

## MONROE LEGAL REPORTER

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Roslyn Weinstein**, Deceased.  
Letters Testamentary in the above Estate have been granted to the undersigned Executor, who requests all persons having claims or demands against the Estate of the decedent to make known the same, and all persons indebted to the decedent to make payment without delay to:

David Weinstein, Executor  
434 Alter Avenue  
Pocono Summit, PA 18346

Or to:

Attorney for the Estate of  
Roslyn Weinstein  
Emanuele J. DeStefano, Esquire  
114 Arbutus Drive  
Tobyhanna, PA 18466

PR - March 29, April 5, April 12

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **ADA M. HANEY**, late of Kunkletown, Monroe County, Pennsylvania.

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

Arthur S. Haney, Executor

143 Maloney Lane  
East Stroudsburg, PA 18301

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

PR - April 5, April 12, April 19

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **ANN T. CLARE, a/k/a ANN CLARE**, late of 608 N. Courtland St., East Stroudsburg, PA 18301, deceased.

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

Margaret A. Clare, Executrix  
473 N. Courtland St.  
East Stroudsburg, PA 18301

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

PR - March 29, April 5, April 12

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **BRUCE E. VOGT, a/k/a BRUCE VOGT**, late of 23 Lake View Lane, Stroudsburg, PA 18360, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed

to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of 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.

Mary J. Vogt, Executrix  
752 Smith Hill Road  
Stroudsburg, PA 18360

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

PR - March 22, March 29, April 5

### PUBLIC NOTICE ESTATE NOTICE

Estate of **David Schaible a/k/a David J. Schaible**, Deceased, late of the city of Stroudsburg, Monroe County, PA.

Executor: Darleen Schaible

Attorney: Michael A. Santanasto, Esquire

Michael A. Santanasto, Esq.  
114 E. Broad St.  
Bethlehem, PA 18018

PR - March 22, March 29, April 5

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Donald S. Willoughby Jr., a/k/a Donald S. Willoughby and Donald Willoughby**, Deceased. Late of Coolbaugh Township, Monroe County, PA (D.O.D. 1/16/13). Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Susan L. Willoughby, Administratrix, 2925 Berkley Road, Ardmore, PA 19003. Or to her attorney: Benjamin C. Frick, 919 Conestoga Road, Suite 2-309, Bryn Mawr, PA 19010-1353.

PR - March 29, April 5, April 12

### PUBLIC NOTICE ESTATE NOTICE

Estate of **DONNA L. BEERS**, deceased, late of East Stroudsburg, Monroe County, Pennsylvania.

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

Steven Jenkins, Administrator  
c/o Randall W. Turano, Esquire  
802 Monroe St.  
Stroudsburg, PA 18360

Randall W. Turano, Esquire  
Stroudsburg, PA 18360

PR - March 29, April 5, April 12

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Dr. Elizabeth Jane Goplerud**, deceased, late of Kunkletown, Monroe County, Pennsylvania.

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

## MONROE LEGAL REPORTER

Muriel L. Williams, Executor  
P.O. Box 327  
Kunkletown, PA 18058  
Or to their Attorney:

Steckel and Stopp  
By: Charles W. Stopp, Esq.  
125 S. Walnut St.  
Suite 210  
Slatington, PA 18080

PR - April 5, April 12, April 19

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **ELSIE D. POTTER**, late of Stroud Township, Monroe County, Pennsylvania, deceased. Letters Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or their 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, Commonwealth of Pennsylvania, 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.

Donald J. Potter, Co-Executor  
318 Price St.  
West Chester, PA 19382

Carol P. Fox, Co-Executor  
157 Clark Road  
East Stroudsburg, PA 18301

Richard E. Deetz, Esq.  
1222 North Fifth St.  
Stroudsburg, PA 18360

PR - April 5, April 12, April 19

### PUBLIC NOTICE ESTATE NOTICE

Estate of **ERNESTO FIGUEROA, a/k/a ERNESTO F. CARRION**, late of 6 Dogwood Road, Effort, PA 18330, 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 attorney for the Estate within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Higgins Law Offices

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

PR - April 5, April 12, April 19

### PUBLIC NOTICE ESTATE NOTICE

Estate of **ETHEL R. WEISS**, late of Chestnuthill Township, Monroe County, Pennsylvania, deceased. Letters Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four 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.

**JAMES AUSTIN WEISS**, Co-Executor  
P.O. Box 41  
Effort, PA 18330

**ROBERT JOHN WEISS**, Co-Executor  
2988 Deep Cove Drive NW  
Concord, NC 28027

Elizabeth Bensinger Weekes, Esq.  
Bensinger and Weekes, LLC  
529 Sarah St.

Stroudsburg, PA 18360

PR - March 29, April 5, April 12

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **FLORENCE J. ZALESKI**, late of Saylorburg, Monroe County, Pennsylvania.

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

Judith Zaleski Donohue, Executrix

340 Hoover Ave.  
Edison, NJ 08837

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

PR - March 29, April 5, April 12

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Harry Lloyd, a/k/a Harry A. Lloyd**, late of 740 Bryant St., Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Suzanne Lloyd, Executrix  
c/o David L. Horvath, Esquire  
712 Monroe St.  
P.O. Box 511  
Stroudsburg, PA 18360

Newman, Williams, Mishkin,  
Corveleyn, Wolfe & Fareri, P.C.  
By: David L. Horvath, Esq.  
712 Monroe St.

Stroudsburg, PA 18360-0511

PR - April 5, April 12, April 19

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **JAMES W. HANTJIS**, late of Price Township, Monroe County, Pennsylvania, deceased.

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

## MONROE LEGAL REPORTER

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.  
William M. Hantjis, Executor  
3260 Chancellor Drive  
Woodbridge, VA 22192

Richard E. Deetz, Esq.  
1222 North Fifth St.  
Stroudsburg, PA 18360

PR - March 22, March 29, April 5

### PUBLIC NOTICE ESTATE NOTICE

Estate of **JANE E. ARNST**, late of 2004 Chipperfield Drive, Stroudsburg, Monroe County, Pennsylvania 18360, deceased.

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

Michael Cohowicz, Co-Executrix  
Lucy A. Cohowicz, Co-Executrix  
2011 Linwood Drive  
Stroudsburg, PA. 18360

WILLIAM J. REASER, JR., ESQ.  
111 NORTH SEVENTH ST.  
STROUDSBURG, PA 18360

PR - March 29, April 5, April 12

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Janet G. Long, a/k/a Janet Long**, late of 774 Carney Road, Kunkletown, Monroe County, Pennsylvania, deceased.

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

Richard A. Whitby, Co-Executor  
Kenneth S. Whitby, Co-Executor  
c/o David L. Horvath, Esq.  
712 Monroe Street  
P.O. Box 511  
Stroudsburg, Pa 18360

NEWMAN, WILLIAMS, MISHKIN,  
CORVELEYN, WOLFE  
& FARERI, P.C.

By: David L. Horvath, Esq.  
712 Monroe Street  
Stroudsburg, PA 18360-0511

PR - March 22, March 29, April 5

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **JANET L. SHIFFER**, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

Letters of Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed

to present the same, without delay, to the undersigned, or to their attorney within four (4) months from the date hereof, and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by affidavit, setting forth an address within the County where notice may be given to claimant.

Brenda A. Cook, Co-Executrix  
Tracy L. Shiffer, Co-Executrix  
Donna J. Sutton, Co-Executrix  
c/o Daniel P. Lyons, Esquire  
11 North Eighth St.  
Stroudsburg, PA 18360

Daniel P. Lyons, Esquire  
Stroudsburg, PA 18360

PR - March 22, March 29, April 5

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **JOANNE E. KEPPEL**, late of 171 Upper Greenhill Road, Kunkletown, Monroe County, Pennsylvania.

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

Administrator C.T.A.:  
Diane Keppel  
171 Upper Greenhill Road  
Kunkletown, PA 18058

Elizabeth M. Field, Esquire  
Powlette & Field, LLC  
508 Park Ave.  
Stroudsburg, PA 18360

PR - March 29, April 5, April 12

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **JOYCE BOND a/k/a JOYCE M. BOND a/k/a JOYCE MARIE BOND**, late of Brodheadsville (Chestnuthill Township), Monroe County, Pennsylvania, deceased.

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

BOBBI J. BOND-RIOS,  
CO-ADMINISTRATRICES  
MELISSA MARIE BOND,  
CO-ADMINISTRATRICES

c/o Robert C. Lear, Esquire  
Attorney for the Estate  
818 Ann Street  
Stroudsburg, PA 18360  
(570) 421-5461

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### PUBLIC NOTICE ESTATE NOTICE

Estate of **MARGUERITE SWEENEY**, late of 2102

## MONROE LEGAL REPORTER

Cottonwood Lane, Tobyhanna, Monroe County, Pennsylvania 18466, deceased.

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

Joseph Barba, Executor  
P. O. Box 926  
Tobyhanna, PA. 18466

WILLIAM J. REASER, JR., ESQ.  
111 NORTH SEVENTH ST.  
STROUDSBURG, PA 18360

PR - March 22, March 29, April 5

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Mihai-Bogdan Muset**

Late of Township of Middle Smithfield, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Aurelia Muset, Executrix  
249 Ocean Parkway, Apt. 6A  
Brooklyn, NY 11218

And to:

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

PR - April 5, April 12, April 19

### PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **PEGGY A. HOLLAND**, late of the Township of Smithfield, 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, Commonwealth of Pennsylvania, 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.

Joseph Christman, Executor  
5A Sunset Drive  
East Stroudsburg, PA 18301

Richard E. Deetz, Esq.  
1222 North Fifth St.  
Stroudsburg, PA 18360

PR - March 22, March 29, April 5

### PUBLIC NOTICE ESTATE NOTICE

Estate of **Ricardo Antonio Gelpi a/k/a Ricardo**

**Antonio Gelpi Sr., deceased Late of Blakeslee, Monroe County**

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

Josefina Gelpi, Administratrix  
c/o Timothy B. Fisher II, Esquire

FISHER & FISHER LAW OFFICES  
PO Box 396

Gouldsboro, PA 18424

PR - March 22, March 29, April 5

### PUBLIC NOTICE ESTATE NOTICE

Estate of **STANLEY Z. SOTER**, late of East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Betty A. Stevens

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

PR - April 5, April 12, April 19

### PUBLIC NOTICE ESTATE NOTICE

Estate of **William R. Ahern**, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

William R. Ahern Jr., Executor  
P.O. Box 518  
Schroon Lake, NY 12870

Newman, Williams, Mishkin,  
Corveleyn, Wolfe & Fareri, P.C.

By: Todd R. Williams, Esq.  
712 Monroe St.

Stroudsburg, PA 18360-0511

PR - April 5, April 12, April 19

### PUBLIC NOTICE ESTATE NOTICE

LETTERS OF TESTAMENTARY on the ESTATE OF **MARY JANE PAPA**, deceased, have been granted to Thomas Papa and Linda Papa Young.

All persons indebted to the said estate are requested to make immediate payment, and those having claims are directed to present the same in writing without delay, to the undersigned, or to their attorney,

## MONROE LEGAL REPORTER

within four (4) months from the date hereof, and to file with the Clerk of Courts of the Court of Common Pleas, 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.

Thomas Papa  
120 Beverly Road  
Mt. Kisco, NY 10549

Linda Papa Young  
55 South Main St.  
Stockton, NJ 08559

Kevin A. Hardy,  
Attorney at Law, P.C.  
P.O. Box 818  
Stroudsburg, PA 18360

PR - April 5, April 12, April 19

### PUBLIC NOTICE ESTATE NOTICE

Letters Testamentary have been granted on the Estate of **Donna M. Kerrick a/k/a Donna M. Bilotti-Kerrick**, Deceased, late of Monroe County, who died on March 25, 2012, to John E. Kerrick, Administrator. 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 - April 5, April 12, April 19

### PUBLIC NOTICE ESTATE NOTICE

**RE: Estate of Michael F. Scaglione**  
Late of Effort, PA

Date of Death: April 27, 2005

Letters of Administration on the above estate having been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the person indebted to the said decedent shall make payment thereof without delay to Marilyn Mills and Anthony Mills, Administrators, or to Munley Law PC, 227 Penn Ave., Scranton, PA 18503.

MUNLEY LAW PC  
Attorneys for Estate

PR - April 5, April 12, April 19

### PUBLIC NOTICE EXECUTOR NOTICE

Estate of **Mary A. Walters**, late of 439 Amber Lane, Saylorsburg, Monroe County, Pennsylvania, deceased.

Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make payment, and those having claims to present the same, without delay, to:

Kenneth C. Walters  
439 Amber Road  
Saylorsburg, PA 18353  
Executor

Or to his attorney:

Russell E. Farbiarz, Esquire  
Antanavage, Farbiarz  
& Antanavage  
64 North Fourth St.  
Hamburg, PA 19526

PR - March 29, April 5, April 12

### PUBLIC NOTICE EXECUTOR'S NOTICE

Estate of **Philip E. Hoke**, Deceased, late of Smithfield Township, Monroe County, Pennsylvania. Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Arlene F. Hoke, Executrix, of 231 Linda Street, E. Stroudsburg, PA 18301, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.

Arlene F. Hoke

By: John T. Stieh, Esquire  
Attorney for Executrix

PR - March 22, March 29, April 5

### PUBLIC NOTICE FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act as Amended, Act No. 177 of 1988, 54 PA. C.S. #311, of the filing of the Office of the Secretary of the Commonwealth of Pennsylvania on the 21st day of March 2013, of an Application for conducting business under an assumed or fictitious name by individuals under the assumed or fictitious name, style or designation of **Whispering Hills Farm** with its principal place of business at Stroudsburg, PA.

The name and address of the party owning or interested in the business is: Thyme And Thyme Again Inc., 6640 Cherry Valley Road, Stroudsburg, PA 18360.

