

## MONROE LEGAL REPORTER

### PUBLIC NOTICE ADOPTED ORDINANCE

Notice hereby is given that the **Tobyhanna Township Board of Supervisors** immediately following a public hearing held on June 3, 2013, did adopt an Ordinance signifying its intention and desire to organize and establish a new municipality authority in accordance with the Municipality Authorities Act, 53 Pa.C.S. §5601 et seq., particularly §5603, as amended and supplemented.

The enacted Ordinance sets forth the proposed Articles of Incorporation for the Authority which, in substance: establish a municipality authority with a seven member board; list the other municipal authorities incorporated by Tobyhanna Township; specify that the name of the Authority shall be the "Tobyhanna Township Neighborhood Improvement District Authority"; state that the Authority is formed under the provisions of the Municipality Authorities Act; provide that Tobyhanna Township has retained the right under the Municipality Authorities Act to approve any plan of the Authority to provide business improvements or administrative services; and, specify the names, addresses and terms of office of the first members of the board of the Authority, as follows:

- a. Steve Pine, P.O. Box 590, 1305 Kalahari Drive, Wisconsin Dells, WI 53965 - One year term that expires on December 31, 2014
- b. John J. Holahan III, 105 Government Center Way, Pocono Pines, PA 18350 - Two year term that expires on December 31, 2015
- c. Heidi A. Pickard, 105 Government Center Way, Pocono Pines, PA 18350 - Three year term that expires on December 31, 2016
- d. Donald J. Moyer, 105 Government Center Way, Pocono Pines, PA 18350 - Four year term that expires on December 31, 2017
- e. Anne M. Lamberton, 105 Government Center Way, Pocono Pines, PA 18350 - Four year term that expires on December 31, 2017
- f. John E. Kerrick, 105 Government Center Way, Pocono Pines, PA 18350 - Five year term that expires on December 31, 2018
- g. Michelle Bisbing, 300 Community Drive, Suite D, Pocono Mountains Corporate Center East, Tobyhanna, PA 18466 - Five year term that expires on December 31, 2018

It is the intention of Tobyhanna Township to file with the Secretary of the Commonwealth, on June 21, 2013, Articles of Incorporation of the "Tobyhanna Township Neighborhood Improvement District Authority."

Tobyhanna Township hereby expressly retains the right which exists under the Municipality Authorities Act and the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as amended, to approve any plan of the Authority. This Notice is authorized by the above-referenced enacted Ordinance.

Tobyhanna Township  
Board of Supervisors  
Tobyhanna Township  
Government Center Building  
105 Government Center Way  
Pocono Pines, PA

PR - June 7

### PUBLIC NOTICE COURT OF COMMON PLEAS MONROE COUNTY NO.: 4291 CV 12

MILSTEAD & ASSOCIATES, LLC  
By: Patrick J. Wesner, Esquire  
Attorney ID #203145  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff,

File No. 4.16966  
Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff, vs. **Vladimir Belyaev,**

**Oksana Belyaev,** Defendants  
**TO: Vladimir Belyaev and Oksana Belyaev**

TYPE OF ACTION:  
CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE  
PREMISES SUBJECT TO FORECLOSURE:  
2807 Oak View Lane Tobyhanna, PA 18466

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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.

### Lawyers Referral and

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

PR - June 7

### PUBLIC NOTICE COURT OF COMMON PLEAS OF MONROE COUNTY FORTY-THIRD JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA

IN RE:  
TYRONE GERARD GREEN  
NO. 4146 CV 2013

**NOTICE IS HEREBY GIVEN** that on May 22, 2013, the Petition of Tyrone Gerard Green was filed in the above-named Court, requesting an Order to change the name of **TYRONE GERARD GREEN TO TYRONE GERARD BRADLEY.**

The Court has scheduled a hearing for the 27th day of June, 2013, at 8:45 A.M. in Courtroom No. 6 of the Monroe County Courthouse, Stroudsburg, Pennsylvania, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

### NEWMAN, WILLIAMS, MISHKIN, CORVELEYN, WOLFE & FARERI

David L. Horvath, Esq.  
Attorney I.D. #83024  
Attorneys for Petitioner  
712 Monroe Street  
Stroudsburg, PA 18360

PR - June 7

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Anna M. Laura**  
Late of Borough of Mount Pocono, 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 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 Court where notice may be given to Claimant.

Vincent Laura, Co-Executor  
1171 West Main St.

## MONROE LEGAL REPORTER

Stroudsburg, PA 18360

Louis Laura, Co-Executor  
94-21 115 St.  
Richmond Hills, NY 11419  
And to:

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

PR - May 24, May 31, June 7

### PUBLIC NOTICE ESTATE NOTICE

Estate of **BARBARA THOMSEN, a/k/a BARBARA ANN THOMSEN** late of 190 Darcey Drive Saylorburg, Monroe County, Pennsylvania deceased.

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

Robert Thomsen Executor  
c/o Daniel M. Corveleyn, Esq.  
712 Monroe Street  
P.O. Box 511  
Stroudsburg, PA 18360

Newman, Williams, Mishkin,  
Corveleyn, Wolfe & Fareri, P.C.  
By: Todd R. Williams, Esq.  
712 Monroe St.  
Stroudsburg, PA 18360-0511

PR - June 7, 14, 21

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **Charles H. Seitz Jr.**, late of 3310 Birch Hill Drive, Tannersville, PA 18372, 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.

Ronald J. Seitz, Executor  
3 Sycamore Drive  
Oxford, CT 06478

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

PR - May 24, May 31, June 7

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **Daniel Codeghini**, late of 110 Caddo Terrace, Albrightsville, Pennsylvania 18210, deceased.

NOTICE is hereby given that Certificate of Grant of Letters of Administration in the above named estate have been granted to the undersigned. All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same without delay to:

Colleen Mancuso, Esquire  
MANCUSO & MANCUSO, P.C.  
808 Monroe St.  
Stroudsburg, PA 18360  
(570) 476-1099

Anastasia Perez, Administrator  
c/o Colleen Mancuso, Esquire

MANCUSO & MANCUSO, P.C.  
808 Monroe St.  
Stroudsburg, PA 18360

PR - May 31, June 7, June 14

### PUBLIC NOTICE ESTATE NOTICE

Estate of **DANIEL J. CHRISTIANSEN** Late of East Stroudsburg Borough, Monroe County, 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.

DAWN ALTIERI  
c/o Thomas F. Dirvonas, Esquire  
11 N 8th St.  
Stroudsburg, PA 18360-1717

PR - June 7, 14, 21

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **DIANE LEGOFF**, late of Bartonville, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Craig Wortman, Jr.  
602 Hearthstone Circle  
Bartonville, PA 18321

PR - June 7, 14, 21

### PUBLIC NOTICE ESTATE NOTICE

Estate of **John J. Freel**, late of Cresco, Barrett Township, Monroe County, Pennsylvania.

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

Betty L. Freel, Administratrix  
P.O. Box 58  
Cresco, PA 18326

MICHELLE F. FARLEY, ESQ.

P.O. Box 222  
Cresco, PA 18326  
PR - June 7, 14, 21

### PUBLIC NOTICE ESTATE NOTICE

Estate of **MARGARET PLACE**, late of Monroe County, Pennsylvania

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

## MONROE LEGAL REPORTER

directed to present the same without delay to the undersigned attorney within four (4) months of this date and to file with the Clerk of Court of Common Pleas of Monroe County, Orphans' Court Division, Monroe County, Pennsylvania, a particular statement of claim duly verified by an Affidavit setting forth an address within the county where notice may be given to Claimant.

Sandra Uhrig, Executor

KRAWITZ & KRAWITZ, P.C.  
Edwin Krawitz, Esquire  
553 Main St.  
Stroudsburg, PA 18360

PR - May 24, May 31, June 7

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **MARION E. WISEGARVER**, a/k/a **MAR-  
IAN E. WISEGARVER** and **MARY WISEGARVER**, of  
Smithfield Township, Monroe County, Pennsylvania.  
LETTERS TESTAMENTARY in the above-named  
Estate having been granted to the undersigned, filed  
at 4513-0251. All persons indebted to the estate are  
directed to make immediate payment and those hav-  
ing claims are directed to present the same without  
delay to the undersigned or her Attorney within four  
(4) months from the date hereof and to file with the  
Clerk of Courts of Common Pleas of the Forty-Third  
Judicial District, Orphans' Court Division, Monroe  
County, Pennsylvania, a particular statement of claim  
duly verified by an Affidavit setting forth an address  
within the county where notice may be given to Clai-  
mant.

John A. Wisegarver, Co-Executor  
2545 Wigwam Park Road  
East Stroudsburg, PA 18301

Marianne B. Repsher, Co-Executor  
214 Music Center Drive  
East Stroudsburg, PA 18301

Robert M. Maskrey Jr., Esquire  
27 North Sixth St.  
Stroudsburg, PA 18360  
Attorney for Estate

PR - May 24, May 31, June 7

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Paul Allen Warman** late of 489 Laurel Pine,  
Mountainhome, Monroe County, Pennsylvania,  
deceased.

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

Barbara A. Savitx Executrix  
c/o Todd R. Williams, Esq.  
712 Monroe Street  
Stroudsburg, PA 18360

Newman, Williams, Mishkin,  
Corveleyn, Wolfe & Fareri, P.C.  
By: Todd R. Williams, Esq.  
712 Monroe St.  
Stroudsburg, PA 18360-0511

PR - June 7, 14, 21

### PUBLIC NOTICE ESTATE NOTICE

Estate of **PAUL J. SEYBOLD JR.**, a/k/a **PAUL SEY-  
BOLD**, late of Pocono Township, Monroe County,  
Pennsylvania, deceased.

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

diately 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 here-  
of 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.

**PETER SEYBOLD**, Executor

3100 East David Drive  
Bloomington, IN 47401

Elizabeth Bensinger Weekes, Esq.  
Bensinger and Weekes, LLC  
529 Sarah St.  
Stroudsburg, PA 18360

PR - May 31, June 7, June 14

### PUBLIC NOTICE ESTATE NOTICE

Letters of Administration have been granted on the  
Estate of **Moses Parker**, Deceased, late of Monroe  
County, who died on October 22, 2006, to Carmen  
Romero, Personal Representative.

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

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

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

PR - May 24, May 31, June 7

### PUBLIC NOTICE ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of  
Testamentary have been granted to the Estate of  
**Francis B. Milauskas**, late of Stroud Township,  
Monroe County, Pennsylvania, who died on April 21,  
2013.

All persons indebted to said estate are required to  
make payment and those having claims or demands  
to present the same without delay to Michael  
Romanowski, Executor, in care of John D. Sieminski,  
Attorney for the estate.

John D. Sieminski, Esquire  
1575 Wyoming Ave.  
Forty Fort, PA 18704

PR - May 24, May 31, June 7

### PUBLIC NOTICE FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provi-  
sions of the Fictitious Name Act, as Amended, Act  
No. 177 of 1988, 54 Pa.C.S. 311, of the filing with the  
Office of the Secretary of the Commonwealth of  
Pennsylvania of an Application for Registration of  
Fictitious Name for the use of the fictitious name  
**PMA Landscaping**.

The entity interested in such business is LL  
Associates Holdings LLC, 121 Pocahontas Road -  
Suite 4, East Stroudsburg, PA 18301

PR - June 7

### PUBLIC NOTICE FICTITIOUS NAME

Notice is hereby given that an Application for  
Registration of Fictitious Name was filed in the  
Commonwealth of Pennsylvania on April 12, 2013 for  
**Buzz Allwood** located at 148 Sorrel Street  
Stroudsburg PA 18360.

The name and address of each individual interested  
in the business is Jason Summers, 148 Sorrel Street  
Stroudsburg PA 18360.

This was filed in accordance with 54 Pa.C.S. 311.  
PR - June 7

### PUBLIC NOTICE FICTITIOUS NAME

Notice is hereby given that an Application for  
Registration of Fictitious Name was filed in the

## MONROE LEGAL REPORTER

Commonwealth of Pennsylvania on April 12, 2013 for **Mr. Speaker** located at 217 Terrace Drive, Saylorsburg, PA 18353.

The name and address of each individual interested in the business is Kinnard E Chapman, 217 Terrace Drive, Saylorsburg, PA 18353.

This was filed in accordance with 54 PaC.S. 311.

PR - June 7

### PUBLIC NOTICE FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on March 22, 2013 for **O'Pawz** located at 1205 Big Buck Lane Kunkletown PA 18058.

The name and address of each individual interested in the business is Amelia Schuster, 1205 Big Buck Lane, Kunkletown PA 18058.

This was filed in accordance with 54 PaC.S. 311.

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### PUBLIC NOTICE FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that pursuant to the provisions of the Fictitious Names Act, an application for registration of fictitious name was filed with the Pennsylvania Department of State on May 20, 2013 by Michael Ilich, with a registered address of 2670 Rimrock Drive, Stroudsburg, PA 18360, to carry on business in Monroe County, PA, under the assumed or fictitious name, style or designation of **Rim Rock Fabrications**, 2670 Rimrock Drive, Stroudsburg, PA 18360.

John C. Prevoznik, Esquire  
47 South Courtland St.  
East Stroudsburg, PA 18301

PR - June 7

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **18 TANBARK LANE, TANNERSVILLE, PA 18372.**

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA ON JUNE 27, 2013 AT 10:00 A.M.** all the right, title and interest of **THOMAS J. JONES**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

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

### LEGAL DESCRIPTION

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

BEGINNING at a point on the Southerly right of way line of a proposed road forty feet in width as shown on map entitled "Tanbark Acres", said point being also the most Northeasterly corner of Lot No. 5; thence, along the Southerly right of way line of said proposed road, North sixty-five degrees fifty-seven minutes East seventy-two and fifteen one-hundredths feet to a point of curvature; thence on a curve to the right having a radius of twenty-five feet, an arc length of forty-one and ninety-six one-hundredths feet to a point on the Westerly right of way line of another proposed road forty feet in width; thence along the Westerly right of way line of said proposed road South seventeen degrees fifty-three minutes East one hundred twenty-three and two one-hundredths feet to a point, the most Northeasterly corner of Lot No. 3; thence along said Lot No. 3 South sixty-five degrees fifty-seven minutes West eighty-three and seventy-

nine one-hundredths feet to a point; thence along Lot No. 5 North twenty-four degrees and three minutes West one hundred fifty feet to the place of beginning. CONTAINING 0.31 acres, more or less.

BEING Lot No. 4 on map entitled "Tanbark Acres". UNDER AND SUBJECT to covenants, conditions and restrictions as more fully set forth in the chain of title.

Parcel No. 12-6372-02-59-2034

Tax Id. NO. 12/7A/1/3

Being known as 18 Tanbark Lane, Tannersville, PA 18372

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **JULY 10, 2013.**

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal  
Middle District of PA

PR - June 7, 14, 21

### PUBLIC NOTICE INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on April 8, 2013.

The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is **LG Coding Inc.**

Marshall & Marshall  
Stroudsburg, PA 18360

PR - June 7

### PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO.: 8773-CV-2011 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Taylor Bean & Whitaker Mortgage Corp  
Plaintiff

vs.

ANDREA LETSON & CLIFFORD FLAMISCH

Defendant(s)

**TO: CLIFFORD FLAMISCH and ANDREA LETSON**, as tenants by the entirety

PRESENTLY OR FORMERLY of 29 Blossom Lane, Blakeslee, PA 18610. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 29 Blossom Lane, Blakeslee, PA 18610 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, **Taylor Bean & Whitaker Mortgage Corp.** A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Monroe County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN 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 RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR

## MONROE LEGAL REPORTER

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

### NOTICE TO DEFEND

Monroe County Bar Association, Lawyer Referral Service, 913 Main St., Stroudsburg, PA 18360; phone: (570) 424-7288

### LAWYER REFERRAL

Monroe County Bar Association, 913 Main St., Stroudsburg, PA 18360; phone: (570) 424-7288  
PR - June 7

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

No. 2130 CV 2013

TOBYHANNA FEDERAL CREDIT UNION Formerly known as TOBYHANNA ARMY DEPOT FEDERAL CREDIT UNION 315 Franklin Avenue Scranton, PA 18503

Plaintiff

vs.

VICKIE L. NIEVES, BETTY L. SNYDER 181 Grove Street East Stroudsburg, PA 18301

Defendants

**TO VICKIE L. NIEVES AND BETTY L. SNYDER:** YOU ARE HEREBY NOTIFIED THAT AN ACTION IN MORTGAGE FORECLOSURE HAS BEEN FILED AGAINST YOU REGARDING CERTAIN PROPERTY OWNED BY YOU AT 181 Grove Street, East Stroudsburg, PA 18301.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defense 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

### PA LAWYER REFERRAL SERVICE

PO Box 186  
100 South Street  
Harrisburg, PA 17108  
(1-800-692-7375; out of state residents phone 1-717-238-6715)

### Monroe County Bar Association

Lawyer Referral Service  
913 Main Street  
Stroudsburg, PA 18360

### OLIVER, PRICE & RHODES

John R. O'Brien, Esq.  
Attorney I.D. No. 30945  
1212 South Abington Road  
PO Box 240  
Clarks Summit, PA 18411  
(570) 585-1200  
PR - June 7

### PUBLIC NOTICE MONROE COUNTY COURT OF COMMON PLEAS NO. 1224 CV 2013

**McCABE, WEISBERG and CONWAY, P.C.**  
**BY: TERRENCE J. McCABE, ESQUIRE - ID #16496**  
**MARC S. WEISBERG, ESQUIRE - ID #17616**  
**EDWARD D. CONWAY, ESQUIRE - ID #34687**  
**MARGARET GAIRO, ESQUIRE - ID #34419**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID #28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID #74770**  
**MARISA J. COHEN, ESQUIRE - ID #87830**  
**KEVIN T. McQUAIL, ESQUIRE - ID #307169**

**CHRISTINE L. GRAHAM, ESQUIRE - ID #309480**  
**BRIAN T. LaMANNNA, ESQUIRE - ID #310321**  
**JOSEPH F. RIGA, ESQUIRE - ID #57716**  
**ANN E. SWARTZ, ESQUIRE - ID #201926**  
**JOSEPH I. FOLEY, ESQUIRE - ID #314675**  
**123 South Broad St., Suite 2080, Philadelphia, PA 19109**

(215) 790-1010

JPMorgan Chase Bank, National Association, Plaintiff vs. All Unknown Surviving Heirs of Sherry Blumhagen, Deceased, Mortgagor and Real Owner, Sher Esquilles a/k/a Sherry Blumhagen, Known Surviving Heirs of Sherry Blumhagen, Deceased, Mortgagor and Real Owner, and Chaz J. Blumhagen, Known Surviving Heir of Sherry Blumhagen, Deceased, Mortgagor and Real Owner, Defendants  
**TO: ALL UNKNOWN SURVIVING HEIRS OF SHERRY BLUMHAGEN, DECEASED MORTGAGOR AND REAL OWNER**

**TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE**  
**PREMISES SUBJECT TO FORECLOSURE: 2906 DORSET ROAD, TOBYHANNA, PENNSYLVANIA 18466**

### NOTICE

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

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

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

### Monroe County Bar Assoc.

Lawyer Referral Service  
913 Main Street  
P.O. Box 786  
Stroudsburg, PA 18360  
570-424-7288

PR - June 7

### PUBLIC NOTICE MONROE COUNTY COURT OF COMMON PLEAS NO. 4065CV2012

**McCABE, WEISBERG and CONWAY, P.C.**  
**BY: TERRENCE J. McCABE, ESQUIRE - ID #16496**  
**MARC S. WEISBERG, ESQUIRE - ID #17616**  
**EDWARD D. CONWAY, ESQUIRE - ID #34687**  
**MARGARET GAIRO, ESQUIRE - ID #34419**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID #28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID #74770**  
**MARISA J. COHEN, ESQUIRE - ID #87830**  
**KEVIN T. McQUAIL, ESQUIRE - ID #307169**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID #309480**  
**BRIAN T. LaMANNNA, ESQUIRE - ID #310321**  
**JOSEPH F. RIGA, ESQUIRE - ID #57716**  
**ANN E. SWARTZ, ESQUIRE - ID #201926**  
**123 South Broad St., Suite 2080, Philadelphia, PA 19109**

(215) 790-1010

E\*Trade Bank vs. Jorge A. Hernandez and Luz N. Rouse, Defendants

**TO: JORGE A. HERNANDEZ AND LUZ N. ROUSE**  
**TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE**  
**PREMISES SUBJECT TO FORECLOSURE: LOT 2231 SAW CREEK ESTATES, BUSHKILL, PENNSYLVANIA 18324**

### NOTICE

If you wish to defend, you must enter a written

## MONROE LEGAL REPORTER

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 judgement 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 YOU 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.  
Lawyer Referral Service  
913 Main Street  
P.O. Box 786  
Stroudsburg, PA 18360  
570-424-7288**

PR - June 7

### **PUBLIC NOTICE MONROE COUNTY COURT OF COMMON PLEAS NO. 5047 CV 2009**

**McCABE, WEISBERG and CONWAY, P.C.  
BY: TERENCE J. McCABE, ESQUIRE - ID #16496  
MARC S. WEISBERG, ESQUIRE - ID #17616  
EDWARD D. CONWAY, ESQUIRE - ID #34687  
MARGARET GAIRO, ESQUIRE - ID #34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID #28009  
HEIDI R. SPIVAK, ESQUIRE - ID #74770  
MARISA J. COHEN, ESQUIRE - ID #87830  
KEVIN T. McQUAIL, ESQUIRE - ID #307169  
CHRISTINE L. GRAHAM, ESQUIRE - ID #309480  
BRIAN T. LaMANN, ESQUIRE - ID #310321  
JOSEPH F. RIGA, ESQUIRE - ID #57716  
ANN E. SWARTZ, ESQUIRE - ID #201926  
123 South Broad St., Suite 2080, Philadelphia, PA 19109  
(215) 790-1010**

#### **CIVIL ACTION LAW**

The Bank of New York Mellon Fka the Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-OC1 Mortgage Pass-through Certificates, Series 2006-OC1 vs. Phillip Balinski

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

TO: Phillip Balinski  
RR2 Box 2417  
Cresco, Pennsylvania 18326  
Your house (real estate) at **Route 390, Mountainhome, Pennsylvania 18342** is scheduled to be sold at Sheriff's Sale on **July 25, 2013 at 10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$132,204.30 obtained by The Bank of New York Mellon Fka the Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-OC1 Mortgage Pass-through Certificates, Series 2006-OC1 against you.

