degrees West three and one-half perches to a stone in the road; thence South three and one-fourth degrees East twenty and three-fourth perches to a post and stone; thence South ten degrees West eighteen perches to the place of BEGINNING;
CONTAINING six acres and one hundred and eighty-eight perches, more or less.

No. 2 - BEGINNING at a corner of land of Peter Albert and Alfred Albert; thence by land of said Alfred Albert to land of John Place; thence by the same to the creek; thence down the creek to a line of Peter Albert; thence to the place of BEGINNING.

CONTAINING three quarters of an acres, more or less.

No. 3 - BEGINNING at a stone on the north side of the public road; thence along said road, South one and one-half degrees East twenty and three-fourth perches to a stone; thence South nine and one-half degrees West eighteen perches to a stone in line of land now or late of Henry Overfield; thence by the same, South fifty-five and one-half degrees East sixteen and one-half perches to a stone; thence by land of Jacob B. and Henry Transue, North forty-four degrees East twenty-six and two-tenths perches to a stone; thence North forty-five degrees West forty-one and three-fourths perches to the place of BEGINNING. CONTAINING four and one-fourth acres, more or less.

EXCEPTING AND RESERVING thereout and therefrom a parcel of land, approximately .79 of an acre to Constance and Kenneth Possinger as recorded in Deed Book volume 531, page 246 on January 4, 1974.

ALSO EXCEPTING AND RESERVING thereout and therefrom a parcel of land, approximately 8,807 square feet as shown on a recorded plat titled, "Subdivision plat of Lands of Eva Setzer, to be conveyed to Frank L. Graci", recorded September 4, 1984 in Plot Book Volume 55, page 119, and recorded in Record Book Volume 2039, Page 8078.

BEING THE SAME PREMISES which Robert J. McCormick a/k/a Robert J. McCormac, and Robert D. Carpenter, by Deed dated 3/6/01 and recorded 9/20/01 in the Office for the Recorder of Deeds in and for the County of Monroe, and Commonwealth of Pennsylvania in Record Book Volume 204, Page 8023, granted and conveyed unto Charles McCormac,

grantor(s) herein.
 Premises being: 246 Hollow Road, East Stroudsburg, PA 18301
 BEING the same premises which Charles McCormac, by Deed dated October 31, 2001 and recorded November 6, 2001 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2108 Page 1116, granted and conveyed unto Thomas Wise

TAX ID: 9/8/1/18
 PIN: 09733304613307
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
 THOMAS WISE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
WILLIAM E. MILLER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 969 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
 AT 10:00 A.M.

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

ALL THOSE TWO CERTAIN lots or pieces of land situate in the Township of Barrett, Monroe County, Pennsylvania, bounded and described as follows:

PARCEL I:

BEGINNING at a point on the Easterly side of a proposed street or road twenty four feet (24') in width, said beginning point being North forty eight degrees (48 degrees) West fifty feet (50') from the intersection of the Easterly side of said property twenty four foot (24') street with the Northerly side of a thirty foot (30') street or roadway known as Price Street; said beginning point being also North forty eight degrees (48 degrees) West two hundred eighty feet (280') from the center of the state road in line with the Easterly side of said proposed twenty four feet (24') street or roadway; thence, along the Easterly side of said twenty four feet (24') roadway, North forty eight degrees (48 degrees) West fifty feet (50') to a point; thence North forty two degrees (42 degrees) East one hundred fifty feet (150') to the Westerly side of a fourteen foot (14') alley way; thence, along the Westerly side of said alley way South forty eight degrees (48 degrees) East fifty feet (50') to a point; thence, South forty two de-

grees (42") West one hundred fifty feet (150') to the place of BEGINNING.

PARCEL II:

BEGINNING at an iron pipe on the Easterly side of a street twenty four feet (24') in width, from which the center of the state road in line with the Easterly side of said twenty four foot (24') street bears South forty eight degrees (48 degrees) East distant two hundred eighty feet (280') and being also the Southwesterly corner of other lands of Harry C. Fairlamb; thence, by other lands of Harry C. Fairlamb, North forty two degrees (42 degrees) East one hundred fifty feet (150') to an iron pipe on the Westerly side of a fourteen foot (14') alley; South forty eight degrees (48 degrees) East sixty feet (60') in a state at the intersection of the Westerly side of said fourteen foot (14) alley with the Northerly side of a twenty foot (20') street; known as Price Street; thence along the Northerly side of said Price Street South forty two degrees (42 degrees) West one hundred fifty feet (150') to an iron pipe at the intersection of the Northerly side of Price Street with the Easterly side of said twenty four foot (24') street; thence, along the Easterly side of said twenty four foot (24') street; thence, along the Easterly side of the said twenty four foot (24') street North forty eight degrees (48 degrees) West sixty feet (60') to the place of BEGINNING. TOGETHER WITH THE SUBJECT TO all of the rights privileges, easements, conditions, reservation and restrictions that may be of record and/or visible on the ground, including but not limited to those contained in a certain Agreement recorded in the aforementioned Office for the Recording of Deed in Deed Book Volume 2018, at Page 8512. The premises referred to as Price Street (f/k/a Rich's Lane), Barrett Township, Monroe County, Cresco, PA. Being Known As: Price Street f/k/a 110 Richs Road, Cresco, PA 18326

PARCEL ID: 1/11/1/21, 01638703024707
 PIN #: 01638703024707

BEING the same premises which James D. McCarroll, by Deed dated August 15, 2006 and recorded August 18, 2004 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book/Page or Instrument #2236/7440, granted and conveyed unto Thomas J. Vulcano and Alexis Vulcano, husband and wife, as tenants by the entireties.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALEXIS VULCANO A/K/A
 ALEXIS YVONNE VULCANO
 THOMAS J. VULCANO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
TROY M. FREEDMAN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8826 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

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

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

BEGINNING at an iron pipe at the northerly right-of-way of Bull Pine Road:

THENCE along Lot 43, North 48 degrees 19 minutes 50 seconds West 250.90 feet to an iron pipe;

THENCE along lands now or formerly of F. Geiger, North 45 degrees 19 minutes 52 seconds East, 115.00 feet to an iron pipe;

THENCE along Lot 41, South 48 degrees 19 minutes 50 seconds East, 250.90 feet to an iron pipe;

THENCE along the right-of-way of Bull Pine Road, South 45 degrees 19 minutes 52 seconds West 115.000 feet to the point and place of beginning.

CONTAINING 0.66 acres more or less. Subject to covenants as described on plans approved by Pocono Township on November 3, 1970 as prepared by R.F. Graber.

PARCEL NO. 12/3A/2/23

NOTICE - this document does not sell, convey, transfer, include or insure the title to the coal and right of support undermetah 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 and reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

BEING the same premises which Charles Marzzacco and Gerald Harteis, by Deed dated 08/19/1996 and recorded 08/21/1996 in Monroe County Deed Book 2028 Page 3833 granted and conveyed unto Ilda Annesley, individual, in fee.

Title to said premises is vested in Ilda Annesley by deed from Charles Marzzacco and Gerald Harteis dated August 19, 1996 and recorded August 21, 1996 in Deed Book 2028, Page 3833. The said Ilda Annesley died on July 11, 2014 thereby vesting title in Glenn P. Annesley, Known Surviving Heir of Ilda Annesley, Deceased Mortgagor and Real Owner, Lisa Annesley, Known Surviving Heir of Ilda Annesley, Deceased Mortgagor and Real Owner, Jane E. Weber, Known Surviving Heir of Ilda Annesley, Deceased Mortgagor and Real Owner, and Unknown Surviving Heirs of Ilda Annesley, Deceased Mortgagor and Real Owner by operation of law.

Parcel No. 12/3A/2/23

Pin No. 12638201178527

Being Known As: 48 Bull Pine Road, East Stroudsburg, Pocono Township, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GLENN P. ANNESLEY, KNOWN SURVIVING HEIR OF ILDA ANNESLEY, DECEASED MORT-

GAGOR AND REAL OWNER

LISA ANNESLEY, KNOWN SURVIVING HEIR OF ILDA ANNESLEY, DECEASED MORTGAGOR AND REAL OWNER

JANE E. WEBER, KNOWN SURVIVING HEIR OF ILDA ANNESLEY, DECEASED MORTGAGOR AND REAL OWNER

UNKNOWN SURVIVING HEIRS OF ILDA ANNESLEY, DECEASED MORTGAGOR AND REAL OWNER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3168 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.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 or piece of land situate in **Chestnuthill Township** , Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner located North thirty-two (32) degrees fourteen (14) minutes twenty (20) seconds East, two hundred seventy-four and fourteen hundredths (274.14) feet from the intersection of the center of Sherwood Forest Road and the Southeasterly side of a road forty (40) feet wide;

Thence continuing along said Southeasterly side of a road forty (40) feet wide, North thirty-two (32) degrees fourteen (14) minutes twenty (20) seconds East, one hundred fifty (150) feet to an iron pipe corner; Thence along lands now or formerly of Helaine W. Vilk Kirch and Lawrence T. Kirch, South fifty-seven (57) degrees forty-two (42) minutes thirty-six (36) seconds East, three hundred and twenty-three hundredths (300.23) feet to an iron pipe corner; thence along lands now or formerly of Robert J. and DorothyMae Foster, South thirty-two (32) degrees sixteen (16) minutes nine (9) seconds West, three hundred sixty-six and fifty-two hundredths (366.52) feet to a railroad spike corner; Thence along the said center of Sherwood Forest Road, North sixty-eight (68) degrees thirty-five (35)

minutes zero (0) seconds West, twenty and thirty-six hundredths (20.36) feet to a point; Thence along lands now or formerly of George M. Blawn, Sr. and Dorothy M. Blawn, the following six (06) courses:

- (1) North thirty-two (32) degrees sixteen (16) minutes (09) seconds two hundred twenty and thirty-six hundredths (220.36) feet to a point; thence,
- (2) North fifty-seven (57) degrees forty-two (42) minutes thirty-six (36) seconds West, one hundred seventy (170) feet to a point; thence
- (3) North thirty-two (32) degrees fourteen (14) minutes twenty (20) seconds East, four and ninety-two hundredths (4.92) feet to a point; thence,
- (4) North fifty-seven (57) degrees forty-two (42) minutes thirty-six (36) seconds West, one hundred two (102) feet to a point; thence,
- (5) South thirty-two (32) degrees fourteen (14) minutes twenty (20) seconds West, four and ninety-two hundredths (4.92) feet to a point; thence
- (6) North fifty-seven (57) degrees forty-two (42) minutes thirty-six (36) seconds West, eight and fifteen hundredths (8.15) feet to the place of BEGINNING.

Containing an area of land of 1.122 acres, more or less, as shown on a plan titled "Subdivided Portion of Lands of George M. Blawn, Sr. and Dorothy M. Blawn" dated April 7, 1989, as prepared by Robert C. Mendola, R.S. and recorded in Plot Plan Book 61 at Page 342.

BEING THE SAME PREMISES which Ronald Powers and Kevin M. Powers and Dawn M. Powers, by deed dated 7/24/2008 and recorded 7/30/2008 in Book 2339 Page 5753 conveyed to Kevin M. Powers and Dawn M. Powers.

Pin #: 02635003428120

Tax Code #: 02/117607

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAWN M. POWERS

KEVIN M. POWERS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11596 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 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Jackson , County of Monroe and State of Pennsylvania, more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of Traffic Route Number 715, Legislative Route Application 3760, leading from Reeders to McMichaels, said point being common to the westerly side of lands now or formerly of Robert T. Blum; thence, along lands of Robert T. Blum, South 8 degrees 32 minutes 52 seconds West one thousand eight hundred forty eight and fifty-nine hundredths (1848.59) feet to an existing stone corner common to the lands now or formerly of Paul L. Bond; thence along the lands of Paul L. Bond passing a set iron pin on line at one thousand three hundred seventy-six and forty-two hundredths (1376.42) feet South 84 degrees 22 minutes 14 seconds West one thousand four hundred one and forty-two hundredths (1401.42) feet to a point in existing oak tree common to the lands now or formerly of Diane J. Thrall; thence along the lands of Diane J. Thrall passing a set iron pin on line at twenty-five and no hundredths (25.00) feet and an existing iron pin on line at one thousand eight hundred seventy and seventh hundredths (1870.70) feet North 8 degrees 59 minutes 49 seconds West one thousand eight hundred seventy-three and thirty-four hundredths (1873.34) feet to the southerly right-of-way line of the aforementioned Traffic Route Number 715; thence along the right-of-way line of Traffic Route Number 715 South 84 degrees 21 minutes 10 seconds East one hundred seventy-nine and eighty-four hundredths (179.84) feet to a point; thence continuing along the same along a curve to the left having a radius of six hundred sixty-six and fifty hundredths (666.50) feet, and an arc of one hundred forty-five and forty-four hundredths (145.44) feet and a chord of North 89 degrees 19 minutes 03 seconds East one hundred forty-five and fifteen hundredths (145.15) feet to a point; thence continuing along the same North 82 degrees 59 minutes 15 seconds East six hundred ninety-three and twelve hundredths (693.12) feet to a point; thence continuing along the same North 83 degrees 22 minutes 10 seconds East four hundred three and fifty-one hundredths (403.51) feet to the point of BEGINNING.

Title to said premises is vested in David McNeese and Alexis McNeese, husband and wife, by deed from Raintree Enterprises, Inc., a Pennsylvania Corporation dated July 28, 2000 and recorded August 1, 2000 in Deed Book 2082, Page 2223.

Parcel No. 08/86417

Pin No. 08635000095538

Being Known As: 210 Chatham Hill Road f/k/a 37 Chatham Hill Road, Stroudsburg, PA 18352, Stroudsburg, Jackson, Monroe County, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAVID MCNEESE

ALEXIS MCNEESE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

less exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2910 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

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

BEGINNING at a point formed by the intersection of the center line of Geoffrey Court with the intersection of the center line of Merriment Lane, as shown on the Map entitled "Camelot Enterprises, Inc.," an recorded in the Monroe County Recorder's office in Plat Book 14, pages 147 to 149;

Thence (1) along the center line of Geoffrey Court South 72 degrees 40 minutes 56 seconds East 44.02 feet to a point of a curve to the left;

Thence (2) along said curve having a radius of 350.00 feet, an arc length of 84.83 feet to a point;

Thence (3) along the dividing line between Lots 209 and 210 as shown on the aforementioned map South 3 degrees 25 minutes 50 seconds West 216.56 feet to an iron pipe;

Thence (4) along the center of a 10.0 feet drainage easement North 72 degrees 40 minutes 56 seconds West 180.0 feet to a point in the center of Merriment Lane;

Thence (5) along the center of said lane North 17 degrees 19 minutes 04 seconds East 200.0 feet to the point and place of **BEGINNING**.

EXCEPTING AND RESERVING out of the above described premises that portion of Geoffrey Court and Merriment Lane that lies within said premises. Also excepting and reserving out of the above described premises a 5.0 feet drainage easement running along the northerly side of Course no. 4 above described.

BEING LOT NO. 209 as shown on Plan of Lots entitled "Subdivision of lands of Camelot Enterprises, Inc., project: Camelot Forest, Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, VET Associates, Inc., Engineers, dated June 19, 1971 and recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book 14, pages 147 and 149.

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

ALSO KNOWN AS 209 Sir Geoffrey Court, a/k/a 112 Merriment Lane, Blakeslee, PA 18610

BEING the same premises which Michael A. Habib and Dolores S. Habib, his wife, by Deed dated May 14, 1984 and recorded May 31, 1984 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 1360 Page 207, granted and conveyed unto Donald F. Sipthroth and Christine I. Sipthroth, his wife, their heirs and assigns.

TAX ID: 19/15B/1/192

PIN: 19630401166570

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DONALD F. SIPTHROTH
CHRISTINE I. SIPTHROTH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7340 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

The land referred to in this policy is situated in the State of PA, County of MONROE, City of TOBYHANNA and described as follows:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Middle Smithfield, County of Monroe, and State of Pennsylvania, designated as the 1.169 acre tract on a plat of lands of Gilbert Grimm and Mable Ace Grimm as recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, PA, in and for the County of Monroe, in Plat Book Vol. 23, Page 53, bounded and described as follows to wit:

BEGINNING at a point on the edge of Pennsylvania Route 402 from Marshalls Creek to Porter Lake, said point being North fifty-two (52) degrees twenty (20') minutes twenty nine (29') seconds East for two hundred ten and twenty-five one-hundredths (210.25) feet from the intersection of the property line of Gilbert Grimm and Elwood Ace and the edge of Pennsylvania Route 402, North fifty-two (52) degrees twenty (20') minutes twenty-nine (29') seconds East for one hundred fifty and no one-hundredths (150.00) feet to a point, thence along lands of Gilbert Grimm, of which lands this tract was formerly a part, South thirty-seven (37) degrees thirty-nine (39') minutes thirty-one (31") seconds East (at 5 feet passing a pipe) for three hundred forty-four and ninety-one one-hundredths (344.91) feet to a pipe in line of lands of Pipher Poconos, Inc., thence along lands of Pipher Poconos, Inc. South fifty-six (56) degrees twenty-eight (28') minutes fifty-three (53") seconds West for one hundred fifty and forty one hundredths (150.40) feet to a pipe,

thence along lands of Gilbert Grimm, North thirty-seven (37) degrees thirty-nine (39') minutes thirty-one (31') seconds West (at 329.06 feet passing a pipe) for three hundred thirty-four and six one-hundredths (334.06) feet to the point of BEGINNING. CONTAINING 1.169 ACRES.