PR - April 5

### PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **719 MOUNTAIN LAUREL DRIVE, EAST STROUDSBURG, PA 18301.**

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on APRIL 25, 2013 AT 10:00 A.M.** all the right, title and interest of **CESAR VARGAS and MARIA MERCADO**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

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

### LEGAL DESCRIPTION

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

Parcel No. 16/196221

Being known as 719 Mountain Laurel Drive, East Stroudsburg, PA 18301

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **MAY 6, 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 - April 5, April 12, April 19

### PUBLIC NOTICE

## MONROE LEGAL REPORTER

### 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 **166 PINE RIDGE, EAST STROUDSBURG, PA 18301.**

**SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on APRIL 25, 2013 AT 10:00 A.M.** all the right, title and interest of **JAIME R. MARTINEZ**, 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 situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 76, Section One, 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 51. Parcel No. 09-7344-04-50-88-07

TAX ID No. 9/4C/1/15

Being known as 166 Pine Ridge, East Stroudsburg, PA 18301

### NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **MAY 6, 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 - April 5, April 12, April 19

### PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY PENNSYLVANIA CIVIL DIVISION NO.: 7477-CV-2012

JPMORGAN CHASE BANK, National Association, Plaintiff, vs. **JAMES M. KNEER**, Defendant

### NOTICE

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

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

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

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

monroebar.org  
PR - April 5

### PUBLIC NOTICE NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW COURT OF COMMON PLEAS CIVIL DIVISION MONROE COUNTY NO. 3697-CV-12

WELLS FARGO BANK, N.A., Plaintiff, vs. **DOROTHY A. BOE**, Defendant

### NOTICE

To: **DOROTHY A. BOE:**

You are hereby notified that on May 7, 2012, Plaintiff, WELLS FARGO BANK, NA, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, Pennsylvania, docketed to No. 3697-CV-12. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5799 CLOVER ROAD, a/k/a LOT 5799 CLOVER ROAD, 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.

**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 - April 5

### PUBLIC NOTICE NOTICE OF INCORPORATION Nonprofit Business Corporation

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on March 27, 2013, for the purpose of obtaining a Certificate of Incorporation for a nonprofit business corporation organized under the Nonprofit Business Corporation Law of 1988, as amended.

The name of the corporation is **Ministerio De Restauracion.**

Maria T. Candelaria, Esq.  
404 Park Ave.  
Stroudsburg, PA 18360

## MONROE LEGAL REPORTER

PR - April 5

### PUBLIC NOTICE NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on March 11, 2013, with respect to a corporation that has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

The name of the corporation is **KJJB INVESTORS CORP.**

Deborah L. Huffman, Esq.  
Weitzmann and Weitzmann, LLC  
624 Sarah St.  
Stroudsburg, PA 18360

PR - April 5

### PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA

**NO. 10756-CV-2009**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY IN FACT FOR THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA vs. WILLIAM A. LAING, DECEASED

NOTICE TO: **LESLIE LAING FRANCIS, in her capacity as Heir of WILLIAM A. LAING, Deceased**

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

Being Premises: 1782 ROLLING HILLS DRIVE, TOBYHANNA, PA 18466-3665

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

TAX CODE: 3/9F/1/89

TAX PIN: 03-6369-13-02-3737

Improvements consist of residential property.

Sold as the property of **LESLIE LAING FRANCIS, in her capacity as Heir of WILLIAM A. LAING, Deceased, and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM A. LAING, DECEASED.** Your house (real estate) at 1782 ROLLING HILLS DRIVE, TOBYHANNA, PA 18466-3665 is scheduled to be sold at the Sheriff's Sale on JUNE 27, 2013 at 10:00 AM, at the Monroe County Courthouse, 7th and Monroe Street, Stroudsburg, PA 18360, to enforce the Court Judgment of \$52,336.09 obtained by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY, AS ATTORNEY IN FACT FOR THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

PR - April 5

### PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA

**NO. 2523-CV-2010**

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR

UNDER KOSTYANTIN SKLYAR, DECEASED  
NOTICE TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KOSTYANTIN SKLYAR, DECEASED**

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

Being Premises: 66 CHOCTAW DRIVE, POCONO LAKE, PA 18347

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

TAX CODE: 03/19C/1/280

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

Improvements consist of residential property.

Sold 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.**

Your house (real estate) at 66 CHOCTAW DRIVE, POCONO LAKE, PA 18347 is scheduled to be sold at the Sheriff's Sale on JUNE 27, 2013 at 10:00 AM, at the Monroe County Courthouse, 7th and Monroe Street, Stroudsburg, PA 18360, to enforce the Court Judgment of \$116,590.87 obtained by BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

PR - April 5

### PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA

**NO. 7680-CV-2010**

PNMAC MORTGAGE OPPORTUNITY FUND INVESTORS, LLC vs. ANDREW EDWARDS, CHERVON STEPHENS and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALISON A. EDWARDS, DECEASED

NOTICE TO: **CHERVON STEPHENS, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ALISON A. EDWARDS a/k/a ALISON EDWARDS, DECEASED**

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

Being Premises: 597 HILLTOP CIRCLE, EAST STROUDSBURG, PA 18301

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

TAX CODE: 17/91112

TAX PIN: 17-7303-03-21-2146

Improvements consist of residential property.

Sold as the property of **ANDREW EDWARDS, CHERVON STEPHENS and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALISON A. EDWARDS, DECEASED.**

Your house (real estate) at 597 HILLTOP CIRCLE, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on MAY 30, 2013 at 10:00 AM, at the Monroe County Courthouse, 7th and Monroe Street, Stroudsburg, PA 18360, to enforce the Court Judgment of \$322,160.67 obtained by PNMAC MORTGAGE OPPORTUNITY FUND INVESTORS, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

## MONROE LEGAL REPORTER

PR - April 5

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S  
SALE IN THE COURT  
OF COMMON PLEAS OF  
MONROE COUNTY,  
PENNSYLVANIA  
NO. 871-CV-2011**

NATIONSTAR MORTGAGE LLC vs. RONALD A. O'NEIL, STEVEN W. MCCULLERS and SATOYA T. MCCULLERS

NOTICE TO: **STEVEN W. MCCULLERS and SATOYA T. MCCULLERS**

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

Being Premises: 93 FERNWOOD DRIVE a/k/a 93B FERNWOOD DRIVE a/k/a 679 PENN ESTATES, EAST STROUDSBURG, PA 18301-9043

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

TAX CODE: 17/15A/1/25

TAX PIN: 17-6392-01-18-5680

Improvements consist of residential property.

Sold as the property of RONALD A. O'NEIL, STEVEN W. MCCULLERS and SATOYA T. MCCULLERS.

Your house (real estate) at 93 FERNWOOD DRIVE a/k/a 93B FERNWOOD DRIVE a/k/a 679 PENN ESTATES, EAST STROUDSBURG, PA 18301-9043 is scheduled to be sold at the Sheriff's Sale on MAY 30, 2013 at 10:00 AM, at the Monroe County Courthouse, 7th and Monroe Street, Stroudsburg, PA 18360, to enforce the Court Judgment of \$211,142.84 obtained by NATIONSTAR MORTGAGE LLC (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

PR - April 5

**PUBLIC NOTICE  
PETITION OF OWNERSHIP**

Petition of ownership for a 2008 BAJA SC150 SCOOTER vehicle VIN # LWGTCKP918C004315 to be heard in Courtroom 1 at 1:45 p.m. May 16, 2013 in the Court of Common Pleas of Monroe County, Monroe County Courthouse, Stroudsburg, PA 18360. Reference # 1625 CIVIL 2013

PR - April 5

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11450 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, APRIL 25, 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 **Middle Smithfield Township**, Monroe County, Pennsylvania; Being Lot No. 52, Section M, as shown on Plan of Lots entitled "Plotting No. 2, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempster, Registered Civil engineer, dated February 22, 1965" and County of Monroe at Stroudsburg, Pennsylvania in Plat Book Volume 9, Page 105.

BEING the same premises which Charles Maroni, single man, by his Deed dated August 3, 2009 and Recorded in the Office of Recorder of Deeds in and for Monroe County, Stroudsburg, Pennsylvania, as in Record Book Volume 2357 at page 9003, on August 5, 2009; granted and conveyed unto Harmon Homes, Inc., mortgagor hereof, in fee.

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

Tax Code: 09/13C/1/8

PIN #: 09732601178794

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HARMON HOMES, INC.**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOHN P. RODGERS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10007 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, APRIL 25, 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 place of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 102, Creek Estates Subdivision, 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 64, Page 179.

BEING THE SAME PREMISES which Universal Development Corporation, a Pennsylvania Corporation, by Deed dated 4/28/1995 and recorded 5/3/1995 in the Office for the Recorder of Deeds in and for the County of Monroe, and Commonwealth of Pennsylvania in Record Book Volume 2003, Page 1771, granted and conveyed unto Charles J. Rean and Gloria Rean, H/W.

The said Gloria Rean died on 3/2/2000 thereby vest-



## MONROE LEGAL REPORTER

ing title solely into the said Charles J. Rean as surviving tenant by the entirety, grantor herein.

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

Having been erected thereon a single family dwelling. Being Known As: 3 Forest Run, East Stroudsburg, PA 18302

Property Id No.: 09/88827

Tax Pin: 09731500751008

TITLE TO SAID PREMISES IS VESTED IN Charles Rean, Jr. by deed from Charles J. Rean, widower dated 2/25/03 recorded 2/27/03 in Deed Book 2145 Page 9891.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHARLES REAN, JR.**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10049 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, APRIL 25, 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, parcels or pieces of land situate in the **Township of Polk**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

1. BEING AT A POINT in the center of Lake Drive (thirty-three feet in width) said point being distant 300 feet on a course of South 78 degrees 56 minutes West from the point of intersections of the said centerline of Lake Drive with the Westerly line of Mountain land (twenty feet in width); thence along the said centerline of Lake Drive South 78 degrees 56 minutes West 120 feet to a point; thence along the Easterly line of Lot No. E-16 south 11 degrees 4 minutes East 160 feet to a point; thence by unplotted land North 78 degrees 56 minutes East 120 feet to a

point; the southwest corner of Lot No. E-13; thence along the westerly line of said Lot No. E-13 North 11 degrees 4 minutes West 160 feet to the place of BEGINNING.

BEING Lots Nos. E-14 and E-15 as shown on a map titled Robin Hood Lake, dated April 29, 1958 prepared by W.D. Kitson, Registered Surveyor.

UNDER AND SUBJECT to conditions, reservations, and restrictions more fully set forth in Deed Book 384 Page 162.

EXCEPTING AND RESERVING that portion of the above-described lot that is within the limits of said Lake Drive.

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

2. BEGINNING AT A POINT in the centerline of Lake Drive (33 feet in width), said point being distant 240 feet on a course of South 78 degrees 56 minutes West from the point of intersection of the said centerline of lake Drive with the westerly line of Mountain Lane (20 feet in width); thence running from said beginning point along the westerly line of Lot No. E-12 South 11 degrees 4 minutes West 160 feet to a point; thence by unplotted lands of Robin Hood Lake, South 78 degrees 56 minutes West 60 feet to a point; thence along the easterly line of Lot No. E-14 North 11 degrees 4 minutes West 160 feet to a point in the aforesaid centerline of Lake Drive; thence along the said centerline of Lake Drive North 78 degrees 56 minutes East 60 feet to the place of BEGINNING.

BEING LOT NO. E-13 as shown on a Map titled Robin Hood Lake, scale one inch equals 100 feet, dated April 29, 1958, prepared by W.D. Kitson, Registered Surveyor.

EXCEPTING AND RESERVING that portion of the above-described lot that is within the limits of the above-mentioned roadway known as Lake Drive.

**TITLE TO SAID PREMISES IS VESTED IN Thomas R. Williams and Susan Lynn Williams, h/w, by Deed from Gerald J. Pfeifer, Individually, dated 04/03/2006, recorded 04/05/2006 in Book 2263, Page 469.**

TAX CODE: 13/10/2/3-2

PIN: 13-6219-05-18-6787 and

TAX CODE: 13/10/2/129

PIN: 13-6219-05-18-6704

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

## 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 10241 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, APRIL 25, 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, State of Pennsylvania, being Lot/Lots No. 483, 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, pages 21, 23 and 25.

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

**TITLE TO SAID PREMISES IS VESTED IN** Marc Winter and Ada Winter, h/w, by Deed from Marc Winter, married man, dated 04/07/2004, recorded 04/12/2004 in Book 2186, Page 8637.

TAX CODE: 03/8E/1/638

TAX PIN: 03-6358-09-06-7602

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARC WINTER  
ADA WINTER**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSHUA I. GOLDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10330 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, APRIL 25, 2013  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, designated as Lot No. 170 on a map entitled 'Map of Section Two, The Birches West', dated 14 September 1978 and recorded in Map Book Volume 38, page 59, being further bounded and described as follows, to wit:

BEGINNING at an iron on the northerly line of Brian Lane, said iron being the Southeastly corner of Lot No. 169 as shown on the aforesaid map; thence along Lot No. 169 North 20 degrees 57 minutes 35 seconds West 290.40 feet to an iron; thence along Sierra View, Section One as recorded in Map Book Volume 33, page 29, North 69 degrees 02 minutes 25 seconds East 151.00 feet to an iron on the westerly line of Shenkel Road; thence along the westerly line of Shenkel Road, South 20 degrees 57 minutes 35 seconds East 260.40 feet to a point of curvature on an easement arc; thence along said easement arc on a curve to the right having a radius of 30.00 feet and an arc length of 47.12 feet to a point of tangency on the northerly line of Brian Lane; thence along the northerly line of Brian Lane South 69 degrees 02 minutes 25 seconds West 121.00 feet to the place of BEGINNING.

CONTAINING 1.002 acres, more or less.

BEING LOT NO. 170 as shown on the aforesaid map. TOGETHER WITH ALL rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, restrictions and reservations as of record.

**TITLE TO SAID PREMISES IS VESTED IN** Carl M. Sever and Tami L. Sever, h/w, by Deed from Michele Morgano and Pietra Morgano, h/w, dated 04/18/2001, recorded 04/24/2001 in Book 2094, Page 9685.