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

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

1. The sale will be cancelled if you pay to The Bank of New York Mellon Fka the Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-OC1 Mortgage Pass-through Certificates, Series 2006-OC1 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

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

**LAWYER REFERRAL SERVICE  
Monroe County Bar Association  
913 Main St.  
P.O. Box 786  
Stroudsburg, PA 18360  
570-424-7288**

**ASSOCIATION DE LICENCIADOS  
Monroe County Bar Assoc.  
Lawyer Referral Service  
913 Main Street  
P.O. Box 786  
Stroudsburg, PA 18360  
570-424-7288**

PR - June 7

#### **PUBLIC NOTICE NAME CHANGE**

NOTICE NOTICE IS HEREBY GIVEN that on May 16, 2013, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of **Emily Mae Salmon to Sean Helm Salmon**.

The Court has fixed the day of June 27, 2013, at 8:45 a.m. in Courtroom No. 6 of the Monroe County Courthouse, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition,

## MONROE LEGAL REPORTER

where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.  
PR - June 7, 2013

**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. 1593-CV-2013**

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE INC.,  
F/K/A NORWEST MORTGAGE INC.  
Plaintiff

vs.

HAGOS GEBRETATIOS A/K/A HAGOS A. GEBRETATIOS  
THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA  
Defendants

**NOTICE**

To: **HAGOS GEBRETATIOS:**

You are hereby notified that on March 15, 2013, Plaintiff, WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC., 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. 1593-CV-2013. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5E SOUTH CORTINA COURT, A/K/A 523 SOUTH CORTINA COURT, HENRYVILLE, PA 18332 whereupon your property would be sold by the Sheriff of MONROE County.

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

**NOTICE**

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

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

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

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

PR - June 7

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

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 1969-CV-2012**

CITIMORTGAGE, INC.  
Plaintiff

vs.

CARLOS DELACRUZ  
MARIA DELACRUZ  
Defendants

**NOTICE**

To: **CARLOS DELACRUZ**

You are hereby notified that on March 9, 2012, Plaintiff, CITIMORTGAGE, INC., 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. 1969-CV-2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 101 STONECREST ROAD A/K/A 236 RYAN ROAD, BLAKESLEE, PA 18610 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.**

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

PR - June 7

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 2012-01580**

JPMORGAN CHASE BANK, N.A.  
Plaintiff

vs.

SCOTT A. COLE, KAREN COLE,  
SCOTT A. COLE, AS TRUSTEE OF THE RED THUNDER FREEDOM TRUST  
RED THUNDER FREEDOM TRUST  
E.F. MOCK, TRUSTEE OF THE RED THUNDER FREEDOM TRUST  
Defendants

**NOTICE**

To: **SCOTT A. COLE, AS TRUSTEE OF THE RED THUNDER FREEDOM TRUST AND RED THUNDER FREEDOM TRUST:**

You are hereby notified that on February 28, 2012, Plaintiff, JPMORGAN CHASE BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a

## MONROE LEGAL REPORTER

Notice to Defend, against you in the Court of Common Pleas of MONROE County, Pennsylvania, docketed to No.2012-01580. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 9239 WESTWOOD DRIVE, TOBY-HANNA, PA 18466-3834 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.**

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

PR - June 7

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

**NO.5908-CV-12**  
BANK OF AMERICA, N.A. MERGER TO BAC HOME LOANS SERVICING, L.P.  
Plaintiff

vs.

JOSEPH SIABA  
Defendants

### NOTICE

To: **JOSEPH SIABA:**

You are hereby notified that on July 13 2012, Plaintiff, BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P., 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. 5908-CV-12. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 27C TIMBER HILL ROAD, HENRYVILLE, PA 18332 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.

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

PR - June 7

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 6525-CV-2012**

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

vs.

CHARLES E. KENNEY, IN HIS CAPACITY AS HEIR OF GERTRAUD E. KENNEY, DECEASED...ET AL  
Defendants

### NOTICE

**To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERTRAUD E. KENNEY, DECEASED**

You are hereby notified that on August 2, 2012, Plaintiff, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, 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. 6525-CV-2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 4308 BIRCH WOOD, A/K/A 2131 FREEDOM WAY, POCONO SUMMIT, PA 18346 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.

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Lawyer Referral Service



## MONROE LEGAL REPORTER

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

PR - June 7

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 6802-CV-2012**

WELLS FARGO BANK, N.A.  
Plaintiff

vs.

GUSTAVO FIGUEROA AND BRUNILDA LUGO  
Defendants

**NOTICE**

To: **GUSTAVO FIGUEROA and BRUNILDA LUGO:**  
You are hereby notified that on August 13, 2012, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, Pennsylvania, docketed to No. 6802-CV-2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at HC 62 BOX 65D, A/K/A 126 ROADS END, LONG POND, PA 18334 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.

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

PR - June 7

**PUBLIC NOTICE  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO. 775-CV-2013**

WELLS FARGO BANK, N.A.  
Plaintiff

vs.

CECILIA KAISER, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ANTHONY SERVEDIO  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY SERVEDIO, DECEASED  
Defendants

**NOTICE**

To: **CECILIA KAISER, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ANTHONY SERVEDIO and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHTS, TITLE OR INTEREST FROM OR UNDER ANTHONY SERVEDIO, DECEASED:**

You are hereby notified that on January 29, 2013 Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, Pennsylvania, docketed to No. 775-CV-2013. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 8316 WOODCHUCK TERRACE, a/k/a 8316 RUNNING BEAR LANE, TOBYHANNA, PA 18466-3379 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.

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

PR - June 7

**PUBLIC NOTICE  
NOTICE OF FORMATION**

NOTICE IS HEREBY GIVEN that a Certificate of Organization - Domestic Limited Liability Company has been filed and approved by the Department of State, Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on March 26, 2013, for the purpose of obtaining a Certificate of Organization pursuant to the provisions of 15 Pa. C.S. Sec. 8913, for the organization of a Limited Liability Company to be known as **Real Estate InSite, LLC**, with an address of 23 North Fifth Street Stroudsburg, PA 18360.

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

ELIZABETH M. FIELD, ESQUIRE  
Powlette & Field, LLC  
508 Park Ave.  
Stroudsburg, PA 18360

PR - June 7

## MONROE LEGAL REPORTER

**PUBLIC NOTICE  
NOTICE OF HEARING  
TO: Howard Davies  
RE: Adoption of P.D. and J.D.  
Luzerne County  
Court of Common Pleas,  
Wilkes-Barre, Pennsylvania**

A petition has been filed asking the Court to put an end to all rights you have to your child, **Preston Davies and Jaxson Davies**. The Court has set a hearing to consider ending your rights to your child. That hearing will be held as set forth below:

**PLACE:** Luzerne County Court House, Bernard C. Brominski Building, Orphans' Courtroom, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania  
**DATE:** June 20, 2013  
**TIME:** 9:30 a.m.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child (ren) may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer.

**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 ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

ILegal Services of Northeastern, PA Inc., 410 Bicentennial Building, 15 Public Square, Wilkes-Barre, PA 18701; 570-825-8567

ILuzerne County Public Defender's Office, Luzerne County Courthouse, Wilkes-Barre, PA 18711; 570-825-1754

BY: Nicole F. Bednarek, Esquire  
Luzerne County Children and Youth Services  
111 North Pennsylvania Ave.  
Wilkes-Barre, PA 18701  
(570) 826-8700 ext. 5258

PR - May 24, May 31, June 7

**PUBLIC NOTICE  
NOTICE OF HEARING  
TO: Nancy Spelman  
RE: Adoption of P.D. and J.D.  
Luzerne County  
Court of Common Pleas,  
Wilkes-Barre, Pennsylvania**

A petition has been filed asking the Court to put an end to all rights you have to your child, **Preston Davies and Jaxson Davies**. The Court has set a hearing to consider ending your rights to your child. That hearing will be held as set forth below:

**PLACE:** Luzerne County Court House, Bernard C. Brominski Building, Orphans' Courtroom, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania  
**DATE:** June 20, 2013  
**TIME:** 9:30 a.m.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child (ren) may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer.

**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 ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

ILegal Services of Northeastern, PA Inc., 410 Bicentennial Building, 15 Public Square, Wilkes-Barre, PA 18701; 570-825-8567

ILuzerne County Public Defender's Office, Luzerne County Courthouse, Wilkes-Barre, PA 18711; 570-825-1754

BY: Nicole F. Bednarek, Esquire  
Luzerne County Children and Youth Services  
111 North Pennsylvania Ave.  
Wilkes-Barre, PA 18701  
(570) 826-8700 ext. 5258

PR - May 24, May 31, June 7

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10118 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel, or piece of land, situate in the **Township of Price**, County of Monroe, and State of Pennsylvania. Being Lot 1112, Section VI, as set forth on the Plot Map of The Hamlet, Section VI, dated November 15, 1978 and recorded in the Office for the Recording of Deeds, etc, Stroudsburg Monroe County, Pennsylvania, in Plot Book Volume 38, Page 65.

PARCEL NO. 14/3C/1/203

PIN NO. 14730701351823

TITLE TO SAID PREMISES IS VESTED IN Conrad Jeffries by deed from Conrad Jeffries by deed from Daniel W. Keuler, Susan H.D. Keuler, husband and wife, Marc M. Keuler, married, Susan H.D. Keuler and Sarah A. Landis, jointly as trustees for Jordan J. Keuler and Tyler Keuler dated June 15, 2006 and recorded June 22, 2006 in Deed Book 2271, page 8636.

Being Known As: RR 1 Box 208M a/k/a 1112 Blue Ridge Drive, Canadensis, Monroe County, PA 18325  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CONRAD JEFFRIES**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10173 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:

# MONROE LEGAL REPORTER

**THURSDAY, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 48, Section No. D, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Page 101, 103 and 105.

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

BEING THE SAME PREMISES which Annie B. Bennett, a married person, by deed dated 09/20/2006 and recorded 10/10/2006 in Book 2283 Page 6779 conveyed to Isiah L. Bennett, a single person.

Property address: D-48 Briardiff Terrace, Tobyhanna, PA 18466

Pin #: 03-6358-20-82-4237

Tax Code #: 3/8B/2/193

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ISIAH L. BENNETT MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10256 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and State of Pennsylvania, being Lot No. 32, Section L, A Pocono Country Place, 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 7, 9,11.

TITLE TO SAID PREMISES VESTED IN Ilya Krasner, by Deed from LaSalle Bank, NA, f/k/a LaSalle National Bank, as trustee under the Pooling and Servicing Agreement Dated March 1, 1998, Series 1998-1, by its attorney in fact, Integrated Asset Servicing (Power of Attorney to be recorded simultaneously herewith), dated 08/04/2004 in Book 2199, Page 475.

TAX CODE: 03/9B/2/101

TAX PIN: 03635919618003

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

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10473 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the **Township of Jackson**, County of Monroe and Commonwealth of Pennsylvania, shown as Lot Number 26 on a plan of Foxborough Heights Subdivision, Drawing 88D1936, as prepared by Joseph E. Policelli, Registered Surveyor, and recorded in the Recorder of Deeds Office for Monroe County in Plan Book 61, Page 437, bounded and described as follows:

BEGINNING at a point on the northerly right-of-way line of Gardner Road, said point also being the south corner of Lot No. 25; thence along said Gardner Road along a curve to the right having a central angle of 02 Degrees 51 Minutes 58 Seconds, a radius of 1073.77 feet and an arc length of 53.72 feet to a point; thence along the same, South 77 Degrees 52 Minutes 00 Seconds West 271.45 feet to a point; thence along Rosalie Oliver, North 06 Degrees 45 Minutes 00 Seconds East 388.75 feet to a point, said point also being the southwest corner of Lot No. 11; thence along Lot No. 11 and Lot No. 10, South 83 Degrees 15 Minutes 00 Seconds East 194.60 feet to

## MONROE LEGAL REPORTER

a point, said point also being the northwest corner of Lot No. 25; thence along the same, South 14 Degrees 59 Minutes 58 Seconds East 303.89 feet to the Point of Beginning.

CONTAINING 2.0057 acres, more or less.

UNDER AND SUBJECT to the Restrictive Covenants, Notes and Easements on Plan of Foxborough Heights, Plot Book Volume 61, Page 437.

UNDER AND SUBJECT to the 'Declaration of Covenants and Restrictions pertaining to land known as Foxborough Heights Subdivision' recorded in Record Book Volume 1707, Page 838.

**TITLE TO SAID PREMISES IS VESTED IN Rolando Santa Ana, Jr. and Eileen Haboc, his wife, as tenants by the entireties, by Deed from 3-M Development Corporation, a Pennsylvania Corporation, dated 10/03/2002, recorded 10/17/2002 in Book 2134, Page 3711.**

TAX CODE: 8/87537

TAX PIN: 08-6371-01-17-3780

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

**ROLANDO SANTA ANA, 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  
COURTENAY R. DUNN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 31, June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10600 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pipe on the westerly line of Township Route No. 625, said iron pipe being the northeasterly corner of Lot No. 13 as shown on map entitled "Subdivision of Portion of Lands of Herbert T. Sharbaugh and Nellie Sharbaugh, Revised 1 October 1961"; thence along Lot No. 13 as shown on said map, South 55 degrees 26 minutes 00 seconds West

134.16 feet to an iron pipe; thence along Lot No. 7 as shown on said map, North 34 degrees 34 minutes 00 seconds West 175.00 feet to an iron pipe; thence along the southerly line of a road 33 feet in width, now known as Sharbaugh Road, North 55 degrees 26 minutes 00 seconds East 193.16 feet to an iron pipe; thence along the westerly line of said Township Route No. 625 as shown on said map; South 15 degrees 56 minutes 10 seconds East 184.61 feet to the place of BEGINNING, CONTAINING 0.65 Acre, more or less.

BEING Lots Nos. 9 and 11 on Plan of Lots entitled "Subdivision of Portion of Lands of Herbert T. Sharbaugh and Nellie G. Sharbaugh, et al."

UNDER AND SUBJECT to covenants, conditions, and restrictions, which shall run with the land as appear in the chain of title.

**TITLE TO SAID PREMISES VESTED IN** Gilberto Rodriguez and Emine Rodriguez, husband and wife, and Marisol Rodriguez, their daughter, as joint tenants with right of survivorship, by deed from KENNETH C. WOEHRLE and MEREDITH WOEHRLE, HIS WIFE, dated February 24, 2004 and recorded March 23, 2004 in Deed Book 2185, Page 1249.

Being Known As: 378 Sharbaugh Road, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

Parcel #: 03/7/1/52-6

PIN #: 03635601381359

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GILBERTO RODRIGUEZ, EMINE RODRIGUEZ, MARISOL RODRIGUEZ**

**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  
ANDREW L. MARKOWITZ,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10622 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at a point in the Southerly line of Pine Hill Road, distant two hundred seventy-five and eighty-seven hundredths feet Easterly from the Easterly line of the Easton and Belmont Turnpike; thence, (1) north seventy-three degrees East 100 feet to a corner in the Southerly line of Pine Hill Road; thence, (2) by Lot No. 3 on the plotting hereinafter recited, South seventeen degrees East 149.64 feet to land of others; thence, (3) by land of others, South eighty-nine degrees West 104.03 feet to a corner of Lot No. 1 on said plotting and thence, (4) by

## MONROE LEGAL REPORTER

said Lot No. 1, North seventeen degrees West 120.96 feet to the place of BEGINNING.

It is intended hereby to convey Lot No. 2, Block A as shown on Map of Pocono Forest Tract, located in Coolbaugh Township, Mt. Pocono, dated January 1927.

TITLE TO SAID PREMISES VESTED IN Dzevrie Coma, by Deed from John E. Herman, dated 07/15/2005, recorded 07/19/2005 in Book 2233, Page 1.

TAX CODE: 10/5/1/3

TAX PIN: 10635620803579

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

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10727 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Jackson**, County of Monroe and State of Pennsylvania, being Lot No. 7, Fall Creek Estates, Section One, recorded in Plot Book Volume 58, page 101, being described as follows, to wit:

BEGINNING at a point in or near the centerline of Township Route No. 488, Rinker Road, thence in and along the centerline of Township Route No. 488, Rinker Road the following three courses and distances: (1) on a curve to the right having a radius of 300.00 feet and an arc length of 52.14 feet to a point; (2) N 78 degrees 11 minutes 02 seconds W (Magnetic Meridian) for 105.00 feet to a point; (3) N 83 degrees 06 minutes 17 seconds W for 59.95 feet to a point; thence along lands of William and Barbara Biles, N 02 degrees 00 minutes 00 seconds W (at 25.30 feet passing over an iron) for 240.19 feet to an iron corner of Lot No. 5 and 6, Fall Creek Estates, Section One, thence along Lot No. 6, S 66 degrees 09 minutes 59 seconds E for 271.54 feet to an iron in line of Lot No. 8, Fall Creek Estates, Section One,

thence along Lot No. 8, S 02 degrees 44 minutes 10 seconds E for 124.09 feet to an iron in line of lands of Camp Cherith in the Poconos, thence along lands of Camp Cherith in The Poconos, S 58 degrees 25 minutes 37 seconds W for 25.00 feet to an iron; thence still along lands of Camp Cherith in The Poconos and through Township Route No. 488 Rinker Road, S 20 degrees 40 minutes 51 seconds W for 30.11 feet to the place of BEGINNING.

UNDER AND SUBJECT to restrictions as of record appear.

TITLE TO SAID PREMISES IS VESTED IN Shane W. Skibber, by deed from REPUBLIC MORTGAGE INSURANCE COMPANY dated May 12, 2008 and recorded July 2, 2008 in Deed Book 2338, Page 732.

And the said Shane W. Skibber, departed this life September 7, 2008. Letters Testamentary were granted unto Robin Skibber, as Administratrix of the Estate of Shane Skibber.

Being Known As: 8164 A Rinker Road, Reeders, Jackson Township, Monroe County, PA 18352

Parcel #: 08/7B/1/7

Pin #: 08635203329841

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

### ROBIN SKIBBER, ADMINISTRATRIX OF THE ESTATE OF SHANE SKIBBER, 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  
MARC S. WEISBERG,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10791 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 36, Section E, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 18/107.

## MONROE LEGAL REPORTER

BEING THE SAME PREMISES which Todd A. Martin, Sheriff of Monroe County in the State of Pennsylvania, by Deed dated August 31, 2006 and recorded September 21, 2006 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2281, page 6955, granted and conveyed unto The Bank of New York, as Trustee under the pooling & servicing agreement series 02-11, grantor(s) herein.

BEING THE SAME PREMISES which The Bank of New York, as Trustee under the Pooling & Servicing Agreement Series 02/11 by Countrywide Home Loans, Inc., its Attorney in Fact by Power of Attorney, by deed dated 12/06/2006 and recorded 12/27/2006 in Book 2291 Page 9568 conveyed to Cassandra Kennedy.

Property address: 36 East Brentwood Drive, Tobyhanna, PA 18466  
Pin #: 03-6358-16-82-2818  
Tax Code #: 3/9A/1/373

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CASSANDRA KENNEDY MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MICHAEL T. MCKEEVER,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10896 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES, SITUATE, LYING AND BEING IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MARKED AND DESIGNATED AS LOT NO. 10, SECTION E, AS SHOWN ON "PLOTING OF LAUREL VIEW VILLAGE INC., COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, IN PLOT BOOK NO. 14, PAGE 119, BEING THE SAME PREMISES WHICH PATRICIA ROMANO AND

ANNA E. ROMANO BY THEIR DEED DATED JUNE 18, 2004 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR MONROE COUNTY, STROUDSBURG, PENNSYLVANIA, AS IN RECORD BOOK VOLUME 2196, PAGE 9768; GRANTED AND CONVEYED UNTO PRECISION HOME BUILDERS INC., GRANTOR HEREOF, IN FEE.

UNDER AND SUBJECT TO ALL THE RIGHTS, PRIVILEGES, BENEFITS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, TERMS AND PROVISIONS AS MORE PARTICULARLY SET FORTH IN THE ABOVE RECITED DEED.

BEING KNOWN AND NUMBERED AS 2860 DOE LANE, TOBYHANNA, PA 18466.

BEING THE SAME PREMISES WHICH PRECISION HOME BUILDERS INC., BY DEED DATED JANUARY 31, 2005 AND RECORDED FEBRUARY 2, 2005 IN AND FOR MONROE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 2215, PAGE 1650, GRANTED AND CONVEYED UNTO SONDRAL. NORTH, SINGLE WOMAN.

TAX CODE: 03/8A/1/189  
PIN NO.: 03635702562899

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SONDRAL. NORTH**

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  
JAIME R. ACKERMAN,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10919 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN parcel of land situate in **Chestnuthill Township**, Monroe County, Sun Valley, Pennsylvania, being shown and designated as Lots Nos. 672 and 673, Section 600 on a certain map entitled Map of Sun Valley, situated in Chestnuthill Township, Monroe County, Pennsylvania, belonging to William Hill Cameron, Jr., as prepared by Michael A. Pollicelli, Registered Engineer, Dwg. No E-713, and being more particularly described as follows:

BEGINNING at a point on the northerly side of Ranger Road, as shown on the above-referenced map, said point being a corner common to Lots 671 and 672; thence,

(1) along the northerly side of said road South 78 degrees 42 minutes East 200 feet to a point, a corner common to Lots 673 and 674; thence,

(2) leaving said road and along said Lot 674 North 11 degrees 18 minutes East 150 feet to a point, a corner common to Lots 673, 674, and 686 and 687; thence,

## MONROE LEGAL REPORTER

(3) along said Lot 686 and also along Lot 685 North 78 degrees 42 minutes West 200 feet to a point, a corner common to Lots 671, 672, 684 and 685; thence,

(4) along said Lot 671 south 11 degrees 18 minutes West 150 feet to the point of BEGINNING.

Subject to all exceptions, reservations and conditions as contained in prior deeds in chain of title.

TITLE TO SAID PREMISES IS VESTED IN JLMA Properties by deed from DAVID A. POLINSKI AND KELLY M. DEEMS, HUSBAND AND WIFE dated October 27, 2007 and recorded January 7, 2008 in Deed Book 2324, Page 5993.