BEING THE SAME PREMISES which GILBERT GRIMM and MABLE ACE GRIMM, his wife, by Deed dated August 16, 1974, and recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Volume 572, Page 303, granted and conveyed unto DURLING ACE, JR. and MURIEL H. ACE, his wife, Grantors herein.

Title to said premises is vested in Antonieta Aguilar and Annabel L. Perdomo by deed from Antonieta Aguilar dated August 8, 2006 and recorded August 10, 2006 in Deed Book 2277, Page 1458.

Parcel No. 09/10B/1/12

Pin No. 09732404838339

Being Known As: 810 Resica Falls Road Route 402, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANTONIETA AGUILAR
ANNABEL L. PERDOMO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5854 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

ALL that certain Unit in the property known, named and identified in the Declaration referred to below as "Victoria Village Townhouse Condominiums" situate, lying and being in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, including the improvements and appurtenances thereto belonging, subject to the provisions of the Pennsylvania Condominium Act (68 Ps. C.S. Sec. 3101 et seq.) and the amendments and supplements thereto, and the

provisions of that certain Declaration of Victoria Village Townhouses Condominiums, dated December 3, 1996 and recorded in Record Book 2031, at Page 4814, et seq. in the Office of the Recorder of Deeds of Monroe County being designated as Unit 24-D, in said Declaration aforesaid and which Unit is herewith conveyed in conformity with the Condominium Act aforesaid, and includes the fee in an undivided 4.167 percent interest in the Common Elements of this Condominium, the location being more fully described as follows:

Beginning at the northwest corner of Unit 8 as shown on a Plan titled "Plan of Victoria Village Townhouse Condominiums" recorded in the Office of Recorder of Deeds for Monroe County in Plot Book Volume 64, Page 69, from which an iron pin in concrete corner designated as point "B" bears North 89 45' 04" West 75.53 feet; thence along Unit 8 North 47 36' 52" East 20.23 feet; thence along Unit 9 South 42 23' 08" East 30.00 feet; thence along Unit 8 the following three courses:

- (1) South 47 36' 52" West 8.23 feet;
 - (2) South 42 23' 08" East 4.00 feet;
 - (3) South 47 36' 52" West 12.00 feet;
- thence along Unit 8 and 7 North 42 23' 08" West 34.00 feet to the place of Beginning.
PIN No.: 13-6227-00-49-9555 (Tax Code No.: 13/111751/U8)

BEING THE SAME PREMISES which Todd A. Martin, Sheriff of Monroe County, Pennsylvania, by Deed dated September 29, 2005 and recorded October 25, 2005 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2245, Page 2548, granted and conveyed unto The CIT Group/Consumer Finance, Inc., grantor(s) herein.

Title to said premises is vested in Jahnell Aaron by deed from The CIT Group/Consumer Finance, Inc. dated April 10, 2006 and recorded April 27, 2006 in Deed Book 2265, Page 6592 Instrument Number 200617958.

Parcel No. 13/111751/U8
Pin No. 13622700499555

Being Known As: 8 Victoria Circle 8, Kresgeville, Township of Polk, Monroe County, PA 18333

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAHNELL AARON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1468 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Polk, County of Monroe and State of Pennsylvania, BEING all of Lot No. 6 as shown on Plotting of Lots of Rustic Estates, made by Albert E. Smith, Registered Surveyor, Greentown, Pennsylvania, on the 9th day of October 1970, and duly filed in the Office of the Recorder of Deeds in Map Book Volume 13, Page 95, bounded and described as follows: BEGINNING at a point located in the Easterly right of way of Township Road T-442, said point being the Northwest corner of the herein described tract; thence leaving the Easterly right of way of T-442 and proceeding along line of land common to Ray E. Grouzalis North 65 degrees, 58 minutes, 58 seconds East 329.84 feet to a stone corner, the Northeast corner of the whole tract of which the herein described parcel was a part; thence along line of land common to John M. Serfass South 24 degrees, 01 minute, 34 seconds East 657 feet to an iron pipe, the Northeast corner of a 1.184 acre tract of John J. Vinnacombe, Jr.; thence along North line of said 1.184 acre tract of John J. Vinnacombe, Jr., South 65 degrees, 57 minutes, 02 seconds West 472.76 feet to a point in the Easterly right of way of T-442; thence proceeding along the Easterly right of way of said T-442 the following five courses and distances; North 03 degrees, 52 minutes East 42.35 feet to a point; North 09 degrees, 37 minutes West 115.46 feet to a point; North 15 degrees, 31 minutes West 350.93 feet to a point; North 10 degrees, 24 minutes West 118.14 feet to a point and North 05 degrees, 44 minutes West 46.55 feet to the place of BEGINNING.

CONTAINING 5.989 acres, more or less.

TOGETHER WITH AND SUBJECT to all the rights, privileges, easements, conditions, reservations, covenants and restrictions of record and/or visible on the ground.

TITLE TO SAID PREMISES VESTED IN Kevin Freed and Stephanie Freed, h/w, by Deed from Richard A. Chambers and Barbara R. Chambers, h/w, dated 09/12/2003, recorded 09/18/2003 in Book 2167, Page 8242.

TAX CODE: 13/12/1/6-7

TAX PIN: 13621800577028

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KEVIN FREED A/K/A

KEVIN MICHAEL FREED

STEPHANIE FREED A/K/A

STEPHANIE IRENE FREED

F/K/A STEPHANIE I. PINTINICS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1198 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN unit in the property know, named and identified as Country Club of the Poconos, Phase III, a condominium, situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania as shown on a plan entitled, "Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 4 and 8" dated January 15, 2004 last revised March 3, 2004, prepared by R.K.R. Hess Associates, Inc. Scranton, PA. and recorded August 3, 2005 in Plat Book 77 Pages 189 through 195, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA. C.S.A. & 3101, et seq, by the recording of a Declaration of Condominium recorded in the office of the Recorder of Deeds in and for the County of Monroe on July 17, 2006, in Record Book No. 2274, Page 3752. Being designated as Unit No. 1181A address: 1181A Big Ridge Drive, Marshalls Creek, PA 18335. Being Parcel Number 09-98320/UA together with a proportionate undivided interest in the common elements (as defined in such declaration). Subject to a twenty foot wide drainage, slope and utility easements shall be provided along all road right of ways, except as shown on aforesaid referenced final land development plan. Being part of the same premises which Big Ridge Developers, L.P., a Delaware Limited Partnership by indenture dated July 7, 2005 and recorded in the office of the Recorder of Deeds of Monroe County on December 14, 2005 in Record Book Volume 2251, Page 4886, granted and conveyed unto Toll PA IV, L.P. subject to restrictions, covenants and/or easement of record, if any. As may be amended from time to time.

Being Known As: 174 Big Ridge Drive a/k/a 1742 Big Ridge Drive, East Stroudsburg, PA 18302-9375

TAX CODE: 09/98320/UA

PIN NO.: 09733401258397a

TITLE TO SAID PREMISES IS VESTED IN Raymond Foley and Josephine Foley, husband and wife, as tenants by the entirety by deed from Toll PA IV, L.P. dated 05/31/2007 recorded 06/11/2007 in Deed Book 2307 Page 7406.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPHINE FOLEY A/K/A
 JOSEPHINE L. FOLEY
 RAYMOND FOLEY A/K/A
 RAYMOND A. FOLEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

ELIZABETH L. WASSALL, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1494 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.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 Polk, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northeasterly line of Township Road 450 (Long Mountain Road), being a common corner of Lot No. 3 and Lot No. 7 as shown on a plan titled subdivision of lands of William Ham-mill, dated January 26, 1984, prepared by Robert G. Beers, R.S. #23669-E and recorded in Plot Book Volume 55, page 3; thence along said northeasterly line of Township Road No. 450 North 17 degrees 02 minutes 52 seconds West 160.81 feet to a point; thence by the same North 16 degrees 01 minute 04 seconds West 47.20 feet to an iron pin; thence by Lot No. 4 North 73 degrees 58 minutes 56 seconds East 350 feet to an iron pin; thence by the same South 16 degrees 01 minute 04 seconds East 210.28 feet to an iron pin on the northwesterly line of Lot No. 3; thence by said Lot No. 3 South 74 degrees 21 minutes 44 seconds West 347.12 feet to the place of BEGINNING.

CONTAINING 1.675 acres of land, more or less.

BEING THE SAME PREMISES WHICH Michael A. Sabo and Mary Sabo, h/w by deed dated June 16, 1994 and recorded June 23, 1994, in the Office for the Recorder of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Record Book Volume 1958, Page 1621, granted and conveyed unto Mary Ann Pflum, unmarried, in fee.

BEING Tax Map No. 13/1/1-4/7

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

Title to said premises is vested in Warren Kelley and Pamela Kelley, husband and wife by deed from Mary Ann Pflum, single dated April 28, 2005 and recorded April 29, 2005 in Deed Book 2223, Page 6583. The said Warren Kelley died on August 4, 2013 thereby vesting title in his surviving spouse Pamela Kelley by operation of law.

Parcel No. 13/1/1-4-7

Pin No. 13622900919021

Being Known As: RR 1 Box 284 n/k/a 640 Long Mountain Road, Effort, Polk Township, Monroe County, PA 18330

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10593 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 472, Section No. F, as shown on map of A Pocomo Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 at Pages 11, 13 and 15.

UNDER AND SUBJECT to restrictions, covenants and conditions which shall run with the land as they appear in the chain of title.

Being Parcel Number: 3/8C/1/213
 Pin Number: 03-6358-14-34-0360

BEING the same premises which Cindy O. Sipple, married individual, by Indenture dated 07-17-96 and recorded 07-17-96 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2027, page 3226, granted and conveyed unto Mangaldal Munisar, married individual having a 25% interest and Veronica Persaud, Married individual

having a 75% interest, being mother and daughter as Tenants in Common.

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 this Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any). Title to said premises is vested in Eric Gray by deed from Mangaldal Munisar and Veronica Persaud dated November 12, 2004 and recorded December 13, 2004 in Deed Book 2210, page 4585.

Parcel No. 03/8C/1/213
Pin No. 03635814340360

Being Known As: 6415 Marvin Gardens /k/a F472 Marvin Terrace, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ERIC C. GRAY
A/K/A ERIC GRAY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2891 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Borough of East Stroudsburg**, Monroe County, Pennsylvania, being Unit 58, as is more particularly set forth on the Plot of Stones Throw, East Stroudsburg, Pennsylvania, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot

Book Volume 59, Page 207, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly line of Jade Avenue, from which Base Line Point "A", as shown on a plan titled "Final Site Plan - Phase 2, Stone's Throw, a Planned Residential Development, Developer: A.C. Henning Enterprises, Stroudsburg Pa.; Borough of East Stroudsburg, Monroe Co., Pa." prepared by R.K.R. Hess Associates, dated March 1, 1987, revised July 15, 1987, and recorded in Monroe County Map File No. 59-207, bears South 05 degrees 43 minutes 19 seconds West distant 692.95 feet, also from which Base Line Point "C" bears South 51 degrees 52 minutes 58 seconds West distant 462.57 feet; thence along said northwesterly line of Jade Avenue along a curve to the left having a radius of 525 feet for an arc distance of 28.02 feet (chord bearing and distance being South 69 degrees 05 minutes 50 seconds West 28.01 feet) to a point; thence by Common Area No. 6 North 19 degrees 15 minutes 33 seconds West 95.80 feet to a point; thence by Common Area No. 6 North 70 degrees 44 minutes 27 seconds East 28.00 feet to a point; thence by Unit 57 South 19 degrees 15 minutes 33 seconds West 95.00 feet to the place of BEGINNING.

CONTAINING 2668 square feet more or less.
BEING Unit 58 as shown on the aforementioned plan.
BEING THE SAME PREMISES which Robert Wilt, Susan Wilt Hanf and Lorraine Wilt a/k/a Lorraine Rega, Executors and Beneficiaries of the Estate of Alice M. Wilt, deceased, by deed dated 8/13/2005 and recorded 8/22/2005 in Book 2237 Page 794 conveyed to Pamela Enari.

Pin #: 05730108985390B58
Tax Code #: 05-6/2/4/20-58

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
VICTORIA W. CHEN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2260 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016
 AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of land situate partly in the Township of Stroud and partly in the Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron on the southeasterly line of Valley View Drive, said iron being the most westerly corner of Lot No. 108 as shown on map entitled "High Terrace Map of Subdivision of Lands of Le-Ra-Do Lands Corporation, 26 April 1966"; thence along Lot No. 108 (a radial line go the hereinafter described curve), South thirty four degrees nineteen minutes thirty seconds East three hundred twelve and five one hundredths feet to a point in line of lands of Marion C. Brislin; thence along lands of Marion C. Brislin, South sixty-three degrees twenty-nine minutes and no seconds West one hundred eighty-one and fifty-nine one-hundredths feet to a point, the southeasterly corner of Lot No. 110 as shown on said map; thence along Lot No. 110 (a radial line to the hereinafter described curve) North twenty-two degrees fifty-one minutes fifty seconds West three hundred five and forty-three one-hundredths feet to an iron on the southeasterly line of Valley View Drive; thence along the southeasterly line of Valley View Drive; in a northeasterly direction on a curve to the left having a radius of six hundred and not one-hundredths feet an arc length on one hundred twenty and two one-hundredths feet to the place of Beginning, Containing 1.057 acres, more or less, Being Lot No. 109 as shown on said Map.

The Hereinabove described property is located partly in Stroud Township and partly in Hamilton Township, Monroe County PA; however, it is assessed in Stroud Township under tax code number 17/173/13 and such all real estate taxes are paid to Stroud Township, Monroe County, PA.

Tax ID: 17/173/13

Pin: 17638002873266

FEE SIMPLE TITLE VESTED in Michael J. Crowe, an unmarried man by deed from, Michael J. Crowe and Terysa Crowe, husband and wife, dated 12/27/2005, recorded 1/6/2006, in the Monroe County Recorder of Deeds in Deed Book 2253, Page 9973.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL J. CROWE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania

ANDREW J. MARLEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1744 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.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 Tunkhannock Township, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Pennsylvania Legislative Route Number 45040, the southeasterly corner of lands conveyed by Stanley E. Marsh and Elsie V. Marsh, his wife, to Clair Witt and Helen Witt, his wife, by deed dated May 10, 1966, and recorded in Deed Book Volume 336, Page 458, as shown on a plan titled "Map of Lands of Harry Miller, Tunkhannock Township, Monroe County, Pennsylvania" dated October 29, 1973, drawn b Edward C. Hess Associates, Inc., Stroudsburg, Pennsylvania; thence leaving said center line of Pennsylvania Legislative Route Number 45040 and by lands intended to be conveyed by Harry Miller to Aquashicola Club Estates, South 31 degrees 55 minutes 05 seconds West 349.62 feet to a found iron pipe; thence by the same, North 64 degrees 22 minutes 47 seconds West 301.53 feet to a found iron pipe; thence by lands of Robert E. Duffy, North 26 degrees 43 minutes 22 seconds East 342.97 feet to a point on said center line of Pennsylvania Legislative Route Number 45040 the following four (4) bearings and distances, namely;

- (1) South 68 degrees 40 minutes 43 seconds East 67.32 feet to a point;
- (2) South 66 degrees 04 minutes 13 seconds East 87.06 feet to a point;
- (3) South 64 degrees 14 minutes 23 seconds East 73.80 feet to a point;
- (4) South 62 degrees 50 minutes 32 second East 105.37 feet to the place of BEGINNING.

CONTAINING: 2.540 acres of land, more or less.

Title to said premises is vested in Linda Quick and Courtney Quick by deed from Linda Quick dated February 5, 2008 and recorded February 5, 2008 in Deed Book 2326, Page 6532.

Parcel No. 20/5/1/8-4

Pin No. 20633300696120

Being Known As: 2270 Long Pond Road, Long Pond, Tunkhannock Township, Monroe County, PA 18334

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LINDA QUICK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned 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
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10427 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.