TAX CODE: 2/14D/3/23

TAX PIN: 02-6330-02-77-6311

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARL M. SEVER  
TAMI L. SEVER**

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

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

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

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

## MONROE LEGAL REPORTER

PR - March 29; April 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10412 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, APRIL 25, 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 or pieces of land situate in the **Borough of East Stroudsburg**, Monroe County, Pennsylvania, bounded and described as follows:

BEGINNING on the West side of Ransberry Avenue, a corner of Lot No. 18 on the hereinafter mentioned plotting of lots; thence along Lot No. 18 South fifty-five degrees thirty minutes West one hundred forty-three feet to a post; thence south thirty-four degrees thirty minutes East one hundred twenty feet to a corner of Lot No. 21 1/2; thence along said Lot No. 21 1/2 North fifty-five degrees thirty minutes East one hundred thirty-eight feet to a post on the West side of Ransberry Avenue; thence along the West side of Ransberry Avenue North thirty-four degrees thirty minutes West one hundred twenty feet to the place of BEGINNING.

BEING Lots Nos. 19, 20 and 21 on Plotting of Lots of the Ransberry tract, East Stroudsburg, Pennsylvania, made by W.H. Edinger, C.E., December, 1905 and recorded August 2, 1910, in Plot Book Vol. 1A, page 107. Included in the above is a strip of land 8 feet in width and 120 feet in length to the rear of the above described lot openly, notoriously, hostilely, adversely, and continuously used, and possessed by the Parties of the first part since April 9, 1956.

Being Known As: 73 Ransberry Avenue, East Stroudsburg, Borough of East Stroudsburg, Monroe County, PA 18301

Tax Parcel No.: 05-2/1/2/10

TITLE TO SAID PREMISES IS VESTED IN Lawrence A. Zaccaro, Jr. Administrator for the Estate of Lawrence A. Zaccaro, Sr. by deed from Lawrence A. Zaccaro, Jr. Administrator for the Estate of Lawrence A. Zaccaro, Sr. by deed from LAWRENCE A. ZACCARO AND LAWRENCE A. ZACCARO, JR. dated August 20, 2007 and recorded October 23, 2007 in Deed Book 2319, Page 2975.

Pin No.: 05730116938525

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LAWRENCE A. ZACCARO, JR. ADMINISTRATOR FOR THE ESTATE OF LAWRENCE A. ZACCARO, SR.**

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

A schedule of proposed distribution for the proceeds

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10978 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, APRIL 25, 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, designated as Lot No. 7112, Section D-II according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc. in and for the County of Monroe, at Stroudsburg, PA in Plot Book Volume 19 page 113, bounded and described as follows, to wit: UNDER and subject to terms, conditions, covenants and restrictions as of record.

Being Known As: 7112 GLADE DRIVE A/K/A LOT 7112 EMERALD LAKES, LONG POND, PA 18334

Tax Parcel No.: 20/1C/1/28

TITLE TO SAID PREMISES IS VESTED IN Dave A. Lobban and Marcella D. Lobban, husband and wife, by deed from METELLA BARRETT dated December 16, 1999 and recorded December 27, 1999 in Deed Book 2073, Page 4542.

Pin No.: 20634301181774

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARCELLA D. LOBBAN DAVE A. LOBBAN**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania

## MONROE LEGAL REPORTER

MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11226 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, APRIL 25, 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. 214, Section K, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 24/1,3,5.

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

**TITLE TO SAID PREMISES IS VESTED IN WILLIAM J. YEAGER**, by Deed from RONALD V. HURREY AND VIRGINIA V. HURREY, HUSBAND AND WIFE, dated 04/25/2006, recorded 04/26/2006 in Book 2265, Page 4800.

TAX CODE: 03/9E/1/45

TAX PIN: 03-6359-20-90-3574

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM J. YEAGER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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

By virtue of a certain Writ of Execution (Mortgage

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11483 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, APRIL 25, 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 tracts of land situate in **Smithfield Township**, Monroe County, Pennsylvania, bounded and described as follows:

TRACT 1:

BEGINNING at a one (1) inch iron pin on the western edge and Pennsylvania Route #945 from Shawnee to Pennsylvania Route #209; thence along lands of a prior grantor north thirty-eight (38) deg. four (4) min. thirty (30) sec. west a distance of two hundred six and twenty hundredths (206.20) feet to a one (1) inch iron pin on the southern edge of Shawnee Creek; thence along the same lands north fifty-three (53) deg. twenty-eight (28) min. thirty (30) sec. east a distance of eighteen and seventy hundredths (18.70) feet to a pipe, being a corner of lands now or formerly of Kenneth B. Stettler; thence along lands now or being a corner of lands now or formerly of Kenneth B. Stettler; thence along lands now or formerly of Kenneth B. Stettler south thirty-seven (37) deg. thirty (30) min. east a distance of one hundred twenty-four and eighty-one hundredths (124.81) feet to a point; thence along same south thirty-eight (38) deg. thirty-nine (39) min. thirty (30) sec. west twelve and thirty-seven hundredths (12.37) feet to a point; thence along same south fifty-four (54) deg. twelve (12) min. twenty (20) sec. east a distance of seventy-three and seventy hundredths (73.70) feet to an iron pipe on the western edge of the above-mentioned Pennsylvania Route #945; thence along Route #945 south thirty-seven (37) deg. forty-one (41) min. thirty (30) sec. west twenty-six and eighty-five hundredths (26.85) feet to the point and place or BEGINNING.

TRACT 2:

BEGINNING at a walnut tree marked with a blaze and three hacks, a corner also of land now or formerly of George Detrick; thence by land now or formerly of Robert Heller north thirty-four (34) deg. thirty (30) min. east thirty (30) feet to a stake; thence by land now or formerly of Elizabeth Blanchard south forty-five (45) deg. east one hundred ninety-six and three tenths (196.3) feet to a stake on the northwest side of the public road; thence along the northwest side of said public road south thirty-four (34) deg. thirty (30) min. west forty-five (45) feet; thence at right angles in a northwesterly direction seventy-five (75) feet by land now or formerly of George Detrick; thence at right angles in a northeasterly direction also by land now or formerly of George Detrick twelve and thirty-seven hundredths (12.37) feet; thence continuing by land now or formerly of George Detrick north thirty-seven (37) deg. thirty (30) min. west one hundred twenty-four and fourteen hundredths (124.14) feet to the point and place of BEGINNING.

**TITLE TO SAID PREMISES IS VESTED IN AI A. Ratzin**, a single man by deed from RAYMOND J. GREGOIRE AND CAROLYN GREGOIRE, HUSBAND AND WIFE dated July 25, 2002 and recorded July 31, 2002 in Deed Book 2127, Page 7794.

Being Known As: RR 7 6105 Hollow Road, Shawnee On The Delaware, Smithfield Township, Monroe County, PA 18356

PIN No. 16732204805322

Parcel No. 16/4/1/71

## MONROE LEGAL REPORTER

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: AL A. RATZIN  
HOLLY CADWALLADER  
A/K/A HOLLY RATZIN**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11777 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, APRIL 25, 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 FOLLOWING lot situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 43, Section 8, as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, in Plot Book No. 36 Page 57. For information purpose only: The APN is shown by the County Assessor as 20-3A-2-40; Source of Title Book 2073, Page 0032 (recorded 12/14/99) Being Known As: 2096 Salina Drive, Blakeslee, PA 18610

TAX CODE: 20/3A/2/40  
PIN NO.: 20633101353505

TITLE TO SAID PREMISES IS VESTED IN Steven M. Gori and Lisa A. Gori by deed from Steven Parisi dated 12/10/1999 recorded 12/14/1999 in Deed Book 2073 Page 32.

Having been erected thereon a single family dwelling.  
**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STEVEN M. GORI  
LISA A. GORI**

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SHERRI J. BRAUNSTEIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11866 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, APRIL 25, 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. 460, Section L, 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 24/7, 9 and 11.

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Fisher, by Deed from Chase Home Finance, LLC., s/b/m Chase Manhattan Mortgage Corporation, dated 03/10/2005, recorded 04/14/2005 in Book 2222, Page 510.

TAX CODE: 03/9D/1/210  
TAX PIN: 03635916934541

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH A. FISHER**

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

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

Todd A. Martin

## MONROE LEGAL REPORTER

Sheriff of Monroe County  
Pennsylvania  
WILLIAM E. MILLER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11949 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, APRIL 25, 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 messuages and lots, pieces and parcels of land, situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

#### PARCEL 1

THAT CERTAIN 2.61 acre tract of land identified as "Remaining Lands of Robert E. Felker, Inc." as set forth on that plan of lots prepared by Frank J. Smith, Jr., Inc., entitled "Corrective Plan for Lands of Robert E. Felker, Inc." which plan is dated May 31, 2007 and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, PA, at Plot Book 79, Page 158.

BEING all Remaining Lands of Robert E. Felker, Inc. as shown on Plot Book 65 Page 235 and being the residual part of F.P.&S., Inc. to Robert E. Felker, Inc. by deed dated November 23, 1988, recorded in Deed Book Vol. 1654 Page 1437 and all of Lot 1 as shown on Plot Book 68 Page 218 by deed from W. Douglas Kitson and Ella Mae Kitson, his wife to Robert E. Felker, Inc. dated December 21, 1996, recorded in Deed Book Volume 2032 page 1352, and all of the 16.5 foot wide private lane owned by Robert E. Felker, Inc. by the Doctrine of Merger.

Robert E. Felker, Inc. was a single shareholder corporation wholly owned by Robert E. Felker. Robert E. Felker departed this life on July 18, 2006. An estate was raised in Monroe County to file #4506-0342, wherein Letters Testamentary were granted to Kathryn F. Gadd and John A. Felker, Co-Executors.

#### PARCEL 2

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

BEING Lot No. 1 on Final Plan of Minor Subdivision Lands of W. Douglas Kitson, Stroud Township, Monroe County, PA dated September 20, 1996 and revised on November 18, 1996, Robert E. Felker, Inc., Registered Surveyor, Stroudsburg, PA, recorded in the Recorder of Deeds Officer, etc., at Stroudsburg, in and for the County of Monroe, Commonwealth of Pennsylvania, in Monroe County Plot Book Vol. 68, Page 218.

BEING THE SAME premises which W. Douglas Kitson and Ella Mae Kitson, his wife, by their deed dated December 21, 1996, and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg,

Monroe County, PA, in Deed Book Vol. 1352, granted and conveyed unto Robert E. Felker, Inc.

Robert E. Felker, Inc. was a single shareholder corporation wholly owned by Robert E. Felker. Robert E. Felker departed this life on July 18, 2006. An estate was raised in Monroe County to file #4506-0342, wherein Letters Testamentary were granted to Kathryn F. Gadd and John A. Felker, Co-Executors. Hereinafter called the Premises.

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

FURTHER UNDER AND SUBJECT to any and all easements and/or rights of way which may appear in the chain of title.

TOGETHER with all and singular the rights, liberties, privileges, hereditament, and appurtenances whatsoever, thereunto belonging or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, property, claim and demand at and immediately before the time of his death, in law or equity, or otherwise howsoever, of, in to or out of the same.

To have and to hold the said message or tenement and tract of land, hereditaments, and premises hereby granted or mentioned, or intended so to be, with the appurtenances, to the party of the second part, her heirs and assigns, to the only proper use and behoof of the party of the second, her heirs and assigns forever.

And Kathryn F. Gadd and John A. Felker, Co-Executors, for themselves, their heirs, executors and administrators, do severally, and not jointly nor the one for the other, or for the act or deed of the other, but each for his own act only, covenant, promise and agree to and with the Grantee, his heirs and assigns, by these presents, that they have not heretofore done or committed any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are or shall or may be impeached, charged, or encumbered in title, charge, estate or otherwise howsoever.

BEING the same premises conveyed to Robert Joseph Felker, by deed of Kathryn F. Gadd & John A. Felker, Co-Executors of the Last Will & Testament of Robert E. Felker, Late dated September 1, 2007 and recorded October 4, 2007 in the Office of the Recorder of Deeds of Monroe County in Deed Book 2317 at page 9689 et seq.

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: 17/5/17

PIN #17730100210888

This property is improved with a residence. Address: 1050 Long Woods Drive, Stroudsburg, Stroud Township, PA 18360

Exhibit "A"

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

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

A schedule of proposed distribution for the proceeds

## 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  
JAMES T. SHOEMAKER,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11997 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, APRIL 25, 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 Paradise, County of Monroe and State of Pennsylvania, marked and designated as Lot 413, as shown on Plotting III, Timber Hill, Inc., Monroe County, Pennsylvania, made by Leo A. Achterman, Jr., R.E., and recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 11, page 171. **UNDER AND SUBJECT** to covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land. **TITLE TO SAID PREMISES IS VESTED IN** Efrain Velasquez and Jennifer Velasquez, by Deed from Arlene J. Maggio, dated 11/30/2005, recorded 12/20/2005 in Book 2252, Page 2232.

TAX CODE: 11/3A/1/23

TAX PIN: 11-6395-03-12-9332

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EFRAIN VELASQUEZ, JR.

A/K/A EFRAIN VELASQUEZ

JENNIFER VELASQUEZ

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

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

Todd A. Martin  
Sheriff of Monroe County

Pennsylvania  
ALLISON F. WELLS,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12008 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, APRIL 25, 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 Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 2, Section 2, as shown on the map of Lake of the Pines, on file in the Recorder's Office of Monroe County, Pennsylvania, in Plat Book No. 18, Page 17.

**TITLE TO SAID PREMISES IS VESTED IN** Munyaradzi M. Prickisie by deed from Patricia M. Lee and James F. Lee dated 5/31/2005 and recorded 6/2/2005 in Deed Book 2227 Page 5362.