PARCEL NO. 02/15/2/40-65 and 02/15/2/40-66  
PIN NO. 02633001172356 and 02633001171367  
Being Known As: 673 Ranger Road, Effort, Chestnuthill, Monroe County, PA 18330

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAVID A. POLINSKI**

**KELLY M. DEEMS**

**JLMA PROPERTIES**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11003 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pin on the northerly edge of a certain road 50.00 feet in width known as Sycamore Drive, said pin being at the most southeasterly corner of Lot 72 and the most southwesterly corner of Lot 73 as shown on a certain map entitled "Final Plan, Parcel 2 Phase 2, The Woodlands, Pine Ridge Equities, Inc. owner/developer, 400 Lincoln Ave., Rutherford, N.J. 07070, Pocono Township, Monroe County, Pennsylvania", as recorded in the Office of the Recorder of Deeds in and for the County of

Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 70 Page 223:

1) Thence leaving said road and along Lot 72, North 46-28-52 West crossing over a 100,000 foot wide right of way for Pennsylvania Power and Light Company, 456.39 feet to an iron pin on the line with lands of Monroe County Vocational Technical School;

2) Thence along the lands of Monroe County VoTech, North 65-43-30 East 245.26 feet to an iron pin, a corner common to Lot 74 and 73;

3) thence along Lot 74, South 37-59-59 East crossing back over said right of way, 379.05 feet to an iron pin on the northerly side of said Sycamore Drive;

4) thence along said road, on a curve to the left having a radius of 1025.00 feet with an arc length of 151.73 feet to an iron pin, a point of tangency;

5) Thence by the same, South 43-31-08 West 19.99 feet to the place of BEGINNING.

CONTAINING a total of 83809.44 square feet or 1.924 acres, more or less. Bearings are based on a magnetic meridian.

BEING Lot 73 as shown on the aforementioned map.

Parcel Number: 12/6381/00/29/0032

TAX CODE NO. 12/90876

TITLE TO SAID PREMISES IS VESTED IN Taykut Aydin and Tulin Aydin by deed from Taykut Aydin and Tulin Aydin, husband and wife, by deed from GABY BARRIGA dated June 16, 2003 and recorded June 23, 2003 in Deed Book 2157, Page 4654.

Being Known As: 77 Sycamore Drive, East Stroudsburg, Pocono, Monroe County, PA 18301

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

**TULIN AYDIN**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11004 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situ-

## MONROE LEGAL REPORTER

ate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No 5, Plotting I, according to the Plan of Pleasant Valley Estates, Inc., as recorded in the Office for the Recording of Deeds, etc. in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 13, Page 61.

PARCEL NO. 13/8A/1/18  
PIN NO. 13622903030595

TITLE TO SAID PREMISES IS VESTED IN Mayra E. Marrero and Allen Acevedo by deed from Mayra E. Marrero and Allen Acevedo, husband and wife, by deed from KAL-TAC, INC., A PENNSYLVANIA CORPORATION AND KEVIN REILLY dated February 17, 2006 and recorded February 23, 2006 in Deed Book 2258, Page 7465.

Being Known As: 5 Ash Lane, Kunkletown, Polk, Monroe County, PA 18058

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MAYRA E. MARRERO ALLEN ACEVEDO

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11041 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 152, Section 4, Sierra View, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 33, Page 37.

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 VESTED IN Andrew S. Ma, by Deed from Peter Tostaine, III and Vanesa Tostaine, dated 09/10/2004, recorded 09/16/2004 in Book 2202, page 2058.

TAX CODE: 02/14E/1/48

TAX PIN: 02-6330-02-99-5370

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANDREW S. MA

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11150 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the **Township of Tobyhanna**, County of Monroe and State of Pennsylvania, more particularly described as follows: Beginning at an iron pipe on the northerly line of Forest Road East, said iron pipe being the southeasterly corner of Lot No. 202 as shown on map entitled 'Section B, Wagner Forest Park, 27 June 1967'; thence along Lot No. 202 as shown on said map, north 27 degrees 22 minutes 20 seconds East 400.00 feet to a point; thence along Lot No. 103 and 104 as shown on said map, South 62 degrees 37 minutes 40 seconds East, 220.00 feet to a point; thence along Lot No. 204 as shown on said map, South 27 degrees 22 minutes 20 seconds West 400.00 feet to an iron pipe, thence along the northerly line of Forest road East as shown on said map, North 62 degrees 37 minutes 40 seconds West 220.00 feet to the place of BEGINNING.

CONTAINING 2.02 acres more or less.  
BEING Lot No. 203 as shown on said map, and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe in Plot Book 12, Page 69.

UNDER AND SUBJECT to the covenants, restrictions and conditions running with the land as more fully set forth in Deed Book 374 Page 436.

TITLE TO SAID PREMISES IS VESTED IN Fred Davis, by Deed from Federal Home Loan Mortgage Corporation, by its Attorney-In-Fact, Christopher J. Fox, of Law Offices of Mark J. Udren, (Power of Attorney recorded August 8, 2000, in Deed Book



## MONROE LEGAL REPORTER

2082, page 5318), dated 11/10/2003, recorded 12/22/2003 in Book 2177, Page 5488.

TAX CODE: 19/12D/1/3

TAX PIN: 19631503042949

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FRED 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  
JOHN MICHAEL KOLESNIK,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11296 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, piece or lot of land situate in the Townships of Polk and Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 352, Birch Hollow Estates, Section Six, recorded in Plot Book Volume 57, Page 171, being described as follows, to wit:

BEGINNING at an iron on the southerly side of Village Road being also a corner of Lot No. 353, Birch Hollow Estates, thence along the southerly side of Village Road, S 82 degrees 38 minutes 27 seconds E (Magnetic Meridian 1966) for 150.00 feet to an iron, thence along Lot No. 351, Birch Hollow Estates, S 07 degrees 21 minutes 33 seconds W for 298.93 feet to an iron, thence along Lot No. 357, Birch Hollow Estates, N 82 degrees 38 minutes 27 seconds W for 150.00 feet to an iron, thence along Lot No. 353, Birch Hollow Estates, N 07 degrees 21 minutes 33 seconds E for 298.93 feet to the place of BEGINNING.

CONTAINING 1.029 Acres more or less.

UNDER AND SUBJECT to Declaration of Protective Covenants as in Deed Book Volume 1227 page 176 and Deed Book Volume 1444 Page 360.

TITLE TO SAID PREMISES IS VESTED IN Chris Fabian, by Deed from Marketing Technology, Inc., a Pennsylvania Corporation, dated 11/19/1986, recorded 11/20/1986 in Book 1524, Page 56.

TAX CODE: 2/17B/1/352

TAX PIN: 02-6320-03-42-5538

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

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11493 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or land situate in Chestnuthill Township, Monroe County, Pennsylvania, being shown and designated as Lot 19 on a certain map entitled "Final Plan, Sheet 2 of 2; The Meadowlands; Scale: 1"=100"; May 1986; as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pennsylvania, and being recorded in Monroe County Plot Book Volume 58 on Page 263; October 15, 1986 and being more particularly described as follows:

BEING at a point on the northerly sideline of Arthur Drive, as shown on the above captioned map, a corner common to Lots 19 and 20; thence,

1) along the northerly sideline of said road North 74 degrees 33 minutes 26 seconds West 150.00 feet to a point, a corner common to Lots 18 and 19; thence  
2) leaving said road and along said Lot 18 North 15 degrees 26 minutes 34 seconds East 302.34 feet to a point on line of Lot 23, a corner common to Lots 18 and 19; thence

3) along said Lot 23 South 74 degrees 33 minutes 26 seconds East 150.00 to a point, a corner common to Lots 19 and 20; thence

4) along said Lot 20 South 15 degrees 26 minutes 34 seconds West 302.34 feet to the point of BEGINNING.

CONTAINING 1.041 acres, more or less

BEING the same premises which Wilson W. Berger and Elizabeth J. Berger, husband and wife, by Deed dated September 15, 2006 and recorded September 28, 2006, in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Vol. 2282, page 3537,

## MONROE LEGAL REPORTER

granted and conveyed unto Dixon Strayer and Kari J. Strayer, husband and wife, in fee.  
UNDER AND SUBJECT to the restrictions, conditions, etc., of record.  
TAX CODE NO.: 02/9G/1/19  
PIN NO.: 02-6248-02-77-1596  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DIXON STRAYER and KARI J. STRAYER a/k/a KARI RICHARDSON  
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  
DAVID J. WILLIAMSON,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11594 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Pocono**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 309, Glenoak Forest, 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 27, page 89. Commonly known as Lot 30 Lake Lane, Tannersville, PA 18372

As described in Mortgage Book 2328 page 8326  
Being Known As: 30M Lake Lane, Tannersville, PA 18372

TAX CODE: 12/1A/1/50  
PIN NO.: 12639303136509

TITLE TO SAID PREMISES IS VESTED IN Sylwia A. Hubka by deed from Sylwia Hubka aka Sylwia A. Hubka dated 08/08/2008 recorded 09/15/2008 in Deed Book 2342 page 208.

Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SYLWIA A. HUBKA**

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

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

unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALAN M. MINATO,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1164 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pipe of the southerly side of Jessica Court, as shown on the within referred to map, said point being a corner common to Lots 6 and 7;

THENCE leaving said road and along said Lot 7 South nineteen degrees forty two minutes no seconds West two hundred thirty one and seventy-five one-hundredths feet to an iron pipe on the line of lands of John R. Audridge, et ux., said point being a corner common to Lots 6 and 7;

THENCE, along lands of said Audridge North eighty-six degrees fifty-nine minutes twenty-seven seconds West one hundred forty feet to an iron pipe, said point being a corner common to lands of said John R. Audridge, et ux., and lands of Wallie L. Serfass, et ux.;

THENCE along lands of Serfass, et ux. North nineteen degrees fifty two minutes forty three seconds West four hundred ninety two and twenty two one-hundredths feet to an iron pipe on the westerly side of the aforementioned Jessica Court;

THENCE along the southerly side of said road the following three (3) courses and distances;

(1) in a southeasterly direction on a curve to the left having a radius of two hundred twenty two and fifty nine one-hundredths feet to a point;

(2)THENCE, South sixty-four degrees twenty-eight minutes no seconds East two hundred forty-seven and three one-hundredths feet to a point;

(3) THENCE, in an easterly direction on a curve to the left having a radius of five hundred twenty-one and seventy-two one-hundredths feet an arc distance of fifty-three and twelve one-hundredths feet to the point BEGINNING.

CONTAINING 1.642 acres, more or less.

Subject to the same conditions, exceptions and reservations as set forth in chain of title.

TITLE TO SAID PREMISES IS VESTED IN Judith Leeds and Carl W. Leeds, her husband, by deed from JUDITH LEEDS dates August 2, 2005 and recorded August 11, 2005 in Deed Book 2235, Page 9389.

PARCEL NO. 02/2A/2/11  
PIN NO. 02625804735384

Being Known As: 6 Jessica Court a/k/a HC 1 Box 629, Brodheadsville, Township of Chestnuthill, Monroe County, PA 18322

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

## MONROE LEGAL REPORTER

### CARL W. LEEDS

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11696 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, State of Pennsylvania, being Lot No. 418, Plotting II, of Wooddale Country Acres, as shown on a map recorded in Plot Book 68, page 6.

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

TITLE TO SAID PREMISES VESTED IN Santos Perez, Jr., by Deed from Marvin Papillon, married, dated 02/01/1999, recorded 02/02/1999 in Book 2059, Page 3543.

TAX CODE: 09/17B/1/82

TAX PIN: 09731401064368

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SANTOS PEREZ, JR.  
THE UNITED STATES OF AMERICA**

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

A schedule of proposed distribution for the proceeds received from the above captioned 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  
SHEETAL R. SHAH-JANI,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1170 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the **Township of Middle Smithfield**, County of Monroe, and State of Pennsylvania, marked and designated as Lot No. 71, Section "D" as shown on "Plotting of lots of Pocono Wild Haven Estates, Inc., Price and Middle Smithfield Townships, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.", as recorded in Monroe County, Pennsylvania in Plot Book 11, Page 43.

PARCEL NO. 09/18A/2/20  
PIN NO. 09730504919942

TITLE TO SAID PREMISES IS VESTED IN Joanna A Wardzala by deed from HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY dated March 1, 2007 and recorded April 4, 2007 in Deed Book 2301, Page 2382.

Being Known As: 12603 Big Bear Drive, East Stroudsburg, Middle Smithfield, Monroe County, PA 18302.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOANNA A. WARDZALA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

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

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE

# MONROE LEGAL REPORTER

## REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11870 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THOSE CERTAIN lots, parcels or pieces of land, situate in the Township of Chestnuthill, Monroe County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. ONE: BEGINNING at a point on the westerly line of Cedar Lane, said point being the northeasterly corner of Lot 702 as shown on map entitled "Section D-II Sherwood Forest," Edith C. Gould and Christian F. Sautter, 28 June 1971, thence along Lot 702 South 71 degrees 29 minutes 30 seconds West 328.77 feet to a point, said point being the Northwesterly corner of Lot 702; thence along land of Millard Switzgabel, North 17 degrees 7 minutes 40 seconds West 231.69 feet to a point on the southerly side of 40 foot wide road; thence along the southerly side of said road South 84 degrees 43 minutes 50 seconds East 221.33 feet to a point, a point of curvature; thence along a curve to the left having a radius of 200 feet, an arc length of 83 feet to a point; said point being the beginning of a curve to the right having a radius of 40 feet and a length of 62.83 feet to a point on the westerly line of Cedar Lane; thence along the westerly line of Cedar Lane South 18 degrees 30 minutes 30 seconds East 85.41 feet to the place of beginning. CONTAINING 1.24 acres more or less. BEING Lot No. 701 as shown on said map.

TRACT NO. TWO: BEGINNING at a point on the westerly line of Cedar Lane, said point begin the northeasterly corner of Lot No. 703 as shown on map entitled "Section D-II Sherwood Forest," Edith C. Gould and Christian F. Sautter, 28 June 1971, thence along Lot 703 South 71 degrees 29 minutes 30 seconds West 332.02 feet to a point, said point being the northwesterly corner of Lot 703; thence along land of Millard Switzgabel, North 17 degrees 7 minutes 40 seconds West 135.04 feet to a point, said point being the southwestly corner of Lot 701; thence along Lot 701 North 71 degrees 29 minutes 30 seconds East 328.77 feet to a point on the westerly line of Cedar Lane being the southeasterly corner of Lot 701; thence along the westerly line of Cedar Lane South 18 degrees 30 minutes 30 seconds East 135.0 feet to the place of BEGINNING, CONTAINING 1.02 acres more or less.

BEING Lot No. 702 as shown on said map.  
PARCEL NO. 02/5A/1/145  
PIN NO. 02625901295445

Title to said premises is vested in John T. Hennessey Jr. and Mary-Jean Hennessey, husband and wife, by deed from RICHARD C. HANN and MYRA E. HANN, husband and wife, dated May 3, 1996 and recorded May 6, 1996 in Deed Book 2025, Page 33. Being Known As: 701 Cedar Lane, Saylorburg, Chestnuthill, Monroe County, PA 18353

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARY J. HENNESSEY, JOHN T. HENNESSEY JR.**

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  
MARGARET GAIRO,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11936 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

THE FOLLOWING LOT situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, more particularly described as Lot Number 133, as shown on "Plotting of Wilderness Acres", Middle Smithfield, Monroe County, Pennsylvania made by Guyton Kempter & Associates, Inc., and recorded in Monroe County, Pennsylvania, in Plot Book No. 20, Page 17 and as amended by Frank J. Smith, Jr. recorded in Plot Book No. 37, page 87.

TITLE TO SAID PREMISES IS VESTED IN Barbara A. Kelly and Eneas J. Kelly by deed from Pocono Property Finders, Inc. dated April 25, 1989 and recorded May 1, 1989 in Deed Book 1678, Page 855. Being Known As: 815 Wilderness Acres, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

TAX CODE #: 09/14E/1/136  
& PIN #: -09731504637640

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BARBARA A. KELLY AND ENEAS J. 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  
MARGARET GAIRO,  
ESQUIRE

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

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

## MONROE LEGAL REPORTER

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11960 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot/Lots No. 530, Section No. J as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22, Pages 11, 13, 15 and 17.

TOGETHER with and UNDER and SUBJECT to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as they appear in the chain of title.

TITLE TO SAID PREMISES VESTED by Warranty Deed, dated 09/09/2004, given by Nicholas L. Lomuscio and Diane Lomuscio, his wife, to Rando Ramirez, an individual, and recorded 9/14/2004 in Book 2201, Page 9289, and by Instrument #200441963.

TAX CODE: 03/9C/1/390

TAX PIN: 03635914426702

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RANDO 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  
JOHN MICHAEL KOLEŠNIK,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1206 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

CHECK OR CASH

ALL THAT CERTAIN lot or parcel of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, known as Lot 5599, as shown on a subdivision map of Pocono Farms, Section S, as recorded in Plot Book Volume 14, Page 115.

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

TITLE TO SAID PREMISES VESTED IN Sondra I. North, single woman by Deed from Precision Home Builders, Inc., dated 01/31/2005, recorded 02/07/2005, in the Monroe County Clerk/Register's Office in Deed Book 2215, Page 6699.

TAX CODE: 03/71/2/37

TAX PIN: 03635704729557

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SONDR A I. NORTH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12133 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 7702, Section U, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" and recorded in Monroe County, Pennsylvania, in Plot Book No. 16, Page 47.

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

Parcel No.: 03/7G/3/20

PIN: 03634704938851

TITLE TO SAID PREMISES IS VESTED IN Patrick J. Kayser, a single man, by deed from CARLO CAN-

## MONROE LEGAL REPORTER

NISTRACI AND REGINA CANNISTRACI, HUSBAND AND WIFE dated December 15, 2003 and recorded December 17, 2003 in Deed Book 2177, Page 97. Being Known As: 7702 Lake Road, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PATRICK J. KAYSER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KEVIN T. MCQUAIL,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12351 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, JUNE 27, 2013**

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

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

ALL THAT CERTAIN lot, piece or parcel of land situated in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 124, Section 2, 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 17, Page 53.

Parcel No. 9/4C/2/74

PIN #: 09-7344-04-71-1452

BEING the same premises which Mid County Resources, LLC, a Delaware limited liability company, by its quit-claim deed dated July 27, 2010, and recorded on July 30, 2010, in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Record Book Volume 2373, page 9162, granted and conveyed unto Ernest Guirand and Stephanie Guirand, husband and wife.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ERNEST GUIRAND AND STEPHANIE GUIRAND

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN C. PREVOZNIK,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1299 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, JUNE 27, 2013**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situated in the **Township of Pocono**, County of Monroe and State of Pennsylvania, as shown on a map recorded in the Office for the Recording of Deeds at Stroudsburg, Pennsylvania, in and for the County of Monroe in Plot Book 50 Page 55. Being Lot #13, Tara Estates.

Premises is known and designated as Parcel Number 12-3B-1-13 in the Monroe County/Pocono Township Tax Office, commonly referred to as 13 Tara Drive, Tannersville, PA 18372.

As described in Mortgage Book 2295 Page 4360 Being Known As: 13 Tara Drive, Tannersville, PA 18372

TAX CODE: 12/3B/1/13

PIN NO.: 12638201162087

TITLE TO SAID PREMISES IS VESTED IN Ernest Byrd and Agnes Byrd, his wife by deed from Pocono Land and Homes, Inc. dated 10/15/1982 recorded 10/18/1982 in Deed Book 1214 Page 80.

Having been erected thereon a single family dwelling.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ERNEST BYRD AGNES BYRD

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

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

## MONROE LEGAL REPORTER

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALAN M. MINATO,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1443 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THOSE 06 Lots or parcels of land situate in **Middle Smithfield Township**, Monroe County, Pennsylvania, Monroe Lake Shores, as follows: BEING Lots 1, 2, 3, 4, 5 and 6, Block 5, Unit 1, Monroe Lake Shores.

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

PARCEL NUMBERS: 9/14A/1-5/2; 9/14A/1-5/1; 9/14A/1-5/3; 9/14A/1-5/4 & 9/14A/1-5/5

TITLE TO SAID PREMISES IS VESTED IN Michele Mason by deed from Michele Mason by deed from CAROLANN BRIDE dated May 27, 2005 and recorded July 18, 2005 in Deed Book 2232, Page 9145.

Being Known As: Lot 1-6 Cedar Road, East Stroudsburg, Middle Smithfield Township, Monroe County, PA 18301

Parcel No.: 09/14A/1-5/1, 09/14A/1-5/2, 09/14A/1-5/3, 09/14A/1-5/4 AND 09/14A/1-5/5

PIN No.: 09731504848306, 09731504847381, 09731504847266, 09731504847241 and 09731504846384

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KEVIN T. MCQUEEN,  
ESQUIRE

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

### PUBLIC NOTICE SHERIFF'S SALE

### OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1512 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1111, Section WG of Whispering Glen as shown on Plan of Lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 56, Page 63.

BEING known as Tax Parcel Number: 3/4C/2/13.

As described in Mortgage Book 2212 & Page 2141. Being known as: 1111 Leslie Way, Tobyhanna, PA 18466

Tax Code: 3/4C/2/13

Pin No.: 03636601090495

TITLE TO SAID PREMISES IS VESTED IN Darwin A. Altamirano, married by deed from Anna Serebrenick, married dated 12/23/2004 recorded 12/30/2004 in Deed Book 2212 Page 2117.

Having been erected thereon a single family dwelling. **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DARWIN A. ALTAMIRANO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1518 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, JUNE 27, 2013  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S

## MONROE LEGAL REPORTER

COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THOSE TWO certain tracts or pieces of land situate in the **Township of Eldred**, County of Monroe and State of Pennsylvania, designated as Lot No. 101-A in a plan of lots entitled Kingswood Estates, bounded and described as follows:

Tract No. 1: Beginning at a point in Windsor Road at a corner common with Lot No. 100, thence running along line of Lot No. 100, by way of a wooden stake at the edge of Windsor Road, North eighty-two degrees forty-two minutes West one hundred fifty feet to a wooden stake at a corner common with Lot No. 100 and in line of Lot No. 108; thence, turning and running along land of Lot No. 108, North seven degrees eighteen minutes East ninety-four and twenty-eight hundredths feet to a wooden stake at a corner common with Lot No. 102 and in line of Lot No. 102, South eighty-two degrees forty-two minutes East one hundred seventy-six and seventy-five hundredths feet by way of a wooden stake at the edge of Windsor Road to a point in Windsor Road at a corner common with Lot No. 102 and in line of other Kingswood lots; thence, turning and running in Windsor Road along line of other Kingswood lots South twenty-three degrees eight minutes West ninety-eight feet to the place of beginning.

Tract No. 2: Beginning at a point in a dirt road (TR 361) and corner common to Lots No. 100 and B-15; thence running along said dirt road North eighty-nine degrees forty-seven minutes West fifteen and nine hundredths feet to a point in said road; thence turning and running along land of the Grantor North six degrees forty-eight minutes East two hundred twenty and ninety-four hundredths feet to an iron pipe; thence turning and running along land of the Grantor South eighty-two minutes East fifteen and eighty-two hundredths feet to a wooden stake common to Lots No. 101 and No. 102; thence turning and running along the back line of Lot No. 101 south seven degrees eighteen minutes West ninety-four and twenty-eight hundredths feet to a wooden stake common to Lots No. 101 and No. 100; thence turning and running along the back line of Lot No. 100 south six degrees forty-eight minutes West one hundred twenty-four and eight tenths feet to the place of beginning. Containing three thousand three hundred thirty-nine square feet.