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

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

BEGINNING at an iron on the northwesterly line of a road 40 feet in width, said iron being the southwesterly corner of Lot No. 131 as shown on map entitled "Section B, Pocono Laurel Lake, Joseph R. Mattioli, 29 March 1965;" thence along the northwesterly line of said road 40 feet in width, South sixty-four degrees fifty-five minutes twenty seconds West 100 feet to an iron, said iron being the southeasterly corner of Lot No. 133; thence along Lot No. 133, North twenty-five degrees four minutes forty seconds West 150 feet to a point on line of lands now or formerly of Burton Learn; thence along lands now or formerly of Burton Learn, North sixty-four degrees fifty-five minutes twenty seconds East 100 feet to a point, said point being the northwesterly corner of Lot No. 131; thence along Lot No. 131, South twenty-five degrees four minutes forty seconds East 150 feet to the place of **BEGINNING**. CONTAINING 0.34 acres, more or less.

BEING Lot No. 132 as shown on said map.

BEING THE SAME PREMISES which Robin Deckert, Executrix of the Estate of Albert E. Miller, a/k/a Albert Miller, deceased, by Deed dated August 21, 2004 and recorded on September 1, 2004 in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in REcord Book Volume 2200, Page 9750, granted and conveyed unto McCarthy Investment Group, LLC, grantor hereof, in fee.

Title to said premises is vested in Oslbey B. Mercer, Jr. and Jocelyn C. Mercer, husband and wife, by deed from McCarthy Investment Group, LLC a Pennsylvania limited liability company dated August 23, 2005 and recorded August 25, 2005 in Deed Book 2237, Page 5630.

Parcel No. 12/9A/2/50

Pin No. 12637204928039

Being Known As: 1178 Mattioli Road, Bartonsville, Pocono Township, Monroe County, PA 18321

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

OSLBAY B. MERCER, JR.

JOCELYN C. MERCER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9069 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.

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

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

BEGINNING at a pipe in concrete being the north-easterly corner of lands of Henry G. Scheib, Jr. (DB Vol. 1509, Pg. 1736), as shown on a plan titled "Final Plan, Minor Subdivision of Lands of Margareta P. Scheib", dated September 3, 1991, and recorded in Plot Book Vol. 64, Page 90; Thence by said lands of Henry G. Scheib, Jr. and by lands of Ralph Serfass (DB Vol. 988, Pg 46) North 85 degrees 28 minutes 15 seconds West (at 537.77 feet passing a pipe in concrete and at 724.49 feet passing an iron pin) 755.05 feet to an iron pin on the westerly side of Township Road No. 452 (New York Blvd), in line of lands of Larue High; Thence along said westerly side of Township Road No. 452, by said lands of Larue High, North 7 degrees 31 minutes 12 seconds East 40.06 feet to an iron pin; thence by lands of Margareta P. Scheib, of which this tract was formerly a part, recrossing said Township Road No. 452, South 85 degrees 28 minutes 15 seconds East (at 30.35 feet passing an iron pin) 290.82 feet to an iron pin; Thence continuing by said lands of Margareta P., Scheib, of which this tract was formerly a part, north 29 degrees 47 minutes 00 seconds East 564.52 feet to an iron pin; Thence by the same South 74 degrees 34 minutes 38 seconds East 257.45 feet to an iron pin; Thence by the same South 89 degrees 07 minutes 16 seconds West 502.90 feet to the place of **BEGINNING**.

Being Lot 1 as shown on the above described plan. **BEING** known and numbered as 246 New York Boulevard a/k/a 278 New York Boulevard, Effort, PA 18330 **BEING** the same premises which Michael R. Knaus and Meredith P. Knaus, his wife, by deed dated June 12, 2003 and recorded June 16, 2003 in and for Monroe County, Pennsylvania, in Deed Book Volume 2156, Page 6614, granted and conveyed unto Alberto Guzman, an individual.

TAX CODE: 13/111771

PIN NO: 13622900771013

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALBERTO GUZMAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10521 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of land, situate in the Township of Chestnuthill , County of Monroe and Commonwealth of Pennsylvania, being lot 211 as shown on map entitled Final Plan Weir Creek Estates, recorded in plot book volume 65, page 156, bounded and described as follows:

Beginning at an iron pin in the northerly side of Weir Creek View, road name revised Creek View Lane, being also a corner of lot no. 22, Weir Creek Estates, thence along the northerly side of Weir Creek View, road name revised to Creek View Lane, and along the northerly side of a cul-de-sac at the westerly end of Weir Creek View, road name revised to Creek View Lane, the following three courses and distances: (1) south 74 degrees 56 minutes 30 seconds west (magnetic meridian) for 100.00 feet to an iron pin; (2) on a curve to the right having a radius of 60.00 feet and an arc length of 139.46 feet to an iron pin, a corner of lot no. 20, Weir Creek Estates, thence along lot no. 20, south 81 degrees 13 minutes 26 seconds west for 222.04 feet to an iron pin in line of lands of Theodore Bush, thence along lands of Theodore Bush, north 18 degrees 49 minutes 52 seconds west for 267.62 feet to an iron pipe, a corner of Pleasant Valley Heights Development, thence along Pleasant Heights Development, north 69 degrees 59 minutes 38 seconds east for 475.72 feet to an iron pin, a corner of lot no. 22, Weir Creek Estates, thence along lot no. 22, south 15 degrees 03 minutes 30 seconds east for 313.93 feet to the place of beginning.

Title to said Premises vested in John Jones and To-

nya Jones, Husband and Wife by Deed from mark A. Hendrickson and Donna A. Hendrickson, Husband and Wife dated 12/04/02 and recorded on 12/18/02 in the Monroe County Recorder of Deeds in/at 200251588.

Being known as 530 Creek View Drive aka 22 Creek View Drive, Brodheadsville, PA 18322

Tax Parcel Number: 02/89081

Tax Pin Number: 02624800826085

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TONYA JONES

JOHN JONES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2277 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN township unit, situate in the Township of Middle Smithfield , County of Monroe and Commonwealth of Pennsylvania, shown as Unit B on the attached exhibit titled 'As-Built Map of Survey, Unit 60, Northslope III', dated June 29, 2004 as prepared by Frank J. Smith Jr., Inc., Professional Land Surveyors of Marshalls Creek, Pa., more fully described as follows, to wit:

BEGINNING at the most northerly common corner of Unit 60-B and 60-C, said corner being South 65 degrees 39 minutes 45 seconds East 60.47 feet from the centerline intersection of Ridge View Circle (Sta. 10+87.62 and Sta. 20+99.07), as shown on the above mentioned plan;

THENCE 1.) through lands now or formerly of Northslope III, North 67 degrees 22 minutes 52 seconds East 10.50 feet to a point;

THENCE 2.) through the same, South 22 degrees 37 minutes 08 seconds East 9.00 feet to a point;

THENCE 3.) through the same, North 67 degrees 22 minutes 52 seconds East 13.50 feet to a point in line of Unit 60-A;

THENCE 4.) by said Unit 60-A and through said lands

of Northslope III< South 22 degrees 37 minutes 08 seconds East 38.00 feet to a point; THENCE 5.) through said lands of Northslope III, South 67 degrees 22 minutes 52 seconds West 24.00 feet to a point;

THENCE 6.) by said Unit 60-C, North 22 degrees 37 minutes 08 seconds West 47.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Timothy J. Gilroy and Yesenia S. Naranjo, as tenants by the entireties, by Deed from C&M Homes at Shawnee, LP, a Pennsylvania Limited Partnership by General Partner and C&M Homes at Shawnee, LLC, dated 01/14/2005, recorded 01/20/2005 in Book 2213, Page 9754.

TAX CODE: 09/96810/60B
TAX PIN: 09733303307023B
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
TIMOTHY J. GILROY
YESENIA S. NARANJO A/K/A
YESENIA NARANJO
TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8189 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN message and tract or piece of land situate in the Township of Middle Smithfield , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a private road, twenty feet wide, which private road shall be open for the grantor, grantee, their heirs or assigns, said point being eight hundred feet southwesterly from the public road known as Kakeout Drive, said point of beginning being also South forty three degrees twenty minutes East one hundred and twelve feet from the line of land now or late of Rudolph Eberhardt; thence along lot No. 4 South forty three degrees twenty minutes East four hundred and sixty eight feet to a point on line of lot No. 8; thence along same South forty six

degrees forty minutes West two hundred feet to corner of lot No. 6; thence along same North forth three degrees twenty minutes West two hundred seventy three feet to a point in the middle of the twenty feet wide road first mentioned above; thence along middle of same North eleven degrees thirty three minutes West one hundred twenty feet; thence along same North no degrees thirteen minutes West one hundred twenty feet; thence along same North forty two degrees thirty nine minutes East fifty-five and six-tenths feet to the place of BEGINNING.

CONTAINING one and eighty two hundredths acres, more or less, and being the easterly two-thirds, approximately, of lot No. 5 of the subdivision of the Davidson-Depue Farm
BEING known and numbered as 22 Lower Lakeview Drive a/k/a 150 Squirrel Hill Drive, East Stroudsburg, PA 18301.

BEING the same premises which Frank Petruccio and Michael Petruccio, by Deed dated July 20, 2001 and recorded July 31, 2001 in and for Monroe County, Pennsylvania, in Deed Book Volume 2101, Page 4509, granted and conveyed unto Thomas C. Fetherman.

TAX CODE: 09/7/1/11
PIN NO: 09733403405527
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DONNA FETHERMAN, ADMINISTRATRIX OF
THE ESTATE OF THOMAS C. FETHERMAN
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2482 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 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot or piece of ground situate in the Township of Polk , County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the northerly edge of Grassy Road, said pin also marking the southwest corner of Lot Number 8 thence along the northerly

edge of said Grassy Road North 89 degrees 28 minutes 19 seconds West 147.80 feet to an iron pin; thence along Lot Number 10 North 0 degrees 31 minutes 41 seconds East 499.97 feet to an iron pin; thence along land of Raymond Burger South 89 degrees 31 minutes 55 seconds East 147.80 feet to an iron pin; thence along Lot Number 8 South 0 degrees 31 minutes 41 seconds West 500.12 feet to the place of Beginning.

Containing 1.6967 acres.
BEING Lot Number 9 of Tall Pine Acres, Polk Township, Monroe County, Pennsylvania.

TITLE TO SAID PREMISES VESTED IN Alice A. Fernandez, unmarried widow, by Deed from Raymond Fernandez and Maritza Fernandez, h/w, dated 04/04/2005, recorded 04/06/2005 in Book 2221, Page 2547.

The said Alice A. Fernandez departed this life on or about 05/10/2007, and upon information and belief, her surviving heirs are Raymond M. Fernandez and Arlene A. Farrell.

By executed waiver, Raymond M. Fernandez waived his right to be named as a defendant in the foreclosure action.

TAX CODE: 13/2/1/40-37

TAX PIN: 13622700896035

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ESTATE OF ALICE A. FERNANDEZ

ARLENE A. FARRELL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ALICE A. FERNANDEZ, DECEASED

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ADAM H. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2000 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN improved, parcel or piece of ground situated in the Township of Coolbaugh , Tax Code 3/3A/2/6, being lot 25 Robert S. Phoenix, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point formed by the intersection of the center line of Route 196 which leads from Mt. Pocomo to South Sterling and the center line of a thirty-three foot wide road, as shown on map hereinafter referred to, the said beginning point being also a corner of Lot No. 20 as shown on the said map; thence along the center line of the said Route 196, North no degrees twenty three minutes West one hundred eighty-nine feet to a point; thence along line of land now or formerly of Hastings Estate, South eighty-three degrees forty-three minutes East two hundred five and six-tenths feet to a point, a corner also of Lot No. 26; thence along line of said Lot No. 26, south seven degrees east one hundred ninety feet to a point in the center line of the aforementioned thirty-three foot wide road, being also a common corner of Lot Nos. 20, 21, 25 and 26; thence in and along the center line of the aforeside thirty-three foot wide road, being also the line of the said Lot No. 20, North eighty-three degrees West one hundred eighty-one and three-tenths feet to the place of **BEGINNING**. BEING Lot No. 25 on map of Robert Phoenix Lot Development made by Fred C. Schoenagle, R.S., dated June 1961, and revised by Harry F. Schoenagle, R.S., dated 26 October, 1965.

Premises being: 872 Sterling Road f/k/a 872 Route 196 f/k/a 462 Sterling Road, Tobyhanna, PA 18466

TAX ID: 03/3A/2/6

PIN: 03635702898324

BEING the same premises which Jonathan Koszalka, by Deed dated April 13, 2013 and recorded April 16, 2003 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2418 Page 6566, granted and conveyed unto mary Beth Redmond.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JONATHAN KOSZALKA

MARY BETH REDMOND

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ANDREW J. MARLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, ESQUIRE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4542 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

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

BEGINNING at a point on the northerly line of Rogues Path, a common corner of Lot No. 3 and Lot No. 4 as shown on a plan titled, "The Hemlocks, Dr. John F. Creamer - owner & developer, Paradise Township, Monroe County, Pa.," dated Oct. 20, 1972 and revised Jan. 20, 1973, prepare by Edward C. Hess Associates, Inc., and recorded in Plot Volume 18, Page 99; thence by Lot No. 3 North 4 degrees 05 minutes 15 seconds West 261.08 feet to a point; thence by lands of Paradise Valley Woodlands, Inc., North 66 degrees 55 minutes 00 seconds East 376.27 feet to a point; thence by Lot No. 5 South 4 degrees 05 minutes 15 seconds East 493.50 feet to a point on the northerly line of Rogues Path; thence along the northerly line of Rogues Path on a curve to the right having a radius of 120.00 feet for an arc length of 77.14 feet (chord bearing and distance being North 75 degrees 40 minutes 17 seconds West 75.82 feet) to a point of reverse curvature; thence by the same on a curve to the left having a radius of 230.00 feet for an arc length of 86.23 feet (chord bearing and distance being North 67 degrees 59 minutes 40 seconds West 85.73 feet) to a point of tangency; thence by the same North 78 degrees 44 minutes 06 seconds West 151.36 feet to a point of curvature of a tangent curve; thence by the same on a curve to the left having a radius of 230.00 feet for an arc length of 61.62 feet (chord bearing and distance being North 86 degrees 24 minutes 41 seconds West 61.44 feet) to the place of **BEGINNING**. CONTAINING 3.013 acres more or less.

TITLE TO SAID PREMISES VESTED IN David Engel, by Deed from David J. Rice and Sheila K. Rice, his wife, dated 05/03/2004, recorded 05/10/2004 in Book 2189, Page 6117.

TAX CODE: 11/1/11-10-6

TAX PIN: 11638402889822

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAVID ENGEL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6888 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN message, known as 156 Analomink Street, and lot, tract, piece or parcel of land, situate in the Borough of East Stroudsburg , County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the northerly side of Analomink Street, said post being North sixty-one degrees East twenty-six and one-half feet from the southeasterly corner of lot conveyed by Henry H. Teeter to Emma Jane Turn; thence along the northerly side of said Analomink Street; North sixty-one degrees East forty feet to a post; thence North twenty-nine degrees West one hundred fifty and one-half feet to the southerly side of an alley-way sixteen feet wide; thence, along the southerly side of said alley-way, South sixty-one degrees west forty feet to a post; thence South twenty-nine degrees East one hundred fifty and one-half feet to the place of **BEGINNING**.

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

The property is located at 156 Analomink Street, East Stroudsburg, PA.

Being the same premises conveyed to Richard J. DeVore, Sr., and Ruth A. DeVore, husband and wife, by deed of Anna Maria Ashcroft, dated May 19, 1999 and duly recorded in Book 2064 at page 9978. Ruth A. DeVore died on September 3, 2009, vesting full title to the premises in Richard J. DeVore, Sr. Richard J. DeVore, Sr. died on September 3, 2013.

The property is improved with a single family dwelling The Assessment Map Number of the property is 5-4/1/10/12. The Pin Control Number is 05/7301/16/94/8723.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD A. DEVORE, SR. BY HIS PERSONAL REPRESENTATIVE RICHARD A. DEVORE, JR.

THE ADMINISTRATOR OF THE ESTATE OF RICHARD A. DEVORE, SR.

RUTH DEVORE BY HER PERSONAL REPRESENTATIVE CHRISTINA THORNTON AND RICHARD A. DEVORE, JR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 JOHN R. O'BRIEN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6289 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN Condominium Unit situate, lying and being in the Borough of Mount Pocono , County of Monroe and Commonwealth of Pennsylvania, including the improvements and appurtenances thereto belonging subject to the provisions of the Pennsylvania Condominium Act (68 Pa. C.S. 53101 et seq.) the amendments and supplements thereto, and to the provisions of that certain declaration of this Condominium, dated June 2, 1987 and recorded October 15, 1987 in Monroe County Record Book 1583 at page No. 913 more particularly described as Unit #D125 in said Declaration aforesaid, and which Unit is herewith conveyed in conformity with the Condominium Act aforesaid, and includes the fee in an undivided 1.230 percent interest in the Common Elements of this Condominium.

SUBJECT to the provisions of the Pennsylvania Condominium Act, the supplements and amendments thereto, and to the conditions, restrictions, covenants, and agreements set forth in the Declaration aforesaid, including the By-Law of Condominium Association, and any amendments thereto as they may be, from time to time, amended by instruments duly recorded in the Office of the Recorder of Deeds of this County, which provisions, together with any amendments thereto, shall constitute covenants running with the land, and shall bind forever any person having, at any time, any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein.