Being Known As: 2-2 Wilbur Bloom Boulevard, East Stroudsburg, Middle Smithfield Township, Monroe County, PA 18301

Parcel No. 09/4C/2/80

Pin No. 09-7344-04-71-5843

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MUNYARADZI M. PRICKISIE

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE

## MONROE LEGAL REPORTER

OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12046 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, APRIL 25, 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. 335, Section No. K (Ext.) as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24 Page 51, 53 and 55.**

**UNDER AND SUBJECT to restrictions, reservations, conditions, covenants, rights-of-way, etc. as cited in the chain of title.**

**Being Known As: 1108 Knollwood Drive, Tobyhanna, PA 18466**

**TAX CODE: 3/9F/1/141**

**PIN NO.: 03636917023088**

**TITLE TO SAID PREMISES IS VESTED IN Maria L. Gonzalez by deed from REO Property Management, LLC, a limited liability company dated 05/20/2005 recorded 05/27/2005 in Deed Book 2226 Page 9538.**

**Having been erected thereon a single family dwelling.**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARIA L. GONZALEZ**

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

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

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

**Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12**

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

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

Pennsylvania to 1204 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, APRIL 25, 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, parcel and tract of land situate, lying and being in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, more particularly described as follows, to wit:**

**Lot 8 Block A-1907, as set forth on a map entitled Plan of Lots, Arrowhead North (Arrowhead Lake), Section Nineteen, Coolbaugh Township, Monroe County, Pennsylvania, dated June 1973, scale 1 inch to 100 feet by Joseph D. Sincavage, Monroe Engineering Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Plat Book 25, page 27 on January 17, 1975.**

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

**TITLE TO SAID PREMISES IS VESTED IN Cathleen M. Miller and George Miller, h/w, by Deed from Aleksandr Polyakov and Irina Polyakov, his wife, dated 07/28/2006, recorded 08/01/2006 in Book 2276, Page 43.**

**TAX CODE: 3/19C/1/155**

**TAX PIN: 03630710255825**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CATHLEEN M. MILLER  
GEORGE MILLER**

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

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

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

**Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12**

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

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



## MONROE LEGAL REPORTER

Pennsylvania to 12101 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, APRIL 25, 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 Commonwealth of Pennsylvania, marked and designated as Lot Number 72, Section Four as shown on "Plotting of Candlewick", Tunkhannock Township, Monroe County, Pennsylvania made by Karl Hennings, registered surveyor, and recorded in Monroe County, Pennsylvania in Plot Book No. 58, Page 185 and 186 on August 21, 1986.

Being Known As: HC1 Box 1637, Blakeslee, Monroe County, PA 18610  
Tax Parcel No.: 207A/3/45  
Pin No.: 20632204908573

**TITLE TO SAID PREMISES IS VESTED IN** Walter T. Chase and Cynthia Ann Chase, his wife, by deed from UNIVERSAL INDUSTRIES, INC. dated March 30, 1988 and recorded April 4, 1988 in Deed Book 1610, Page 1649.

On August 27, 2003 Walter T. Chase departed this life leaving sole ownership in the property to Cynthia Ann Chase.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CYNTHIA ANN CHASE

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12132 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, APRIL 25, 2013  
AT 10:00 A.M.

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

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

**BEGINNING** at an iron pipe on the westerly line of an unnamed street 40 feet in width, said iron pipe bounding the most northerly corner of Lot No. 412 as shown on said map entitled 'Section B, Ski Haven Lake, 29 June 1985,' thence along Lot 412 as shown on said map South 68 deg. 33 min. 40 sec. West, 200 feet to a point; thence along the AT&T Co. right of way as shown on said map, North 21 deg. 26 min. 20 sec. West, 100 feet to a point; thence along Lot No. 410 as shown on said map, North 68 deg. 33 min. 40 sec. East, 200 feet to an iron pipe; thence along the westerly line of said unnamed street as shown on said map, South 21 deg. 26 min. 20 sec. East, 100 feet to the place of **BEGINNING**.

TAX ID: 12/5A/1/14-1

Being Known As: 411 Pine Tree Drive, Swiftwater, PA 18370

TAX CODE: 12/5A/1/14-1

PIN NO.: 12637401364235

**TITLE TO SAID PREMISES IS VESTED IN** Abdool Saleem and Fawzia Saleem, husband and wife by Deed from Abdool Saleem dated 08/14/2011 recorded 08/24/2006 in Deed Book 2278 Page 5157.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ABDDOOL SALEEM  
FAWZIA SALEEM

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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 12322 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, APRIL 25, 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 tracts or parcels of land and premises situate lying in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows:**

Block 1, Lot 3 as shown on "Plotting of Pocono Forested Lands," Middle Smithfield Township, Monroe County, Pennsylvania, recorded in Plot Book 15, Page 65.

Being Known As: 3 Sky Hawk Trail, East Stroudsburg, PA 18302

TAX CODE: 09/11A/2/4

PIN NO.: 09732503435148

**TITLE TO SAID PREMISES IS VESTED IN Jose Lopez by deed from Waypoint Bank, f/k/a York Federal Savings and Loan Association and Harris Savings Bank dated 08/23/2002 recorded 11/25/2002 in Deed Book 2137 Page 7102.**

Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSE P. LOPEZ**

A/K/A JOSE LOPEZ

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12362 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, APRIL 25, 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 and described as Lot No. 5320, Section V, Pocono Farms East which is recorded in Plot Book 17 page 23.**

**UNDER AND SUBJECT to restrictions, covenants, conditions, etc., as set forth of record in Monroe County Courthouse.**

**TITLE TO SAID PREMISES IS VESTED IN Shawn L. Mark, single, by Deed from Lynn Jovic, single, dated 11/04/2005, recorded 12/02/2005 in Book 2250, Page 3023.**

TAX CODE: 03/4D/1/132

TAX PIN: 03-6366-01-39-2106

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

A/K/A SHAWN L. MARK

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1718 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, APRIL 25, 2013  
AT 10:00 A.M.

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

**ALL THAT CERTAIN lot or tract of land located in**

## MONROE LEGAL REPORTER

the Township of Middle Smithfield (Monroe Lake Shore), County of Monroe, Commonwealth of Pennsylvania, being situated and lying in the development of Monroe Lakes Shores and being more fully described as Lot No. 2, in Block No. 5, of Unit No. 5 as shown on the survey and original plat of Monroe Lakes Shores made by a certified Land Surveyor and recorded in the Recorder of Deeds Office of Monroe County in Plat Book No. 8 at page 112 (incorrectly stated as Plat Book No. 136, page 244 in previous Deeds) reference being made thereto for a more particular description of the lot herein conveyed.

ALL THAT CERTAIN lot or parcel of land situate, lying and being in the development of Monroe Lake Shores, County of Monroe, and State of Pennsylvania, as follows, to wit: Middle Smithfield Township

BEING Lots No. 5 and 7 in Block No. 5 of Unit No. 5 as shown on the Survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 136 at page 244, reference being made thereto for a more particular description of the lots herein conveyed.

ALL THAT CERTAIN lot or tract of land located in the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, being situate and lying in the development known as Monroe Lake Shores, and being more fully described as Lot No. 6, in Block No. 5 of Unit No. 5, as shown on the survey and original plat of Monroe Lake Shores made by a certified Land Surveyor and recorded in the Recorder of Deeds Office of Monroe County in Plat Book No. 136, at page 244.

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

**TITLE TO SAID PREMISES IS VESTED IN** James Hayes, by Deed from Charles T. Earnest and Susan W. Earnest, dated 12/28/2004, recorded 01/03/2005 in Book 2212, Page 3505.

TAX CODE: 9/14C/5-5/2

TAX PIN: 09732501161414

TAX CODE: 09/14C/5-5/5

TAX PIN: 09732501161366

TAX CODE: 09/14C/5-5/6

TAX PIN: 09732501162405

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES HAYES

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1968 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, APRIL 25, 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 State of Pennsylvania, being Lot No. 414, 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 at Pages 11, 13, 15 and 17.

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** Kassiem R. McCain by Deed from Struck Homes, LLC Dated 07/27/2009, Recorded 07/28/2009 in Book 2357, Page 4444.

TAX CODE: 3/9C/1/282

TAX PIN: 03635919522425

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KASSIEM R. MCCAIN

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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 220 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, APRIL 25, 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 Price, County of Monroe and State of Pennsylvania, BEING Lot No. 12, Section 1, South Ridge as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 72, Page 164.

BEING A PART of the same premises which G.R.G. DEVELOPMENT CORP., be Deed dated January 4, 2000, recorded January 5, 2000 in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Recorded Book Volume 2073, Page 9116, granted and conveyed unto Kal-Tac, Inc., in fee.

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

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; AND ALSO all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said party of the first part, of in, to or our of the said premises, and every part and parcel thereof.

PARCEL NO. 14/91576  
PIN NO. 14730400463147

TITLE TO SAID PREMISES IS VESTED IN Maria Cordova and Zaldy Cordova, husband and wife, by deed from KAL-TAC, INC. dated October 18, 2001 and recorded October 25, 2001 in Deed Book 2107, Page 1731.

Being Known As: 12 South Ridge Drive N., East Stroudsburg, Township of Price, Monroe County, PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARIA CORDOVA

ZALDY CORDOVA

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

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2539 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, APRIL 25, 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. 238, 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, Pages 21, 23, 25.

HAVING ERECTED THEREON a single-family residential dwelling.

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

**TITLE TO SAID PREMISES IS VESTED IN** Edwardo Jose Benitez, by Deed from Meir Yeheskel, dated 07/27/2007, recorded 08/15/2007 in Book 2313, Page 7505.

TAX CODE: 3/8E/1/69

TAX PIN: 03635809055406

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EDUARDO JOSE BENITEZ

A/K/A EDUARDO J. BENITEZ

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

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

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

Sheriff's Office

## MONROE LEGAL REPORTER

Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2559 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, APRIL 25, 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, Commonwealth of Pennsylvania, marked and designated as Lot #206, Section III, as shown on plotting of 'Summit Pointe, Section III,' prepared by Edward C. Hess Associates, Inc., registered engineers, and dated May 15, 1979, by Edward C. Hess Associates, Inc., registered engineers, and dated May 15, 1979, said plot map having been recorded on March 2, 1979, in the Office for Recording of Deeds, &c., for Monroe County, Pennsylvania, in Plot Book Volume 39, Page 77.

UNDER AND SUBJECT, nevertheless, to the covenants, conditions, restrictions, easements, charges and liens set forth in the 'Declaration of Covenants, Conditions and Restrictions for Summit Pointe' as appear of record in the aforesaid Office for Recording of Deeds, &c., in Deed Book Volume 885, Page 41, &c; and including, inter alia, as a part of Exhibit C, the 'Protective Covenants and Architectural Controls for Summit Pointe.' The property described in this deed was made subject to the aforesaid Declaration of Covenants, Conditions and Restrictions for Summit Pointe by virtue of a Supplementary Declaration of Covenants, Conditions and Restrictions for Summit Pointe' and recorded in the aforesaid Office in Deed Book Volume 939, Page 30, &c.

**TITLE TO SAID PREMISES IS VESTED IN** Michael A. Carrelli and Patricia Carrelli, his wife, by Deed from Charles J. Rinaldi and Josephine T. Rinaldi, his wife, dated 03/30/1988, recorded 04/13/1988 in Book 1612, Page 563.

TAX CODE: 03/5B/1/25

TAX PIN: 03635503342628

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL A. CARRELLI  
PATRICIA CARRELLI

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2716 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, APRIL 25, 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, piece or parcel of land situate in the Township of Smithfield and Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point in the center of Township Route No. 508, said point being the Southeasterly corner of Lot No. 2 as shown on a map titled, "Tract Map of Lots to be conveyed by Mrs. Dale Learn" and recorded in the Monroe County Courthouse in Map Book Volume 34 on page 99; thence along the center of said Township Route No. 508 South sixty-eight degrees five minutes fifty seconds West three hundred twenty and sixty-one one-hundredths feet to a point; thence along same South sixty-two degrees eleven minutes thirty-eight seconds West two hundred sixty-nine and eighty one-hundredths feet to a point; leaving said road and along the Easterly side of lands now or formerly of Robert Thomas North twenty-one degrees nineteen minutes zero seconds West two hundred ninety-five and seventy-one hundredths feet to a point in the center of Ridge Lane; thence along land of Alpha T. Burley North twenty-one degrees eight minutes zero seconds West three hundred seven and eighty-nine one-hundredths feet to a pipe; thence along lands of said Burley South seventy-six degrees fifty minutes zero seconds West two hundred feet to a pipe; thence along lands of Charles Zack North fourteen degrees forty-four minutes fifty-two seconds West two hundred thirty-five and fifty seven one-hundredths feet to a pipe in the center of Quail Lane; thence along same North twenty-nine degrees sixteen minutes zero seconds West two hundred one and sixty-eight one-hundredths feet to an iron pipe; thence along lands of Robert Baxtor North fifty-three degrees fifty-eight minutes zero seconds East forty-six and thirty one-hundredths feet to an iron pipe; thence along same North forty-nine degrees forty-three minutes zero seconds West one hundred fifty-six and four one-hundredths feet to a