Tract No. 2 above described is subject to usage as an exit to Township Road No. 361 for the benefit of all lots owned by the Grantor fronting on said Township Road and situate to the West of Lot No. 100 as described in Kingswood Plan. Said exit for vehicular traffic shall insure to the Grantor and all subsequent owners of the aforementioned lots. Said exit for vehicular traffic shall be limited to fifty feet from center of Township Road No. 361.

TITLE TO SAID PREMISES IS VESTED IN Christine N. Crane, a single woman, by deed from DENNIS R. GURRY AND JANICE GURRY, HIS WIFE AND TIMOTHY CREEDON AND JULIA CREEDON, HIS WIFE dated October 5, 1989 and recorded October 26, 1989 in Deed Book 1707, Page 1268.

And the said Christine N. Crane, a single woman, departed this life on September 1, 2009. Letters Administration were granted Mary Battaglino, as Administratrix of The Estate of Christine N. Crane.

Being Known As: RR2 Box 52C, Kunkletown, Eldred Township, Monroe County, PA 18058

PARCEL #: 06/10A/1/16

PIN #: 06622620914561

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

**MARY BATTAGLINO, ADMINISTRATRIX OF THE ESTATE OF CHRISTINE N. CRANE, DECEASED MORTGAGE 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  
KEVIN T. MCQUAIL,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1563 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Pocono**, County of Monroe and State of Pennsylvania, designated as Lot No. 4, Block C, as shown on Plan of Pocono Haven Corp., prepared by Guyton Kempter, Registered Surveyor, on June 17, 1963 and recorded in the Office for the Recording of Deeds, in and for Monroe County, in Plot Book No. 13 at Page 3.

UNDER AND SUBJECT all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited Deed and which may run with the land.

TITLE TO SAID PREMISES IS VESTED IN Joseph G. Ephraim, single, by Deed from Raintree Homes, Inc., a Pennsylvania Corporation, dated 06/07/2002, recorded 06/12/2002 in Book 2124, Page 2041.

TAX CODE: 12/3A/1/58

TAX PIN: 12638201188122

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH G. EPHRAIM**

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

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

Todd A. Martin



## MONROE LEGAL REPORTER

Sheriff of Monroe County  
Pennsylvania  
JENINE R. DAVEY,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1563 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, JUNE 27, 2013**

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

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

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

BEGINNING at a pin in the westerly line of Ramp C; thence along said westerly line of Ramp C, South 19 degrees 23 minutes 50 seconds West 374.15 feet to a pipe at a point of curvature; thence along a curve to the right having a radius of 30 feet for an arc distance of 42.68 feet to a pipe at a point of tangency; thence along the northerly line of Ramp EF, North 79 degrees 5 minutes 40 seconds West 205.40 feet to a pipe at a point of curvature; thence along a curve to the left, crossing the southerly terminus of Walnut Lane now or formerly a Township Road known as Township Road No. 511, having a radius of 334.92 feet for an arc distance of 79.22 feet to a pipe at a point of compound curvature; thence by the same along a curve to the left having a radius of 277 feet for an arc distance of 80.82 feet; thence leaving said Ramp EF along a curve to the right having a radius of 30 feet for an arc distance of 56.22 feet to a pipe at a point of tangency; thence along the easterly side of a 40 foot right of way as shown on the hereinafter mentioned plot plan, North 2 degrees West 93.27 feet to a point of curvature; thence by the same partly along the southerly side of the aforementioned Walnut Lane along a curve to the right having a radius of 150.84 feet for an arc distance of 146.33 feet to a pipe at a point of tangency; thence continuing along said aforementioned 40 foot right of way and partly along said Walnut Lane North 53 degrees 35 minutes East 144.92 feet to a pipe at a point of curvature; thence continuing along said 40 foot right of way along a curve to the left having a radius of 170 feet for an arc distance of 97.79 feet to a pipe; thence leaving said 40 foot right of way along the southerly side of Lot No. 3 as shown on said plot plan, South 69 degrees 22 minutes 30 seconds East 100 feet to a pipe; thence by the same, South 70 degrees 36 minutes 10 seconds East 88.95 feet to the place of BEGINNING. CONTAINING 3.865 acres, more or less.

BEING Lot No. 1 as shown on a plan titled "Subdivision of land for Harold B. Croasdale," recorded in Plot Book No. 45, page 43.

UNDER AND SUBJECT to covenants as shown on the above-mentioned plot plan.

SUBJECT to the right of way of any parties who have rights to use the above-mentioned Walnut Lane in common with Grantee herein and in common with Grantors herein.

Parcel No. 16/8/2/31-14  
Pin #: 16-7311-00-91-2571

BEING the same premises which Jimmy Schlier, sin-

gle, by his deed dated September 3, 1992, and recorded on September 8, 1992, in Record Book Volume 1847, page 912, in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, granted and conveyed unto Regis A. Ioannidis.

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

**NICHOLAS IOANNIDIS, EXECUTOR OF THE ESTATE OF REGAS IOANNIDIS A/K/A REGIS A. IOANNIDIS, 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  
JOHN C. PREVOZNIK,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1577 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, JUNE 27, 2013**

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

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

ALL THAT CERTAIN piece or parcel of land situate in the Borough of East Stroudsburg, County of Monroe, State of Pennsylvania, bounded and described as follows:

BEGINNING at a mark on the concrete curb on the southerly side of Milford Road, a corner of lands of Anna R. Allen; thence along the inside edge of the concrete curb to the southerly side of the Milford Road, North 65 degrees 31 minutes East 143.56 feet to a mark; thence by lands of Rascona and Powlette and lands of John Lanterman, et al, South 5 degrees 6 minutes East 272.08 feet to a pipe; thence by lands of John Lanterman, et al, South 10 degrees 45 minutes West 198 feet to a white oak tree; thence along the northerly side of a road, 30 feet in width, leading to North Courtland Street, belonging to John Lanterman, et al, North 70 degrees 27 minutes West 233.5 feet to a point; thence by lands of George Garrison Shafer, of which this lot was formerly a part, North 19 degrees 33 minutes East 158 feet, more or less, to a pipe; thence by lands of Anna R. Allen, North 65 degrees 27 minutes East 120 feet to a pipe; thence by the same, North 24 degrees 37 minutes West 142.48 feet to the place of BEGINNING.

## MONROE LEGAL REPORTER

UNDER AND SUBJECT to all rights, obligations, conditions and privileges, as more fully set forth in a certain easement agreement dated the 19th day of August 1978 and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Volume 888, Page 25, etc.

UNDER AND SUBJECT to the right of Pennsylvania Power and Light Company to maintain a pole and pole line across the roadside edge of the same as of record.

EXCEPTING AND RESERVING a piece of land conveyed to Thomas Rosselli and Pardee Place, partners trading as Rosselli and Place, said deed being dated September 26, 1968, recorded on October 2, 1968 in Deed Book Volume 365, page 809.

Grantor hereby assigns to grantee all of its rights, obligations and privileges, as more fully set forth in the aforesaid easement agreement, dated August 19, 1978, and the assignment of the same and assumes all rights, obligations and privileges of grantor, as therein appears.

Being Known As: 708 Crestmont Road, East Stroudsburg, PA 18301

TAX CODE: 5-6/1/3/9

PIN NO.: 05730220806540

TITLE TO SAID PREMISES IS VESTED IN Jose A. Louisa and Admeiri Louisa, husband and wife, as tenants by the entireties by deed from Robert K. Ace, Jr Construction, LLC dated 02/10/2006 recorded 02/17/2006 in Deed Book 2258 page 2584.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSE A. LOUISA**

**ADMEIRI LOUISA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALAN M. MINATO,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1931 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN property situated in the County of Monroe and Commonwealth of Pennsylvania, being more fully described in a deed dated 04/26/2004 and recorded 05/11/2004, in Deed Volume 2189 and Page 8371 and.

Address: 304 Lakefield Terrace; Reeders, PA 18352

Tax Map or Parcel ID No.: 08-6351-00-64-5901

As described in Mortgage Book 2316 Page 5966

Being Known As: 304 Lakefield Terrace, Reeders, PA 18352

Tax Code: 8/89361

Pin No.: 08635100645901

TITLE TO SAID PREMISES IS VESTED IN Denise N. Young and June Young, as sole owner by deed from Denise Young dated 04/26/2004 recorded 05/11/2004 in Deed Book 2189 Page 8371.

Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JUNE YOUNG**  
**DENISE N. YOUNG**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALAN M. MINATO,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2105 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

All the following lot situate in the Township of Tunkhannock, County of Monroe, and State of Pennsylvania and being more particularly described as follows:

Being all of Lot 4214 in Section SS-2, as shown and designated on plan of Indian Mountain Lakes, Section SS-2, made by Leo Achterman Jr., civil engineer and surveyor, dated January 11, 1982, revised February 25, 1985 and recorded at the Monroe County Recorder's Office on Aug. 2, 1985 in Map Book 57, page 161.

PARCEL NO. 20/8K/1/156

PIN NO. 20632104625174

TITLE TO SAID PREMISES VESTED IN Richard Johnson by deed from BARRY E. MANZ and JANICE

## MONROE LEGAL REPORTER

B. MANZ, HIS WIFE, dated December 17, 2003 and recorded December 19, 2003 in Deed Book 2177, Page 3219.

Being Known As: 4212 SS-2 Scenic Drive East, Blakeslee, Tunkhannock, Monroe County, PA 18610 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD JOHNSON

**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  
MARGARET GAIRO,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2196 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, JUNE 27, 2013**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, known as Lot #406, located on Analomink Point as shown on final plans Phase 9, Blue Mountain Lake, a planned unit development, approved by the Stroud Township Board of Supervisors and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot book 73, page 227.

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

**TITLE TO SAID PREMISES IS VESTED IN** Leonard Rock, an individual and Dolores Williams, an individual, by Deed from Kim M. Gurley and James E. Gurley, her husband, dated 05/18/2006, recorded 05/23/2006 in Book 2268, Page 4316.

TAX CODE: 17/96084

TAX PIN: 17-7302-01-27-3778

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LEONARD ROCK  
DOLORES WILLIAMS**

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

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

unless exceptions are filed within said time.

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2259 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, JUNE 27, 2013**

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

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Price**, Monroe County, Pennsylvania, marked and designated as Lot No. 15 Section 1, shown on the Plan of Log Cabin Farms, Section 1, Monroe County, Pennsylvania, in Plot Book Volume 15, Page 13.

UNDER AND SUBJECT TO the restrictions of record, and as more fully set forth in Exhibit "A" attached hereto and made a part hereof by reference in Book 1588, Pages 1800 & 1801.

**TITLE TO SAID PREMISES IS VESTED IN** Ricky D. Whithead and Roger L. Whitehead, single Individuals, by Deed from Charles A. Poalillo, dated 09/09/2005, recorded 09/26/2005 in Book 2241, Page 1684.

TAX CODE: 14/9C/1/17

TAX PIN: 14639601452812

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICKY D. WHITEHEAD**

**A/K/A RICKY D. WHITHEAD**

**ROGER L. WHITEHEAD**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
VIVEK SRIVASTAVA,  
ESQUIRE

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

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

## MONROE LEGAL REPORTER

### REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2262 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots or piece of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, being Lot or Lots No. 153, Section D, as is more particularly set forth on 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, Page(s) 115, 117, 119, 121.

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

PARCEL NO. 17/15C/1/125  
PIN NO. 17639201190656

Title to said premises is vested in Andrea Lee by deed from Andrea Lee by deed from MICHAEL DIAMOND and LINDA DIAMOND dated January 24, 2004 and recorded February 5, 2003 in Deed Book 2144, Page 1595.

Being Known As: 153 Greenbriar Drive, East Stroudsburg, Pennsylvania, Monroe County, PA 18301

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

**ANDREA LEE**

**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  
MARC S. WEISBERG,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2393 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract, parcel or pieces of land with improvements thereon situate in the **Township of Ross**, County of Monroe and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the middle of a twenty (20) feet wide private road which point is also a corner of Lot No. 17, thence partly along the West line of said Lot No. 17, and partly along land now or late of John G. Williams South seven (7 degrees) degrees thirty (30 minutes) minutes West, ninety-eight (98 feet) feet to a corner of Lot No. 12, thence along the North line of said Lot No. 12 North eighty-two (82 degrees) degrees thirty (30 minutes) minutes West, ninety-five (95 feet) feet to a corner of Lot No. 13, thence along the North line of said Lot No. 13 North eighty-eight (88 degrees) degrees thirty (30 minutes) minutes West, ninety-two (92 feet) feet, more or less, to a point on the East line of a twenty (20 feet) feet wide private road, which private road leads Southwardly to the public road leading from Ross Common to Kunkletown, thence along the said private road North two (2 degrees) degrees East, twenty-two (22 feet) feet, more or less, to a point, thence along the same North forty-three (43 degrees) degrees forty-five (45 minutes) minutes East, forty-five (45 feet) feet, more or less, to a point on the South line of a twenty (20 feet) feet wide private road, thence crossing said road North one (1 degree) degree forty-five (45 minutes) minutes East, ten (10 feet) feet to a point on the centerline of said road, thence along the centerline of said road North eighty-five (85 degrees) degrees thirty (30 minutes) minutes East, one hundred sixty-seven (167 feet) feet, more or less, to the point of BEGINNING.

CONTAINING Lots Nos. 11 and 14, according to a Map of Lots of the said John G. Williams.

UNDER AND SUBJECT to restrictions as of record, covenants, conditions, easements, restrictions and reservations as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Gardiner Allen Whyte by Deed dated 6/12/2007 from Gardiner Scott Whyte, Executor of the Estate of Donald C. Remaley, Deceased, recorded 6/15/2007 in Deed Book 2308, Page 336.

TAX CODE #: 15/9/1/9-8  
PIN #: 15626501191190

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GARDINER ALLEN WHYTE  
GARDINER SCOTT WHYTE IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF DONALD REMALEY**

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

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

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

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

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

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

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

## MONROE LEGAL REPORTER

Pennsylvania to 243 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot No. 11 as shown on a plan of lots of "Oak Ridge" prepared by J. LaVern Marshall, dated July 17, 1974, and recorded in the Office of the Recorder of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 23, page 89.

CONTAINING 1.615 acres, more or less.

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

BEING the same premises which Raymond Rodriguez, joined by his wife Deborah Rodriguez, by Deed dated July 15, 2005 and recorded August 22, 2005 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2237 Page 1032, as Instrument Number 200537499, granted and conveyed unto Raymond Rodriguez and Deborah Rodriguez, in fee.

TAX ID: 09/10B/1/2.

PIN: 09732404946887.

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
STEVEN K. EISENBERG,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2447 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

CHECK OR CASH

ALL THOSE CERTAIN lots, pieces or parcels of land situate in the **Township of Jackson**, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner on a stone row, said corner being also of other land of Leander George; thence by said land of Leander George, South twenty-three degrees East two hundred and sixty-four feet to an oak stump; thence by the same land of Chester A. Hardenstine and Hattie A. Hardenstine, of which this was formerly a part, North sixty-eight degrees thirty minutes East six hundred and seventy-three feet to a stone corner; thence by land of said Chester A. Hardenstine and Hattie A. Hardenstine North twenty four degrees fifteen minutes West four hundred and sixty-four feet to a stone corner; thence by the same South fifty-one degrees thirty minutes West six hundred eighty-three and five tenths feet to the place of BEGINNING. CONTAINING five acres and one hundred and seven perches, be the same more or less.

BEING the same premises which Milton Singer and Mae Singer, his wife, by deed dated October 8, 1936 and recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Vol. 125, page 295, granted and conveyed unto Clinton L. Hardenstine and Thelma J. Hardenstine, his wife, in fee. The said Clinton L. Hardenstine died on April 6, 1984 whereby title to the said premises vested in Thelma J. Hardenstine as surviving tenant by the entirety.

**NO. 2**

BEGINNING at the southwest corner of the Little John Heron tract, a corner also of land of Steward George; thence along land late of Charles Groner South forty-five degrees West eighty-five perches, more or less, to a stone, a corner also of the Francis Leshler tract; thence along said corner also of the Francis Leshler tract; thence along said Francis Leshler tract (land claimed by V.O. Merwine) North forty-five degrees West sixty-six and four-tenths perches to a post and stones; thence along land of said Steward George, of which this was formerly a part, North fifty-one and one-half degrees East sixty-one perches to a stone; thence by the same South twenty-three degrees East sixteen perches to an oak tree; thence by the same North sixty-eight and one-half degrees East thirty-three perches to a stone; thence by land of said Steward George South forty-five degrees East thirty-one and one-half perches to the place of BEGINNING. CONTAINING 29 acres and 21 perches.

BEING the same premises which Milton Singer and Mae Singer, his wife, by deed dated June 13, 1946 and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Vol. 155, page 224, granted and conveyed unto Clinton L. Hardenstine and Thelma J. Hardenstine, his wife, in fee. The said Clinton L. Hardenstine died on April 6, 1984 whereby title to the said premises vested in Thelma J. Hardenstine as surviving tenant by the entirety.

Excepting and reserving out of the hereinabove described parcels of land the following lots:

A. Two lots contained in deed from Geraldine Wade and Harold Hardenstine, executors of the estate of Thelma J. Hardenstine, and Harold Hardenstine and Joan Hardenstine, his wife, by deed dated December 12, 2001 and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Vol. 2111, page 3656, granted and conveyed unto Harold Hardenstine and Joan Hardenstine, his wife.

Note; the two above described lots also contained a parcel of land which Clinton L. Hardenstine and Thelma J. Hardenstine conveyed to Harold Hardenstine and Joan Hardenstine, his wife, by deed dated December 17, 1960 and recorded in Deed Book Vol. 275, page 454.

## MONROE LEGAL REPORTER

B. Lot contained in deed from Clinton L. Hardenstine and Thelma J. Hardenstine, his wife, by deed dated October 21, 1972 and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Vol. 429, page 440, granted and conveyed unto Robert Bryant and Mildred Bryant, his wife.

C. Lot contained in deed from Clinton L. Hardenstine and Thelma J. Hardenstine, his wife, by deed dated October 19, 1971 and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Vol. 407, page 1097, granted and conveyed unto Marie A. Kellison.

D. Lot contained in deed from Clinton L. Hardenstine and Thelma J. Hardenstine, his wife, by deed dated October 23, 1968 and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Vol. 366, page 1019, granted and conveyed unto Raymond H. Clark and Margaret B. Clark, his wife.

E. Lot contained in deed from Clinton L. Hardenstine and Thelma J. Hardenstine, his wife, by deed dated October 23, 1968 and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Vol. 366, page 1021. Granted and conveyed unto Carl E. Wade and Geraldine J. Wade, his wife.

F. Lot contained in deed from Clinton L. Hardenstine and Thelma J. Hardenstine, his wife, by deed dated August 28, 1947 and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Vol. 162, page 561, granted and conveyed unto Edward Miller and Anna Mae Miller, his wife.

G. Lot contained in deed from Clinton L. Hardenstine and Thelma J. Hardenstine, his wife, by deed dated June 6, 1961 and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Vol. 282, page 1, granted and conveyed unto Paul A. Heller, Jr. and Hilda M. Heller, his wife.

UNDER AND SUBJECT to a right-of-way twelve feet in width leading from Pennsylvania Legislative Route 45022 with the centerline of said right-of-way bearing North sixty-four degrees fifteen minutes East five hundred thirty feet and North thirty-one degrees East seventy-eight feet from the grantees tract as described in the above recited deed, now being the lands of Carol Ann Frailey.

Being Known As: RR 8, Box 8231 Mountain Road, Tannersville, PA 18372

Property ID No.: 08/8/1/20

Pin No: 08635100236393

TITLE TO SAID PREMISES IS VESTED IN Patricia Francis by deed from Geraldine Wade and Harold Hardenstine, executors of the estate of Thelma J. Hardenstine dated 02/13/2002 recorded 02/14/2002 in Deed Book 2115 page 3825.

Having been erected thereon a single family dwelling.

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

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
ALAN M. MINATO,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2523 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

LOT 66 Block 2001 Section 20 Arrowhead Lake Development which lot is set forth and described on the Subdivision Plan for the above Section as filed in the Office for the Recorder of Deeds in and for Monroe County, PA in Map Book 21 Page 77 on January 2, 1974 which was re-recorded in Map Book 25 Page 29 on January 17, 1975.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

TITLE TO SAID PREMISES VESTED IN Kostyantyn Sklyar, by Deed from James Sweigert and John Colligan, dated 11/22/2005, recorded 12/07/2005 in Book 2250, Page 8137.

The said Kostyantyn Sklyar died on May 27, 2009, and upon information and belief, his/her heirs or devisees, and personal representative, are unknown.

TAX CODE: 03/19C/1/280

TAX PIN: 03-6307-14-34-3329

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

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KOSTYANTIN SKLYAR, 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  
ALLISON F. WELLS,  
ESQUIRE

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

# MONROE LEGAL REPORTER

PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2531 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL CERTAIN lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, in Lot/Lots No. 181, Section No. E, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 18, Page 101, 107 and 109.

TOGETHER WITH the right of the Grantee to use the private roadways as shown on said recorded map, together with such other rights of way over other lands of the former Grantor as the former Grantor may designate from time to time, for the purpose of ingress, egress and regress in common with the former Grantor, its successors and assigns and other persons to and from public highways, excepting and reserving, however, to the former Grantor, an easement for the former Grantor and construct, repair, replace, operate and maintain, gas, sewer, and other utility lines. The former Grantor does not hereby dedicate said private roads to public use.

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

PARCEL NO. 03/9A/1/226  
PIN NO. 0363581165604

TITLE TO SAID PREMISES IS VESTED in Gilbert M. Moore, Jr. by deed from SHELDON ANDREW MILLER AND MONIQUE A. NAULT-MILLER, HIS WIFE dated October 30, 2004 and recorded November 10, 2004 in Deed Book 2207, Page 4565. Being Known As: 5167 Lakeshore Drive, Tobyhanna, Coolbaugh, Monroe County, PA 18466

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GILBERT M. MOORE, 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  
TERRENCE J. MCCABE,  
ESQUIRE

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

PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2664 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at a point on the southerly line of Maple Avenue, said point being the northeasterly corner of Lot 45 as shown on the subdivision entitled "Map of Lands of Montovision Realty, Inc., Section 1" as revised 3 July 1974 and recorded in Plot Book Vol. 24, Page 71; thence along the southerly line of Maple Avenue as shown on said map, N 68°29'28" E 100.00 feet to a point, the northwesterly corner of Lot 47; thence along the said Lot 47, S 21°30'32" E 150.00 feet to a point in line of lands of T. Battisto as shown on said map; thence along land of said T. Battisto and along Lot 33, S 68°29'28" W (erroneously shown on said map as S 69°29'28" W) 100.00 feet to a point; thence along the said Lot 45, N 21°30'32" W 150.00 feet to the place of BEGINNING.