SUBJECT to easements, Zoning requirements, and other restrictions of record, if any.

TITLE TO SAID PREMISES VESTED IN Jason R. Becker and Joanna L. Becker, his wife, by Deed from William H. Lee and Grace Lee, his wife, dated 02/03/2006, recorded 02/08/2006 in Book 2257, page 1963.

TAX CODE: 10/6/1/16-25

TAX PIN: 10635620704967

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JASON R. BECKER
 JOANNA L. BECKER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2599 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN Condominium Unit situate, lying, and being in the Borough of East Stroudsburg , County of Monroe, and State of Pennsylvania, including the improvements and appurtenances thereto belonging subject to the provisions of the Pennsylvania Condominium Act (68 Pa. C.S. Section 3101 et seq.) The amendments and supplements thereto, and to the provisions of that certain Declaration of this Condominium, dated May 1, 1990 and in Deed Book Volume 1734,Page 1046 in the County of Monroe, more particularly described as Unit #6, in said Declaration aforesaid and which Unit is herewith conveyed in conformity with the Condominium Act aforesaid, and includes the fee in an undivided 2.0833 percent interest in the Common Elements of this Condominium.

SUBJECT to the provisions of the Pennsylvania Condominium Act, the supplements and amendments thereto, and to the conditions, restrictions, covenants, and agreements set forth in the declaration aforesaid, including the By-Laws of Condominium Association, and any amendments thereto, as they may be, from time to time, amended by instruments duly recorded in the Office of the Recorder of Deeds of this County, which provisions, together with any amendments thereto, shall constitute covenants running with the land, and shall bind forever any person having, at any time, any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein.

SUBJECT to easements, zoning requirements, and other restrictions of record, if any.

ADDRESS: 6 Eaglesmere circle, East Stroudsburg, PA 18301

TITLE TO SAID PREMISES IS VESTED IN Denise St. Clair, by Deed from Charles R. Francis and Diane R. Francis, his wife, dated 11/27/2001, recorded 12/03/2001 in Book 2109, Page 8273.

TAX CODE: 05/110326

TAX PIN: 05731117108592

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**DENISE ST CLAIR****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5811 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 25, 2016

AT 10:00 A.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 Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point at the intersection of the center line of the public road leading from the Analomink Road to Stokes Mill with the extended westerly line of Spruce Street; thence along the westerly side of Spruce Street, South seventeen degrees twenty-five minutes East (at ten and seventy-five one-hundredths feet passing a pipe and at sixteen and five-tenths feet passing a pipe) one hundred ninety-eight and five one-hundredths feet to a pipe; thence along the northerly side of an alley twelve feet in width, South seventy-five degrees ten minutes West one hundred feet to a pipe; thence by lands of Charles M. Williams, of which this lot was formerly a part, North seventeen degrees twenty-two minutes West (at one hundred eighty-four and one-tenth feet passing a pipe) two hundred and six-tenths feet to a point in the center line of the above-mentioned public road; thence along the center line of the above-mentioned road, North seventy-six degrees twenty-eight minutes East one hundred feet to the place of **BEGINNING**.

CONTAINING 0.45 acre, more or less.

Title to said premises is vested in Norman Vaughn Jr. by deed from Norman E. Vaughn Jr. dated August 9, 2006 and recorded December 12, 2006 in Deed Book 2290, page 3276. The said Norman Vaughn Jr. died on October 15, 23009 thereby vesting title in Dale McDaniels, Executrix of the Estate of Norman

Vaughn, Jr., Deceased Mortgagor and Real Owner by operation of law.

Parcel No. 17/5/2/72-1

Pin No. 17730110461099

Being Known As: 405 Stokes Mill Road, Stroudsburg, Township of Stroud, Monroe County, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DALE MCDANIELS, EXECUTRIX OF THE ESTATE OF NORMAN VAUGHN, JR., DECEASED MORTGAGOR AND REAL OWNER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3414 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Tunkhannock , County of Monroe and State of Pennsylvania, being Lot No. 8 as shown on a map entitled Final Plan of Mountain View Estates, as recorded in Plot Book Volume 68, Page 92, bounded and described as follows, to wit:

BEGINNING at an iron in the northerly side of Martha Lane, being a corner of Lot No. 7, Mountain View Estates; thence along Lot No. 7, North 14 degrees 42 minutes 40 seconds West (Magnetic Meridian) for 200.00 feet to an iron in line of Lot No. 12, Highland Terrace, Section Two, recorded in Plot Book Volume 64, page 176; thence along Lot No. 12, North 75 degrees 17 minutes 20 seconds East for 252.34 feet to an iron, a corner of Lot No. 9, Mountain View Estates; thence along Lot No. 9, South 07 degrees 43 minutes 04 seconds West for 247.05 feet to an iron in the northeasterly side of Martha Lane; thence along the northeasterly side of Martha Lane the following two courses and distances:

1) on a curve to the left having a radius of 375.00 feet and an arc length of 146.80 feet to an iron;

2) South 75 degrees 17 minute 20 seconds West for 15.00 feet to the place of **BEGINNING**. **CONTAINING 1.0034 acres, more or less and BEING Lot No. 8 as**

shown on the above described plan.
UNDER AND SUBJECT to the Declaration of Covenants and Restrictions imposed upon Subdivision known as Mountain View Estates, dated July 3, 1996 and recorded July 17, 1996 in the Monroe County Deed Book Volume 2027, Page 3148.

TITLE TO SAID PREMISES IS VESTED IN May Della-Valle, by Deed from Federal National Mortgage Association, aka, Fannie Mae, dated 03/24/2005, recorded 03/28/2005 in Book 2220, Page 436.

TAX CODE: 20/89987

TAX PIN: 20632100947230

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MAY DELLA VALLE
 A/K/A DELLAVALLE MAY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1977 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday , FEBRUARY 25, 2016

AT 10:00 A.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 Paradise , Monroe County, Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron on the Westerly line of Township Road No. 621, said iron being the Northeasterly corner of lands of Jean Nonnemaker, et vir, as shown on map entitled 'Subdivision of Portion of Lands of Megargel's Golf, Inc.' dated 29 September 1981; thence along lands of Jean Nonnemaker, et vir., North 56 degrees 04 minutes 56 seconds West 279.20 feet to an iron pipe in line of lands of the Monroe County Industrial Development Authority; thence North 39 degrees 45 minutes 20 seconds East 283.71 feet to a stone corner; thence along the same South 75 degrees 43 minutes 40 seconds East 155.25 feet to an iron pipe; thence along lands now or formerly of the LeRoy Dengler Estate, South 16 degrees 37 minutes 21 seconds West 23.55 feet to an iron pipe; thence along the same, South 77 degrees 11 minutes 19 seconds

East 36.16 feet to an iron pipe on the Westerly line of Township Road No. 621; thence along the Westerly line of Township Road No. 621 in a Southerly direction on a curve to the left having a radius of 94.50 feet, an arc length of 85.46 feet to an iron pipe at a point of tangency; thence along the same, South 16 degrees 37 minutes 21 seconds West 254.84 feet to the place of beginning. Containing 1.546 acres, more or less. Being also known as Lot 1A as shown on said map.

TITLE TO SAID PREMISES IS VESTED IN Heather Lutkowski and Brian Lutkowski, her husband, by Deed from Phoebe A. Megargel, an unremarried widow, dated 02/28/2006, recorded 11/22/2006 in Book 2288, Page 4061.

TAX CODE: 11/7/1/34-13

TAX PIN: 11636503202869

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**BRIAN LUTKOWSKI
 HEATHER LUTKOWSKI**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 684 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

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

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

BEGINNING at a pipe on the northerly side of Sunrise Road, a common corner of lots No. 121 and 122 as shown on a map titled 'Lakeview Terrace dated October 19, 1985, from which a point at the southeasterly corner of lands conveyed by Fred F. Faulstick to Alfred P. Henet, Sr., by deed dated July 26, 1966 and recorded in Deed Book Volume 339, page 362, bears South 52 degrees 43 minutes West distant 50 feet, thence by lands intended to be conveyed by Fred F. Faulstick to Alfred P. Henet, Sr., North 37 degrees

greens 17 minutes West 100 feet to a pipe; thence by lands of Fred F. Faulstick of which this lot was formerly a part, North 52 degrees 43 minutes East 150 feet to a pipe; thence by the same South 37 degrees 17 minutes East 100 feet to a pipe; thence by the same South 37 degrees 17 minutes East 100 feet to a pipe; thence along the northerly side of Sunrise Road South 52 degrees 43 minutes West 150 feet to the place of BEGINNING. CONTAINING 15,000 square feet more or less. BEING Lots Nos. 122, 123 and 124, on said map of Lakeview Terrace.

UNDER AND SUBJECT to the conditions set forth in the Deed Book Volume 373 at Page 127.

TITLE TO SAID PREMISES IS VESTED IN Virginia M. Rymond and John G. Rymond, by Deed from Virginia M. Haney, a/k/a Virginia M. Long, n/b/m Virginia M. Raymond, dated 11/17/1005, recorded 11/18/2005 in Book 2248, Page 5893.

TAX CODE: 07/12/2/2-57

TAX PIN: 07627706470954

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN G. RYMOND

VIRGINIA M. RYMOND

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1597 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot or piece of land situate in the Township of Chestnuthill, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin on the northerly line of Cameron Road, a common corner of Lot No. 13 and Lot No. 12 as shown on a map title Map of Sun Valley, Drawing No. E-713, prepared by Michael A. Policelli, P.E.; thence along northerly line of Cameron Road south 86 degrees 24 minutes 46 seconds west 100.00 feet to an iron pin; thence partly by Lot No. 1 and

partly by Lot No. 10 north 03 degrees 35 minutes 14 seconds west 292.75 feet to an iron pin on the southerly line of Lower Mountain Drive (Birch Brier Estates, Plot Book Volume 60, Page 430); thence along said southerly line of Lower Mountain Drive south 79 degrees 57 minutes 33 seconds east 102.90 feet to an iron pin; thence by the aforementioned Lot No. 13 south 03 degrees 35 minutes 14 seconds east 268.50 feet to the place of beginning.

Containing 0.644 acres of land, being Lot No. 12 as shown on the above described plan.

Title to said Premises vested in Patrick B. Hughes by Deed from Wells Fargo Bank, National Association, as trustee for certificateholders of Bear Stearns Mortgage Funding Trust 2006-AC1, Asset Backed Certificates, Series 2006-AC1 by EMC Mortgage Corporation as attorney in fact by Mark Blanton, assistant vice-president dated 11/29/2007 and recorded 01/08/2008 in the Monroe County Recorder of Deeds in Book 2324, Page 7369.

Being known as 12 Lower Mountain Drive, a/k/a 930 Lower Mountain Drive, Effort, PA 18330.

Tax Parcel Number: 02/15/2/1-6

Tax Pin Number: 02632002970550

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICK HUGHES

A/K/A PATRICK B. HUGHES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 990 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THOSE CERTAIN lots or pieces of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe at the southeasterly side of Shawnee Drive, a corner of Lot No. 221 and Lot No. 222, thence along the southeasterly side of Shawnee

Drive North 40 degrees 20 minutes East 150 feet to a pipe; thence by Lot No. 219 South 49 degrees 40 minutes East 150 feet to a point; thence by lands of Clarence Pipher South 40 degrees 20 minutes West 150 feet to a point; thence by Lot No. 222 North 49 degrees 40 minutes West 150 feet to the place of BEGINNING.

BEING Lot No. 220 and Lot No. 221 as shown on "Map of lots survey for Clinton R. Alden, Middle Smithfield Township, Monroe County, Pa."

EXCEPTING AND RESERVING unto the parties of the first part, their heirs and assigns, the right to lay a water pipe not to exceed two inches in diameter into and/or through the front ten feet of the above described premises, said pipe to be used for the purpose of carrying water into or through the said above described premises together with the free ingress, egress and regress to and for the said parties of the first part for the purpose of laying and maintaining said pipe.

BEING THE SAME PREMISES which Robert Alexander Pugh and Lois Diane Pugh, husband and wife, by deed dated 1/22/2007 and recorded 1/30/2007 in Book 2295 Page 1702 conveyed to Larry R. Cory and Jane A. Cory, husband and wife. And the said Larry R. Cory departed this life on 6/24/2013, vesting title solely in Jane A. Cory as surviving tenant by the entireties as of the date of his death.

Pin #: 09734503118024

Tax Code #: 09/4A/1/83

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JANE A. CORY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

MATTHEW K. FISSEL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 347 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.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, desig-

nated as Lot No. 7052, Section D-II according to Plan of emerald Lakes, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA, in Plot Book Volume 19, page 115, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan on Record.

BEING the same premises which the Tax Claim Bureau of the County of Monroe, as Trustee (Nations First Realty Corp.) by its deed dated May 2, 2007 and recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2304, page 4182, granted and conveyed unto David S. Wengerder, in fee.

AND BEING the same premises which First Liberty Trust, LLC and Blue Elf, Inc., by their deed dated December 6, 2005 and recorded in the aforesaid Recorder's Office in Record Book Volume 2251, page 815, granted and conveyed unto Nations First Realty Corp.

UNDER AND SUBJECT to covenants, conditions and restrictions as contained in Deed Book Volume 764, page 10, and in the chain of title.

TITLE TO SAID PREMISES VESTED IN Sherryann Frederick and Cheddie Detreitas, as joint tenants with right of survivorship, by Deed from David S. Wengerder, dated 09/05/2008, recorded 09/08/2008 in Book 2341, Page 5928.

TAX CODE: 20/1C/1/195

TAX PIN: 20633302788821

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SHERRYANN FREDERICK
CHEDDIE DEFREITAS A/K/A
CHEDDIE DETREITAS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6002 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel, or piece of land

known as Lot 136 of Stonecrest in Tunkhannock Township, Monroe County, Pennsylvania, as shown on plan of Stonecrest park, Section N-II, recorded in Monroe County Plot Book 9 page 213.

BEING THE SAME PREMISES Steven P. Parisi and Colleen Parisi, hi wife, by deed dated January 18, 1997, and recorded January 23, 1997, in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2032, Page 9160.

UNDER AND SUBJECT to mineral rights and restrictions for Stonecrest Park as contained in the deeds of Leisure Equities Corp., and as in the deed recorded in the office of the Recorder of Deeds in and for Monroe County at Stroudsburg, Pennsylvania in Deed Book Volume 882, page 38

UNDER AND SUBJECT to mineral rights reserved in the deed to Werner W. Wandschneider, et ux, dated October 5, 1954, and recorded in the Office of the Recorder of Deeds in and for Monroe County at Stroudsburg, Pennsylvania in Deed Book Volume 206, Page 301.

UNDER AND SUBJECT to the coal rights as contained in Sheriff's deed granted to First Star Savings Bank recorded in Deed Book 2029, Page 802.

BEING THE SAME PREMISES which Fernando Cuascut by deed dated January 30, 2004 and recorded March 19, 2004 in the Recorder of Deeds Office in Book 2184, Page 8680 granted and conveyed unto Tenesha West, Darren Duncan, Robert West, Jasmine West and Lexis DeWitt, in fee.

Being Parcel No.: 20/111924

Being Pin No.: 20-6321-02-56-5578

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FERNANDO CUASCUT, TENESHA WEST, DARREN DUNCAN, ROBERT WEST, JASMINE WEST AND LEXIS DEWITT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

STEPHEN M. HLADIK, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1389 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of land, situate in the Borough of East Stroudsburg , County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly line of East Broad Street, a common corner of Lot No. 2 and Lot No. 3 as shown on a plan titled "Final Plan of Sub-division of Lands of R.C. Cramer Lumber Company, owner and developer" Borough of East Stroudsburg, Monroe County, Pennsylvania, prepared May 8, 1973, by Edward C. Hess Associates, Inc., Stroudsburg, Pennsylvania; thence along the Northwesterly line of East Broad Street South 61 degrees 08 minutes 47 seconds West 141.99 feet to a point; thence by Lot No. 1, North 28 degrees 51 minutes 03 seconds West 151.33 feet to a point; thence by lands of Ruth Flory North 60 degrees 24 minutes 16 seconds East 142.00 feet to a point; thence by Lot No. 3 south 28 degrees 51 minutes 03 seconds East 153.17 feet to the place of beginning.

BEING Lot No. 2 on the aforementioned plan of lots. BEING known as 252 East Broad Street, East Stroudsburg, PA/CPN 5-6/3/6/7-13
TAX ID # 05-6/3/6/7-13
PIN # 05-7311-09-17-131

BEING THE SAME PREMISES which Mahboob Khawaja and Shehla Khawaja, husband and wife, by Deed dated 12/19/2006 and recorded 1/4/2007 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2292 and Page 6226, granted and conveyed unto Mahboob Khawaja and Shehla Khawaja, husband and wife as Tenants by the Entireties.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MAHBOOB KHAWAJA SHEHLA KHAWAJA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

BRADLEY J OSBORNE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1394 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.