## MONROE LEGAL REPORTER

pipe in the center of Forest Lane; thence along the center of said Forest Lane North seventy-nine degrees fifty-nine minutes zero seconds West sixty-seven and sixteen one-hundredths feet to a point; thence along the center of Deer Lane North twenty-five degrees forty-four minutes zero seconds West ninety-nine and fifty-eight feet one hundredths feet to a pipe; thence along same North eight degrees seven minutes zero seconds East one hundred fifty-seven and eighty one-hundredths feet to a pipe; thence along same North twenty-nine degrees fifty minutes zero seconds East fifty-eight and seventy-four one-hundredths feet to a point; thence along same North forty-six degrees one minute fifty seconds East eighty and seventy-eight one-hundredths feet to an iron pipe; thence leaving said Deer Lane and along lands to be conveyed to George Beecroft North fifty-five degrees fifty-one minutes five seconds East three hundred six and eighty-seven one-hundredths feet to a pipe; thence along lands of Frank Eberhardt south fifty-one degrees two minutes zero seconds East four hundred forty-two and sixty-one one-hundredths feet to a pipe in Fox Lane; thence along the center of Fox lane North thirty degrees fifteen minutes forty-three seconds East one-hundred forty-nine and fifty-one one-hundredths feet to a pipe; thence along lands of Harvey Ritter South forty-five degrees forty-five minutes zero seconds East two hundred one and twelve one-hundredths feet to an iron pipe; thence along lands of Anthony Hanner south fifty-five degrees twenty minutes zero seconds West one hundred twenty-two and ninety one-hundredths feet to an iron pipe on Quail Lane; thence along the center of Quail Lane South three degrees seventeen minutes zero seconds East ninety-two and thirty-three one-hundredths feet to a point; thence along the center of said Quail Lane and lands of Anthony Mergioti South four degrees three minutes zero seconds West seventy-seven and seven one-hundredths feet to an iron pipe; thence along same South fifteen degrees fifty-six minutes zero seconds West thirty-nine and eighty one-hundredths feet to a point; thence along same South fifty-seven degrees thirty-three minutes zero seconds West eighty-six and fifty-two one-hundredths feet to an iron pipe; thence along same South thirty-eight degrees twenty-seven minutes zero seconds West seventy-six and seventy-five one-hundredths feet to an iron pipe in the intersection of Forest Lane; thence along the center of said Forest Lane South thirty-three degrees twenty-three minutes forty-one seconds East twenty-seven and fifty-five one-hundredths feet to a point in the intersection of Quail Lane; thence along the center of said Quail Lane South eighty-one degrees twenty-five minutes fifty seconds West one hundred ten feet to a point; thence along lands to be conveyed to Curtis Miller South twenty-two degrees fifty-four minutes twenty-nine seconds East two hundred forty-nine and ninety-eight one-hundredths feet to an iron pipe; thence along said Curtis Miller South twenty-one degrees twenty-five minutes zero seconds East one hundred seventy-four and forty one-hundredths feet to an iron pipe; thence along same North eighty degrees zero minutes forty seconds East one hundred seventy-nine and nineteen one-hundredths feet to an iron pipe in the center of Forest Lane; thence leaving said Forest Lane and along lands of Charles Sicilia North seventy-two degrees fifty-one minutes zero seconds East one hundred ninety-four and fifty-one one-hundredths feet to an iron pipe; thence along same north nineteen degrees forty-five minutes fifteen seconds

West two hundred fifty-two and eighty three one-hundredths feet to an iron pipe; thence along lands of Anthony Mertiotti North sixty-nine degrees thirty-five minutes zero seconds East one hundred thirty-nine and ninety-eight one-hundredths feet to an iron pipe in line of lands of Romeo Oulette; thence along said Romeo Oulette South seventeen degrees fifty-four minutes zero seconds East five hundred eighty-eight and eighty-six one-hundredths feet to the place of BEGINNING.

CONTAINING 17.14 acres, more or less.  
EXCEPTING AND RESERVING a right of way over Forest Lane, Ridge Lane, Quail Lane, Fox Lane and Deer Lane as shown on a map entitled "Tract Map of Lots to be conveyed by Mrs. Dale Learn" recorded in Map Book Volume 34, on page 99.

(included in the hereinabove legal description are the following tract numbers, viz: 1, 2, 3, 5, 6, 7, 8, 9 and 10 as shown on the hereinabove recited map recorded in Plot Book 34, Page 99, entitled "Tract Map of lands to be conveyed by Mrs. Dale Learn" as prepared by Marshall A. Phillips, Registered Surveyor, 1976 and revised 1977.

EXCEPTING AND RESERVING ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1, as shown on a plan of lots entitled "Proposed Minor Subdivision for Richard & Geraldine Warren, h/w", recorded in the Office of Recorder of Deeds in and for the County of Monroe, in Plot Map Volume 61, Page 168.

EXCEPTING AND RESERVING ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Lot No. 2, and recorded in the Recorder of Deeds Office in Plot Book 34, Page 99.

TAX PARCEL NUMBER: 16/11/2/31 TAXES ARE PAID TO SMITHFIELD TOWNSHIP.

PIN NUMBER: 16-7303-02-96-0336

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Edwin DeJesus and Daisy DeJesus husband and wife by Deed from Paul N. Houle, singleman dated 1/30/2004 and recorded 2/4/2004 in Record Book 2181, Page 769.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DAISY DEJESUS AND EDWIN DEJESUS**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

## 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 2839 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, APRIL 25, 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. 115 Section No. C 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 63 and 65.**

**TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.**

Being Known As: 3505 Woodland Drive, Tobyhanna, PA 18466

Property ID No.: 3/8B/1/141  
Pin No.: 03635819515483

**TITLE TO SAID PREMISES IS VESTED IN Eldris L. Vasquez, an individual by deed from NCJ Development Corporation dated 05/22/2006 recorded 05/24/2006 in Deed Book 2268 Page 6349.**

Having been erected thereon a single family dwelling.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF ELDRIS L. VAZQUEZ.**

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2847 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, APRIL 25, 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, designated as Lot No. 7025 Section DII, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc. in and for the County of Monroe, at Stroudsburg, PA in Plot Book Volume 19 page 115.**

**UNDER AND SUBJECT to all the restrictions, conditions and covenants as are of record and/or visible on the ground.**

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

**TITLE TO SAID PREMISES IS VESTED IN Michael g. Guerra, married man, by Deed from Igor Kozinski and Olga Zuk, dated 02/12/2009, recorded 02/17/2009 in Book 2348, Page 7663.**

TAX CODE: 20/1C/1/168

TAX PIN: 20-6344-03-00-1041

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL G. GUERRA**

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
COURTENAY R. DUNN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2859 CIVIL 2011, I, Todd A.

## MONROE LEGAL REPORTER

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

THURSDAY, APRIL 25, 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 situated in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot/Lots No. 103, Section No. K as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plat Book No. 24, pages 1, 3 & 5.**

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

**TITLE TO SAID PREMISES IS VESTED IN** Jose R. Cabrera and Ana M. Cabrera, h/w, by Deed from Robyn Y. Saunders, unmarried, dated 07/31/2006, recorded 08/07/2006 in Book 2276, Page 7300.

**TAX CODE:** 3/9E1/244

**TAX PIN:** 03-6359-20-80-6166

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** JOSE R. CABRERA

ANA M. CABRERA

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2924 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, APRIL 25, 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 508, Section G-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 L.A. Achterman, Jr., P.E., known as Section G-I of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated October 18, 1968, November 28, 1968 and approved by Monroe County Planning and Zoning Commission March 4, 1969, approved by Supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in Office for Recording of Plats, Monroe County, Pennsylvania on April 24, 1969 in Plat Book 12, Page 61; a subdivision of plat drawn by L.A. Achterman, Jr., P.C., known as Section G-II of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated November 29, 1968, approved by the Monroe County Planning and Zoning Commission March 4, 1969, approved by Supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in Office for Recording of Plats, Monroe County, on April 24, 1969, in Plat Book 12, Page 63; a subdivision plat drawn by L.A. Achterman, Jr., P.E., known as Section G-III of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated December 28, 1968, approved by Monroe County Planning and Zoning Commissions March 4, 1969, approved by Supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in Office for Recording of Plats, Monroe County, on April 24, 1969, in Plat Book 12, Page 65. Said lot having a frontage on Thunder Drive of 85.68 feet and a rear line of 74.53 feet; a northerly side line of 152.75 feet and a southerly 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 lines and rear line dimensions.

**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.

**PARCEL NO.** 3/14C/3/118

**PIN** 03634502962803

**TITLE TO SAID PREMISES IS VESTED IN** Robert D. Keiper by deed from KAUFFMAN HOMES, LLC. dated July 27, 2006 and recorded August 4, 2006 in Deed Book 2276, page 5600.

**Being Known As:** 508 Thunder Drive, Pocono Summit, Coolbaugh Township, Monroe County, PA 18346

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** ROBERT D. KEIPER

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

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



## MONROE LEGAL REPORTER

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 - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3025 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, APRIL 25, 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 condominium unit situate in the Borough of East Stroudsburg, Monroe County, Pennsylvania, more particularly described as follows:

ALL THAT CERTAIN Condominium Building B Unit No. B-9 East-Way Garden Community, as set forth in Plats recorded in Monroe County Map Book 57, at Page No. 119 and Page No. 124, together with an undivided .38% interest in and to the common elements of the condominium. This condominium unit is subject to the Declaration of Condominium dated March 1, 1985, recorded in Deed Book Volume 1459, Page 1067, and the Map of East-Way Community filed in the Office of the Recorder of Deeds in and for Monroe County, at Stroudsburg, Pennsylvania, in Plot Book Volume 57, Page 18. The condominium unit is further subject to the terms, easement, and conditions contained in the Declaration of Restrictive Covenants, etc., dated January 18, 1985, recorded in the Office of the Recorder of Deeds in and for Monroe County, at Stroudsburg, Pennsylvania, in Record Book Volume 1435, Page 988.

Being Known As: 250 Harris Street #2B, East Stroudsburg, Borough of East Stroudsburg, Monroe County, PA 18301.

Tax Parcel No.: 05-5/2/16/2-5

TITLE TO SAID PREMISES IS VESTED IN William H. Gallagher and Sherry Lee Gallagher, husband and wife, by deed from PAULA FIVES-TAYLOR dated June 28, 1994 and recorded July 13, 1994 in Deed Book 1961, Page 1615.

Pin No.: 05730112862269B9

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM B. GALLAGHER  
SHERRY LEE GALLAGHER

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3294 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, APRIL 25, 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/lots Nos. 122, Section No. G as shown on map of A Pocono Country Place, on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Pages 11, 17 and 19.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Being Known As: 122 Vista Drive, Pocono Country Place (Coolbaugh Township) Tobyhanna, PA 18466

TAX CODE: 3/8D/1/539

PIN NO.: 03635814346080

TITLE TO SAID PREMISES IS VESTED IN Gael A. Monteil and Linda Monteil, husband and wife as joint tenants by deed from Gael A. Monteil dated 4/26/08 recorded 8/13/08 in Deed Book 2340 Page 3400.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GAEL A. MONTEIL  
LINDA MONTEIL

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

## MONROE LEGAL REPORTER

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SHERNESE WOODBINE,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3303 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, APRIL 25, 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 Estate Lot Site Number 323, located on Horseshoe Drive, as shown on the Final Plans Phase 7, Blue Mountain Lake, a planned unit development, approved by the Stroud Township Board of Supervisors as of April 14, 1977 and filed of record in the Office of the Recorder of Deeds in and for the County of Monroe, on April 22, 1997 in Plat Book Volume 69, Page 71.

Being Known As: 323 Horseshoe Drive, East Stroudsburg, PA 18301

TAX CODE: 17/90412  
PIN NO.: 17730202690633

TITLE TO SAID PREMISES IS VESTED IN Floyd Halley and Phyllis Halley, husband and wife in by deed from Elias J. Morales and Karen Johnson Morales, husband and wife dated 06/24/2003 recorded 06/27/2003 in Deed Book 2158 Page 1016.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FLOYD HALLEY  
PHYLLIS HALLEY

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3340 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, APRIL 25, 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 97, Section Seven, as shown on 'Plotting of Sierra View', Chestnuthill Township, Monroe County Pennsylvania, made by VEP & ASSOCIATES, INC. and recorded in Monroe County, Pennsylvania, in Plot Book No. 61 Page 210.

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

TITLE TO SAID PREMISES IS VESTED IN Frank A. Colorio and Annette R. Colorio, by Deed from Universal Industries, Inc., a PA Corporation, dated 12/28/1993, recorded 01/03/1994 in Book 1929, Page 1511. By virtue of the death of the said Frank A. Colorio on or about 06/17/2010, Annette R. Colorio became sole owner of the premises as surviving tenant by the entireties.

TAX CODE: 02/86551  
TAX PIN: 02633103322635

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANNETTE R. COLORIO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the pro-

## MONROE LEGAL REPORTER

ceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3431 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, APRIL 25, 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 Price, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 7-B, Section 2, as shown on map of Timber Hill, Inc., on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania, in Plot Book No.11, at page 115.

Tax Id #14/8A/1/134

PIN NO. 14639504525607

UNDER AND SUBJECT to the conditions and restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Angelica Castro and Juan Rodriguez, husband and wife, by deed from JBM BUILDERS, INC. dated June 18, 2007 and recorded August 3, 2007 in Deed Book 2312, Page 7633.

Being Known As: 7 B Timber Hill Road, Henryville, Price Township, Monroe County, PA 18332  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANGELICA CASTRO  
JUAN 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 one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin

Sheriff of Monroe County  
Pennsylvania  
MARC S. WEISBERG,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3473 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, APRIL 25, 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 1203, Section C, being situated and located in Coolbaugh Township, Monroe County, Pennsylvania and encompassed and included within one of the following Plats: A subdivision drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known and described as "Section C, Stillwater Lake Estates, Inc., dated July 2, 1950" and approved by the Supervisors of the Township of Coolbaugh on July 31, 1961 and the Supervisors of the Township of Tobyhanna on July 31, 1961, and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on the 16th day of August, 1961, which said Plat is recorded in Plat Book 8, Page 159, and a subdivision Plat drawn by L.A. Achterman, Jr., P.E., of East Stroudsburg, Pennsylvania, known as "Section F of Stillwater Lakes Estates, Sundance 3 Stillwater Corp., dated April 6, 1968 and approved by the Supervisors of the Township of Coolbaugh on June 3, 1968 and approved by the Monroe County Planning and Zoning Commission on May 8, 1968 and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on the 6th day of June 1968 in Plot Book 11, Page 131. Said lot having a frontage on Hawthorne Terrace of 90 feet and a rear line of 129 feet; easterly side line of 214 feet and a westerly side line of 108 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.

**OIL AND GAS EXCEPTION:** Oil and gas and minerals and all rights incident to the extraction or development of oil an gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

**HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1203 HAWTHORNE TERRACE, POCONO SUMMIT, PA 18346**

**BEING THE SAME PREMISES WHICH Anna Mary Girardi, Lucille Ann Colaneri and Philip C. Colaneri, by Deed dated 11/15/04 and recorded 11/18/04 in Monroe County Deed book 2208, Page 1612 granted and conveyed unto Angel L. Corujo, Jr. and Raida A. Corujo.**

**TO BE SOLD AS THE PROPERTY OF RAIDA A. CORUJO and ANGEL L. CORUJO, JR. ON JUDGMENT NO. No. 3473-CV-11**

## MONROE LEGAL REPORTER

TAX CODE #3/14C/1/55  
PIN 03-6345-04-94-7790

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: RAIDA A. CORUJO  
AND ANGEL L. CORUJO, JR.

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3940 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, APRIL 25, 2013  
AT 10:00 A.M.