BEING Lot 46 as shown on said map.

As described in Mortgage Book 2181 Page 4221  
Being Known As: Lot 46 Maple Avenue, Mount Pocono, PA 18344

TAX CODE: 10/7/2/20  
PIN NO.: 10635511663973

TITLE TO SAID PREMISES IS VESTED in Shervon Walker, an unmarried individual by deed from LTS Development, Inc., a Pennsylvania Corporation dated 03/07/2002, dated 03/07/2002 recorded 03/15/2002 in Deed Book 2117 Page 5132.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SHERVON 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  
PAIGE M. BELLINO,  
ESQUIRE

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

## MONROE LEGAL REPORTER

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2740 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land located in **Stroud Township**, Monroe County, Pennsylvania, and known as Estate Lot Site Number 71 located on Reunion Ridge, as shown on the Final Plans Phase 2, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors as of February 6, 1995 and filed of record in the Office of the Recorder of Deeds in Monroe County, Pennsylvania on April 6, 1995 in Plot Book 67 at Pages 47 and 48.

TITLE TO SAID PREMISES VESTED IN Anthony Cancel and Maria Cancel, h/w, by Deed from Coralia Martinez and Jose Diaz, dated 07/29/2004, recorded 12/06/2004 in Book 2209, Page 8075.

TAX CODE: 17/89572

TAX PIN: 17-7303-03-43-7287

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANTHONY CANCEL MARIA CANCEL

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3068 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, JUNE 27, 2013  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

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

ALL THAT CERTAIN lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 5, as shown on "Plotting of Wilderness Acres," Middle Smithfield Township, Monroe County, Pennsylvania, made by Guyton Kempter & Associates, Inc., and recorded in Monroe County, Pennsylvania, in Plot Book No. 20, page 17.

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

Being Known As: 5 Bear Swamp Road, East Stroudsburg, PA 18302, a/k/a 9 Wilderness Acres, East Stroudsburg, PA 18301

TAX CODE: 9/14E/1/102

PIN NO.: 09731504815456

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Fox, a married woman and Donald R. Harer, a unmarried may be deed from Chester A. Tharp and Diane Tharp, husband and wife dated 10/09/2001 recorded 10/15/2001 in Deed Book 2106 page 5017. Having been erected thereon a single family dwelling.

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KATHLEEN M. FOX DONALD R. HARER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALAN M. MINATO,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 32 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land being situate in the **Township of Hamilton**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 20, as set forth on Final Plan, Subdivision of Lands of Mary J. Young "Young Estates", being recorded at Stroudsburg, Monroe County, Pennsylvania in Plot Book 77, pages 165, 167 and



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168.  
Parcel No.: 07/98160  
PIN: 07626800820185  
TITLE TO SAID PREMISES IS VESTED IN Christopher R. Flanagan and Lori M. Flanagan, husband and wife, by deed from BRUCE N. GEORGE AND WANDA GEORGE, HUSBAND AND WIFE dated February 17, 2006 and recorded January 19, 2006 in Deed Book 2258, Page 4582.  
Being Known As: Lot 20 Fox Run Court, Saylorsburg, Hamilton Township, Monroe County, PA 18353  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CHRISTOPHER FLANAGAN A/K/A  
CHRISTOPHER R. FLANAGAN  
LORI FLANAGAN A/K/A  
LORI M. FLANAGAN**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:  
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least two weeks before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."  
A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MARGARET GAIRO,  
ESQUIRE  
Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3346 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1110 of Whispering Glen as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe county in Plot Book Volume No. 56 at Page No. 63. Premises improved with a two story, single family dwelling more commonly known as 1110 Geraci Place, Tobyhanna, Coolbaugh Township, Monroe County, Pennsylvania.

UNDER AND SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TITLE TO SAID PREMISES VESTED IN Denis F. Reardon and Anna Reardon, h/w, by Deed from Denis F. Reardon, aka Denis E. Reardon, dated 07/28/2008, recorded 08/14/2008 in Book 2340, Page 4640.

TAX CODE #: 3/4C/2/14  
PIN #: 03635602999474  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DENIS F. REARDON  
A/K/A DENIS E. REARDON  
ANNA REARDON**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3453 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pipe on the northerly line of an unnamed street forty feet in width, said iron pipe being the southeasterly corner of Lot No. 314, as shown on map entitled 'Subdivision of lands of John Detrick 25 June 1965, Revised 21 September 1966'; thence along Lot No. 314 as shown on said map, North forty-two degrees twenty-five minutes thirty seconds West two hundred eighty-eight and eighty-one one-hundredths feet to a point; thence along Lot No. 309 and 310 as shown on said map, North forty-seven degrees seventeen minutes fifty seconds East one hundred eighty-five and thirty-two one-hundredths feet to a point; thence along Lot No. 312 as shown on said map (a radial line to the hereinafter described curve) South thirty-two degrees fifty-nine minutes thirty seconds East three hundred three and forty-five one-hundredths feet to an iron pipe; thence along the northerly line of said unnamed street on a curve to the left having a radius of seven hundred feet an arc length of one hundred fifteen and twenty-five one-hundredths feet to a point of tangency; thence by the same, as shown on said map, South forty-seven degrees thirty four minutes thirty seconds West twenty and eighty-three one-hundredths feet to the place of BEGINNING. CONTAINING 1.09 Acres,

## MONROE LEGAL REPORTER

more or less. Being Lot No. 313 as shown on said map.

**PARCEL IDENTIFICATION NO:** 16/11/3/45 #: 16-7303-02-65-0639

BEING THE SAME PREMISES WHICH Michael A. Cascarelli and Rita C. Cascarelli, his wife, by their deed dated July 20, 1977 and recorded July 20, 1977 in the Office for the Recording of Deeds, at Stroudsburg, Pennsylvania, in and for the County of Monroe, in deed book volume 802 page 255, granted and conveyed unto Ronald R. Loucks and Peggy E. Loucks, his wife, grantors herein.

**TITLE TO SAID PREMISES IS VESTED IN** Harold R. Benner and Lu Ann Benner, his wife, by Deed from Ronald R. Loucks and Peggy E. Loucks, his wife, dated 01/24/1986, recorded 01/24/1986 in Book 1477, Page 411.

**EXHIBIT "A"**

### **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HAROLD R. BENNER AND LUANN BENNER**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
CHANDRA M. ARKEMA,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3636 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot No. 31, Section B, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 31, Page 69.

UNDER AND SUBJECT to the covenants, conditions and restrictions as contained in the above recited deed.

PARCEL NO. 17/15A/1/88  
PIN NO. 1763920117737

TITLE TO SAID PREMISES IS VESTED IN Michael

G. Walters and Rhonda L. Walters, husband and wife, by deed from WENDY G. SURKIS, SINGLE WOMAN AND PEPPI ELONA, SINGLE WOMAN dated October 23, 2001 and recorded October 31, 2001 in Deed Book 2107, Page 6402.

Being Known As: 31 Cedar Court, East Stroudsburg, Stroud, Monroe County, PA 18301

### **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL G. WALTERS RHONDA L. WALTERS**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3751 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 604, as shown on map entitled "Fifth St. Corp., Section 4 - Phase 1" as prepared by Achterman Associates, and recorded in Monroe County, Pennsylvania in Plot Book No. 72, page 201. TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

PARCEL NO. 17/93418  
PIN NO. 17730117124161

TITLE TO SAID PREMISES IS VESTED IN Salvatore Giamundo and Marivel Negron by deed from LTS DEVELOPMENT INC., A PENNSYLVANIA CORPORATION dated May 14, 2002 and recorded May 17, 2002 in Deed Book 2122, Page 2050.

Being Known As: 802 Horizon Drive, Stroudsburg, Stroud, Monroe County, PA 18360

### **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SALVATORE GIAMUNDO MARIVEL NEGRON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish

## MONROE LEGAL REPORTER

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3762 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN Lot/Lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot/Lots No. 180, 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 and 15.

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

PARCEL NO. 03/8C/1/292  
PIN NO. 03635810454032

TITLE TO SAID PREMISES IS VESTED IN Jean Lesly Vallon, an individual by deed from HARRISON E. DAVIS AND CATHY SHEFFIELD DAVIS, HIS WIFE dated December 22, 2005 and recorded December 28, 2005 in Deed Book 2252, Page 9748. Being Known As: Lot 180 Section F Redcliff Drive a/k/a 6484 Redcliff Drive, Tobyhanna, Coolbaugh, Monroe County, PA 18466

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JEAN LESLY VALLON

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3844 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 243, Phase II, Section 5, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp. which plan is duly recorded in the Office of the Recorder of Deeds in Monroe County, in Plot Book Vol. 59, Pages 27 and 28.

UNDER AND SUBJECT to a certain Declaration of Covenants and Restrictions dated 9/1/1989 and recorded in the Office of the Recorder of Deeds in Monroe County in Deed Book 1708, Page 1524.

TITLE TO SAID PREMISES VESTED IN John Moschogiannakis, by Deed from C&M Homes at CCP, LP, a Pennsylvania Limited Partnership by its General Partner C&M Homes at CCP, LLC., dated 04/29/2004, recorded 04/30/2004, in Deed Book 2188, page 6520.

TAX CODE: 09/90231

TAX PIN: 09732302866985

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

#### JOHN MOSCHOGIANNAKIS

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

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

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

Sheriff's Office  
Stroudsburg, Penna.

## MONROE LEGAL REPORTER

Barry J. Cohen, Sheriff's Solicitor  
PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3852 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot No. 57, Section B, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 31, Page(s) 67 and 69.

PARCEL NO. 17/15A/1/61

PIN NO. 17639201394123

UNDER AND SUBJECT to the Protective Covenants and Restrictions recorded March 21, 1989 in Record Book Volume 1672, Page 238.

TOGETHER with and UNDER AND SUBJECT to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT to all of the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Balford G. Moore and Nitisha Springer Moore, husband and wife, by deed from EQUITY TRUST COMPANY, CUSTODIAN FBO (EACH) CARL MAUER, IRA 30.5%, THOMAS R. WILKINS, IRA 30.5%, KEITH R. DROZAL, IRA 10.0% AND YARROW A. WILKINS, IRA 25.4% dated July 28, 2006 and recorded August 17, 2006 in Deed Book 2277, Page 7679.

Being Known As: 57 Greenbriar Drive, East Stroudsburg, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BALFORD G. MOORE  
NITISHA MOORE**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor  
PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3959 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

BEING Lot 6 on a plan of lots entitled "Final Plan, Village Edge, Chestnuthill Township, Monroe County, Pa., Scale 1"-501; April 1976" as prepared by Lawrence R. Bailey, R.S., Stroudsburg, Pennsylvania, and recorded in the office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Vol. 29, page 13.

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

PARCEL NO. 02/2A/3/7

PIN NO. 02625804831978

TITLE TO SAID PREMISES IS VESTED IN Lynn M. Todd by deed from SHELLY L. FLEMMER dated May 23, 2003 and recorded May 28, 2003 in Deed Book 2154, Page 6360.

Being Known As: P.O. Box 620 a.k.a 1880 Village Edge Court #6, Brodheads ville, Chestnuthill, Monroe County, PA 18322

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LYNN M. TODD**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage

## MONROE LEGAL REPORTER

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4313 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at an iron pin in line of the lands of Steve Kresge, being a common corner of Lot No. 4 and Lot No. 5 as shown on the plans titled "Final Plan, Subdivision of Lands of Barbara L. and Richard N. Flurer", dated August 19, 1998, and recorded November 45, 1998 in Plot Book 70, Page 245; thence by said lands of Steve Kresge North 32 degrees 59 minutes 50 seconds East 182.54 feet to an iron pin; thence by Lot No. 2 South 69 degrees 38 minutes 55 seconds East (at 222.04 feet passing an iron pin) 247.04 feet to a point in the centerline of Township Road No. 371 (Princess Run Road); thence in and along said centerline of Township Road No. 371 south 20 degrees 21 minutes 05 seconds West 178.12 feet to a point; thence leaving said centerline of Township Road No. 371, by the aforementioned Lot No. 5 North 69 degrees 38 minutes 55 seconds West (at 25.00 feet passing an iron pin and at 165.11 feet passing through a 12 inch Maple tree) 287.00 feet to the place of BEGINNING.

BEING Lot No. 4 as shown on the above described Plan.

PARCEL NO. 15/92680

PIN NO. 15624600892123

TITLE TO SAID PREMISES IS VESTED IN Jennifer J. Petrilla and Michael J. Petrilla, husband and wife, by deed from CHOICE RENTALS & PROPERTY MANAGEMENT, LLC dated December 2, 2004 and recorded December 14, 2004 in Deed Book 2210, Page 5704.

Being Known As: Lot #4 Princess Run, Saylorsburg, Monroe County, PA 18353

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JENNIFER J. PETRILLA  
MICHAEL J. PETRILLA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

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

**PUBLIC NOTICE**

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4329 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Stroud**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 2, Section D, Penn Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 32, Page 115, 117, 119.

TITLE TO SAID PREMISES VESTED IN Adriane Quaresma, by Deed from Irene A. Cohen and Michael Nill, h/w, dated 12/02/2003, recorded 12/09/2003 in Book 2176, Page 1864

TAX CODE: 17/15C/1127

TAX PIN: 17639201192671

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

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4389 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or lot of land situated in the **Township of Chestnuthill**, County of Monroe, State

## MONROE LEGAL REPORTER

of Pennsylvania, being Lot No. 2 as recorded in Plot Book Volume 58, Page 278, bounded and described as follows, to wit:

BEGINNING at an iron on the easterly side of Pa. Route No. 115, leading from Effort to Blakeslee, thence along said highway N 09 degrees 45 minutes 26 seconds E (magnetic Meridian) for 128.06 feet to an iron, thence along an easement arc on a curve to the right having a radius of 40.00 feet and an arc length of 61.44 feet to an iron on the southerly side of a fifty feet in width proposed road, thence along said road and along remaining lands of Dennis W. and Brenda J. Van Scoten the following two courses and distances:

(1) S 82 degrees 14 minutes 14 seconds E for 256.64 feet to an iron;

(2) S 87 degrees 53 minutes 51 seconds E for 1218.76 feet to an iron in line of lands of Sugar Hollow Homes, Inc., from which an iron bears N 27 degrees 54 minutes 57 seconds E for 187.06 feet; thence along lands of Sugar Hollow Homes, Inc., the following two courses and distances:

(1) S 27 degrees 54 minutes 57 seconds W for 415.00 feet to a found iron;

(2) N 84 degrees 04 minutes 23 seconds W for 1057.81 feet to a found iron in line of lands of Harold L. Barker; thence along lands of Harold L. Barker the following two courses and distances:

(1) N 03 degrees 02 minutes 32 seconds E for 152.79 feet to a found iron;

(2) N 85 degrees 12 minutes 04 seconds W for 301.48 feet to the place of BEGINNING. CONTAINING 10.013 Acres more or less.

TOGETHER with the right of ingress and regress over and across a fifty feet in width road being described as follows, to wit:

BEGINNING at a point from which the beginning iron of the above described tract bears S 09 degrees 45 minutes 26 seconds W for 128.06 feet, thence along the easterly side of Pa. Route No. 115, leading from Effort to Blakeslee the following three courses and distances:

(1) N 09 degrees 45 minutes 26 seconds E for 1.34 feet to a point;

(2) N 07 degrees 45 minutes 46 seconds E for 100.00 feet to a point;

(3) N 06 degrees 46 minutes 03 seconds E for 26.57 feet to an iron;

thence along an easement arc on a curve to the left having a radius of 40.00 feet and an arc length of 62.14 feet to an iron, thence along Lot No. 1, and remaining lands of Dennis W. and Brenda J. Van Scoten, S 82 degrees 14 minutes 14 seconds E for 254.57 feet to an iron, thence along remaining lands of Dennis W. and Brenda J. Van Scoten the following four courses and distances:

(1) S 87 degrees 53 minutes 51 seconds E for 150.00 feet to a point;

(2) on a curve to the right having a radius of 325.00 feet and an arc length of 85.08 feet to an iron;

(3) S 72 degrees 53 minutes 51 seconds E for 114.20 feet to an iron;

(4) on a curve to the left having a radius of 275.00 feet and an arc length of 71.99 feet to an iron; thence along Lot No. 2, the following two courses and distances:

(1) N 87 degrees 53 minutes 51 seconds W for 418.07 feet to an iron;

(2) N 82 degrees 14 minutes 14 seconds W for 256.64 feet to an iron; thence along an easement arc on a curve to the left having a radius of 40.00 feet and an arc length of 61.44 feet to the place of BEGINNING.

**TITLE TO SAID PREMISES IS VESTED IN** Ethel J. Griffin, Public Administrator of New York County, NY as the duly appointed Administrator of the Estate of Douglas Wolfe Gordun A/K/A Douglas W. Gordun A/K/A Douglas Gordun, with an address c/o Beckerman & Reddy, PC 85 Worth St., New York, NY 10013 by Corrective Deed from James F. Mullery and Arlene M. Mullery, his wife, dated 09/25/09, recorded 10/27/2009 in Book 2361, Page 7618.

Mortgagor Douglas Wolfe Gordun died on 06/26/2006, and the Public Administration of New York County, New York was appointed Administrator of his estate. Letters of Administration was granted to him on 09/29/2006 by the Surrogate's Court of NY County, No. 3197-06. Decedent's surviving heir at law and next-of-kin is Mark Wolfe.

TAX CODE: 2/14/1/25-4

TAX PIN: 02-6330-00-71-0399

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

**ESTATE OF DOUGLAS WOLFE GORDUN THE PUBLIC ADMINISTRATOR OF NEW YORK COUNTY, ADMINISTRATOR OF THE ESTATE OF DOUGLAS WOLFE GORDUN MARK WOLFE, HEIR OF THE ESTATE OF DOUGLAS WOLFE GORDUN**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOUGLAS WOLFE GORDUN, 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  
JOSHUA I. GOLDMAN,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4423 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

**ALL THAT CERTAIN** lots being Nos. 410 and 411 on Map of Section IV, The Woods at Mountain Spring Lake, Reeders, Jackson Township, Monroe County, Pennsylvania, and recorded in Plot Book 37, Page 7, in the Monroe County Recorder's Office.

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

PARCEL No.: 08/8B/1/8 & 08/8B/1/7  
PIN: 08635100867928 & 08635100876181

**TITLE TO SAID PREMISES IS VESTED IN** Branson Belchie by deed from JACK B. RADER AND MARJORIE A. RADER HUSBAND AND WIFE dated

## MONROE LEGAL REPORTER

October 7, 1994 and recorded November 1, 1994 in Deed Book 1979, Page 0355.

Being Known As: Lots 410-411 The Woods At Mountain Spring Lake, Reeders, Jackson Township, Monroe County, PA 18352

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4489 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot parcel of piece of land situate in the **Township of Turn Han Nock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 784, Section CIVB, according to plan Emerald Lakes recorded in the Office for Recording of Deeds, etc., in and revised plat recorded in Plot Book Volume 28, page 49.

PARCEL NO. 20/1A/1/95  
PIN NO. 20634403207702

TITLE TO SAID PREMISES IS VESTED IN Gabriel Londono by deed from JIREH MARKETING SERVICES, INC, a Pennsylvania dated October 19, 2000 and recorded November 2, 2000 in Deed Book 2086, page 6136.

Being Known As: 784 Ivy Way, Long Pond, Turn Han Nok, Monroe County, PA 18334

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

fication from a POA will not be collected at the time of Sheriff's Sale."

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4581 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at an iron pin located on the North side of Route 209, a corner common to lands of former grantor which were to be conveyed to H. Freeman; thence running along the North side of Route 209 South 77 degrees 17 minutes 00 seconds West 48.1 feet to an iron pin; thence South 74 degrees 58 minutes 27 seconds West 243.73 feet to an iron pin in line of lands now or late of L. Christman; thence running along said lands now or late of L. Christman North 37 degrees 13 minutes 48 seconds West 378.86 feet to an iron pin; thence North 2 degrees 12 minutes 50 seconds West 824.56 feet to an iron pin common to lands now or late of S. LaSenna; thence turning and running along lands now or late of S. LaSenna South 4 degrees 57 minutes 42 seconds East 164.98 feet to an iron pin; thence turning and running along lands of former grantor which were about to be conveyed to F. Kalinich South 31 degrees 4 minutes 00 seconds East 430.24 feet to an iron pin; thence running along lands of the former grantor which were about to be conveyed to H. Freeman south 30 degrees 37 minutes 00 seconds East 603.00 feet to the place of BEGINNING. CONTAINING 5.09 acres more or less.

UNDER AND SUBJECT to the covenants, conditions and restrictions as found in the chain of Title.

Parcel No. 13/5/1/19-21

PIN: 13621700729481

TITLE TO SAID PREMISES IS VESTED IN Brian D. Haydt by deed from BRIAN D. HAYDT AND MELISSA L. HAYDT, H/W dated May 19, 2006 and recorded May 26, 2006 in Deed Book 2268, Page 9075.

Being Known As: PO Box 516 Route 209, Kresgeville, Polk Township, Monroe County, PA 18333

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BRIAN D. HAYDT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4625 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land situate in the Township of Eldred, County of Monroe and State of Pennsylvania, designated as Tract No. 23, Section No. 2 on a map of Smith Gap Woodlands as recorded in Plat Book No. 13, Page 59 in the Office for the Recording of Deeds, &c., at Stroudsburg, Pa., bounded and described as follows, to wit:

BEGINNING at a point on the southern edge of a 40 foot road known as Hemlock Road, being also a corner of lot No. 24; thence along said Hemlock Road, North 86 degrees 40 minutes 33 seconds East for 218.00 feet to a point, being also a corner of lot No. 22; thence along lot No. 22 South 3 degrees 19 minutes 27 seconds East for 600.00 feet to a point in the line of other lands of Carl Reiche; thence along other lands of Carl Reiche, South 85 degrees 40 minutes 33 seconds West for 218.00 feet to a point, being also a corner of lot No. 24; thence along lot No. 24, North 3 degrees 19 minutes 27 seconds West for 600.00 feet to the point of BEGINNING. CONTAINING 3.003 acres and bearings are from the magnetic meridian of 1968.