AT 10:00 A.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 25 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 Recorder 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 Olde Mill Run and at the northwesterly corner of Lot No. 26; thence northwardly along the easterly line of Olde Mill Run by a curve to the left having a radius of 670 feet for an arc distance of 107.66 feet to a point of tangency; thence North 0 degrees-43 minutes-19 seconds West along the easterly line of Olde Mill Run for a distance of 30.10 feet to a point, the south-westerly corner of Lot No. 24; thence North 89 degrees-16 minutes-41 seconds East along the southerly line of Lot No. 24 for a distance of 354.46 feet to a point in the shore area of a Reservoir; thence South 4 degrees-19 minutes-56 seconds East for a distance of 198.57 feet to a point, the easternmost corner of Lot No. 26; thence North 81 degrees-30 minutes-54 seconds West along the northeasterly line of Lot No. 26 for a distance of 380.50 feet to a point the place of BEGINNING; containing 1.398 acres, more or less.

TITLE TO SAID PREMISES VESTED IN Michael A. Hunt single, by Deed from Hugh D. Mahoney and Wilma Ann Mahoney, h/w, dated 11/15/2005, recorded 12/20/2005 in Book 2252, Page 2957.

TAX CODE: 17/14D/1/54

TAX PIN: 17639103342044

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL A. HUNT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7005 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

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

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

BEGINNING at an iron pipe on the westerly line of Laurel Street, said iron pipe being the southeasterly corner of Lot No. 117 as shown on a map entitled "Subdivision of lands of Frank J. Young, 27 November 1964"; thence along the westerly line of Laurel Street as shown on said map, South five degrees thirty nine minutes no seconds East eighty and no one hundredths feet to an iron pipe; thence along Lot No. 119 as shown on said map South eighty four degrees twenty one minutes no seconds West eighty two hundred eighteen and fifty seven one hundredths feet to an iron pipe; thence along the easterly line of a proposed drainage easement fifteen feet in width, six one hundredths feet to an iron pipe; thence along Lot No. 115 as shown on said map, North sixty degrees fourteen minutes no seconds East sixty seven and eighty nine one hundredths feet to an iron pipe; thence along Lot No. 116 and 117 as shown on said map, North eighty four degrees twenty one minutes no seconds East one hundred eighty and no one hundredths feet to the place of BEGINNING. BEING Lot No. 118 as shown on said map.

Title to said premises is vested in Dorota Duryea by deed from Katherine Fish and Dale Fish, her husband dated September 23, 2006 and recorded October 2, 2006 in Deed Book 2282, Page 7156.

Parcel No. 17/4A/1/20

Pin No. 17730109079455

Being Known As: 2171 Laurel Street, Stroudsburg, Township of Stroud, Monroe County, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DOROTA DURYEA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
CHRISTINE L. GRAHAM, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5124 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

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

ALL THAT certain lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot No. 80, Section E, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office of the Recorder of Deed, Monroe County, Pennsylvania, in Plot Book Vol. 32, pages 123, 127.

Being the same premises conveyed to Sascha I. Zenner, by deed of Jean M. Tretheway and M. Scott Tretheway, her husband, dated September 11, 2002 and duly recorded in Wayne county Recorder of Deeds Book 2132, at page 2963.

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

The property is located at 7139 Pine Grove Drive, East Stroudsburg, PA.

The property is improved with a single family dwelling.

The names of the owner or reputed owner of the property is Sascha I. Zenner.

The Assessment Map Number of the property is 17/15E/1/80. The Pin Control Number is 17/6382/04/94/9026.

Seized and taken in execution at the suit of Tobyhana Federal Credit Union, now by change of name Val-or Federal Credit Union against Sascha I. Zenner in proceedings filed in the Court of Common Pleas of Monroe County to No. 5124 Civ 2014.

Sheriff to collect \$131,505.26 plus interest at a per diem rate of \$13.81 from April 14, 2014 to the date of sale, plus costs of suit.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SASCHA I. ZENNER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOHN R. O'BRIEN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1733 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

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

ALL THAT CERTAIN message known as 94 North Second Street and lot, tract, piece or parcel of land situate in the First Ward of the **Borough of Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania, being part of Lots Nos. 23 and 24 on the Map or Plan of Lots of the Stroudsburg Land and Improvement Company, as recorded in the Recorder's Office of Monroe County, Pennsylvania in Misc. BBook Volume D, pages 210-211, bounded and described as follows:

Beginning at a post on the East side of North Second Street (formerly called Columbia Avenue), said beginning point being distant thirty feet from the Northerly corner of other lands of said Jacob Stem designated as Lot No. 22 on Map or Plan of Lots of the Stroudsburg Land and Improvement Company; thence by land of said grantors (said line being thirty feet distant in a Northerly direction from the Northerly line of said Lot No. 22) in an Easterly direction one hundred fifty feet to an alley; thence by said alley in a Northerly direction forty feet to a post, a corner of land of (formerly Annie Matkin) now John L. Bowman; thence along lands of said John L. Bowman in a Westerly direction one hundred fifty feet to a post on the East side of North Second Street; thence along the East side of said North Second Street in a Southerly direction forty feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Diane M. Silver, by Deed from Raymond W. Silver, unmarried, dated 05/10/1995, recorded 05/15/1995 in Book 2005, Page 1096.

TAX CODE: 18-1/1/3/17

TAX PIN: 18730119615797

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DIANE M. SILVER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10400 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, tract, piece or parcel of land situate in the Borough of East Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit BEGINNING at a pipe at the southeasterly corner of lands conveyed by Norman B. Gregory and Wife to Albert L. Edinger and wife by deed dated June 20, 1957 and recorded in Deed Book Volume 234, Page 336; THENCE by lands of Norman B. Gregory, reserved for a driveway twenty eight feet in width, South twelve degrees fifteen minutes East two hundred thirty four and nine-tenths feet to a pipe; thence along the center line of a pole line and right-of-way of Metropolitan Edison Company North seventy degrees eleven minutes West ninety four and four-tenths feet to a pipe; thence by lands conveyed by Norman B. Gregory and wife to Carl L. Smith and wife North twelve degrees fifteen minutes West one hundred eighty four and seventy five one-hundredths feet to a pipe; thence by lands of Chester Adams and wife, formerly Albert L. Edinger and wife North seventy seven degrees forty five minutes East eighty feet to the place of BEGINNING.

BEING known and numbered as 48 Grandview Street, East Stroudsburg, PA 18301.
BEING the same premises which Joseph P. Murray and Sharon Murray, his wife, by Deed dated May 29, 2003 and recorded June 3, 2003 in and for Monroe County, Pennsylvania, in Deed Book Volume 2155, Page 4642, granted and conveyed unto Kim Gladish, single.
TAX CODE: 05-6/1/4/9-1
PIN NO: 05730220904130

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ASHLEIGH LEVY MARIN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3222 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot parcel or piece of land situate in the Township of Hamilton, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron on the Northerly line of Cromwell Road, said iron being the most Easterly corner of Lot No. 502 as shown on map entitled, "Final Plan, Section C, Birnam Wood", dated September 16, 1988 and revised February 24, 1989, which map is recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Volume 61, Page 128; thence along Lot No. 502, N 23°00'13" W 245.00 feet to an iron in line of lands of Arnold A. Hallock, et ux. as shown on said map; thence along said lands of Arnold A. Hallock, et ux. N 66°59'47" E 180.00 feet to an iron, the most Westerly corner of Lot No. 504 as shown on said map; thence along Lot No. 504, S 23°00'13" E 245.00 feet to an iron on the Northerly line of Cromwell Road; thence along the Northerly line of Cromwell Road, S 66° 59' 47" E 180/00 feet to the PLACE OF BEGINNING.

CONTAINING 1.012 Acres, more or less.
BEING Lot No. 503 as shown on said map.
BEING the same premises which David Barham, as Attorney in Fact for Ines Machado, Single, by Deed dated June 30, 2005 and recorded on July 29, 2005, in Monroe County Record Book 2234, at Page 3472 granted and conveyed to Anthony E. Davis.
CODE NO. 07/86276
PIN NO. 07637000994557

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2118 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.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 516 Block Section C being situated and located in Tobyhanna Townships, Monroe County, Pennsylvania, and encompassed and included within one of the following plates, a subdivision drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known and described as "Section C, Stillwater Lake Estates, Inc., dated July 2, 1960", and approved by the Supervisors of the Township of Coolbaugh on July 31, 1961, and the Supervisors of the Township of Tobyhanna on July 31, 1961, and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on the 16th day of August, 1961, which said plat is recorded in Plat Book 8, on page 159, and a subdivision plat drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known as section F of Stillwater Lake Estates, Sundance Stillwater Corp., dated April 16, 1968, and approved by the Supervisors of the Township of Coolbaugh on June 3, 1968, and approved by the Monroe County Planning and Zoning Commission on May 8, 1968, and duly filed and recorded in the office for the recording of plats, in and for the County of Monroe on the 6th day of June, 1968, in Plat Book 11, page 131.

BEING THE SAME PREMISES which Stanley P. Kenosky, Jr., by deed dated 03/05/1988 and recorded 03/16/1988 in Book 1607 Page 1410 conveyed to Joseph Romeo and Diane Romeo, his wife.

Pin #: 19634504823859

Tax Code #: 19/4C/1/79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DIANE ROMEO
JOSEPH ROMEO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CRYSTAL ESPANOL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8302 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 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, being Lot 1, on a plan titled "Final Minor Subdivision for Dean H. and Sharon R. Green" recorded in Plot Book Volume 77, Page 208, being more fully described as follows, to wit: Beginning at an iron on the South side of Arnold Drive, TR-468, said iron being the northwest corner of the herein described lot; thence along the South side of Arnold Drive, T-468, N 78°31'10" E 154.80 feet to an iron; thence along Lot 2 on the above recited plan the following two courses: 1. S 11°28'50" E 60.00 feet to an iron 2. S 24°13'31" E 308.35 feet to an iron; thence in a 20.00 foot wide right-of-way and along lands now or formerly David E. Dorshimer S 66°35'42" W 151.00 feet to an iron; thence along a parcel of land designated as "Residual" on the above recited plan the following two courses: 1 N 24°13'31" W 340.34 feet to an iron; 2. N. 11°28'50" W 60.00 feet to the place of beginning. Containing 1.3375 acres, more or less. As described in Mortgage Book 2321 Page 3841.

TAX CODE: 13/94070

PIN NO.: 13623800373609

TITLE TO SAID PREMISES VESTED IN Frank Mundus and Odena S. Mundus, husband and wife by deed from Odena Mundus, married dated 08/29/2008 recorded 09/05/2008 in Deed Book 2341 Page 5500. Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**FRANK MUNDUS
ODENA MUNDUS A/K/A
ODENA S. MUNDUS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
NICOLE LABELLETTA, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7959 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 25, 2016
AT 10:00 A.M.

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

ALL THAT CERTAIN message and lot of land, situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a pipe on the West side of Evergreen Court which is also a corner of Lot No. 10; thence, along Lot No. 10, South sixty-five (65) degrees thirty (31) minutes West one hundred twenty-three and four-tenths (123.4) feet to a pipe in the line of land of Robert Christman; thence, along lands of Christman and Seventh Day Adventist Church, North thirty-one (31) degrees West one hundred seventy (170) feet to a pipe; thence, along Lot No. 12, South seventy-four (74) degrees forty-five (45) minutes East one hundred ninety-three (193) feet to a pipe on the edge of the Court, a corner of Lot No. 12; thence, along an arc to the left whose radius is sixty (60) degrees thirty one (31) feet to a pipe; thence, along said Court, South thirty-two (32) degrees fifteen (15) feet to the place of **BEGINNING**.

Title to said premises is vested in Frank J. Marrone and Lisa Marrone, his wife by deed from Daniel Cappolella and Evelyn Cappolella, his wife, dated May 10, 2006 and recorded May 10, 2006 in Deed Book 2267, Page 1572.

Parcel No. 17/12/6/10
Pin No. 17639011664568

Being Known As: 2317 Evergreen Court fka RR 2 Box 2053 Evergreen Court, Stroudsburg, Stroud, Monroe County, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LISA MARRONE
FRANK J. MARRONE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8910 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.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 lying and being, situate in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 31 on the plan of Long Wood Estates, Section 3, prepared by Robert G. Beets, Registered Surveyor, dated August 1985, and recorded in the Office of the Recorder of Deeds at Monroe County at Stroudsburg, Pennsylvania, in Plot Book Volume 57 page 215.

BEGINNING at a point on the Southerly edge of a certain 50.00 foot wide road, said point being the most Northeasterly corner of Lot 30 as shown on a certain map entitled "Long Wood Estates, Section III, as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 57 page 215; thence leaving Lot 30 and along the Southerly edge of said road, North 72 degrees 312 minutes 44 seconds East 190.00 feet to a point, said point being a corner of Lot 32; thence leaving said road and along Lot 32, South 17 degrees 28 minutes 16 seconds West 367.99 feet to the place of beginning.

BEING Lot 31, on Pine Hollow Road on the aforementioned map.

TITLE TO SAID PREMISES VESTED IN Richard A. Fenon and Jessica Fenon, by deed from Lisa Marie Kaye, dated 06/17/2011, recorded 06/20/2011 in Book 2388, Page 755.

TAX CODE: 02/7/1/40-31
TAX PIN: 02624901496722

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RICHARD A. FENON
JESSICA FENON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10531 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

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

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

Beginning at a pipe in the intersection of the westerly side of Deer Path Lane with the Northerly side of Fox Lane; thence along the Northerly side of Fox Lane, South eighty-three (83) degrees twelve (12) minutes West two hundred (200) feet to a pipe; thence by lands now or formerly of Paul A. Hoffman, of which this lot was formerly a part, North six (6) degrees forty-eight (48) minutes West one hundred (100) feet to a pipe; thence by the same, North eighty-three (83) degrees twelve (12) minutes East two hundred (200) feet to a pipe, thence along the Westerly side of Deer Path Lane, South six (6) degrees forty-eight (48) minutes East one hundred (100) feet to the place of Beginning.

BEING further identified as Monroe County Tax ID 19/4/1/24-31.

BEING PIN# 19/6335/04/83/2059/

BEING the same premises which Joann Rahle, widow and Kathy Avila and Richard Avila, her husband by their Deed dated July 2, 2008 and recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Record Book Volume 2338, Page 4189, granted and conveyed unto Dianne Price, mortgagor hereof, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ESTATE OF DIANNE PRICE
JOHN PRICE, ADMINISTRATOR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JEFFREY G. TRAUGER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11051 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

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

LAND referred to in this commitment is described as all that certain property situated in **Township of Coolbaugh** in the County of Monroe, and Commonwealth of Pennsylvania and being described in a deed dated 12/02/2002 and recorded 12/03/2002 in book 2138 page 4099 among the land records of the County and State set forth above, and referenced as follows:

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 94, Section J, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 22, Pages 11, 13, 15 & 17.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Smith and Denise SMith, his wife, by Deed from Thomas Hessling and Ann Hessling, his wife and Julie Hessling, his wife and Julie Boldridge and Jeffrey Boldridge, her husband, dated 12/02/2002, recorded 12/03/2002 in Book 2138, Page 4099, Instrument Number 200249067.

Kenneth Smith departed this life on or about 11/02/2011, by virtue of his death his ownership interest was automatically vested in the surviving tenant by the entirety, Denise Smith.

Tax Code #: 03/9B/1/14

PIN #: 03635807691657

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DENISE SMITH
A/K/A DENISE P. SMITH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2782 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN piece of land, situate, lying and being in the Township of Jackson, County of Monroe and Commonwealth of Pennsylvania, known as Lot No 13, as recorded at Plot Book 46 at Page 67, and known as Bingham Hill Estates bounded and described as follows:

BEGINNING at an iron on the southerly side of Stender Road, said iron pin also being a corner on Lot 14, thence along the southerly side of Stender Road, S 64 degrees 59'15" E (Magnetic Meridian) for 150' feet to a iron; Thence along Lot No. 12, S 25 degrees 00'45" W for 351.67' feet to a iron; Thence along the Subdivision Lands of Carl W. O'Merle, N 36 degrees 54'30" W for 170.01' feet to an iron; Thence along Lot No. 14, N 25 degrees 00'45" E for 271.65' feet to the PLACE OF BEGINNING.

CONTAINING 1.073 acres, more or less KNOWN AS Lot No. 13, Bingham Hill Estates, Jackson Township, Monroe County, Commonwealth of Pennsylvania, 18360.

BEING THE SAME PREMISES which Peter Puglia and Patricia Puglia, his wife, by Deed dated October 26th 2005 and recorded October 26th 2005 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2245, Page 4108, granted and conveyed unto James O'Hara and Siobhan O'Hara.