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

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

BEING Lot 2 on a plan of lots entitled "Final Plan; Village Edge; Chestnuthill Township, Monroe County, Pennsylvania, Scale: 1"=50"; April 1976" as prepared by Lawrence R. Dailey, R.S. Stroudsburg, Pennsylvania and recorded in the Office for the Recording of Deeds &c., in and for the County of Monroe, at Stroudsburg, PA., in Plot Book Vol. 29, Page 13.

TOGETHER with such rights and subject to such interests, reservations, easements and obligations as set forth in the hereinafter recited deed.

TOGETHER with a right-of-way for ingress, egress and utilities in common with the grantor, its successors and assigns, over that portion of Village Edge Drive as shown on the plan of lots entitled, "Final Plan; Village View Estates; Chestnuthill Township, Monroe County, PA.; Scale 2"=10G"; April 1976" as recorded in Monroe County Plot Book Vol. 29, page 11, from U.S.

Route 200 also known as PA Route 115, to the southerly point of intersection of said Village Edge Drive and Village Edge Court to which reference is hereinafter made and together with right-of-way for egress, ingress and utilities over the said Village Edge Court, in common with the grantor, its successors and assigns.

BEING known and numbered as Lot 2 Village Edge Court, Brodheads ville, PA, 18322.

BEING THE SAME PREMISES WHICH Shirley A. Battern, an unmarried woman, by deed dated September 16, 2002 and recorded September 20, 2002 in and for Monroe County, Pennsylvania, in Deed Book Volume 2131, Page 9137, granted and conveyed unto LaRue Stackhouse, an unmarried woman.

TAX CODE: 02/2A/3/3

PIN NO: 02625804748082

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: LaRue STACKHOUSE  
A/K/A Larue STACKHOUSE

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOEL A. ACKERMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3986 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, APRIL 25, 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 State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Township Road, T-680, said point being the southeasterly corner of lands of Elmer Shaffer; thence along

## MONROE LEGAL REPORTER

said lands of Elmer Shaffer, North 21 degrees, 45 minutes, 53 seconds West, (at 25.21 feet passing an iron) 202.58 feet to a point; thence along the same, North 27 degrees, 17 minutes, 28 seconds West, 399.99 feet to an iron in stones, a common corner of lands of said Elmer Shaffer, lands of Pocono Lake Preserve and lands of Tunkhannock Creek Association; thence along lands of Tunkhannock Creek Association, North 62 degrees, 42 minutes, 28 seconds East, 110.00 feet to an iron, the northwesterly corner of lands of Louise Riel; thence along said lands of Louise Riel, South 27 degrees, 17 minutes, 28 seconds East (at 560.33 feet passing an iron filled with concrete) 630.59 feet to a point in the middle of said Township Road, T-580; thence in and along the middle of said road, South 74 degrees, 20 minutes, 23 seconds West, 112.31 feet to a point; thence along the same, South 80 degrees, 54 minutes, 29 seconds West, 20.54 feet to the place of BEGINNING.

BEING all of Parcel No. 1 and Parcel No. 2 and part of Parcel No. 3.

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

PARCEL NO. 19/8/1/20  
PIN NO. 19632400172349

Being Known As: 34 Stoney Hollow Road, Pocono Lake, PA 18347

TITLE TO SAID PREMISES IS VESTED IN Rose DeFeo by deed from BRYAN BUHL AND DIANE BUHL, HUSBAND AND WIFE, dated December 10, 1993 and recorded December 14, 1993 in Deed Book 1926, Page 0024.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROSE DEFEO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3988 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, APRIL 25, 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 Number 241, Section D, as shown on map of A Pocono Country Place on file in the Recorder of Deeds Office at Stroudsburg, Pennsylvania, in Plat Book No. 18 at Page(s) 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.

PARCEL NO. 03/8B/2/44

PIN #: 03635819620341

Being Known As: 4326 Woodland Drive, Tobyhanna, PA 18466

TITLE TO SAID PREMISES IS VESTED IN Owen Gerling by deed from EMC Mortgage a/k/a EMC Mortgage Corporation dated November 25, 2003 and recorded December 3, 2003 in Deed Book 2175, Page 7230.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: OWEN GERLING

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4045 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, APRIL 25, 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 tract or parcel of land located in Stroud Township, Monroe County, Pennsylvania, and known as Estate Lot Site Number 588 located on Hilltop Circle, as shown on the Final Plan Blue Mountain Lake Subdivision Phase 5, approved by the Stroud Township Board of Supervisors as of November 16, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on December 10, 1998 in Plot Book 70 at pages 257 and 258.

The said Estate Lot is not separately assessed ad is part of Property I.D. No. 17/2/1/9

Parcel No.: 17/91104

Being Known As: 435 Blue Mountain Lake, East Stroudsburg, Monroe, Monroe County, PA18301

TITLE TO SAID PREMISES IS VESTED IN Victor R. Savinon, Jr. by deed from Victor R. Savinon, Jr. by deed from BLUE MOUNTAIN LAKE ASSOCIATES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP dated May 28, 1999 and recorded June 1, 1999 in Deed Book 2064, Page 4371.

Pin No.: 17730303203641

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VICTOR R. SAVINON, JR.

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 431 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, APRIL 25, 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. 690, Section No. K (Ext) as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24 Page 51, 53 and 54.

TOGETHER with all of the rights and UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in a certain deed from Pocono Country Place, Inc. to Kathleen C. Quinn and Nonie B. Loehr, as recorded in the Office of Recorder of Deeds in and for Monroe County in Record Book 770, at page 21.

Parcel No. 3/9F/1/277.

Being Known As: 690 K Shadyside Drive, Tobyhanna, PA 18466

TAX CODE: 3/9F/1/277

PIN NO.: 03636913038066

TITLE TO SAID PREMISES IS VESTED IN Sandra King by deed from Kathleen C. Quinn dated 03/19/05 recorded 04/07/05 in Deed Book 2221 Page 3656.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SANDRA KING

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4644 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, APRIL 25, 2013

AT 10:00 A.M.

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

## MONROE LEGAL REPORTER

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

BEGINNING at an iron on the southerly line of Horizon Drive, said iron being the northeasterly corner of Lot 486 as shown on said map; thence along the southerly line of Horizon Drive as shown on said map, N 83°08'10" E 100.00 feet to an iron; thence along Lot 484 as shown on said map, S 6°51'50" E 149.75 feet to an iron; thence along lands of F.P. & S. Inc., Maplewood Estates, S 83°07'48" 100.00 feet to an iron; thence along the said Lot 486, N 6°51'50" W 149.77 feet to the place of BEGINNING.

BEING Lot 485 as shown on map entitled "Section 3, Plan of Lots, Fifth St. Corp", dated October 18, 1996 and revised January 20, 1997, and recorded in the Monroe County Recorder's Office in Plot Book 11, Page 5.

BEING further identified as Tax Parcel ID #17/113300

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

Being Known As: 715 Horizon Drive, Stroudsburg, PA 18360

TAX CODE: 17/113300

PIN NO.: 17730117223196

TITLE TO SAID PREMISES IS VESTED IN Vincent Costa, Sr. and Joann Costa, husband and wife, as tenants by the entirety by deed from Vincent Costa, Sr. and Joann Costa, husband and wife dated 06/11/2003 recorded 06/30/2003 in Deed Book 2158 Page 1923.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VINCENT COSTA, SR.

JOANN COSTA

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4680 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, APRIL 25, 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 known as Lot 54, as shown on a map entitled Final Plan of Mountain Terrace Estates at Tunkhannock, recorded in Plot Book 74, page 37. UNDER AND SUBJECT to all restrictions and easements of record.

TITLE TO SAID PREMISES IS VESTED IN Crecencio Rivas and Mirca Rivas, h/w, by Deed from West End Developers, LLC, a Pennsylvania Limited Liability Company, dated 06/10/2005, recorded 06/13/2005 in Book 2228, Page 5949.

TAX CODE: 20/96375

TAX PIN: 20-6321-00-09-8379

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CRECENCIO RIVAS  
MIRCA RIVAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5149 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, APRIL 25, 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 or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 95, 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) 69.

UNDER & SUBJECT to covenants, charges, reservations, conditions, and restrictions and requirements in prior deeds of record, including those for Penn Estates referenced in Deed Book 939, Page 82, which shall be deemed to run with the land.

TITLE TO SAID PREMISES IS VESTED IN John Brannan by deed from JAMES R. PALMERE, DECEASED, AND JOAN C. PALMERE, HIS WIFE dated May 9, 2001 and recorded June 11, 2001 in Deed Book 2098, Page 251.

Being Known As: 95 Fernwood Drive, East Stroudsburg, Township of Stroud, Monroe County, PA 18301

Tax Parcel No.: 17639201187771

Pin No. 17/15A/1/23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN BRANNAN

### TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

### Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 29; April 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5156 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, APRIL 25, 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 State of Pennsylvania, marked and designated as Lot Number 64, Section 5, as shown on 'Plotting of Sierra View,' Chestnuthill Township, Monroe County, Pennsylvania, made by VEP & Associates, Inc., and recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot book No. 33, PAGE 41.

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

TITLE TO SAID PREMISES VESTED IN Hegeil Antoine, a married person, by deed from Cecile Marcelin and Hegeil Antoine, H/W, dated 3/24/2009 and recorded 03/25/2009 in Book 2350 Page 7254.

TAX CODE: 2/6B/1/33

TAX PIN: 02634001191210

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HEGEIL ANTOINE

### TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

### Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 29; April 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 520 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, APRIL 25, 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. One Hundred Seventeen (117) on map of Section Nine, Lake Naomi, Pocono Pines, Tobyhanna Township, Monroe County, Pennsylvania and recorded in Plot Book 15 Page 27 in the Monroe County Recorder's Office



## MONROE LEGAL REPORTER

Being Known As: 1 Huckleberry Lane Pocono Pines, PA 18350  
TAX CODE: 19/5H/1/101  
PIN NO.: 19633501471592  
TITLE TO SAID PREMISES IS VESTED IN John J. Connolly, III and Lugina R. Connolly husband and wife by deed from Charles A. Winchell and Cynthia C. Winchell husband and wife dated 06/30/1999 recorded 07/01/1999 in Deed Book 2065 Page 8983.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN J. CONNOLLY, III  
LUGINA R. 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 one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SHERRI J. BRAUNSTEIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5976 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, APRIL 25, 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. 248, 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 18/101, 107 and 109.

Having been erected thereon a single family dwelling.

Being Known As: 5663 Pembroke Drive, a/k/a 248 East Pembroke Drive, Tobyhanna, PA 18466  
Property ID No.: 3/9A/1/65

Pin No.: 03635811771108

TITLE TO SAID PREMISES IS VESTED IN Jorge Gomez by deed from Federal Home Loan Mortgage Corporation by Kamiel Houston, Attorney in Fact by Power of Attorney recorded 8/20/04 in Book 2199 Page 8651 Instrument Number 200438359 dated 9/2/05 recorded 10/4/05 in Deed Book 2242 Page 5749.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JORGE GOMEZ

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SHERRI J. BRAUNSTEIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6146 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, APRIL 25, 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. 281, 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 Vol. 32, Page 129.

**UNDER AND SUBJECT** to the protective covenants and Restrictions as of record.

TITLE TO SAID PREMISES VESTED IN John Weeks, an Individual by Deed from Patricia Bregen, single, dated July 15, 2004 and recorded July 28, 2004 in Deed Book Volume 2197 Page 5003.

TAX CODE: 17/15E/1/281  
TAX PIN: 17-6392-01-06-7654

## MONROE LEGAL REPORTER

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN WEEKS

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6434 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, APRIL 25, 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 29, Section Two, The Birches Three, 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 44, Page 21, being described as follows, to wit:

**BEGINNING** at an iron on the westerly side of Darcy Drive, said iron also being a corner of a Recreation Area, thence along the northeasterly side of a Recreation Area, South 49 degrees 44 minutes 41 seconds West (Magnetic Meridian 1978) for 450.00 feet to an iron, thence still along the same Recreation Area, North 2 degrees 01 minutes 47 seconds East for 311.37 feet to an iron, thence along Lot No. 30, The Birches Three, Section Two, North 71 degrees 49 minutes 41 seconds East for 287.54 feet to an iron, thence along the westerly side of Darcy Drive on a curve to the left having a radius of 300.00 feet an arc length of 120.86 feet to the place of **BEGINNING**.  
**CONTAINING** 1.566 acres, more or less.  
**UNDER AND SUBJECT** to all conditions, covenants and restrictions as of record.  
**SUBJECT** to all valid easements, rights of way,

covenants, conditions, reservations and restrictions of record, if any, and, also, applicable zoning, land use and other laws and regulations.

**TITLE TO SAID PREMISES IS VESTED IN** Richard Lovallo, single, by Deed from Richard Lovallo, single, and Jessica T. Lovallo, n/b/m Jessica T. Bush, married, dated 08/02/2010, recorded 08/13/2010 in Book 2374, Page 5100.

TAX CODE: 02/6D/1/65

TAX PIN: 02634001492401

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD R. LOVALLO

JESSICA T. LOVALLO

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6488 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, APRIL 25, 2013  
AT 10:00 A.M.

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

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

**BEGINNING** at a corner formed by the intersection of a street thirty feet wide with Smith Street (forty feet wide) thence along the West side of Smith Street South twenty nine degrees East fifty four feet to a post; thence along other lands now or formerly of Henry T. Teeter about to be conveyed to Wilson L. Singer South sixty one degrees West eighty nine and one half feet to a post on the East side of a public alley twelve feet wide; thence along the East side of said alley North eleven degrees West fifty six feet to a post

## MONROE LEGAL REPORTER

at the southeast corner formed by the intersection of said public alley with the said street thirty feet wide; thence along the South side of said street North sixty one degrees East seventy three feet to the place of BEGINNING.