The above described premise are under and subject to the following conditions and restrictions:

1. The premises hereby conveyed are for single family residential purposes only and shall not be subdivided or reconveyed in part.
2. No building, structures, or improvements or alterations or additions thereto shall be constructed or maintained upon the herein conveyed premises until the plans and specifications have been approved in writing by Carl P. Reiche.
3. No temporary structures, trailers, shacks, excavations other than for building purposes, livestock, or poultry, unlicensed motor vehicles, unused equipment, unused construction materials, trash or garbage, nor anything unsightly or detrimental to the value of these premises or to the value of adjoining premises shall be made, constructed, placed or

maintained on these premises.

4. Parties of the second part agree to maintain that portion of private road abutting their property until such road is dedicated to public use.

5. All sanitary facilities installed must comply with the recommendations of public health authorities.

BEING the same premises which Frank Flumefreddo, an unmarried widower, by deed dated March 30, 2006 and recorded April 7, 2006 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record Book Vol. 2263 Page 3033 granted and conveyed unto Kirt Adams and Melissa Adams.

Address: Tract 23 Section 2, Hemlock Road, Smith Gap Woodlands, Kunkletown, Eldred Township, Monroe County, Pennsylvania 18058

Tax Code No. 6/2/1/12-2

PIN: 06-6245-00-30-9029

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KIRT D. ADAMS AND MELISSA ADAMS, HIS WIFE

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
FRANK S. CHECHO,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4655 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, tract or piece of land lying and being situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being Lot 3-5 on the Final Subdivision Plan of Pennsylvania, being Lot 3-5 on the Final Subdivision Plan of Scotrun Acres, Section 3, said Plan being recorded in the Office for the Recording of Deeds in and for Monroe County, at Stroudsburg, Pennsylvania, in Plan Book Volume 60 page 485, containing 4.9 acres more or less.

BEING designated at Tax I.D. No. 12-6373-01-38-9326 in the Deed of Registry office of the County of Monroe and Commonwealth of Pennsylvania.

SUBJECT to restrictions, reservations, easements,



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conditions, covenants and rights of way as contained in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Lawrence L. Williams, Sr. by deed from LAWRENCE L. WILLIAMS, SR. AND CAROLYN SELBY NOW BY MARRIAGE CAROLYN SELBY WILLIAMS, HUSBAND AND WIFE dated March 18, 2010 and recorded June 7, 2010 in Deed Book 2371, Page 6858.

Being Known As: 2 Scotrun Acres, Henryville, Pocono Township, Monroe County, PA 18332

Parcel #: 12/117177

PIN #: 12637301389326

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LAWRENCE L. WILLIAMS, SR. CAROLYN SELBY A/K/A**

**CAROLYN SELBY WILLIAMS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW L. MARKOWITZ,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4721 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground, situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 97, Section D, as shown on Map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Pages 101, 103 and 105.

TITLE TO SAID PREMISES VESTED IN Kim E. Cicero, by Deed from The Bank of New York as trustee for the holders of the EQCC Asset Backed Certificates Series, 2001-2, its successors and assigns by Select Portfolio Servicing, Inc., f/k/a Faribanks Capital Corporation as attorney in fact by power of attorney recorded August 15, 2005 in instrument No. 200536153, dated 04/20/2007, recorded 05/31/2007 in Book 2306, Page 8103.

TAX CODE: 3/8B/2/258

TAX PIN: 03635819724000

**SEIZED AND TAKEN IN EXECUTION AS THE**

**PROPERTY OF: KIM E. CICERO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
COURTENAY DUNN,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4788 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at an iron on the northerly line of Rue De John, said iron being the southeasterly corner of Lot No. 309 as shown on map entitled "Section B, Woodland Trails, John Detrick, et ux, 18 July 1972"; thence along Lot No. 309, North 20 degrees 51 minutes 35 seconds West 202.80 feet to an iron, said iron being the southwesterly corner of Lot No. 307 as shown on said map; thence along Lot No. 307 (a radial line to the hereinafter described curve) North 70 degrees 49 minutes 30 seconds East 295.04 feet to an iron on the westerly line of Rue De John; thence along the westerly line of Rue De John in southerly then westerly direction on a curve to the right having a radius of 200 feet an arc length of 308.28 feet to a point of tangency on the northerly line of Rue De John; thence along the northerly line of Rue De John, South 69 degrees 08 minutes 25 seconds West 95.00 feet to the place of BEGINNING.  
CONTAINING 1.15 acres, more or less.  
BEING Lot No. 308 as shown on said map of Plot Book 18, Page 53.

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

TOGETHER WITH the two rights of way situate partly in the Township of Middle Smithfield and partly in the Township of Price, more fully described in Deed Book Volume 775, Page 221.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accu-

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rate survey would show.  
PARCEL NO. 09/17A/2/28  
PIN NO. 09730302995944  
TITLE TO SAID PREMISES IS VESTED IN Leonard M. Castro by deed from ALPHONSO JACKSON, The Secretary of Housing and Urban Development of Washington, D.C. dated April 21, 2005 and recorded May 4, 2005 in Deed Book 2224, Page 3292.  
Being Known As: 308 Woodland Trail, East Stroudsburg, Middle Smithfield, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LEONARD M. 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  
TERRENCE J. MCCABE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 482 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Pocono, County of Monroe, State of Pennsylvania, known as Lot No. 35 of Tara Hills, as shown on a map recorded in Plot Book 56, Page 115.

As described in Mortgage Book 2361 Page 7566  
Being Known As: 605 Sunlite Lane, Stroudsburg, PA 18360

TAX CODE: 12/9E/1/35  
PIN NO.: 12637204802155

TITLE TO SAID PREMISES IS VESTED IN Michael B. Manning and Julia Manning, husband and wife by deed from Russell E. Neilan and Janeil W. Neilan, husband and wife dated 11/10/1994 recorded 02/02/1995 in Deed Book 1992 Page 1754.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JULIA MANNING  
MICHAEL B. MANNING**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
PAIGE M. BELLINO,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5055 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 509, Section F, as shown and designated on plan of Indian Mountain Lakes, Section F, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated February 18, 1965 and recorded May 19, 1965 at the Recorder of Deeds for Monroe County in Map Book 9, Page 199.

UNDER AND SUBJECT to Covenants, Conditions and Restrictions, as of record.

Having thereon erected a dwelling house known as: 509 Azalea Albrightsville, PA 18210

BEING THE SAME PREMISES WHICH Robert A. Graham, Theresa S. Graham, James R. Basile and Louise Basile, by Deed dated 6/1/07 and recorded 6/22/07 in Monroe County Deed Book 2308, Page 8522, granted and conveyed unto Eric M. Bratkovics. To be sold as the property of Eric M. Bratkovics on Judgment No. No. 5055-CV-2011

TAX CODE #20/8G/1/143  
PIN 20-6321-14-23-8903

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ERIC M. BRATKOVICS**

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

A schedule of proposed distribution for the proceeds

## MONROE LEGAL REPORTER

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5074 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 3814, Section SS-1, Indian Mountain Lake, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 58, Page 248.

PARCEL NO. 20/8K/1/269  
PIN NO. 20632103435790

TITLE TO SAID PREMISES IS VESTED IN Kirk T Wolkner by deed from Kirk T Wolkner by deed from ELIZABETH LOIZZI, TRUSTEE dated July 30, 2003 and recorded August 4, 2003 in Deed Book 2162, Page 2771.

Being Known As: 3814 Scenic Drive North, Albrightsville, Monroe County, PA 18210

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KIRK T. WOLKNER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

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

### PUBLIC NOTICE SHERIFF'S SALE

### OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5119 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 4519, Section 9 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 20, Page 31.

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

TITLE TO SAID PREMISES VESTED IN Matthew E. Zephyr and Audrena S. Zephyr, h/w, by Deed from John P. O'Callahan and Maria O'Callahan, h/w, dated 01/15/2005, recorded 02/01/2005 in Book 2214, Page 9652.

TAX CODE: 03/4E/1/90

TAX PIN: 03636703219931

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MATTHEW E. ZEPHYR AUDRENA S. ZEPHYR

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5120 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, JUNE 27, 2013  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

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

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

BEING Lot No. 126, Norwood Lane, as shown on a map entitled "A Pocono Country Place" on file in the Recorder's Office in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 18, Page 101, 103 and 105.

UNDER AND SUBJECT to the reservations, conditions, and restrictions set forth in the hereinafter recited deed and the chain of title.

Tax Parcel #03/8B/2/294

Pin #03-6358-19-72-4280

Having erected thereon a dwelling known as 126 Norwood Lane, Tobyhanna, PA 18466

BEING the same premises which Marlene Shapiro and Josephine Shapiro by their deed dated 1/9/05 and recorded 2/4/05 in the Recorder's Office of Monroe County, Commonwealth of Pennsylvania in Deed Book 2215, page 5125, Instrument #200505391 granted and conveyed unto Syle Morina.

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 31, June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5194 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 234, Section D, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Number 18, pages 101, 103 and 105A.

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

BEING the same premises which Robert I. Morris, Executor and Trustee under the Last Will and Testament of George H. Greenhalgh, deceased, by his deed dated July 21, 1953, and recorded in the Recorder's Office in and for Monroe County, at Stroudsburg, Pennsylvania, in Deed Book Vol. 200, page 305, granted and conveyed unto Rita Greenhalgh, widow of George H. Greenhalgh.

SUBJECT TO THE SAME EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS-OF-WAY, AND INSTRUMENTS OF TITLE AS THE SAME MAY APPEAR IN THE CHAIN OF TITLE OR BY A VISIBLE INSPECTION OF THE PREMISES.

THE PROPERTY IDENTIFICATION NUMBER OF THE ABOVE DESCRIBED PARCEL:

03635819624471

Plate # 03/8B/2/37

This property is improved with a residence.

ADDRESS: 4337 Woodland Drive, Tobyhanna, PA 18466

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

**JORGE HAZ and RAQUEL PENA**

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  
JAMES T. SHOEMAKER,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5248 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land located in **Stroud Township**, Monroe County, Pennsylvania, and known as Lot 817, Final Plan of Cornerstone Conservancy formerly Stonybrook Manor filed of Record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on February 26, 2007 in Plot Book Volume 79, Page 38.

UNDER AND SUBJECT TO:

1. The provisions of that certain declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions applicable to BLUE MOUNTAIN LAKE dated May 11, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at page 1286.

2. The provisions of that certain CLUSTER II (estate lot) declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions applic-

## MONROE LEGAL REPORTER

able to Blue Mountain Lake dated May 13, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at page 1369.

3. Supplementary declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions applicable to the transfer of certain declarant rights related to Blue Mountain Lake dated December 19, 2005 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record Book Volume 2292, page 205.

4. Supplementary declaration of rights, easements, covenants, conditions, affirmative obligations and restrictions transferring declarant rights and adding certain additional property to the Blue Mountain Lake Properties Declaration and to the Cluster II Declaration applicable to Cornerstone Conservancy at Blue Mountain Lake dated April 20, 2007 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Record Book Volume 2303, page 7128.

5. The grantee acknowledges that the purchase of a lot is made as part of a package with a legally binding construction contract for the construction of a house on the lot. If, for any or no reason other than the default of the contractor under the construction contract, construction of the house is not commenced within ninety (90) days after the date of settlement on the purchase of the lot, or within such additional reasonable extension of time which may be enforced by either the purchaser or the contractor based on the inability reasonable to commence construction within such ninety days (90) due to weather conditions or municipal permitting issues, grantor or grantor's designee (seller and its designee, if any) shall have the right in its sole discretion to purchase the lot for ninety percent (90%) of the original net purchase price (net purchase price is defined as the gross purchase price minus any seller concessions) of the lot. If seller exercises this option, it shall do so by giving written notice of such exercise to grantee and including with such notice, a deed conveying the lot from the grantee to grantor within ten (10) business days after receiving the notice and deed. Grantee shall execute the deed and return the fully executed and notarized deed to the title insurance company which settled the original purchase. Upon receipt of the deed by the title insurance company, grantor shall deliver to the title insurance company a certified check for the amount of the purchase price, at which time the title insurance company shall record the deed and shall forward to purchaser the certified check. Grantor shall be responsible for all costs of conveyance including recording costs, all real estate transfer taxes and any title insurance company charges. If the title insurance company has not received the deed within the required time, grantor shall have all rights at law or in equity to enforce grantee's obligation to execute and return the deed in favor of grantor. UNDER AND SUBJECT to all drawings, notes, and covenants on the recorded plat.

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

TITLE TO SAID PREMISES VESTED IN Fonsico James and Antoinette James, h/w, by Deed from LTS Development, LLC, successor by merger to LTS Development, Inc., dated 12/27/2007, recorded 01/09/2008 in Book 2324, page 8871.

TAX CODE: 17/98187

TAX PIN: 17-7302-00-46-2319

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FONSIKO JAMES ANTOINETTE JAMES**

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

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5342 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 3810, Section C2B, according to a plan of Emerald Lakes recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 16 page 103.

UNDER AND SUBJECT to restrictions, covenants, conditions, etc., as set forth of record in Monroe County Courthouse.

TITLE TO SAID PREMISES VESTED IN William Guzman and Juana Guzman, h/w, by Deed from Philip M. Cosentino and Theresa Cosentino, h/w, dated 12/16/2005, recorded 01/03/2006 in Book 2253, Page 5511.

TAX CODE: 19/3H/1/149

TAX PIN: 19634403249077

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM GUZMAN JUANA 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

## MONROE LEGAL REPORTER

WILLIAM E. MILLER,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5465 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania, being Lot or Lots No. 40, Section B, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 31, Page(s) 67 and 69.

UNDER AND SUBJECT TO the restrictions of record, and as more fully set forth in the Cranberry Hill Development, Penn Estates-Stroud Township, Declaration of Protective Covenants and Restrictions in Record Book 2201, Page 5493.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.

PARCEL NO. 17/15A/1/79  
PIN NO. 17639201281050

TITLE TO SAID PREMISES IS VESTED IN David A. Stein and Kerry Stein, husband and wife, by deed from DAVID A. STEIN, A MARRIED MAN, JOINED BY KERRY STEIN, HIS WIFE dated December 13, 2005 and recorded December 16, 2005 in Deed Book 2251, Page 9233.

Being Known As: 918 Penn Estates, East Stroudsburg, Stroud, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAVID A. STEIN  
KERRY STEIN**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor  
PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5493 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, State of Pennsylvania, being Lot No. 335, Section J, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22, Pages 11, 13, 15 and 17.

TAX PARCEL NUMBER: 03/9C/1/144

PIN #03-6359-18-21-9991

IMPROVEMENTS: Residential dwelling

**TITLE TO SAID PREMISES IS VESTED IN** Sheron A. Jackson by Deed from Michael Krasner, single man dated 2/21/2007 and recorded 2/22/2007 in Record Book 2297, Page 3058.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SHERON A. 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  
JACQUELINE F. MCNALLY,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5688 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, JUNE 27, 2013  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

## MONROE LEGAL REPORTER

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. 288, Section G, as is more particularly set forth on Map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 19, Page 11, 17, and 19.

TITLE TO SAID PREMISES VESTED IN Edith Henriquez, by Deed from Homesales, Inc., dated 11/02/2006, recorded 02/08/2007 in Book 2296, Page 889.

TAX CODE: 03/8D/1/608

TAX PIN: 03635810259596

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EDITH X. HENRIQUEZ A/K/A EDITH HENRIQUEZ**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5795 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, known as Lot #396, located on Analomink Point as shown on final plans Phase 9, Blue Mountain Lake, a Planned Unit Development, approved by the Stroud Township Board of Supervisors and filed of Record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 73 page 227.

TOGETHER WITH AND UNDER AND SUBJECT to the reservations and covenants detailed in Deed Book 2113, Page 8016.

PARCEL NO. 17/96102/U396

PIN NO. 17730201286752U

Title to said premises is vested in Rachelle Honore-Moorer by deed from Andrea Lee by deed from

James R. Moschella dated June 29, 2005 and recorded July 6, 2005 in Deed Book 2231, Page 4985.

Being Known As: 739 Blue Mountain Lake a/k/a 2304 Snapdragon Point, Unit 396 a/k/a 396 Analomink Point, East Stroudsburg, Monroe County, PA 18301

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

**RACHELLE HONORE-MOORER**

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  
MARC S. WEISBERG,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 589 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in **Hamilton Township**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 109, as shown on a plan of lots entitled, "Final Plan of Lots of Ridgewood Acres", recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 49, Page 109.

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

TITLE TO SAID PREMISES VESTED IN Robert B. Hank and Heather L. Hank, h/w, by Deed from Kevin W. McKenna and Barbara G. McKenna, h/w, dated 07/29/1999, recorded 07/30/1999 in Book 2067, Page 1678.

TAX CODE: 777A/3/17

TAX PIN: 07638001378408

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT B. HANK HEATHER L. HANK**

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

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

## MONROE LEGAL REPORTER

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
COURTENAY R. DUNN,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5969 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 73, Section B, 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 31, Page 69.

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

TITLE TO SAID PREMISES VESTED IN William Roman Jr., by Deed from Annie P. Thomas, a widow, dated 03/28/2008, recorded 04/01/2008 in Book 2330, Page 4113.

TAX CODE: 17/15A/145

TAX PIN: 17639201282318

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
WILLIAM ROMAN JR.**

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  
COURTENAY R. DUNN,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6156 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

### CHECK OR CASH

ALL THAT CERTAIN tract, piece or lot of land situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, being Lot No. 302, Birch Hollow Estates, Section 5, recorded in Plot Book Volume 57, page 170, being described as follows, to wit:

BEGINNING at an iron the northerly side of Woodcrest Avenue said iron also being a corner of Lot No. 301 Birch Hollow Estates, thence along Lot No. 301, N 28 degrees 18 minutes 01 seconds W (Magnetic Meridian 1966) for 292.00 feet to an iron; thence along Lot No. 218, Section Three, Birch Hollow Estates, N 61 degrees 41 minutes 59 seconds E for 150.00 feet to an iron; thence along Lot No. 68, Section Two, Birch Hollow Estates S28 degrees 18 minutes 01 seconds E for 292.00 feet to an iron on the northerly side of Woodcrest Avenue; thence along the northerly side of Woodcrest Avenue, S 61 degrees 41 minutes 59 seconds W for 150.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Brian P. Stephens, single, by deed from ERIC W. GILLAHAN AND TANYA GILLAHAN, HUSBAND AND WIFE dated July 2, 2009 and recorded July 6, 2009 in Deed Book 2356, Page 1145.

Being Known As: 302 Woodcrest Avenue, Effort, Chestnuthill Township, Monroe County, PA 18330

Parcel #: 02/17B/1/302

PIN #: 02632003436895

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BRIAN P. STEPHENS**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6285 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, JUNE 27, 2013**

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

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being



## MONROE LEGAL REPORTER

Lot No. 44, Section 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, Page 21, 23 and 25.

PARCEL NO. 03/8E/1/345

PIN NO. 03635809273118

TITLE TO SAID PREMISES IS VESTED IN Cecile G. Griffin by deed from Cecile G. Griffin by deed from PRECISION HOME BUILDINGS, III INC., A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF PENNSYLVANIA dated May 22, 2006 and recorded May 25, 2006 in Deed Book 2268, Page 7975.

Being Known As: 8057 Red Squirrel Drive, Tobyhanna, Coolbaugh, Monroe County, PA 18466

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CECILE G. GRIFFIN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6373 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in **Chestnuthill Township**, Monroe County, Pennsylvania further described as follows: BEGINNING at an iron pin in the southerly edge of Sun Dance Drive, said pin also marking the northwest corner of Lot #50; thence along the southerly edge of said Sun Dance Drive on a curve to the right having a radius of 370.00 feet, a distance of 145.99 feet, to an iron; thence along Lot #48 South 2 Degrees 25 Minutes 10 Seconds West 345.37 feet to an iron pin; thence along land of Lloyd Altemose North 69 Degrees 48 Minutes 43 Seconds East 275.00 feet to an iron pin; thence along the aforementioned Lot #50 North 20 Degrees 11 Minutes 17 Seconds West 290.40 feet to the place of BEGINNING. CONTAINING 1.4645 acres.

BEING LOT No. 49 of that Plan of Lots entitled Subdivision Plan and Lenape Hills, prepared by

Robert L. Collura, Civil Engineer and Land Surveyors, dated May, 1974, and recorded in Monroe County Plan Book 24 at Page 107. Subject however to a twenty-five foot (25') drainage easement long the entire eastly side of the subject property as further described in the aforementioned Plan filed to Monroe County Plan Book 24 at page 107. Subject to the covenants set out in the aforementioned plan filed to Monroe County Plan Book 24 at page 107. Subject to the covenants, conditions and restrictions which shall run with the land which is found in other deeds recorded for Lenape Hills Subdivision including the obligation to join and support a property owners association if formed as further set out in Monroe County deed Book 1201 page 02.

BEING the same premises which Deltar Development, Inc. by indenture bearing date 4/21/1986 recorded 5/28/1986 in the Office of the Recorder of Deeds of Monroe County in Deed Volume 1491 Page 108, granted and conveyed unto Joseph Venturini, Jr. and Josephine Venturini, in fee.

AND the said Josephine Venturini died on 10/29/1991, whereby title to the above described premises vested in Joseph Venturini, Jr. by right as survivor.

Being Known As: 49 Sun Dance Drive, Effort, Chestnuthill Township, Monroe County, PA 18330

TAX CODE #: 02/8B/1/29

& PIN #: 02624903223356

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

**JOSEPH VENTURINI, JR. AND**

**JOSEPHINE VENTURINI (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  
MARGARET GAIRO,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6391 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh,**

## MONROE LEGAL REPORTER

County of Monroe and State of Pennsylvania, being Lot No. 4807, Section V, as shown on "Plotting of Pocono 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, at Page 23.

Parcel No.: 03/4D/1/91  
PIN: 03636703308067

TITLE TO SAID PREMISES IS VESTED IN Agron D. Baptiste and Angilee P. McFarlane-Baptiste, Husband and Wife, by deed from ANGLEEE MCFARLANE AND AGRON D. BAPTISTE, HER HUSBAND dated October 17, 2005 and recorded October 25, 2005 in Deed Book 2245, Page 897.

Being Known As: 4807 Belgravia Drive, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

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

**ANGLEEE P. BAPTISTE A/K/A  
ANGLEEE P. MCFARLANE-BAPTISTE A/K/A  
ANGLEEE MCFARLANE  
AGRON D. BAPTISTE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6402 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

BEING Lot No. 69, Section 1, 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, VEP Associates, Engineers dated January 19, 1971", and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania,

in Plot Book 14, Pages 147 and 149. UNDER AND SUBJECT to the Restrictions, Conditions, Covenants, etc., as appear in chain of title.