Tax ID #: 08/8A/1/3
PIN #: 08635102670744

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JAMES O'HARA AND
SIOBHAN O'HARA**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

BRADLEY J. OSBORNE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1441 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 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 situated in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as follows:

Lot No. 5070, section 1, as shown on "Plotting of Pocomo Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" and recorded in Monroe County, Pennsylvania, in Plot Book No. 14, Page 39.

BEING the same premises which Anna R. Walsh, Widow, conveyed unto Frank Kohuth and Barbara Kohuth, husband and wife by a deed dated July 15, 1994 and recorded on July 20, 1994 in the Office of the Recorder of Deeds of Monroe County, Stroudsburg, Pennsylvania in Deed Book Volume 1962, Page 1619 in fee.

THIS conveyance is made together with all rights and privileges and under and subject to all conditions and restriction set forth in Deed Book Volume 476, page 132, et seq. as recorded in the aforementioned office. UNDER AND SUBJECT to all conditions, covenants, restrictions and easements of record whether described herein or not.

The Property Identification Number of the above described parcel: 03-6357-03-04-4254
Tax Code: 3/7G/1/30

Address: 1255 Chandus Way (formerly 5070 Chandus Way), Tobyhanna, PA 18466

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11374 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.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 Chestnuthill Township , Monroe County, Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin on the northerly side of a road thirty three feet in width leading to the public road extending from Effort to Gilbert and being a corner of lands of William D.E. Kreger, thence along the northerly side of said road South eighty three degrees fourteen minutes West one hundred feet to an iron pin, thence by lands of Homer A. Shupp of which this lot was formerly a part, North nine degrees forty eight minutes West one hundred seventy nine and sixty nine one-hundredths feet to an iron pin; thence by lands of Ella Dorshimer North seventy eight degrees East one hundred feet to an iron pin; thence by lands of William E. Kreger South nine degrees forty seven minutes East one hundred eighty eight and eighty-three one-hundredths feet to the place of beginning. BEING known and numbered as 226 Effort Village Drive aka P.O. Box 788 Effort Village Drive, Effort, PA 18330.

BEING the same premises which Kurt S. Scheller, by deed dated December 21, 2001 and recorded December 27, 2001 in and for Monroe County, Pennsylvania, in Deed Book Volume 2111, Page 6771, granted and conveyed unto Shawn L. Frable.

TAX CODE: 02/12/1/2-1

PIN NO: 02623802895415

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SHAWN L. FRABLE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2190 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel, or piece of land situate in the Township of Tunkhannock , County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 7161, Section DII, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in PLOT Book Volume 19, Page 113.

BEING known as 152 Harvest Way, Long Pond, PA 18334.

BEING Parcel Number 20/1C/1/132
PIN Number 20634301194232

BEING the same premises Federal National Mortgage Association, by Deed dated August 4, 1997, and recorded August 4, 1997, in the Office of the Recorder of Deeds in and for the County of Monroe, Deed Book 2038, Page 6429, granted and conveyed unto Francis J. Cruz and Rieka R. Cruz, in fee.

All the right, title, interest and claim of Francis Cruz and Rieka Cruz of, in and to:

All the following described real estate situated in the Township of Tunkhannock, County of Monroe, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 152 Harvest Way, Long Pond, PA 18334. Deed Book 2038, Page 6429, Parcel Number 20/1C/1/132, Pin Number 20634301194232.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FRANCIS CRUZ AND

RIEKA CRUZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KERI EBECK, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9445 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or lots, parcel or piece of ground, situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 295 Section E, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32 Page 124, 125, 127, 129.

TITLE TO SAID PREMISES VESTED IN Brenda J. Moore, by Deed from Brenda J. Moore, a widow, dated 04/18/2007, recorded 04/26/2007 in Book 2303, Page 4542.

The said Brenda J. Moore departed this life on or about 07/22/2012, and upon information and belief, her surviving heirs are Kelly Moore and Jason Moore. By executed waiver, Jason Moore waived his right to be named as a defendant in the foreclosure action
TAX CODE: 17/15E/1/295
TAX PIN: 17639201051461

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KELLY MOORE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF BRENDA J. MOORE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA J. MOORE, DECEASED

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8312 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, being Lot 20, Section F, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 33, Pages 101, 103.

BEING THE SAME premises which George F. Palladino and Theresa Palladino, his wife, by their Deed dated September 30, 2002 and recorded in the Office for the Recording of Deeds, Monroe County, PA in Record Book 2134, Page 2545, granted and conveyed unto Edwin Pedroza, Sr. and Daisy Pedroza, his wife, Grantors hereof in fee.

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

Title to said premises is vested in Ruben Quinones and Luana Martino, his wife, by deed from Edwin Pedroza, Sr. and Daisy Pedroza, his wife dated August 26, 2005 and recorded August 29, 2005 in Deed Book 2237, Page 8135.

Parcel No. 17/15F/1/20
Pin No. 17638204918433
Being Known As: 5120 Sunbury Drive f/k/a 20F Sunbury, East Stroudsburg, Stroud, Monroe County, PA 1830-1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LUANA MARTINO
RUBEN QUINONES**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10528 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

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

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

BEGINNING at a point in the middle of the public road leading from Arlington Heights to North Fifth Street and known as 'Chipperfield Drive' from which a nail at the intersection of said public road with the Northerly side of a private road (twenty five feet in width) bears, South 6 degrees 40 minutes East distance 177.61 feet; Thence, by other lands of the grantors, of which this lot was formerly a part, South 83 degrees 20 minutes West (Bearings from Magnetic Meridian of 1948) (at twenty feet passing a pipe) 175 feet to a pipe; Thence, by the same, North 6 degrees 40 minutes West 73.05 feet to a pipe; Thence by the same North 83 degrees 20 minutes East (at 155 feet passing a pipe) 175 feet to a point in said 'Chipperfield Drive'; Thence, along the center of same South 6 degrees 40 minutes East 73.05 feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Allison J. Farmer, an individual, by Deed from Vicki M. Edinger, a married woman, dated 01/13/2006, recorded 01/20/2006 in Book 2255, Page 2836.

TAX CODE: 17/13/1/37

TAX PIN: 17639104809804

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALLISON J. FARMER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1590 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.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, tract or piece of land situate in the Township of Eldred, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron, said iron being a corner of lands of Kenneth George; thence along lands now or formerly of Ruth E. Hawk, et al, of which this lot was formerly a part, North 75 degrees 50 minutes 50 seconds West (at 229.79 feet passing an iron) 279.79 feet to a point on the center of a 40 foot right of way, said point being also the center of a turn-around having a radius of 50 feet; thence along the center line of 40 foot right of way, North 14 degrees 9 minutes 10 seconds East 160 feet to a point; thence along other lands now or formerly of Ruth E. Hawk, et al, South 75 degrees 50 minutes 50 seconds East 265.22 feet to a point on line of lands of said Kenneth George.

TITLE TO SAID PREMISES IS VESTED IN Joyce M.

Doyle and Cary M. Doyle, w/h, by Deed from Joy Ann Hurd, surviving spouse of Joseph C. Hurd as Per Attached Certified Copy of Certificate of Death, dated 02/09/2007, recorded 05/21/2007 in Book 2305, Page 7345.

TAX CODE: 06/5/1/3-26

TAX PIN: 06623600590730

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CARY M. DOYLE

JOYCE M. DOYLE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH E. DEBARBERIE,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3018 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 25, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the **Township of Pocono**, County of Monroe and Commonwealth of Pennsylvania, to wit:

BEGIN Lot No. 406 as shown on a map entitled "Final Plan of Lots, Hallmark Acres, owned and developed by Wilbur L. Hall, Pocono Township Monroe County, PA dated July 20, 1979, made by Russell K. Feller, P.E., Drawing No. 1492-E, recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book 40, Page 129.

Under subject to certain conditions and restrictions as appear of record in Deed Book Volume 967, Page 237.

Title to said premises is vested in John P. Voelker and Jo Ann S. Voelker, a/k/a JoAnn S. Voelker, husband and wife, by deed from John P. Voelker aka John Voelker and Jo Ann Voelker aka Joan Voelker, his wife dated November 18, 1994 and recorded January 3, 1995 in Deed Book 1988, Page 933.

Parcel No. 12/7C/1/49
Pin No. 12637304900074

Being Known As: 8 Hemlock Road, Tannersville, Pocono Township, Monroe County, PA 18372

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN P. VOELKER
JO ANN S. VOELKER A/K/A
JOANN S. VOELKER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6673 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 25, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or tract of land situated in the **Township of Pocono**, County of Monroe, and Commonwealth of Pennsylvania, being shown and designated as Lot No. 3 on a certain map entitled

"Final Plan; Northridge Acres, Township of Pocono, Monroe County, PA., Scale 1" = 100'; September, 1982" as prepared by Graeber Drafting and Design, Henryville, PA, said map being recorded in Monroe County Plat Book Volume 50, Page 67.

The improvements thereon being known as 4216 Cherry Lane Church Road, Pocono, Pennsylvania 18322.

Title to said premises is vested in George E. Stapleton, Jr. by deed from George Stapleton, Jr. and Jennifer Stapleton, husband and wife dated June 29, 2010 and recorded July 1, 2010 in Deed Book 2372, Page 8050.

Parcel No. 12/3/1/18-3
Pin No. 12638301158855

Being Known As: 117 F Cherry Lane Church Road, Henryville, Pocono Township, Monroe County, PA 18332

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GEORGE E. STAPLETON, JR.
AKA GEORGE E. STAPLETON
AKA GEORGE STAPLETON
JENIFER STAPLETON
AKA JENNIFER STAPLETON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10705 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.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. 418, 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, page 1, 3 and 5.

BEING THE SAME PREMISES which Tax Claim Bureau of Monroe County by indenture bearing date the 8th day of June, 1981 and being recorded at Stroudsburg, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Monroe, on the 8th day of June, 1981, in Deed Book Volume 1110, page 201, granted and conveyed unto Professional Management, Inc., in fee.

UNDER AND SUBJECT to covenants and restrictions as of record.

Title to said premises is vested in Sandra Martin, unmarried by deed from William J. Ubieta and Donna M. Ubieta, his wife dated October 8 2003 and recorded October 10, 2003 in Deed Book 2170, Page 4363.

Parcel No. 03/9E/1/289

Pin No. 03635920912259

Being Known As: 1737 Rolling Hills Drive, f/k/a K418 Rolling Hills Road, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SAUNDRA MARTIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9011 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 25, 2016

AT 10:00 A.M.

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

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

BEING shown and designated as Lot No. 25 on a certain map or plan of lots entitled, 'Subdivision of Winona Lakes, Section 15, Stony Hollow Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, and Lehman Township, Pike County, Pennsylvania, April 11, 1973 and revised April 23, 1973, prepared by Edward C. Hess Associates, Scale being 1 inches = 100', recorded May 11, 1973 in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 19, Page 49, and in the Recorder's Office, Milford, Pike County, Pennsylvania, in Plot Book Vol. 11 Page 29, recorded April 23, 1974.

TITLE TO SAID PREMISES VESTED in Ryan Mailley and Krista Mailley, his wife, by Deed from Catherine W. Brewer and Ronald W. Brewer, Trustees under the Catherine W. Brewer Trust, dated the December 20, 1999, dated 05/03/2005, recorded 06/06/2005 in Book 2227, Page 8262.

TAX CODE: 9/4F/1/54

TAX PIN: 09-7344-02-59-9166

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KRISTA MAILLEY

RYAN MAILLEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5509 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of ground, situate in **Price Township**, Monroe County, Pennsylvania, known as Lot No. 13, Section "F" of the Development known as Pocono Highland Lake Estates, Inc., as shown on a "Plotting of lots of Pocono Highland Lake Estates, Inc., made by Edward C. Hess, P.E., Stroudsburg, Pennsylvania, dated February 2, 1966, recorded at the Monroe County Recorder's Office in Stroudsburg, Pennsylvania on July 28, 1967, in Plot Book 11 page 61.

CONTAINING Five tenths, .5 acres of land be the same, more or less.

BEING Lot No. 13, Section "F", Pocono Highland Lake Estates, Inc, Price Township, Monroe County, Pennsylvania on the abovesaid Plotting.

BEING known and numbered as 27 Lenape Drive, East Stroudsburg, PA 18301

BEING the same premises which Universal Development Corporation, by Deed dated July 28, 2000 and recorded August 1, 2000 in and for Monroe County, Pennsylvania, in Deed Book Volume 2082, Page 1910, granted and conveyed unto Andrea C. Macintire, as an individual.

TAX CODE: 14/6A/2/34-1

PIN NO: 14730402681365

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANDREA C. MACINTIRE

A/K/A ANDREA MACINTIRE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 991 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 2313, Section IV, as is more particularly set forth on 'Plotting of Pocomo Farms East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates,' on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 17, Page 119.

BEING THE SAME PREMISES which Alice e. DiLello, by her Deed dated July 16, 2001 and recorded in the Office for the Recorder of Deeds, in and for Monroe County, in Deed Book Volume 2102, at Page 5435, granted and conveyed unto Coastal Environmental, Inc., a Pennsylvania corporation, in fee. Parcel Identification No: 3/4D/1/281 Map #: 03-6366-01-28-1480

TITLE TO SAID PREMISES IS VESTED IN Anne Marie Pullara, single, by Deed from Coastal Environmental, Inc., a Pennsylvania Corporation, dated 12/14/2001, recorded 12/19/2001 in Book 2111, Page 1128.

Improvements: Residential dwelling
Anne Marie Pullara deceased as of 2/01/2014
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN PULLARA, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF ANNE MARIE PULLARA, DECEASED AND MARIE PULLARA, IN HER CAPACITY AS DEVISEE TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4319 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Stroud** , County of Monroe and Commonwealth of Pennsylvania, known as Estate Lot Site Number 340, located on Escoll Drive, as shown on the Final Plans Phase 7, Blue Mountain Lake, A Planned Unit Development, approved by the Stroud Township Board of Supervisors as of April 14, 1997 and filed of record in the Office of the Recorder of Deeds in and for the County of Monroe, on April 22, 1997 in Plot Book Volume 69, Page 71.

The address for this property is 100 Blue Mountain Lake, East Stroudsburg, PA 18301

Title to said premises is vested in Brian Montenegro by deed from Deutsche Bank National Trust Company, as Trustee in Trust fr the Benefit Mortgage Securities Trust 2005-R6, asset backed certificates, Series 2005-R6 by American Home Mortgage Servicing as Attorney In Fact dated March 30, 2011 and recorded July 6, 2011 in Deed Book 2388, Page 6829.

Parcel No. 17/90429

Pin No. 17730304503111

Being Known As: 187 Escoll Drive f/k/a 100 Blue Mountain Lake, East Stroudsburg, Stroud Township, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRIAN MONTENEGRO

A/K/A BRIAN J. MONTENEGRO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9783 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield** , County of Monroe, and Commonwealth of Pennsylvania, being Lot 23, Section 1, Winona Lakes, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 9, page 119.

BEING Pin/Control No. 09/7344/04/91/5030

BEING the same premises which Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation, by Indenture bearing date 10/30/2006 and recorded 11/2/2006 in the Office of the Recorder of Deeds, in and for the County of Monroe in Record Book 2286 page 4808 etc, granted and conveyed unto HomeSales, Inc., in fee.

Title to said premises is vested in Mark C. Glasser by deed from HomeSales, Inc. dated January 30, 2007 and recorded February 23, 2007 in Deed Book 2297, page 3832.

Parcel No. 09/3F/1/57

Pin No. 09734404915030

Being Known As: 23 Lake Road, Middle Smithfield, PA 18302 n/k/a 2120 Big Winona Road, East Stroudsburg, Middle Smithfield Township, Monroe County, PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARK C. GLASSER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACOB M. OTTLEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9899 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THOSE CERTAIN lots or piece of ground situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being known and designated as lots 1, 2, 3, 4, 5, 6 and 7, block 10, unit 3, as shown on a plan for Monroe Lake Shores county plat book volume 8 page 100, (erroneously recited in prior deeds as plat book 136 page 244) being part of the same premises which Street Land Properties, Inc., a Pennsylvania corporation, by its deed dated August 1, 1990 and recorded December 18, 1990 and recorded December 18, 1990 in the office for the recording of deeds, etc., in and for the county of Monroe at Stroudsburg, Pennsylvania, in record book volume 1762 page 874 granted and conveyed unto Jesse W. Burdette, the grantor herein, in fee being known as parcel number 9/14B/3-10/3, 9/14B/3-10/6 and 9/14B/3-10/3

TITLE TO SAID PREMISES IS VESTED IN Joseph Allen, a married individual, by Deed from Jesse W. Burdette, single person, dated 02/08/1992, recorded 02/13/1992 in Book 1814, Page 852.
TAX CODE: 09/14B/3-10/1
TAX PIN: 09731502775299

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6624 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit: Lots 6ABC, Block A-68, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Twelve, Coolbaugh Township, Monroe County, Pennsylvania and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plat Book 16, page 77, on April 13, 1972.