Being Known As: 55-57 Lackawanna Avenue, East Stroudsburg, PA 18301

As described in Mortgage Book 2228 page 8721  
Being Known As: 55-57 Lackawanna Avenue, East Stroudsburg, PA 18301

TAX CODE: 05-4/1/6/1

PIN NO.: 05730116849634

**TITLE TO SAID PREMISES IS VESTED IN** Maria I. Riveros-Sanchez and Edgar Riveros-Sanchez, her husband by deed from Maria I. Riveros-Sanchez dated 05/15/2002 recorded 05/16/2002 in Deed Book 2122 page 1255.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARIA I. RIVEROS-SANCHEZ  
EDGAR RIVEROS-SANCHEZ

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6603 CIVIL 2007, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, APRIL 25, 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 Smithfield Township, Monroe County, Pennsylvania, and known as Lot 209, Twin Lake Estates as shown on the plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 9 at Page**

205.

**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 IS VESTED IN** Anthony Hayes, by Deed from Margaret R. Naumann, single, dated 12/20/2006, recorded 01/11/2007, in Deed Book 2293, page 4082.

TAX CODE: 16/7A/1/81

TAX PIN: 16-7312-04-54-6077

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANTHONY HAYES

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6744 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, APRIL 25, 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 land referred to is situated in the County of Monroe, State of PENNSYLVANIA, is described as follows:

**ALL THAT CERTAIN tract or parcel of land located in Stroud Township, Monroe County, Pennsylvania, and known as Estate Lot Site Number 585 located on Hilltop Circle, as shown on the Final Blue Mountain Lake Subdivision Phase 5, approved by the Stroud Township Board of Supervisors as of November 16, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on December 10, 1998 in Plat Book 70 at pages 257 and 258.**

**TITLE TO SAID PREMISES IS VESTED IN** Carlos Muniz-Deynes, an unmarried man and Marilyn

## MONROE LEGAL REPORTER

Deynes, an unmarried woman, as joint tenants with right of survivorship, by Deed from Carlos Muniz-Deynes, a/k/a Carlos Deynes, surviving spouse of Jennie Deynes, dated 11/17/2005, recorded 01/13/2006 in Book 2254, Page 7273.

TAX CODE: 17/91101

TAX PIN: 17-7303-03-20-1921

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARLOS DEYNES

A/K/A CARLOS MUNIZ DEYNES

MARILYN DEYNES

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

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSHUA I. GOLDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6827 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, APRIL 25, 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 or tenement and lot of land, situate in the Borough of East Stroudsburg, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a post on the West side of Grove Street, a corner of land of George W. Sears, thence by said land South eighty-four and one-fourth degrees West two hundred and forty-five feet to a post, thence by land of formerly William F. Bush, now A.L. Rake North five and three-fourths degrees West thirty-two feet to a post, corner of land of F.W. and Beulah Taylor, thence by said land North eighty-four and one-four degrees East two hundred and forty-five feet to a post on the West side of Grove Street, thence along said Grove Street South five and three-

fourths degrees East thirty-two feet to the place of **BEGINNING**.

**UNDER AND SUBJECT** to any conditions, reservations, and restrictions which may appear in the chain of title.

**TITLE TO SAID PREMISES VESTED IN** Robert Connelly and Christine Muncaster, as tenants with the Right of Survivorship, and not as tenants in common, by Deed from Irene Sharp, widow, Nadine M. Swanson and David C. Swanson, her husband, and Lila E. Loevsky and Steve D. Loevsky, her husband, dated October 27, 2003 and recorded April 2, 2004 in Deed Book Volume 2186 Page 2148.

TAX CODE: 5-5/2/9/11

TAX PIN: 05-7301-12-75-7470

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHRISTINE MUNCASTER

ROBERT CONNELLY

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 694 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, APRIL 25, 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 TWO** certain tracts, pieces or parcels of land, situate in the Township of Pocono, County of Monroe, State of Pennsylvania, bounded and described as follows, viz:

No. 1 **BEGINNING** at an iron pipe on the south-easterly side of a forty foot right of way leading Southwesterly into lands of the grantors from Legislative Route 45025 between Analomink and Meisertown, said pipe being also the most

## MONROE LEGAL REPORTER

Westerly corner of Lot No. 5, as shown on Plan of Land belonging to Chester c. Sebring, Sr., dated June 19, 1961, revised October 25, 1962 and August 6, 1965, Lot No. 5 now being owned by the grantees herein; thence, along the Southeast line of the said right of way (bearings from a former Meridian) South thirty six degrees thirty three minutes West one hundred eighteen and thirty one-hundredths feet to an iron pin on the Southeast side of the aforesaid right of way; thence, by Lot No. 7, as shown on the aforesaid Plan of Land, South fifty three degrees twenty seven minutes East two hundred fifty two and seventy four one-hundredths feet to an iron pin on line of lands of Herbert Cramer; thence by lands of the said Herbert Cramer, North forty two degrees twelve minutes East one hundred eighteen and eighty eight one-hundredths feet to a pipe; thence, by the aforesaid Lot No. 5 (other land of Wm. B. Snyder) North fifty three degrees twenty seven minutes West two hundred sixty four and forty four one-hundredths feet to the place of BEGINNING. CONTAINING 0.702 acre, more or less. BEING Lot No. 6 as shown on the aforesaid Plan of Land.

No. 2 BEGINNING at an iron pin on the Southeasterly side of a forty foot right of way leading Southwesterly into lands of the grantors from Legislative Route 45025 between Analomink and Meisertown, said pin being also the most westerly corner of Lot No. 6 as shown on Plan of Land belonging to Chester C. Sebring, Sr., dated June 19, 1961, Revised October 25, 1962 and August 6, 1965, Lot No. 6 now being about to be conveyed by the grantors herein to William B. Snyder, et ux., thence, along the Southeast line of the said right of way (Bearings from a former Meridian), south thirty six degrees thirty three minutes West one hundred seven and seventy seven one-hundredths feet to an iron pipe on line of lands of Robert L. Sebring, et al., thence by lands of the said Robert L. Sebring, et al. South forty seven degrees five minutes East two hundred forty and ninety one-hundredths feet to a pipe; thence by lands of Herbert Cramer, North forty two degrees twelve minutes East one hundred thirty five and fourteen one-hundredths feet to an iron pin, the most Southerly corner of Lot No. 6 as shown on the aforesaid Plan of Land; thence, by the said Lot No. 6 North fifty three degrees twenty seven minutes West two hundred fifty two and seventy four one-hundredths feet to the place of BEGINNING. CONTAINING 0.688 acres, more or less. BEING Lot No. 7 as shown on the aforesaid Plan of Lots.

UNDER AND SUBJECT to all covenants, easements, conditions, exceptions, reservations and restrictions as are contained in prior deeds and/or documents appearing in the chain of title and/or visible upon the land. In addition, the above premises are conveyed under and subject to the restrictions that no shacks, outbuildings or structure of an unsightly character shall be erected or maintained on the premises.

PARCEL NO. 12/1/1/20-12

AND 12/1/1/20-9

PIN 12639300254243

AND 12639300253191

TITLE TO SAID PREMISES IS VESTED IN James D. Nelson and James D. Conger by deed from CASSIE ADA LANCE N/B/M CASSIE ADA LANCE SOUTHWOOD AND CHARLES J. SOUTHWOOD, HER HUSBAND, dated August 12, 1999 and recorded August 13, 1999 in Deed Book 2067, Page 7910.

Being Known As: 303 Sebring Drive, East Stroudsburg, Pocono, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES D. CONGER

JAMES D. NELSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office

Stroudsburg, Penna.

Barry J. Cohen, Sheriff's Solicitor

PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7137 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, APRIL 25, 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, with improvements thereon situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe on the Northerly side of a private road which pipe bears South eighty-one degrees East two hundred eighty-nine and five-tenths feet from the edge of the cross road to the West, thence, on all sides along land of the party of the first part hereto, of which this is a part, along said edge of road, South eighty-one degrees East one hundred feet to a pipe; thence, North five degrees West one hundred fifty-two feet to a pipe near the edge of the lake; thence, along the lake South seventy-five degrees fifteen minutes West sixty-eight feet to a pipe, thence, South nine degrees West one hundred fourteen and eight-tenths feet to the place of BEGINNING. CONTAINING .249 of an acre, more or less.

UNDER AND SUBJECT to any restrictions, covenants or exceptions that may be found in the chain of title.

UNDER AND SUBJECT ALSO to the lien of any mortgage or judgment of record.

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PARCEL NO. 12/16B/1/5  
PIN 12635403106433

TITLE TO SAID PREMISES IS VESTED IN Amy Fey and Daniel Fey, husband and wife, by deed from FAYE E. KISSLING, NOW BY RE-MARRIAGE FAYE E. REINER dated April 20, 2002 and recorded May 13, 2002 in Deed Book 2121, Page 7172.

Being Known As: RR1 Box 283, Scotrun, Pocono Township, Monroe County, PA 18355

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DANIEL FEY  
AMY FEY

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7735 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, APRIL 25, 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 1912, Section 4, Pocono Farms - East 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 19.

BEING the same premises which Meadow Creek, Inc., a Pennsylvania Corporation, by its deed dated September 15, 2004 and recorded in the Office of the Recording of Deed in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2202, Page 2611, granted and conveyed unto Darren Dangerfield and Tara Hall, in fee.

**UNDER AND SUBJECT** to all conditions,

covenants and restrictions as of record.

BEING Tax Code No. 3/4D/1/222

Being Known As: Lot 1912/4 Pocono Farms East A/K/A Lot 1912 Section 4 Hamlet Drive A/K/A 1912 Hamlet Drive, Tobyhanna, PA 18466

Tax Code: 3/4D/1/222

Pin No.: 03636601291180

TITLE TO SAID PREMISES IS VESTED IN Darrin Dangerfield by deed from Darrin Dangerfield, unmarried and Tara Hall, unmarried dated 11/08/2004 recorded 02/14/2005 in Deed Book 2216 Page 3282.

Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DARRIN DANGERFIELD

TARA HALL (MORTGAGOR)

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
SHERRI J. BRAUNSTEIN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7839 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, APRIL 25, 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/Lots No. 36, Section D, as shown on map of A Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Page 101, 103 & 105

**UNDER AND SUBJECT** to covenants, conditions, restrictions, reservations, etc., as more fully set forth in Schedule "A" (Sections D & E), as recorded in Monroe County Deed Book Volume 485,

## MONROE LEGAL REPORTER

Page 120, &c.

By deed of James J. Beni and Patricia A. Beni, his wife, dated September 27, 1998 and recorded September 29, 1998, in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Volume 205, at page 590, granted and conveyed unto Tomas Vergara and Nancy Vergara, his wife.

Tax ID No. 03/8B/2/206

Pin No. 03635820719984

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NANCY VERGARA  
TOMAS VERGARA

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
M. TROY FREEMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7923 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, APRIL 25, 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 place of ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being lot/lots No. 88, Section No. H, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, page 21, 23 & 25.

BEING THE SAME PREMISES which Robert F. Sia and Rose Maria Sia, by deed dated 12/12/88 and recorded 1/4/89 in Book 1660 Page 1425 conveyed to Robert F. Sia and said Robert F. Sia departed this life on 10/22/08 leaving title vested in ANTOINETTE SIA, solely in her capacity as heir of the estate of Robert F. Sia, deceased, DIERDRE

BROCKEY SIA, solely in her capacity as heir of the estate of Robert F. Sia, deceased and ROBERT M. SIA, solely in his capacity as heir of the estate of Robert F. Sia, deceased.

Pin #: 03-6358-09-27-0187

Tax Code #: 3/8E/1/389

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
UNKNOWN HEIRS OF THE ESTATE OF ROBERT F. SIA, DECEASED

ANTOINETTE SIA, Solely in Her Capacity as Heir of the Estate of Robert F. Sia, Deceased

DIERDRE BROCKEY SIA, Solely in Her Capacity as Heir of the Estate of Robert F. Sia, Deceased

ROBERT M. SIA, Solely in His Capacity as Heir of the Estate of Robert F. Sia, Deceased

Mortgagor(s) and Record Owner(s)

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8317 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, APRIL 25, 2013  
AT 10:00 A.M.

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

ALL THAT CERTAIN lot or parcel of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, designated as Lot 2, Block 1 on a map of Poplar Bridge Estates as recorded in the Office for the Recording of Deeds etc. in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book 16, Page 93, bounded and described as follows, to wit:

BEGINNING at a point on the edge of a 40 foot road known as Marshall Drive, said point being also a corner of lot 1, thence along lot 1, South 58

## MONROE LEGAL REPORTER

degrees 20 minutes 50 seconds West 167.84 feet to a pipe, said pipe being also a corner of lot 4, thence along lot 4, North 41 degrees 57, minutes 45 seconds West 126.04 feet to a point, said point being also a corner of lot 3, thence along lot 3, North 58 degrees 20 minutes 50 seconds East 190.39 feet to a point on the edge of the above mentioned Marshall Drive, thence along the edge of Marshall Drive, South 31 degrees 39 minutes 10 seconds East 124.00 feet to the point of BEGINNING. CONTAINING 0.501 acres.

TITLE TO SAID PREMISES VESTED IN Robert McGowan and Dorothy McGowan, his wife, by Deed from Robert Gerard O'Neill, Jr. and Mary Anne O'Neill, his wife, dated 05/01/1987, recorded 05/04/1987 in Book 1551, Page 600.

TAX CODE: 9/10A/3/37

TAX PIN: 09-7324-04-72-0097

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT MCGOWAN  
DOROTHY MCGOWAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8384 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, APRIL 25, 2013  
AT 10:00 A.M.

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

ALL THAT CERTAIN plot or parcel of land, with the dwelling unit now situated therein, or to be erected thereon, designated as Unit 15-B of Building Site No. 15, Phase 2 of NorthSlope at Shawnee Mountain, situate in Middle Smithfield Township, Monroe County, Pennsylvania, as those Unit and Building designations appear on a cer-

tain plat or plotting entitled "Phase 2 of NorthSlope at Shawnee Mountain" recorded in Monroe County Office for Recording of Deeds &c. at Stroudsburg, PA at file no. (s) 58-354 and 58-355.

UNDER AND SUBJECT, nevertheless, to the "Declaration of Protective Covenants, Restrictions and Easements, as Restated, for Phase 2, NorthSlope at Shawnee Mountain" as the same is recorded in the aforesaid Office in Record Book Vol. 1537, Page 140 &c.