Parcel No. 19/15B/1/102  
PIN No. 19630401280312

TITLE TO SAID PREMISES IS VESTED IN Karina Stepanyants by deed from BARBARA WEISS, BY HER AGENTS, SHARON WAIMBERG AND BRENDA ELKIN dated March 9, 2006 and recorded March 22, 2006 in Deed Book 2261, Page 5612.

Being Known As: 69 King Arthur Road, Blakeslee, Tobyhanna, Monroe County, PA 18610

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6405 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land, situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1, as shown on a plan of lots entitled, "Subdivision of Lands of Keith D. Jordan," recorded in the Office for the Recording of Deeds, etc. at Stroudsburg, PA, in and for the County of Monroe in Plot Book Volume 58, page 41.

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

PARCEL NO. 13/8/1/58-11  
PIN NO. 13622800876907

TITLE TO SAID PREMISES IS VESTED IN Rachael M. Chamberlain by deed from DAREN S. CHAMBERLAIN AND RACHAEL M. CHAMBERLAIN dated March 1, 2011 and recorded April 18, 2011 in Deed Book 2385, Page 6234.

Being Known As: 4200 Burger Hollow Road, Kunkletown, Polk, Monroe County, PA 18058

**SEIZED AND TAKEN IN EXECUTION AS THE**

## MONROE LEGAL REPORTER

**PROPERTY OF: DAREN S. CHAMBERLAIN  
RACHAEL M. CHAMBERLAIN**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6494 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 61, as shown on Final P.R.O. Plan, Water Gap Watch - East recorded in Monroe County, Pennsylvania in Plot Book No. 71, Page 232.

BEING THE SAME PREMISES which LTS DEVELOPMENT, INC., by indenture bearing date 06/07/00, and being recorded in the Office for the Recording of Deeds, in and for the County of Monroe on 06/12/00 in Record Book Volume 2079/9056, granted and conveyed unto JAMES C. LATIMORE and ICILDA LATIMORE, husband and wife, in fee.

ALSO BEING THE SAME PREMISES which LTS DEVELOPMENT, INC., by corrective indenture bearing date 06/21/00, and being recorded in the Office for the Recording of Deeds, in and for the County of Monroe on 06/23/00 in Record Book Volume 2080/4039, granted and conveyed unto JAMES C. LATIMORE and ICILDA LATIMORE, husband and wife, in fee.

Parcel No. 16/90991

Pin No. 16731102889844

**SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: JAMES C. LATIMORE  
ICILDA LATIMORE**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6531 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF GROUND SITUATED IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, BEING LOT NO. 412, SECTION L, 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 7, 9 AND 11.

BEING KNOWN AND NUMBERED AS 2370 WINDING WAY, TOBYHANNA, PA 18466

BEING THE SAME PREMISES WHICH RAYMOND N. KONFINO, BY DEED DATED NOVEMBER 17, 2008 AND RECORDED DECEMBER 2, 2008 IN AND FOR MONROE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 2345, PAGE 7631, GRANTED AND CONVEYED UNTO ERIC D. SCHECTER AND PATRICIA PORTER.

TAX CODE: 03/9D/1/116

PIN NO.: 03635916947306

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ERIC D. SCHECTER, PATRICIA PORTER

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  
MARIN ASHLEIGH LEVY, ESQUIRE

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

## MONROE LEGAL REPORTER

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6581 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or tract of land situate in **Coolbaugh Township**, Monroe County, Pennsylvania, being Lot No. 41, Section No. F, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, at pages 11, 13 & 15.

BEING THE SAME PREMISES which Michaelleen C. Spear, now by marriage Michaelleen C. Dunning, married woman by deed dated June 21, 2002 and recorded in the Office of the Recorder of Deeds in and for Monroe County in Record Book Volume 2125, page 7213., granted and conveyed unto Eric Taylor, grantor hereof.

UNDER AND SUBJECT to any and all covenants, conditions, reservation, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.

TITLE TO SAID PREMISES IS VESTED IN Michael Bunce and Andrea Bunce by deed from ERIC TAYLOR, SINGLE INDIVIDUAL dated April 30, 2004 and recorded May 5, 2004 in Deed Book 2189, Page 2862.

Being Known As: F41 Country Place Drive, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

Parcel No.: 03/8C/1/270

PIN No.: 03635810459152

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL BUNCE A/K/A MICHAEL A. BUNCE**

**ANDREA BUNCE A/K/A ANDREA T. BUNCE**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KEVIN T. MCQUAIL,  
ESQUIRE

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

### PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE

### REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 674 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 1257, Section G, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" and recorded in Monroe County, Pennsylvania in Plot Book No. 12, Page 31.

PARCEL NO. 3/7E/1/56;  
PIN 03-6357-01-16-5319

BEING the same premises which Edward J. Collins and Catherine Collins, husband and wife, by Deed dated December 6, 2005 and recorded January 9, 2006 in the Office of the Recorder of Deeds in and for Monroe County in Deed Book 2254 Page 2677, as Instrument Number 200601123, granted and conveyed unto Deyanira Haverly and George Haverly, in fee.

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

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6774 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, JUNE 27, 2013  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S

## MONROE LEGAL REPORTER

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, being Lot 13 Section J, Block 2, of Green Wood Acres as set forth in the Office of the Recorder of Deeds in Plot Book Volume 11, Page 85.

UNDER AND SUBJECT to restrictions, covenants and conditions which shall run with the land as they appear in the chain of title.

Parcel No. 19/19A/1/46

Pin No. 19539401478792

TITLE TO SAID PREMISES IS VESTED IN Brian Willis by deed from SINCAVAGE LUMBER COMPANY dated September 7, 2006 and recorded September 12, 2006 in Deed Book 2280, Page 6984. Being Known As: 13 Redwood Street, Blakeslee, Tobyhanna, Monroe County, PA 18610

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6803 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 152, Section No. G, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 at Pages 11, 17 and 19.

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

Parcel No. 03/8D/1/584

PIN: 03635810352960

TITLE TO SAID PREMISES IS VESTED IN Silas Washington and Yolanda Shannon-Washington, as

tenants by the entirety, by deed from ROBERT W. MACIEJEWSKI, JR. AND ANNA C. MACIEJEWSKI dated May 23, 2002 and recorded May 31, 2002 in Deed Book 2123, Page 2692.

Being Known As: 7243 Woods Terrace, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

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

**YOLANDA SHANNON-WASHINGTON  
SILAS WASHINGTON**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6893 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 142, Section 4, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by VEP & Associates and recorded in Monroe County, Pennsylvania, in Plot Book No. 33, Page 37.

TITLE TO SAID PREMISES IS VESTED IN George E. Maxey and Nicole L. Maxey, husband and wife, by deed from FREDERICK CLINTON CLEAVER AND ANASTASIA N. CLEAVER, HUSBAND AND WIFE dated September 8, 1999 and recorded September 13, 1999 in Deed Book 2069, Page 308.

Being Known As: 142 Grand Mesa Drive, Effort, Chestnuthill Township, Monroe County, PA 18330

Parcel #: 02/14E/1/62

PIN #: 02633002884303

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GEORGE E. MAXEY  
NICOLE L. MAXEY**

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ANDREW L. MARKOWITZ,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6970 CIVIL 2006, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JUNE 27, 2013**

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

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

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

BEGINNING at an iron on the southeasterly line of Glenoak Drive, said iron being the northwesterly corner of Lot No. 404 as shown on map entitled 'Plotting II, Glenoak Forest, Owner-Developer William Keller, 23 June 1975'; thence along Lot No. 404, S 24 degrees 45 minutes 03 seconds E 349.64 feet to a point; thence along other lands of William Keller, S 52 degrees 10 minutes 32 seconds W 94.32 feet to a point, southeasterly corner of Lot No. 402 as shown on said map; thence along Lot No. 402, N 42 degrees 54 minutes 56 seconds W 106.27 feet to a point; thence along the same N 24 degrees 45 minutes 03 seconds W 270.00 feet to an iron on the southeasterly line of Glenoak Drive; thence along the southeasterly line of Glenoak Drive, N 65 degrees 14 minutes 57 seconds E 125.00 feet to the place of BEGINNING, CONTAINING 1.004 Acres, more or less.

BEING Lot No. 403 as shown on said map, BEING the same premises which Martin L. Snyder and Susan J. Snyder, husband and wife, by indenture bearing date the 14th day of October, 1997, and being recorded at Stroudsburg in the Office for the Recording of Deeds, in and for the County of Monroe on the 27th day of October, 1997, in Record Book 2041, page 3335, granted and conveyed unto Joseph Vidal and Iris Vidal, husband and wife, in fee.

Being Parcel # 12/1A/A/41

MAP-12-6393-03-14-9675

SEIZED IN EXECUTION as property of Joseph Vidal and Iris Vidal and sold by the Sheriff of Monroe County, Pennsylvania under Judgment No. 6970 Civil 2006 in the Court of Common Pleas of Monroe County, Pennsylvania.

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

### AND IRIS VIDAL

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
BRADFORD J. HARRIS,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6999 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, JUNE 27, 2013**

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

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

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

BEGINNING at an iron on the easterly line of Dogwood Lane, said iron being the southwesterly corner of Lot No. 1403 as shown on map entitled "Amendment to Plotting II, Pleasant Valley Estates, 9 February 1970"; thence along Lot No. 1403 (a radial line to the third hereinafter described curve) South 79 degrees 59 minutes 10 seconds East two hundred forty-seven and four hundredths feet to a point; thence along Lot No. 1401 (a radial line to the first hereinafter described curve) South 07 degrees 16 minutes 10 seconds West fifteen and eighty-nine hundredths feet to a point on the northerly line of a turn-around on the easterly end of Pleasant Drive; thence along the northerly line of a turn-around at the easterly end of Pleasant Drive, in a westerly and then southwesterly direction on a curve to the left having a radius of fifty feet and arc length of sixty-two and forty-three hundredths feet to a point of reverse curvature on an easement arc; thence along said easement arc in a southwesterly and then a westerly direction on a curve to the right having a radius of fifty feet an arc length of fifty-two and thirty-six hundredths feet (52.36') to a point of tangency on the northerly line of Pleasant Drive; thence along the northerly line of Pleasant Drive., South 85 degrees 43 minutes 40 seconds West one hundred fifty-seven and ninety-seven hundredths feet to an iron, the intersection of the northerly line of Pleasant Drive with the easterly line of Dogwood Lane; thence along the easterly line of Dogwood Lane in a northerly

## MONROE LEGAL REPORTER

direction on a curve to right having a radius of six hundred ten feet (610.00') an arc length of one hundred twenty-seven and nine hundredths feet (127.09') to the place of BEGINNING.

UNDER AND SUBJECT to the Restrictions, Conditions, etc., as appear in chain of title.

TITLE TO SAID PREMISES IS VESTED IN William C. Miller II a/k/a William Clifford Miller II by deed from by deed from James Juscavage and Wendy L. Juscavage, now by marriage, Wendy L. Riedel and William M. Riedel, husband and wife dated June 1, 2001 and recorded July 13, 2001 in Deed Book 2098, Page 2410.

Being Known As: RR 4 Box 4376 n/k/a 1402 Pleasant Drive, Kunkletown, Polk Township, Monroe County, PA18058

TAX CODE #: 13/8B/1/182

PIN #: 13622901059966

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM C. MILLER, II A/K/A WILLIAM CLIFFORD MILLER, II**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7001 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN parcel of land situated in the **Borough of Mt. Pocono**, County of Monroe, Commonwealth of Pennsylvania, being known and designated as Lot Number 138, Section II, as shown on plotting of "Summit Pointe, Section II," prepared by Edward C. Hess, Associates, Inc., registered engineers, and dated October 18, 1978, said plot map having been recorded on December 15, 1978, said plot map having been recorded on December 15, 1978, in the Office of Recording of Deeds, &C., for Monroe County, Pennsylvania, in Plot Book Volume 38, Page 21.

BEING THE SAME PREMISES which Settimo Quattrocchi, by deed dated 8/29/2001 and recorded

1/02/2002 in Book 2113 Page 2956

Conveyed to Rafael Muniz, Jr.

Pin #: 10-6355-14-44-2227

Tax Code #: 10/12A/2/30

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RAFAEL MUNIZ, JR. MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
LISA LEE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7024 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN message, tenement and tract of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of a thirty three feet wide right-of-way known as Laurel Lane with another thirty three feet wide right-of-way known as Mountain Top Drive; thence along the middle of Mountain Top Drive North fifty three degrees forty five minutes East one hundred seventy feet to a point; thence North thirty one degrees forty six minutes West one hundred sixty feet to a point; thence South fifty three degrees forty five minutes West one hundred seventy feet to a point in the middle of Laurel Lane; thence along the middle of Laurel Lane South thirty one degrees forty six minutes East one hundred sixty feet to the place of BEGINNING.

BEING Lot No. 228.

TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to the covenants, conditions and restrictions as appear of record and in Deed Book Vol. 350, Page 933.

TITLE TO SAID PREMISES VESTED IN David Schneider, single, by Deed from Edward Kane and Barbara Sloat-Kane, his wife, dated 09/22/2006, recorded 09/26/2006 in Book 2282, Page 2106.

TAX CODE: 09/10A/2/34

## MONROE LEGAL REPORTER

TAX PIN: 09732403113856

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

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7047 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at a point on the northwesterly line of Park Drive a common corner of Lot No. 27 and Lot No. 26 as shown on a plan titled "Section 1 Eastern Pocono Park, Eastern Pocono Park Inc., owner and developer Middle Smithfield Township, Monroe County, PA, dated May 29, 1969, prepared by Edward C. Hess Associates; on file in the Recorder's Office, Stroudsburg, PA, in Plot Book Volume No. 12 at Page No. 141; thence along Lot No. 26 North 57 degrees 18 minutes 00 seconds West 200.00 feet to a point; thence by Lot No. 9 and by Lot No. 38 North 32 degrees 42 minutes 00 seconds East 111.62 feet to a point; thence by Lot No. 38 North 61 degrees 36 minutes 00 seconds East 43.22 feet to a point; thence by Lot No. South 35 degrees 30 minutes 31 seconds East 202.52 feet to a point on the northwesterly line of Park Drive; thence along the northwesterly line of Park Drive on a curve to the left having a radius of 125.00 feet for an arc length of 47.54 feet, the chord bearing and distance being South 43 degrees 35 minutes 44 seconds West 47.26 feet to a point; thence by the same South 32 degrees 42 minutes 00 seconds West 27.87 feet to the place of BEGINNING.

BEING LOT NO. 27 on the above mentioned plan. CONTAINING: 23,236 square feet more or less. UNDER AND SUBJECT TO all the rights, privileges, benefits, easements, covenants, conditions, restric-

tions, reservations, terms and provisions as more particularly set forth in the above recited deed.

TITLE TO SAID PREMISES IS VESTED IN George J. Goldberg, single man, by deed from KATHLEEN M. HETCKO, SINGLE WOMAN, dated August 31, 2006 and recorded September 5, 2006 in Deed Book 2279, Page 8707.

Being Known As: Lot 27 Sect 1 Park Drive, East Stroudsburg, Middle Smithfield Township, Monroe County, PA 18301

### SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GEORGE J. GOLDBERG

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  
MARGARET GAIRO,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7125 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in the Township of Pocono, County of Monroe, Commonwealth of Pennsylvania, designated as Lot 408 in subdivision of Lands of Issac Miller, now known as Blueberry Hill Estates, as shown on map recorded in Monroe County Recorder's Office in Plot Book 10, page 93.

BEING THE SAME PREMISES which Michael T. Kenjesky and Gina M. Kenjesky, husband and wife, by deed dated 1/29/2003 and recorded 2/6/2003 in Book 2144 Page 2100 conveyed to Jorge Benavides and Janet Benavides, husband and wife.

Pin #: 12-6354-0303-9166  
Tax Code #: 12/16/3/6

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

### JORGE BENAVIDES 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 there-



## MONROE LEGAL REPORTER

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MICHAEL T. MCKEEVER,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7143 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being lot #47 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.

UNDER AND SUBJECT to covenants, conditions and restrictions which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN James M. Connolly and Patricia A. Connolly, husband and wife, by deed from POCONO HICKORY LANE, INC. A PENNSYLVANIA CORPORATION dated August 22, 1997 and recorded November 6, 1997 in Deed Book 204, Page 8424.

PARCEL NO. 03/89861  
PIN NO. 03635602689065

Being Known As: Lot #47 Simpsons Glen, Coolbaugh, Coolbaugh, Monroe County, PA 18344

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES M. CONNOLLY (DECEASED)**

**PATRICIA A. CONNOLLY**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7425 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Jackson**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 18, Phase III, Brae Hill Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 67, Page 153.

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

PARCEL No. 08/89740  
PIN: 08635200428252

TITLE TO SAID PREMISES IS VESTED IN Gregory Simon and Charmaine Nolan, as joint tenants, with the right of survivorship, by deed from VERNON L. MONTAGUE AND SHARON M. MONTAGUE dated January 23, 2004 and recorded February 4, 2004 in Deed Book 2181, Page 1500.

Being Known As: 18 Brae Way, Reeders, Jackson Township, Monroe County, PA 18352

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GREGORY SIMON CHARMAINE NOLAN**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7498 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

## MONROE LEGAL REPORTER

Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JUNE 27, 2013**

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

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

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

BEING Lot No. 620, Section F, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo Achterman, Jr. dated February 18, 1965.

TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to the covenants, easements, restrictions, reservations and conditions of record.

TITLE TO SAID PREMISES VESTED IN Luis Munoz, an unmarried man, by Deed from Gladys Vazquez, an unmarried woman and Rosa Munoz, an unmarried woman, dated 04/28/2006, recorded 05/10/2006 in Book 2267, Page 2162.

TAX CODE: 20/8G/1/88

TAX PIN: 20-6321-14-23-5492

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
COURTENAY DUNN,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7536 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, JUNE 27, 2013**

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

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania being lot or lots No. 304, Section I, Pocono Farms East, as shown on lots recorded in the Office for the Recording of Deeds, County of Monroe, Pennsylvania, in Plot book Vol. 16, Page 49.

BEING the same premises which Ramon Rondon by deed dated September 3, 2004, and recorded in the Office of the Recorder of Deeds in and for Monroe County, Stroudsburg, Pennsylvania, in Record Book 2204, Page 1024, granted and conveyed unto Meadow Creek, Inc., grantor herein, in fee.

UNDER AND SUBJECT to the covenants, conditions, restrictions and easements of record.

BEING known and numbered 304 Cameron Way a/k/a 304 MacArthur Way, Tobyhanna, PA 18466.

BEING the same premises which Meadow Creek, Inc., a Pennsylvania Corporation, by deed dated May 17, 2005 and recorded June 6, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2227, Page 9071, granted and conveyed unto Ramon Rondon, as sole owner.

TAX CODE: 03/4B/1/192

PIN NO: 03635704919796

EXHIBIT "A"

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ASHLEIGH L. MARIN,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7545 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, JUNE 27, 2013**

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

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Stroud**, Monroe County, Pennsylvania being lot or lots No. 262, 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 129.  
Parcel No. 17/15E/1/262  
Pin: 17638202956946

TITLE TO SAID PREMISES IS VESTED IN David King, Jr. and Helen Hicks by deed from FLORINDA L. COLEY, SINGLE WOMAN dated October 20, 2006 and recorded October 31, 2006 in Deed Book 2286,

## MONROE LEGAL REPORTER

page 176.

Being Known As: 262 Burnside Terrace, East Stroudsburg, Township of Stroud, Monroe County, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAVID KING, JR. HELEN HICKS**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7559 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Smithfield**, County of Monroe and State of Pennsylvania, known as Lot No. 65 of Ridgewood Estates, as shown on a map recorded in Plot Book 60 Page 526.

UNDER AND SUBJECT to covenants, easements and restrictions of record.

Being Known and Numbered As 5 Ridgewood Drive, East Stroudsburg, PA 18301.

BEING THE SAME PREMISES WHICH Keith W. Delp, Jr. and Kim M. Delp, husband and wife, by deed dated November 17, 2007 and recorded September 5, 2008 in and for Monroe County, Pennsylvania, in Deed Book Volume 2341, Page 5909, granted and conveyed unto John C. Brathwaite and Evyls E. Brathwaite, husband and wife.

TAX CODE: 16/85963  
PIN NO: 16730304637919

EXHIBIT "A"  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN C. BRATHWAITE EVILYS E. BRATHWAITE**

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

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7743 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at a stone corner on the West side of Williams Road, said corner being also a corner of the Fredericks lot; thence crossing the road and by the said Frederick lot South eight five degrees thirty minutes East two hundred twenty nine feet to a stone corner; thence by the same South twenty five degrees thirty three minutes East one hundred eighty nine and one-tenth feet to a stone corner; thence by land of the grantors, of which this was formerly a part, North sixty six degrees fourteen minutes East three hundred sixty six and four tenths feet to a stone corner; thence by the same North thirty five degrees forty eight minutes West two hundred thirty five feet to a stone row; thence by the same and along the stone row, crossing the aforementioned road, South seventy eight degrees eleven minutes West five hundred five feet to an iron on the West side of the said road and in line of land of William Barry; thence by the land of William Berry South sixteen degrees twenty eight minutes West forty six feet to the place of BEGINNING.

CONTAINING two and four-tenths acres, more or less.

BEING known and numbered as 576 Dyson Road, Swiftwater, PA 18370.

BEING the same premises which the Bank of New York Mellon Corporation, as Trustee for TBW Mortgage backed Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 by American Home Mortgage Servicing, Inc., its Attorney in Fact by a Power of Attorney by deed dated June 2, 2010 and recorded August 24, 2010 in and for Monroe County, Pennsylvania, in Deed Book Volume 2374, Page 8636, granted and conveyed unto Jose Majao and Manuel P. Peguero.

TAX CODE: 12/11/1/26-1  
PIN NO: 12636400532893

## MONROE LEGAL REPORTER

EXHIBIT "A"

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSE MAJAO MANUEL P. PEGUERO**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ASHLEIGH L. MARIN,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7747 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Coolbaugh**, County of Monroe, Commonwealth of Pennsylvania, being designated as Lot 4505, Section B of Pocono Farms as shown on a plan of lots recorded in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, at Stroudsburg, PA in Plot Book Volume 11, Page 31 TITLE TO SAID PREMISES IS VESTED IN Arilda N. Ferreira by deed from LUIS M. FERREIRA AND ALESSANDRA BRAGANCA dated November 15, 2005 and recorded November 17, 2005 in Deed Book 2248, Page 2873.