Under and subject to the conditions, restrictions and reservations as in the hereinabove recited deed. Title to said Premises vested in Gabriel Petti, Jr. and Wendy L. Petti, his wife by Deed from marino Escobar and Ofelia Escobar, his wife dated 02/25/2000 and recorded 03/09/2000 in the Monroe County Recorder of Deeds in Book 2076, Page 0863.
Being known as 66812 Outer Drive, Pocono Lake, PA 18347

Tax Parcel Number: 03-20D-1-289
Tax Pin Number: 03630713127744

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
GABRIEL PETTI, JR.
WENDY L. PETTI**

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 543 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 4 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. 166, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank by deed dated January 2, 2001 and recorded on February 14, 2001 in Record Book Volume 2091 at Page 2347 granted and conveyed unto Lolita B. Manzano and Leon Yates.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LOLITA B. MANZANO
LEON YATES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4067 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

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

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

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Trustee, by deed dated March 27, 2009 and recorded on April 28, 2009 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2352, at Page 3596, granted and conveyed unto Phillip Avanzato and Kathleen M. Avanzato.

BEING PART OF PARCEL NO. 15/4/1/48-42C and PIN NO. 16732102885192B42C

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PHILLIP AVANZATO
KATHLEEN M. AVANZATO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

JEFFREY A. DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1698 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

The land referred to in this policy is situated in the State of PA, County of MONROE, City of TOBYHANNA and described as follows:

ALL THAT CERTAIN LOT/LOTS, PARCEL OR PIECE OF GROUND SITUATE INTHE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, BEING LOT NUMBER 479, SECTION NO. H, AS SHOWN ON MAP OF A POCONO COUNTRY PLACE, ON FILE IN THE RECORDER'S OFFICE AT STROUDSBURG, PENNSYLVANIA IN PLOT BOOK NO. 19 AT PAGES 21 I 23, AND 25.

BEING known and numbered as 8434 Bear Trail Drive a/k/a 8434 Cloudcrest Drive, Tobyhanna, PA 18466-3447.

BEING the same premises which Lots and Lots of Lots, Inc., by Deed dated April 2, 1990 and recorded April 3, 1990 in and for Monroe County Pennsylvania, in Deed Book Volume 1729, page 1411, granted and conveyed unto William A. Abbema and Rose Abbema, husband and wife.

TAX CODE: 03/8E/1/634
PIN NO: 03635809069617

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM A. ABBEMA

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CRYSTAL T. ESPANOL, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1459 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.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 situated in township of Pocono being known as all that certain tract or piece of land situate in the township of Pocono, county of Monroe and commonwealth of Pennsylvania, being described as follows to wit:

Being lot no. 1124 on the plan of lots known as 'plotting I, Oak Hill Terrace, Pocono township, Monroe county, Pennsylvania' as revised May 13, 1974, Achterman Associates, consulting engineers, and being the same plot plan as recorded in the office for the recording of deeds in and for the county of Monroe, at Stroudsburg, Pennsylvania, in plot book 24, pages 61 and 63.

TITLE TO SAID PREMISES VESTED IN Nicholas J. Stanczyk and Yolanda M. Stanczyk, his wife, by deed from George Stephen Olszyk and Judith Olszyk, his wife, dated 10/30/1990, recorded 10/31/1990 in Book 1757, Page 270.

TAX CODE: 12/6B/1/45
TAX PIN: 12637304936411

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**NICHOLAS J. STANCZYK
YOLANDA M. STANCZYK**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 737 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 25, 2016

AT 10:00 A.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 situated in the Township of Eldred, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Being Lot No. 6, Section 2, as shown on the Map of Plan entitled "Weir Mt. Acres", prepared by Jeffery B. Kresge, R.S. and recorded in the Office for the Recording of Deeds in and for the County of Monroe, in Plot Book 61, Page 230.

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

TAX NO.: 6/86600

PIN: 06-6237-00-80-0146

BEING the same premises which Joseph Parlegreco by Deed dated August 19, 2004 and recorded September 1, 2004 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2200 Page 8745, as Instrument Number 200440096, granted and conveyed unto Joseph Parlegreco and Jane Parlegreco, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOSEPH PARLEGRECO

JANE PARLEGRECO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

M. TROY FREEDMAN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 992 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 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 No. 74, Section "D" as shown on "Plotting of Lots of Pocono Wild Haven Estates, Inc., Price and Middle Smithfield Township, Monroe County, Pennsylvania, made by Edward C. Hess, P.E." as recorded in Monroe County, Pennsylvania, Plot Book 11, Page 43.

Title to said premises vested in David W. Tyson and Debbie A. Tyson, his wife by Deed from Nathaniel S. Carter, Jr. and Tina L. Carter, his wife dated 06/28/2000 and recorded 0629/2000 in the Monroe County Recorder of Deeds in Book 2080, Page 7483. Being known as 12609 Big Bear Drive, East Stroudsburg, PA 18302

Tax Parcel Number: 09/18A/2/23

Tax Pin Number: 09730504917696

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAVID W. TYSON A/K/A

DAVID TYSON

DEBBIE A. TYSON A/K/A

DEBBIE TYSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3306 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 25, 2016

AT 10:00 A.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, lot or tract of ground, including all the improvements thereon, situated in the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows:

BEING Lot No. 37, Section E, as shown on the map of A Pocono Country Place on file and of record in the

offices for the Recording of Deeds, in and for Monroe County, in Stroudsburg, Pennsylvania, in Plot Book 18, Pages 101, 107 & 109.

TITLE IS VESTED IN: Luis Jimenez, an individual, by deed from Carol Dobraiski, widow, dated February 22, 2005, recorded February 24, 2005, in the Monroe County Clerk's/Register's Office in Deed Book 2217, Page 1948.

Commonly known as: 367 Brentwood Drive, Tobyhanna, PA 18466, Township of Coolbaugh, PA Tax Code No. 03/9A/1/374 Pin No. 03635816821941

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LUIS JIMENEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 J. NALBANDIAN, III,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 604 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh** , County of Monroe, and Commonwealth of Pennsylvania, being Lot 171, Section K, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 24, Page 5.

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

TITLE TO SAID PREMISES VESTED in Alexander Jackson and Margaret Jackson, by Deed from Lizabeth Williams, nbm Lizabeth Rao, dated 11/15/2002, recorded 11/21/2002 in Book 2137, Page 4266.

By virtue of Margaret Jackson's death on or about 12/18/2005, her ownership interest was automatically vested in the surviving joint tenant, Alexander Jackson.

TAX CODE: 03/9E/1/103
TAX PIN: 03635920905056

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALEXANDER JACKSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MATTHEW BRUSHWOOD,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2250 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

ALL THAT COMMON lot, parcel or piece of land situated in the **Township of Tobyhanna** , County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 311, Section A1, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc. in and for the County of Monroe, at Stroudsburg, PA in Plot Book Volume 11, page 103, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan of Record.

Being Lot 311, Section A1 (erroneously stated in previous deed as B)

BEING THE SAME PREMISES which D.E. & S. Properties, Inc. t/a Classic Quality Homes, by deed dated 9/7/2009 and recorded 8/12/2009 in Book 2358 Page 2528 conveyed to Vanessa Green.

Pin #: 19633404826993
Tax Code #: 19/3B/1/32

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**VANESSA GREEN,
MORTGAGOR(S) AND
RECORD OWNER(S)**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
VICTORIA W. CHEN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9884 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud , County of Monroe and State of Pennsylvania, being Lot 52, as is more particularly set forth on the Plot Map of Arbor Woods, dated May 14, 2002 and recorded July 22, 2003, in the Office for the Recording of Deeds, etc. Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 75, Page 120.

Title to said premises vested in Sandra Clowney by Deed from Deutsche Bank National Trust Company, as trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4, by: Erick Wenk, VP local documentation dated 01/24/2011 and recorded 03/28/2011 in the Monroe County Recorder of Deeds in Book 2384, Page 8003.

Being known as 211 Greenwood Crossing, a/k/a 5211 Boxwood lane, Stroudsburg, PA 18360

Tax Parcel Number: 17/97110

Tax Pin Number: 17638104844225

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County

Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1599 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land situate in the Township of Hamilton , County of Monroe and State of Pennsylvania, being Lot No. 19, The Woods as recorded in the office of the Recorder of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book 64, page 113.

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

BEING THE SAME PREMISES which Yolanda Falcon, an unmarried woman, by Deed dated 7/30/2003 and recorded 9/3/2003 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2165 and Page 9335, granted and conveyed unto Alexander Bochno and Altagracia Ramirez, husband and wife.

Tax ID #07/112106

Pin #07638000499579

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALEXANDER J. BOCHNO
A/K/A ALEXANDER BOCHNO
AND ALTAGRACIA RAMIREZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
BRADLEY J. OSBORNE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9279 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN message or tenement and lot or piece of land (known as 75 North Second Street), situate in the **Borough of Stroudsburg**, County of Monroe and State of Pennsylvania, on the West side of Columbia Avenue, now Second Street, being forty feet front on said Avenue by one hundred and fifty feet deep and designated on the map of the property of the Stroudsburg Land and Improvement Company, recorded in the Office for the Recording of Deeds, &c., at Stroudsburg, in and for said County of Monroe in Book of Misc. D, Page 210, as Lot No. 41.

PARCEL IDENTIFICATION NO: 18-1-1-6-13
MAP #: 18-7301-10-61-5437
BEING KNOWN AS TAX PARCEL #18-1/1/6/13
TITLE TO SAID PREMISES IS VESTED IN Sarah A. Tucker, by Deed from Lynnette D. Hodges, dated 09/27/2006, recorded 10/03/2006 in Book 2282, Page 9867.

Improvements: Residential dwelling
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SARAH A. TUCKER**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JENIECE D. DAVIS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6165 CIVIL 2004, I, Todd A. Martin, Sheriff of Monroe County, 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 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the **Borough of East Stroudsburg**, County of Monroe and Commonwealth of Pennsylvania, being Lot 2 as set forth on the Preliminary/Final Major Subdivision plan for Grandview Terrace, West, being recorded at Stroudsburg, Monroe County, Pennsylvania in Plot Book 77, Page 39.

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 LTS Development, LLC, successor by merger to LTS Development, Inc., by Deed dated November 22, 2006 and recorded December 21, 2006 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 22391 Page 3774, as Instrument Number 200654037, granted and conveyed unto Marie R. Thomas, in fee. Tax ID No. 05/97929. Pin No. 05730220906035.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MARIE R. THOMAS**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
M. TROY FREEDMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9985 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN piece, parcel and tract of land situate in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, being Lot 4806, Section 9, as shown on "Plotting of Pocono Farms East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates," on file in the Office of the Recorder of Deeds, in and for Monroe County, in Plot Book No. 21 at Page 31.

Title to said premises vested in Jorge Perez and Sabrina Perez, husband and wife by Deed from Raintree Homes, Inc., by: Gene P. Percudani, president dated

04/31/2001 and recorded 09/06/2001 in the Monroe County Recorder of Deeds in Instrument No. 200155303

Being known as 4806 Belgravia Drive, Tobyhanna, PA 18466

Tax Parcel Number: 03/4E/1/67

Tax Pin Number: 03636703400991

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JORGE PEREZ
SABRINA PEREZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2522 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being lot or lots no 337, section c-4, 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. 64, page 44 and 46.

Being Known As 324 Clicko Lane a/k/a 337 Clicko Lane, East Stroudsburg, PA 18301

BEING the same premises which Estanis Quevedo, single by Deed dated April 27, 2006 and recorded May 3, 2006 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2266 Page 2353, granted and conveyed unto Kerosus K. Mathura and Marcia J. Mathura, his wife.

TAX ID: 17/88595

PIN: 17639203443103

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**KEROSUS K. MATHURA
MARCIA J. MATHURA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1482 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THAT PARCEL of land in **Township of Pocono** Monroe County, Commonwealth of Pennsylvania, being known and designated as Lot E-3, Map of Fawn Acreage, filed in Plat Book 25, page 61, recorded 02/25/1975, and being more fully described in Deed Book 1645, page 12 dated 10/06/1988 and recorded 10/06/1988, Monroe County Records, Commonwealth of Pennsylvania.

Commonly known as E-3 Fawn Acres, Bartonsville, PA 18321

Tax ID: 1/2/2/28

Pin #12-6382-03-32-1169

BEING THE SAME PREMISES which Kirt Oltmanns and Ingeborg Oltmanns, his wife, by Deed dated 20/6/1988 and recorded 10/6/1988 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 1645 and Page 12, granted and conveyed unto Paul E. Marcus and Geraldine A. Marcus, his wife.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PAUL E. MARCUS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

less exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 BRADLEY J. OSBORNE, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 725 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 25, 2016
 AT 10:00 A.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 situate in Coolbaugh Township, Monroe County, Pennsylvania. BEING Lot No. 5911, Section P, of Pocono Farms as shown on plan of lots recorded in Monroe County Recorder of Deeds Office in Plot Book 15, Plot Book 15, page 61.

BEING known and numbered as 5911 Mohawk Trail n/k/a 3136 Mohawk Trail, Tobyhanna, PA 18466.

BEING known and numbered as 5911 Mohawk Trail n/k/a 3136 Mohawk Trail, Tobyhanna, PA 18466.

BEING the same premises which Kim M. Predmore and George P. Predmore, husband and wife and Kathleen Karas and Robert G. Karas, husband and wife, by Deed dated April 15, 2005 and recorded May 4, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2224, page 2092, granted and conveyed unto Clery Bennett, a single individual.

TAX CODE: 03/71/1/132

PIN NO: 03635704700517

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CLERY BENNETT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6211 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
 AT 10:00 A.M.

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

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

BEING Lot No. 235 as shown on Plan of Lots entitled, "Subdivision of lands of Camelot Enterprises, Inc. project: Camelot Forest, Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, VET, Associates, Inc. Engineers, dated 19 June 1971" recorded in Plot Book 14, Pages 147 and 149.

Title to said premises is vested in Gerald Rizzo by deed from Annamae Harrison dated December 19, 2005 and recorded January 9, 2006 in Deed Book 2254, Page 1606.

Pin No. 19630401281075

Being Known As: 235 King Arthur Road a/k/a 218 King Arthur Road, Blakeslee, Tobyhanna, Monroe County, PA 18610

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 144 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
 AT 10:00 A.M.

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

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Polk, County of Monroe and State of Pennsylvania, more particularly described as Lot Number 2, Section 3, as shown on a plat known as "Pocono Pleasant Valley Estates". As laid out by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pa, and recorded in the Office for the Recording of Deeds in and for the County of Monroe in Map Book 22, Page 45 on May 7, 1973.

BEING THE SAME PREMISES which L.T. Enterprises, Inc. a Pennsylvania corporation, by deed dated 07/26/2000 and recorded 07/28/2000 in Book 2082 Page 0462 conveyed to Russell G. Koster and Maria L. Koster, his wife.

Pin #: 13621902684877

Tax Code #: 13/10C/2/32

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RUSSELL G. KOSTER

MARIA L. KOSTER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
VICTORIA W. CHEN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7154 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Middle Smithfield , County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 50, Section 3, Lake of the Pines, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 2223/1532.

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

Parcel #9/4C/3/53

Pin #09734403423250

Being the same premises which GRP/AG REO 2004-2, LLC, by deed dated January 30, 2006 and recorded February 10, 2006 in the office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in record Book Volume 2257, Page 5134 granted and conveyed unto Elba Iris Castro, single, grantor herein.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELBA IRIS CASTRO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
RICHARD M. SQUIRE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 400 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lot 334, Section J, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 22, pages 11, 13, 15 & 17.

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

BEING known and numbered as 9106 Idlewild Drive,

Tobyhanna, PA 18466.

BEING the same premises which David S. Wengerd, by Deed dated July 24, 2008 and recorded July 27, 2009 in and for Monroe County, Pennsylvania, instrument #200918644, granted and conveyed unto Darlene Blalock.

TAX CODE: 03/9C/1/145

PIN NO: 03635918310856

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DARLENE BLALOCK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 ASHLEIGH LEVY MARIN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 523 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania being Lot No. 405, Section No. 1 as shown on map of A Pocomo Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Page 24, Page 7, 9, and 11.

TOGETHER WITH AND UNDER AND SUBJECT to all the rights, obligations and responsibilities as set forth in the Restrictive Covenants as set forth in Record Book 1481, page 377.

TITLE TO SAID PREMISES IS VESTED IN Fausto Andrade, by Deed from Kenneth R.E. Niepert and Janice M. Troxel, nbm Janice Niepert, dated 09/17/2004, recorded 09/27/2004 in Book 2203, Page 1007.

**TAX CODE: 03/9D/1/168
 TAX PIN: 03635916845494**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FAUSTO ANDRADE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County
 Pennsylvania
 PAUL CRESSMAN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7765 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
 AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot situate in the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 25, Section No. 1, Countryside, as shown on map of lands of Truco, Inc., and recorded in the Office for the Recording of Deeds, &c., Stroudsburg, Pennsylvania, in Plot Book 26, page 45.

UNDER AND SUBJECT to covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.

TITLE TO SAID PREMISES IS VESTED IN Gerald M. Squier and Dawn M. Squier, h/w, by Deed from Dale A. McFarland, dated 01/12/2007, recorded 01/31/2007 in Book 2295, Page 2658.

**TAX CODE: 2/9A/1/28
 TAX PIN: 02624802895828**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**GERALD M. SQUIER
 DAWN M. SQUIER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
 ADAM H. DAVIS, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5048 CIVIL 2013, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.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 No. 4815, Section 9, Pocono Farms East as shown on Plan of Lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 20, Page 31.

BEING known and numbered as 4815 Belvedere Road, Tobyhanna, PA 18466.

BEING the same premises which William Worker and Charlene Worker, husband and wife, by Deed dated May 19, 2005 and recorded May 24, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2226, Page 5579, granted and conveyed unto Marco Rocha and Andrea Rocha, husband and wife.

TAX CODE: 03/4E/1/107

PIN NO: 03636703317005

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

MARCO ROCHA

ANDREA ROCHA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ASHLEIGH L. MARIN, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 235 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 31, Section D, 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 115, 117, 119, 121.

Title to said premises is vested in Hayden R. Peters by deed from Frank and Mildred Boyarski dated February 28, 2006 and recorded March 2, 2006 in Deed Book 2259, Page 5066 Instrument Number 200609208.

Parcel No. 17/15C/1/154

Pin No. 17639201089415

Being Known As: 220 Mercedes Court, East Stroudsburg, Stroud Township, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

HAYDEN R. PETERS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin

Sheriff of Monroe County

Pennsylvania

JACOB M. OTTLEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2384 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.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. 707, Section K (Extension), as shown on map of a Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book #24, Page 51, 53, and 55.

TITLE TO SAID PREMISES VESTED IN Claudio Loyola, by Deed from JPMorgan Chase Bank, fka, The Chase Manhattan Bank, sbm to Chase Bank of Texas, NA, fka, Texas Commerce Bank, NA, as trustee and custodian by: Saxon Mortgage Services, Inc., fka, Meritech Mortgage Services, Inc., dated 06/16/2003, recorded 08/05/2003 in Book 2162, Page 3667.

TAX CODE: 03/9F/1/312

TAX PIN: 03636913131614

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CLAUDIO M. LOYOLA A/K/A CLAUDIO LOYOLA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 673 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe, and Commonwealth of Pennsylvania, being Lot 1206/1207, Section F, Pocono Farms, 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 11, Page 169 also seen in Minor Subdivision Plan of Pocono Farms in Plot Book Volume 75, Page 124.

Being the same premises conveyed to Eddy Closeil and Tamika Cooper Closeil, h/w, by deed of Kenneth G. Bell, single, dated April 30, 2004 recorded in Monroe County Recorder of Deeds Office in Record Book 2189 Page 2839

Tax Parcel: 3/7D/2/70

Pin: 03635702553103

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EDDY CLOSEIL AND TAMIKA COOPER CLOSEIL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

f's Sale."

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JAMES T. SHOEMAKER, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4895 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL THAT CERTAIN lot or piece of land situate in the Township of Pocono , County of Monroe and State of Pennsylvania, being Lot No. 29, Section B, as more particularly set forth on Map of Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 13 at page 3.

TITLE TO SAID PREMISES IS VESTED IN Robert Scott and Leslie Concepcion-Scott, h/w, by Deed from Vintage Realty, Inc., dated 04/04/2003, recorded 04/28/2003 in Book 2151, Page 5210.

TAX CODE: 12/3A/1/218

TAX PIN: 12638201294988

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 92 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe, State of Pennsylvania, marked and designated as Lot Number 191, Section E, A Pocono Country Place, as shown on map of lands of A Pocono Country Place, and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 18, Page 109.

BEING THE SAME PREMISES which Robert A. Corcoran and Karen A. Corcoran, his wife, by deed dated 6/10/2000 and recorded 7/3/2000 in Book 2080 Page 9037 conveyed to James W. Mills, Jr. and Patricia A. Mills, his wife.

Pin #: 03635811752014

Tax Code #: 03/9A/1/7

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICIA MILLS

JAMES W. MILLS JR.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

CRYSTAL ESPANOL, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9521 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEV-

ER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh , County of Monroe and Commonwealth of Pennsylvania, being Lot #10 of Simpson's Glen as shown on Plan of Lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 67, Page 169.

Title to said premises is vested in Steven J. Messina, a/k/a Steven Messina by deed from Debra Messina dated February 2, 2007 and recorded February 6, 2007 in Deed Book 2295, Page 7420.

Parcel No. 3/89824

Pin No. 03635602688990

Being Known As: 204 McNamara Lane, a/k/a 10 McNamara Lane, Coolbaugh Township, Coolbaugh Township, Monroe County, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STEVEN J. MESSINA A/K/A

STEVEN MESSINA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

JOSEPH I. FOLEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10900 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.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 in township of Coolbaugh, Monroe county, commonwealth of PA, as more fully described in book 2068 page 5301 ID# 3/19C/1/200, being known and designated as lot 2 block 2001 section 20 Arrowhead Lake development. Recorded in map book 21, page 77, on January 2, 1974, which was re-recorded in map book 25, page 29, on January 17, 1975, and being more particularly described as a metes and bounds property.

TITLE TO SAID PREMISES IS VESTED IN Sharon Lee Heron, divorced, single woman, by Deed from Timothy Michael Heron, divorced, single man, dated 08/27/1999, recorded 08/31/1999 in Book 2068, Page 5301.

TAX CODE: 03/19c/1/200

TAX PIN: 03630713147510

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SHARON LEE HERON**

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4705 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **FEBRUARY 25, 2016**
AT 10:00 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 39, Section Two, as shown on "Plotting of Lake of the Pines, Middle Smithfield, Monroe County, Pennsylvania, made by Elliott & Associates" and recorded in Monroe County, Pennsylvania in Plot Book No. 18, Page 17.

BEING the same premises which Michael J. Appuliese and Ruth Appuliese, husband and wife by Deed dated February 7, 2005 and recorded February 17, 2005 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2216 Page 6274, granted and conveyed unto Oluremi Awolowo.

TAX ID: 09/4C/2/119
PIN: 09734404622245

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

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

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10527 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, **FEBRUARY 25, 2016**
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
ALL CERTAIN LOT/LOTS, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot/Lots No. 335. 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, pages 101, 107 & 109.

BEING THE SAME PREMISES which David S. Wengerd, by deed dated 1/28/2011 and recorded 1/31/2011 in Book 2382 Page 4049 conveyed to Nadira Yamraj.

Pin #: 03635811764652
Tax Code #: 03/9A/1/170

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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
VICTORIA W. CHEN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 383 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.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 Tobyhanna, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 620, Section A, as shown on 'Plotting of Stillwater Lake Estates, Inc., Coolbaugh and Tobyhanna Townships, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.' and recorded in Monroe County, Pennsylvania, in Plot Book Volume 8, Page 121.

TITLE TO SAID PREMISES VESTED IN Amanda J. Smith, by Deed from Barney Kopsco and Georgia Kopsco, h/w, dated 10/22/1998, recorded 10/27/1998 in Book 2055, Page 2902.

TAX CODE: 19/4A/1/2
TAX PIN: 19634504744624

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

AMANDA J. SMITH A/K/A

AMANDA J. BROWN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4433 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of land situate in the

Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, containing 0.731 acres, more or less. Being Parcel Nos. 1 and 2, as per survey of Frank J. Smith, Jr., Registered Surveyor, Marshalls Creek, Pennsylvania, September 20, 1984 and having thereon erected a dwelling known as: 101 Long Pond Road (f/k/a HC 62, Box 98) Long Pond, PA 18334.

TAX CODE #19/3/1/4

PIN #19-6344-01-38-9344

Monroe County Instrument No. 200038685

To be sold as the property of Jenora Ramos and Victor Ramos on Judgment No. 4433-CV-14

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

JENORA RAMOS

VICTOR RAMOS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7184 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.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 Stroud, County of Monroe and Commonwealth of Pennsylvania, described as follows:

BEING Lot No. 24, as shown on a map titled Canterbury Estates Phase II, filed in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania on June 18, 2004, in Plot Book Volume 76, Page 91.

TITLE TO SAID PREMISES IS VESTED IN Walter Quizhpe, by Deed from Walter Quizhpe and Libia Quizhpe, as h/w, dated 07/02/2012, recorded 1/26/2012 in Book 2411, Page 6390.

TAX CODE: 17/97544

TAX PIN: 17638100966675

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

WALTER QUIZHPE

LIBIA QUIZHPE

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1380 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
 AT 10:00 A.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 116, Section One, as shown on 'Plotting of Sierra View', Chestnuthill Township, Monroe County, Pennsylvania, made by Lawrence R Bailey and recorded in Monroe County, Pennsylvania, in Plot Book No. 29, page 59.

TITLE TO SAID PREMISES VESTED IN Henry McCormick and Erelene M. McCormick, h/w, by Deed from Charles A. Holmes, Jr., Executor for the Estate of Charles A. Holmes, deceased, dated 11/24/2010, recorded 12/01/2010 in Book 2379, Page 6538.

**TAX CODE: 02/14B/1/40
 TAX PIN: 02633002571168**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ERELENE M. MCCORMICK
 HENRY MCCORMICK**

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

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

less exceptions are filed within said time.

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8404 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
 AT 10:00 A.M.**

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

ALL THAT CERTAIN Unit situate in the Township of Middle Smithfield , designated as Unit Number 68C of Ridge View Circle at Shawnee Valley, Monroe County, Pennsylvania as the lot designation appears on those certain final plat plans and final layout plans entitled Shawnee Valley, Stage 1A recorded in the Office of the Recorder of Deeds, Monroe County, Pennsylvania in Plot Book 75, page 7.

TITLE TO SAID PREMISES VESTED IN James J. Kelly Jr. and Tracy Kelly, h/w, by Deed from Catherine M. Moeller, dated 03/03/2006, recorded 03/20/2006 in Deed Book 2261, Page 2922.

**TAX CODE: 9/96844/68c
 TAX PIN: 09733303306300c**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JAMES J. KELLY, JR.
 TRACY KELLY**

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10282 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot 1009, Section WG, Whispering Glenn, as shown on a plan of lots recorded in the Office of the recorder of deeds in and for the County of Monroe, in Plat Book Volume 56, Page 63.

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

BEING THE SAME PREMISES which Ariel Henry, Executrix of the Estate of Royston G. Coke, by deed dated 12/7/2012 and recorded 12/12/2012 in Book 2412 Page 4302 conveyed to Althea Caporusso.

Pin #: 03636601083198

Tax Code #: 03/4C/2/9

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALTHEA CAPORUSSO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

CRYSTAL ESPANOL, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10898 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.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 sit-

uate in the Township of Pocono, County of Monroe, State of Pennsylvania, known as Lot No. 47 of Tara Hills, as shown on map recorded in Plot Book page 115.

Title to said premises vested in Richard Brannan and Udella Brannan by Deed from Ralph A. Cesaretti and Joan F. Cesaretti, his wife dated 07/16/1999 and recorded 07/20/1999 in the Monroe County Recorder of Deeds in Book 2066, Page 7132.

Being known as 47 Tara Hills Drive, Stroudsburg, PA 18360

Tax Parcel Number: 12/9E/1/47

Tax Pin Number: 12637204802824

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

RICHARD BRANNAN

UDELLA BRANNAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

ROBERT W. WILLIAMS, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6178 CIVIL 2012, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2, Section E, as shown on 'Plotting of Laurel View Village, Inc.' Coolbaugh Township, Monroe County, Pennsylvania, made by and recorded in Monroe County, Pennsylvania, Plot Book No. 14, Page 119.

TITLE TO SAID PREMISES VESTED IN Linda A. Schweiger, unmarried, by Deed from Jams P. Holyoke and Hannah W. Holyoke, trustees of the Holyoke Family Trust dated March 31, 2000, dated 10/14/2003, recorded 10/15/2003 in Book 2170, Page 6492.

TAX CODE: 03/8A/1/181

TAX PIN: 03635701468350

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

LINDA A. SCHWEIGER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9198 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 25, 2016
 AT 10:00 A.M.

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

ALL THAT CERTAIN lot/lots, parcel of piece of ground situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 50, Section No. B, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, in Plot Book No. 19, Pages 77 and 79.

TITLE TO SAID PREMISES VESTED IN Felix Philip and Jennifer Philip, h/w, by Deed from Eugene J. Hochmuth and Lisa I. Hochmuth, h/w, dated 05/04/2002, recorded 06/11/2002 in Book 2124, Page 767.

TAX CODE: 03/3B/2/37
 TAX PIN: 03636817002741

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**FELIX PHILIP
 JENNIFER PHILIP**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County

Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1030 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, FEBRUARY 25, 2016
 AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 437, 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 1, 3 and 5.

TITLE TO SAID PREMISES IS VESTED Jose Pena and Jacqueline Pena, his wife, by Deed from Fred L. Vickery, Jr., single, dated 12/12/2002, recorded 12/17/2002 in Book 2139, Page 6453.

TAX CODE: 03/9E/1/345
 TAX PIN: 03635920910591

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOSE PENA
 JACQUELINE PENA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
 Sheriff of Monroe County
 Pennsylvania
ADAM H. DAVIS, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1863 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.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, located, situate and being in the Township of Ross, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows:

LOT 13, SUNSET HILLS I, Ross Township, Monroe County, Pennsylvania, in Plot Book 20, Page 125.

Tax ID #15/8B/1/18

Pin #15625602990738

BEING THE SAME PREMISES which Rosalie Bridgman by Deed dated 5/26/2005 and recorded 6/7/2005, in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2227, Page 9491, granted and conveyed unto Rosalie Bridgman.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROSALIE BRIDGMAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

BRADLEY J. OSBORNE, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1767 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.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. 310, section J, as shown on map of a Pocono Country Place on file in the recorder's office of Stroudsburg, Pennsylvania in plot book no. 22, pages 11,13, 15 and 17.

TITLE TO SAID PREMISES VESTED IN Armando Medina, by Deed from Zulma J. Acosta, dated 04/25/2003, recorded 04/29/2003 in Book 2151, Page 7412.

TAX CODE: 03/9C/1/169

TAX PIN: 03635918410362

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:**ARMANDO MEDINA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
**MATTHEW BRUSHWOOD,
ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7332 CIVIL 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 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Stroud, County of Monroe, State of Pennsylvania, known as Lot No. 3 of Windsor Heights as shown on a map recorded in Plot Book 57 page 212.

TITLE TO SAID PREMISES VESTED IN Andrew White and Darlene White, h/w, by Deed from John D'Ambrosio and Janice D'Ambrosio, h/w, dated 10/12/1992, recorded 10/19/1992 in Book 1853, Page 1347.

TAX CODE: 17/17/1/11-5

TAX PIN: 17-6381-00-64-3152

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DARLENE WHITE
ANDREW WHITE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ADAM H. DAVIS, ESQUIRE

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Coolbaugh Township , Monroe County, Pennsylvania: Being Known As 387-389 Green Road, Tobyhanna, PA 18466

Parcel Number: 3/71/122

Pin Number: 03635602850950

Improvements: Residential Property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**STAR ANGELA CIRAOLO A/K/A
STAR A CIRAOLO**

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

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Todd A. Martin
Sheriff of Monroe County
Pennsylvania

NICOLE LABELLETTA, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4689 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 25, 2016

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH ALL THAT CERTAIN lot of land situate in Township of Chestnuthill , Monroe County, Pennsylvania: Being Known As 1107 Cameron Road, Effort, PA 18330

Parcel Number: 02/15/1/9

Pin Number: 02632002870038

Improvements: Residential property
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JIMMIE E. LOFTEN

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

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2628 CIVIL 2015, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , FEBRUARY 25, 2016

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh , County of Monroe and State of Pennsylvania, being Lot No. 48, Section F as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Page 11, 13 & 15.

TITLE TO SAID PREMISES VESTED IN Michael P. Sweeney, individual, by Deed from Roman Eshete and Bimyan Yilma, dated 04/30/2007, recorded 05/22/2007 in Book 2305, Page 8933.

TAX CODE: 3/8C/1/277

TAX PIN: 03635810457470

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL P. SWEENEY

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PAUL CRESSMAN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3538 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

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

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

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
SHERRI J. BRAUNSTEIN, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5055 CIVIL 2014, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , FEBRUARY 25, 2016
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot of land situate in Township of Eldred , Monroe County, Pennsylvania:

Being known as RR 2 Box 100 aka 223 Smale Lane, Kunkletown, PA 18058

Parcel Number: 6/10/1/4

Pin Number: 06622600850143

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS DOWLING

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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Todd A. Martin
Sheriff of Monroe County
Pennsylvania
NICOLE LABELLETTA, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 29, Feb. 5, 12