Being Known As: 4505 Wood Duck Place, Tobyhanna, Coolbaugh Township, Monroe County, PA 18466

TAX CODE #: 3/7B/1/83  
& PIN #: 03-6357-04-52-9105

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ARILDA N. FERREIRA**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7751 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot 1513, Section C, as shown on "Plotting of Stillwater Lake Estates, Inc., Coolbaugh and Tobyhanna Townships, Monroe County, Pennsylvania, made by Leon A. Achterman, Jr." and recorded in Monroe County, Pennsylvania, in Plot Book 8 Page 159. Parcel ID Number: 03-6345-02-85-5633 Tax ID # 3/14C/1/50

TITLE TO SAID PREMISES IS VESTED IN Amira Moussa and Elsayed Aly by deed from Amira Moussa and Elsayed Aly, her husband, by deed from VIVIEN E. LIST, SINGLE WOMAN dated November 21, 2006 and recorded November 29, 2006 in Deed Book 2288, page 8788.

Being Known As: 1513 Red Run Road, Pocono Summit, Coolbaugh, Monroe County, PA 18346

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ELSAYED ALY AMIRA MOUSSA**

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

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

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

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

# MONROE LEGAL REPORTER

PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7858 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel or tract of land, situated in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 822 on the map or plan bearing title or legend 'Section C-II Locust Lake Village, Tobyhanna Twp., Monroe Co., Pa 17 February 1967 L.A. Achterman, Jr. P.E. East Stroudsburg, Pa.' bounded and described as follows, to wit:

BEGINNING at a point in the southeasterly line of Stag Run and at the northern-most corner of Lot No. 821; thence North forty-two degrees seventeen minutes thirty seconds East along the southeasterly line of Stag Run for a distance of 100 feet to a point, the western-most corner of Lot No. 823; thence extending of that 100 foot width or breadth (between the northeasterly line of Lot No. 821 and the south-westerly line of Lot No. 823) in length or depth south-eastwardly and at right angles with Stag Run for a distance of 200 feet to a line parallel with Stag Run. THIS CONVEYANCE is made together with all the rights and privileges and is UNDER AND SUBJECT to the covenants, conditions

**TITLE TO SAID PREMISES IS VESTED IN** Daniel P. Jones, by Deed from Ellen R. Minissale, dated 12/02/2006, recorded 12/18/2006 in Book 2290, Page 9097.

TAX CODE: 19/12C/1/73

TAX PIN: 19630604929645

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DANIEL P. 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  
ALLISON F. WELLS,  
ESQUIRE

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

## PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE

## REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8003 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN parcel of land situate in the County of Monroe, Commonwealth of Pennsylvania, being known and designated as Lot 5804, Section P, Pocono Farms, according to Plat Book 15, Page 61, being the same property as more fully described in Deed Book 2248, page 4572, Dated 10/24/2005, Recorded 11/18/2005, Monroe County Records.

Having erected thereon a dwelling being known as 5804 Iroquois Street, **Tobyhanna, Pa 18466.**  
Parcel # 3/71/1/32

Pin # 03-6357-04-51-4166

BEING the same premises which Gary J. Kuhn and Daria D. Kuhn, by their deed dated 10/24/2005 and recorded 11/1/8/2005 in the Recorder's Office of Monroe County, Pennsylvania in Deed Book 2248, Page 4572, Instrument #200554037 granted and conveyed unto Raquel Madison and Brian Madison. UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in the chain of title.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BRIAN MADISON  
RAQUEL MADISON**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8009 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, JUNE 27, 2013  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

## MONROE LEGAL REPORTER

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. 183, Section No. H, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plat Book No. 19, pages 21, 23 and 25.

BEING THE SAME PREMISES which VM Management LLC, by deed dated 07/24/2007 and recorded 07/27/2007 in Book 2312 Page 407 conveyed to Maurice Kamdem-Kamwa.

Property address: 8363 Sunset Drive, Tobyhanna, PA 18466

Pin #: 03-6358-09-16-6184

Tax Code #: 3/8E/1/465

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MAURICE KAMDEM-KAMWA MORTGAGOR(S) AND RECORD OWNER(S)**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
MICHAEL T. MCKEEVER,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8145 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 225, Section K, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book #24, Page 1, 3 & 5.

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

TITLE TO SAID PREMISES VESTED IN Kashif Razi and Kerri Razi, his wife, as tenants by the entireties, by Deed from Kirk Gittens and Dianne Gittens, his

wife, dated 07/18/2006, recorded 07/21/2006 in Book 2275, Page 528.

TAX CODE #: 03/9E/1/130

PIN #: 03635920907658

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KASHIF RAZI KERRI RAZI**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8351 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the **Township of Paradise**, County of Monroe, and Commonwealth of Pennsylvania, marked and designated as Lot 1102, as shown on Plotting IIB, Timber Hill, Inc., Monroe County, Pennsylvania, made by Achterman Associates and recorded in Monroe County, Pennsylvania, in Plot Book No. 21, page 23.

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

PARCEL NO. 11/3A/1/77

PIN 11639503113676

TITLE TO SAID PREMISES IS VESTED IN George F. Harrison by deed from GEORGE F. HARRISON, DIVORCED dated June 12, 2001 and recorded June 28, 2001 in Deed Book 2099, Page 2876.

Being Known As: RR 1 Box 1056, Henryville, Township of Paradise, Monroe County, PA 18332

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GEORGE F. HARRISON**

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
TERRENCE J. MCCABE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 836 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being Lot 1, Section D, Block 1, of Green Wood Acres, as set forth in the Office of the Recorder of Deeds in Plot Book Volume 11, page 85.

BEING THE SAME PREMISES Sincavage Lumber Company, by deed dated September 4, 2003, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania, in Record Book Volume 2190, Page 48, granted and conveyed unto Rodney Rosembert and Marie Theodule Rosembert, in fee.

UNDER AND SUBJECT TO restrictions, covenants and conditions which shall run with the land as they appear in the chain of title.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RODNEY ROSEMBERT AND MARIE T. ROSEMBERT**

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8680 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THE FOLLOWING lot situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 76, Section 6, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by VEP and Associates, Inc. and recorded in Monroe County, Pennsylvania in Plot Book No. 33, Page 47.

UNDER AND SUBJECT TO the covenants, conditions and restrictions as set forth more fully in the above-described deed.

AND TOGETHER with, unto the grantees herein, their heirs and assigns, all rights, rights of way and privileges of the aforesaid deed and chain of title.

Being Known As: 76 Shenandoah Trail, Effort, PA 18330

TAX CODE: 02/6C/1/49

PIN NO.: 02633104903208

TITLE TO SAID PREMISES IS VESTED IN Saiful Islam by deed from Romanus S. Leonce and Marcelle Angall-Leonce, his wife dated 10/27/2003 recorded 10/31/2003 in Deed Book 2172 page 5853.

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
HARRY B. REESE,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage

## MONROE LEGAL REPORTER

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 914 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, JUNE 27, 2013**

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

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

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Chestnut Hill, County of Monroe and State of Pennsylvania, being Lot No. 69, Old McMichael Estates, Section Two, recorded in Plot Book Volume 63, Page 214, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly side of Whippoorwill Drive, for 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 234.86 feet to an iron; 92) S 52°07'56" W (magnetic meridian) for 50.00 feet to an iron, a corner of Lot No. 68, Old McMichael Estates, Section Two, thence along Lot No. 68, N 37°52'04" W for 306.76 feet to an iron in line of lands of Lot No. 78, Old McMichael Estates, Section Three, thence along Lot No. 78 for the following two courses and distances:

(1) N 72°14'39" E for 262.20 feet to an iron; (2) S 89°19'52" E for 188.00 feet to an iron, a corner of Lot No. 70, Old McMichael Estates, Section Two, thence along Lot No. 70, S 01°59'00" E for 210.63 feet to the place of BEGINNING.

CONTAINING 2.087 acres more or less.

As described in Mortgage Book 2332 Page 2122

Being Known As: 69 Whippoorwill Drive, Saylorsburg, PA 18353

TAX CODE: 2/88456

PIN NO.: 02634000246445

TITLE TO SAID PREMISES IS VESTED IN Kevin Waxter, married man by deed from Robert R. Peppin, single man dated 09/20/2002 recorded 09/24/2002 in Deed Book 2132 Page 2113.

Having been erected thereon a single family dwelling.

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

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9213 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, JUNE 27, 2013**

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

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

ALL THE FOLLOWING lot situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 19, Section Three, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott & Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, page 57.

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

Being Known As: 185 Lake of the Pines, East Stroudsburg, PA 18301

TAX CODE: 9/4C/3/22

PIN NO.: 09734403317237

TITLE TO SAID PREMISES IS VESTED IN Terence Fort and Maureen R. Fort, husband and wife by deed from Lorraine M. Pacheco, unmarried dated 07/30/2001 recorded 08/03/2001 in Deed Book 2101 page 8567.

Having been erected thereon a single family dwelling.

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

**MAUREEN R. FORT**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
ALAN M. MINATO,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9422 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, JUNE 27, 2013**



## MONROE LEGAL REPORTER

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

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

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

BEGINNING at an iron on the southerly line of a Township Road, said iron being the northwesterly corner of Lot No. 1907 as shown on map entitled 'Section S-1, Stonecrest Park, 29 April 1969';

THENCE along Lot No. 1907, South seven degrees twenty-three minutes fifteen seconds East one hundred sixty-nine and sixty-six one-hundredths feet, more or less, to an iron in line of lands of A.B. Moyer; THENCE along lands of A.B. Moyer, South eighty-two degrees forty-nine minutes thirty-five seconds West one hundred twenty feet to an iron, the southwesterly corner of Lot No. 1905 as shown on said map;

THENCE along Lot No. 1905, North seven degrees twenty-three minutes fifteen seconds West one hundred sixty-nine and twenty-two one-hundredths feet, more or less, to an iron on the southerly line of a Township Road;

THENCE along the southerly line of a Township Road, North eighty-two degrees thirty-six minutes forty-five seconds East one hundred twenty feet to the place of BEGINNING.

CONTAINING 0.467 acres, more or less.

BEING all of Lot No. 1906 as shown on said map. UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Sebastian Gajewski and Maria Gajewski, h/w, by Deed from Rita Aniszewski, widow, dated 11/14/2003, recorded 11/17/2003 in Book 2174, Page 3273.

TAX CODE: 20/8E/1/171

TAX PIN: 20632103337679

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

**MARIA GAJEWSKI**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9498 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, JUNE 27, 2013**

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

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, being Lot No. 1509, Section B111, as is more particularly set forth on Plan of emerald Lakes, recorded in the Office for the Recording of Deeds, in and for Monroe County, at Stroudsburg, Pennsylvania, in Plot Book No. 12 at Page 115.

Parcel No. 20/1A/1/53

PIN: 20634403106290

TITLE TO SAID PREMISES IS VESTED IN William Ayala and Kelly Riley, joint tenants with equal share to rights of survivorship, by deed from THE BANK OF NEW YORK, ACTING SOLELY IN ITS CAPACITY AS TRUSTEE FOR EQCC TRUST 2001-2 ITS SUCCESSORS AND ASSIGNS BY SELECT PORTFOLIO SERVICING, INC., F/K/A FAIRBANKS CAPITAL CORPORATION AS ATTORNEY IN FACT BY POWER OF ATTORNEY RECORDED AUGUST 15, 2005 IN INSTRUMENT NO. 200536153 IN MONROE COUNTY dated February 9, 2007 in Deed Book 2299, Page 4688.

Being Known As: 1509 Ivy Way, Long Pond, Tunkhannock Township, Monroe County, PA 18334

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

**KELLY RILEY**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9605 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, JUNE 27, 2013**

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

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

## MONROE LEGAL REPORTER

### CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Polk**, County of Monroe and State of Pennsylvania, designated as Lot No. 8, on a plan of lots entitled 'Tall Pine Acres', recorded in the Monroe County Plot Book 27, page 77, bounded and described as follows, to wit:

BEGINNING at an iron pin the northerly edge of Grassy Road, said pin also marking the southwest corner of lot number 7; 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 9, North 0 degrees 31 minutes 41 seconds East 500.12 feet to an iron pin; thence along land of Raymond Burger, South 89 degrees 31 minutes 41 seconds West 500.28 feet to the place of BEGINNING. CONTAINING 1.5972 acres.

UNDER AND SUBJECT to the conditions, reservations and restrictions as are more fully set forth in the aforementioned Recorder's Office in Plot Book 27, page 77.

**TITLE TO SAID PREMISES IS VESTED IN** Robert M. Fitzpatrick and Joanne M. Fitzpatrick, h/w, by Deed from Christopher P. Keller, a single man, dated 02/24/1996, recorded 02/26/1996 in Book 2022, Page 6369.

TAX CODE: 13/2/1/40-29

TAX PIN: 13-6227-00-89-7087

### **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT M. FITZPATRICK JOANNE M. FITZPATRICK**

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 31; June 7, 14

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9701 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, JUNE 27, 2013  
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 message, tenement and lot or piece of land situate in **Borough of Stroudsburg**, County of Monroe, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the North side of Scott Street, a corner also of land of Oaklen Belles; thence along land of said Oaklen Belles in a northerly direction one hundred and forty three feet to a post in a line of land of Henry Fullmer; thence along land of said Henry Fullmer in an easterly direction seventy eight feet, more or less to a post, thence by land now or late of Amerlia Kolb in a southerly direction one hundred and forty one feet to a post; thence along the North side of said Scott Street in a westerly direction eighty feet to the place of BEGINNING.

EXCEPTING AND RESERVING however, out of and from above described premises. All that certain lot or piece of land, situate in the Borough of Stroudsburg, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of lot of land belonging to Foster E. Rough and Evelyn C. Rough, his wife, described in a deed from Arthur A. Oehlert to Foster E. Rough and Evelyn C. Rough, his wife dated September 16, 1937, and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, in and for the County of Monroe, State of Pennsylvania, in Deed Book Volume 127 Page 655 etc, thence by said lot in a northerly direction one hundred forty three feet, more or less to a post in line of land now or late of Henry Fullmer; thence by said Fullmer's land, later Shiffer, in an easterly direction fifteen feet more or less to a corner; thence by other land of parties of the first part, of which this lot was formerly a part, in a southerly direction one hundred forty three feet, more or less to a post on the northerly side of Scott Street; thence along the northerly side of said Scott Street in a westerly direction fifteen feet to the place of BEGINNING.

PARCEL NO. 18-2/1/15/4  
PIN NO. 18730119503298

**TITLE TO SAID PREMISES IS VESTED IN** Jonathan Murphy by deed from DESMOND CONBOY, MARRIED dated August 28, 2006 and recorded August 31, 2006 in Deed Book 2279, Page 3922.

Being Know As: 540-542 Scott Street, Stroudsburg, Monroe County, PA 18360

### **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JONATHAN MURPHY**

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

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

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

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9714 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of

## MONROE LEGAL REPORTER

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

**THURSDAY, JUNE 27, 2013  
AT 10:00 A.M.**

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

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

BEGINNING at a post on Main Street (Formerly Elizabeth Street) a corner of land now or late of Van C. Peters; thence along said Main Street (Formerly Elizabeth Street) South seventy two and a quarter degrees West fifty feet to a corner of land now or late of Sally Ann Edinger; thence by land of said Sally Ann Edinger, North seventeen and three-quarters degrees West two hundred ninety-three feet and six inches to a post; thence, by land formerly of the Estate of Harrison W. Hibshman, deceased, North seventy seven degrees East fifty feet to a post; a corner of land late of Stephen Holmes, thence, by land late of Stephen Holmes and Van C. Peters, South seventeen and three-quarters degrees East two hundred ninety-five feet and six inches to the place of BEGINNING.

BEING THE SAME PREMISES which David Katz and Ellen Edge Katz, his wife, by Deed dated April 20, 2005 and recorded April 27, 2005 in the Office for the Recording of Deeds in and for the County of Monroe in Deed Book 2223, Page 3813, granted and conveyed unto Frank Quinteros and Gloria Quinteros.

Tax Code No. 18-3/1/12/3

PIN 18730006487557

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FRANK QUINTEROS  
GLORIA QUINTEROS  
CARLOS QUINTEROS**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KIMBERLY MARTIN,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9861 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, JUNE 27, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot being No. 2410, Section H-II, being situated and located in **Coolbaugh Township**, Monroe County, Pennsylvania and encompassed and included within one of the following plats:

A subdivision plat drawn by Spotts, Steven S. and McCoy, In., Consulting Engineers of Wyoming, PA, known as Section H-II of Stillwater Lake Estates, Sun Dance Stillwater Corporation dated August 2, 1971 and approved by Monroe County Planning and zoning commission November 9, 1971 approved by supervisors of Township of Coolbaugh December 16, 1971 said plat is filed and recorded in Office for Recording of Plats, Monroe County on December 28, 1971 in Plat Book 15, Page 85.

Said lot having a frontage on Nadine Boulevard of 70.00 feet and a rear line of 102.81 feet; Easterly side line of 150.00 feet and a Westerly side line of 150.00 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear line dimensions.

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

TITLE TO SAID PREMISES IS VESTED IN Gjon Gazivoda by deed from CHASE HOME FINANCE, LLC F/K/A CHASE MANHATTAN MORTGAGE CORPORATION dated February 28, 2006 and recorded March 21, 2006 in Deed Book 2261, Page 4945.

Being Known As: 2410 Nadine Road, Pocono Summit, Coolbaugh Township, Monroe County, PA 18346

Parcel No.: 03/14F/2/81

Pin No.: 03634604824081

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
KEVIN T. MCQUAIL,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9913 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,

## MONROE LEGAL REPORTER

Pennsylvania on:

**THURSDAY, JUNE 27, 2013**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Smithfield** County of Monroe and Commonwealth of Pennsylvania, known as Estate Lot #723, located on Mountain Laurel Drive as shown on final plans Phase 11, Blue Mountain Lake, a Planned Unit Development and filed of Record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 73 page 228 and 229.

UNDER AND SUBJECT TO the reservations and covenants contained in the aforesaid deeds.

TITLE TO SAID PREMISES VESTED IN Scott T. Burdian, by Deed from The Mountain Lake Reserve, L.P., a Pennsylvania Limited Partnership by Its General Partner The Mountain Lake Reserve, L.L.C., dated 01/12/2003, recorded 02/06/2004 in Book 2181, Page 3752.

TAX CODE: 16/96225

TAX PIN: 16730304615576

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SCOTT T. BURDIAN**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
COURTENAY R. DUNN,  
ESQUIRE

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

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4303 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, JUNE 27, 2013**

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

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

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

BEGINNING at an iron pin on the westerly right-of-way line of 33-foot wide Township Route 626, known as Beehler Road, said iron pin being a common corner with lands now or formerly of William Simone as

is illustrated on a plan prepared by Martin and Robbins-Register Surveyors title, 'Subdivision of Lands of VINCENT P. BARTOLI and ROSEMARY A. BARTOLI', dated 11 January 1988, and is recorded in the Monroe County Register and Recorder's Office in plot book volume 60, page 76.

1) Thence, along said lands now or formerly of William Simone, North 67 degrees 35 minutes 46 seconds West a distance of 455.40 feet to an iron pipe;

2) Thence, along the same, North 35 degrees 59 minutes 48 seconds West a distance of 187.20 feet to an iron pipe;

3) Thence, along lands now or formerly of Larry L. Smith, North 42 degrees 41 minutes, 32 seconds East a distance of 35.84 feet to an iron pipe;

4) Thence, along lands now or formerly of Susan K. Perry, South 42 degrees 15 minutes 37 seconds East a distance of 268.51 feet to an iron pipe;

5) Thence, along lands now or formerly of Fred Perry, North 29 degrees 43 minutes 50 seconds East a distance of 186.22 feet to an iron pipe;

6) Thence, along the same, North 19 degrees 15 minutes 12 seconds East a distance of 182.08 feet to an iron pipe;

7) Thence, along the same North 84 degrees 41 minutes 51 seconds East a distance of 46.11 feet to the center of said Beehler Road;

8) Thence, along the center of Beehler Road, a curve to the right having a radius of 320.00 feet, an arc length of 29.70 feet and chord bearing and distance of South 2 degrees 33 minutes 12 seconds East 29.69 feet to a point of tangency;

9) Thence, along the same, South 0 degrees 06 minutes 16 seconds West a distance of 221.14 feet to a point of curvature;

10) Thence, along the same, on a curve to the left having a radius of 380.00 feet, an arc length of 99.40 feet and a chord bearing and distance of South 7 degrees 23 minutes 22 seconds East 99.12 feet to a point of tangency;

11) Thence, along the same, South 14 degrees 53 minutes 00 seconds East a distance of 104.23 feet to a point of curvature;

12) Thence, along the same on a curve to the right having a radius of 775.00 feet, an arc length of 100.09 feet and a chord bearing and distance of South 11 degrees 11 minutes 00 seconds East 100.03 feet to a point of tangency;

13) Thence, along the same, South 7 degrees 29 minutes 00 seconds East a distance of 128.38 feet to a point of curvature;

14) Thence, along the same, on a curve to the left having a radius of 600.00 feet, an arc length of 106.29 feet and a chord bearing and distance of South 12 degrees 33 minutes 30 seconds East 106.15 feet to a point in the centerline of Beehler Road;

15) Thence, through Beehler Road South 14 degrees 30 minutes 32 seconds East a distance of 112.70 feet to the PLACE OF BEGINNING.

Containing 4.845 Acres.

UNDER and SUBJECT to all the general notes and covenants listed on the above mentioned plan recorded in the plot book volume 60, page 76.

UNDER and SUBJECT to restrictions, conditions and covenants that run with the land set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Ibrahim M. Elsallaly, by Deed from Paula Bartoli, Executrix of the Estate of Rosemary A. Bartoli, late, dated 3/9/2005, recorded 3/14/2005 in Book 2218 Page 7589 Instrument #200510476.

TAX CODE: 12/9/1/32

TAX PIN: 12637100887688

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: IBRAHIM M. ELSALLALY**

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

## MONROE LEGAL REPORTER

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - May 31; June 7, 14

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### PUBLIC NOTICE TRUST NOTICE

DERMITT M. DOUGHERTY TRUST DATED January 20, 2008. **Dermitt M. Dougherty** Trustee, late of Pocono Pines, Monroe County, Pennsylvania, deceased.

Janice Dougherty having been designated as Successor Trustee, all persons indebted to Dermitt M. Dougherty 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.

Janice Dougherty, Trustee  
P.O. Box 2027  
Pocono Pines, PA 18350

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

PR - May 24, May 31, June 7

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