TOGETHER with the rights accruing to grantee(s) pursuant to nonexclusive easements set forth in the Grant of Easements from Shawnee Holding, Inc., dated June 19, 1986, and recorded in Record Book Vol. 1494, Page 1668 &c., and the Grant of Easements from Shawnee Development, Inc., dated June 19, 1986, and recorded in Record Book Vol. 1494, Page 1670 &c.

The unit now situate upon the aforesaid premises was designated as a Type II Structure by Supplementary Declaration recorded in Record Book Vol. 1537, page 990 &c.

TITLE TO SAID PREMISES IS VESTED IN Victoria Castillo by deed from ANNA BERENSTEIN AND MICHAEL BERENSTEIN dated May 13, 2000 and recorded June 5, 2000 in Deed Book 2079, Page 6035.

Being Known As: 15 Mountain View Court, Unit B, East Stroudsburg, Middle Smithfield Township, Monroe County, PA 18302

Tax Parcel No.: 09/8A/2/15-1B

Pin No. 09733304516071B1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VICTORIA CASTILLO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 910 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,



## MONROE LEGAL REPORTER

Pennsylvania on:

THURSDAY, APRIL 25, 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 lot or tract and piece of land situate in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point in the middle of the public road leading from Gilbert to Mervinsburg; said point being thirty-seven and five-tenth (37.50) feet North of a black walnut tree on the West side of the road; thence crossing said road and along land now or late of John J. Buchholtz, passing an iron pin at twenty (20) feet, and passing another iron pin at three hundred twenty-eight and eight-tenths (328.80) feet to an iron pin on the line of land now or late of Raymond H. Berger; thence continuing along the land now or late of Raymond H. Berger North seventeen degrees (17°) thirty minutes (30') West, eight hundred eighty-four and nine-tenth (884.90) feet to a pin; thence North thirty-three degrees (33°) thirty minutes (30') West, one hundred ninety-nine (199.00) feet to an iron pin; thence along the line of lands now or late of Otto Jacob, et ux, North forty-eight degrees (48°) thirty-six minutes (36') East, three hundred forty-eight (348.00) feet to a point in the center of the public road; thence along the center of the said road South forty degrees (40°) fifteen minutes (15') East; fifty-two and nine-tenths (52.90) feet; thence in and along the center of said road in a Southerly direction, five hundred twenty (520.00) feet to a point, which point is the Northwest corner of Lot No. 159, in Hemlock Lake Development Company; thence still in and along the center of said public road, along the west side of Lots Nos. 159, 160 and 161 of said Development, South thirty-nine degrees (39°) three minutes (3') East, two hundred ninety-five and six-tenths (295.60) feet to a point; thence continuing along the center of said public road South thirty-seven degrees (37°) fifteen minutes (15') East, one hundred forty-six (146.00) feet to a point; thence continuing along the same South thirty-eight degrees (38°) thirty-one minutes (31') East, three hundred eleven (311.00) feet to the point and place of **BEGINNING**.

**CONTAINING** in excess of thirteen (13) acres.

**BEING THE SAME PREMISES** which Kathleen M. Serfass, Administratrix of the Estate of William F. Ratti, by deed dated 5/16/07 and recorded 6/6/07 in Book 2307 Page 2912 conveyed to Evelyn Ugalde, a single woman.

Pin #: 13622800928868

Tax Code #: 13/3/1/1

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

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

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

A schedule of proposed distribution for the pro-

ceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance 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 - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9292 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, APRIL 25, 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 Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point in the middle of a twenty-five feet wide road, a corner of Lot No. 16; thence along the West side of said Lot No. 16, North four degrees East one hundred seventy-eight feet to a corner of Lot No. 18B; thence along the South side of said Lot No. 18B, North eighty-six degrees West one hundred seventy-five feet to a corner of said Lot No. 18b; thence along the same, South four degrees West one hundred seventy-eight feet to a point in the middle of the twenty-five feet wide road, above mentioned; thence along the middle of the same, South eighty-six degrees East one hundred seventy-five feet to the place of **BEGINNING**.

**CONTAINING** seventy-two (0.72) of an acre and being Lot No. 18A, according to a Map of Lots belonging to Arthur L. Yetter, known as 'Pocono Heights' situate in Middle Smithfield Township, Monroe County, Pennsylvania.

**SUBJECT** to all covenants and restrictions of record.

**TITLE TO SAID PREMISES IS VESTED IN** Joseph Robert Darrah, by Deed from Garnett L. Morris, III and Michelle S. Morris, his wife, dated 10/12/1999, recorded 10/22/1999 in Book 2070, Page 7136.

The said Joseph Robert Darrah a/k/a J. Robert Darrah died on 04/12/2009, leaving a Will dated 04/09/2009. Letters Testamentary were granted to Robert P. Darrah on 04/23/2009 in Monroe County, No. 45-09-0193. Decedent's surviving heirs at law and next-of-kin are Robert P. Darrah, Jessica S. Darrah, and Joseph W. Darrah.

TAX CODE: 9/10/2/9-1

TAX PIN: 09-7324-01-25-6667

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

ROBERT P. DARRAH, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF

## MONROE LEGAL REPORTER

JOSEPH ROBERT DARRAH, A/K/A J. ROBERT DARRAH

JESSICA S. DARRAH, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF JOSEPH ROBERT DARRAH, A/K/A J. ROBERT DARRAH  
JOSEPH W. DARRAH, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF JOSEPH ROBERT DARRAH, A/K/A J. ROBERT DARRAH

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9370 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, APRIL 25, 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, bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of a proposed street forty feet in width, said point being the southwesterly corner of Lot No. 307 as shown on map entitled 'Section B, Pocono Laurel Lake, 29 March 1965'; thence along Lot No. 307 as shown on said map, North 48 degrees 45 minutes 20 seconds East one hundred fifty-four and ninety-seven one-hundredths feet to a point; thence along Lot No. 319 as shown on said map South 40 degrees 28 minutes 55 seconds East one hundred and one one-hundredths feet to a point; thence along Lot No. 305 as shown on said map, South 48 degrees 45 minutes 20 seconds West one hundred fifty-three and sixty-four one-hundredths feet to a point; thence along the easterly line of said proposed street, as shown on said

map, North 41 degrees 14 minutes 40 seconds West one hundred feet to the place of BEGINNING. CONTAINING 0.354 acre more or less. BEING Lot No. 306 as shown on said map.

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

**TITLE TO SAID PREMISES IS VESTED IN** Albert Hutter, by Deed from Janice Angela R. Miller, n/b/m Janice Seruya and Aaron Seruya, her husband, dated 02/05/2002, recorded 02/13/2002 in Book 2115, Page 3362. Mortgagor ALBERT HUTTER died on 7/10/03 in and upon information and belief, his surviving heir is STEVEN HUTTER.

TAX CODE: 12/9A/2/5

TAX PIN: 12-6382-03-01-8844

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STEVEN HUTTER, IN HIS CAPACITY AS HEIR OF ALBERT HUTTER, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALBERT HUTTER, DECEASED

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
JOSHUA I. GOLDMAN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 952 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, APRIL 25, 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, parcel of tract of land situate in Pocono Township, Monroe County, Pennsylvania, designated as Lots 3A and 3B on that certain subdivision plan entitled "Minor Subdivision Plan for James Gravatt, Pocono

## MONROE LEGAL REPORTER

Township, Monroe County, PENNA." Dated May 14, 1988 and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 60, Page 416.

PARCEL NO: 12/85802

& PIN NO: 12636303430556

Being Known As: RR 1 Box 191A a/k/a Lot 3A Sullivan Trail, Minor Subdivision of Gravatt, Tannersville, Pocono Township, Monroe County, PA 18372

TITLE TO SAID PREMISES IS VESTED IN Benjamin E. Davis by deed from WAI KUN LEE AND SAU KAM LAU, HUSBAND AND WIFE dated January 17, 2009 and recorded September 2, 2009 in Deed Book 2359, Page 1942.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BENJAMIN E. DAVIS

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9554 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, APRIL 25, 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 of ground shown on a plan filed in Jackson Township, Monroe County, Pennsylvania, designated as Lot No. 103, Golden Slipper Road, Barton Glen, Bartonsville, PA and further described as:

BEGINNING at a point on the northwesterly side of Golden Slipper Road as shown on a certain map entitled "Proposed Plan of Lots, Barton Glen, Section Two, Pocono and Jackson Townships, Monroe County, Pennsylvania, Scale

1" equals 100': January 1965" as prepared by Monroe Engineering Inc., Stroudsburg, Pennsylvania, said map being recorded in the Office of the Recorder of Deeds, at Stroudsburg, in and for the County of Monroe in Plot Book Volume 9, Page 161, erroneously cited as Plot Book Volume 10, Page 183, said point being common to Lots 102 and 103; thence (1) along the northwesterly side of said road, North 79 degrees 36 minutes East thirty-five and twenty-four one-hundredths feet to a point; thence (2) along the same, North 69 degrees 26 minutes East eighty-two feet to a point, a corner common to Lots 103 and 104; thence (3) leaving said road and along said Lot 104, North 20 degrees 34 minutes West one hundred forty-four and fifty-nine one-hundredths feet to a point, a corner common to Lots 97, 103, 104 and 106, thence (4) along said Lot 97, South 69 degrees 26 minutes West ninety-one and eighty-five one-hundredths feet to a point, a corner common to Lots 97, 98, 102 and 103, thence (5) along said Lot 102, South 10 degrees 24 minutes East one hundred forty and fifty-seven one-hundredths feet to the place of BEGINNING.

CONTAINING 15,045 square feet, more or less. Being Known As Lot 103 on the above captioned map.

UNDER AND SUBJECT to restrictions, conditions, and covenants as they appear in Monroe County Deed Book Volume 349, Page 94, 95 and 96.

TITLE TO SAID PREMISES IS VESTED IN Gladis M. Estrada by deed from ROY KURTH AND PATRICIA A KURTH, HUSBAND AND WIFE dated November 30, 2006 and recorded December 5, 2006 in Deed Book 2289, Page 6864.

Being Known As: 103 Golden Slipper Road, Bartonsville, PA18321

PIN No. 08637102751650

Tax ID No. 08/1A/1/7

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GLADIS M. ESTRADA

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

### 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 9616 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, APRIL 25, 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. 98, as shown on a plan titled 'Final P.R.D. Plan, Water Gap Watch - West,' as prepared by R.K.R. Hess Associates of East Stroudsburg, Pennsylvania, and recorded in Monroe County, Pennsylvania in Plot Book No. 72, Page 75.

**TITLE TO SAID PREMISES IS VESTED IN** Jean M. Charles, by Deed from Morris Dolle and Gertrude Dolce, dated 12/22/2005, recorded 01/06/2006 in Book 2254, Page 961.

Mortgagor **JEAN M. CHARLES A/K/A JEAN MARIE CHARLES** died on 7/10/07, and **MARTINE CHARLES** was appointed Administratrix of his estate.

TAX CODE: 16/91028  
TAX PIN: 16-7311-02-68-9926

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARTINE CHARLES, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JEAN M. CHARLES A/K/A JEAN MARIE CHARLES UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEAN M. CHARLES A/K/A JEAN MARIE CHARLES, DECEASED

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

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

Todd A. Martin  
Sheriff of Monroe County  
Pennsylvania  
COURTENAY R. DUNN,  
ESQUIRE

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE

### REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9663 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, APRIL 25, 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 or parcels of land situate, lying and being in the development of Monroe Lake Shores, Township of Middle Smithfield, County of Monroe and State of Pennsylvania, to wit:

Lot No. 7 and 9, Block 13 of Unit No. 3 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania.

Lot No. 11 and 13, Block 13 of Unit 3 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania.

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

**TITLE TO SAID PREMISES IS VESTED IN** Walter J. Moore, by Deed from Ross R. Lesoine and Barbara Ann Lesoine, h/w, dated 05/15/2005, recorded 05/17/2006 in Book 2267, Page 9203.

TAX CODE: 9/14B/3-13/7  
TAX PIN: 09731502870926

TAX CODE: 9/14B/3-13/11  
TAX PIN: 09731502789043

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9692 CIVIL 2010, I, Todd A.

## MONROE LEGAL REPORTER

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

THURSDAY, APRIL 25, 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 Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pipe on the easterly side of a proposed street forty feet in width, as shown on map entitled 'Tanbark Acres', said iron pipe being also the most northwesterly corner of Lot No. 5, Block 1, Section 2, as shown on said map; thence along the easterly right of way line of said proposed street, north seventeen degrees fifty-three minutes West one hundred twenty-eight and forty-three 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 thirty-six and fifty-eight one-hundredths feet to a point on the southerly right of way line of another proposed street forty feet in width; thence along the southerly right of way line of said proposed street, North sixty-five degrees fifty-seven minutes East seventy-seven and fifty-six one-hundredths feet to an iron pipe; thence along Lot No. 7 as shown on said map, South seventeen degrees fifty-three minutes East one hundred fifty and eighty-seven one-hundredths feet; thence along Lot No. 5 South sixty-five degrees fifty-seven minutes West one hundred feet to the place of **BEGINNING**.

**BEING** Lot No. 6, Block 1, Section 2, on a map entitled 'Tanbark Acres'. Also known as Aspen Heights.

**TOGETHER WITH** all rights and privileges and **UNDER AND SUBJECT** to restrictions and covenants as appear of record and in Deed Book 318, Page 1143.

**TITLE TO SAID PREMISES IS VESTED IN** Zechir Mekulovic, a married man, by Deed from Emil T. Breton, aka, Emil Breton, by Margaret A. Breton, his attorney in fact, specially constituted By Court Order dated 11/3/06, and Margaret A. Breton, his wife, individually, dated 11/08/2006, recorded 11/13/2006 in Book 2287, Page 2730.

TAX CODE: 12/7A/2/2

TAX PIN: 12637202593141

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12

PUBLIC NOTICE  
SHERIFF'S SALE  
OF VALUABLE  
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9876 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, APRIL 25, 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 land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot 8, as shown on a plan of lots entitled, "Final Subdivision Plan of Greenwood Forest", recorded in the Office of the Recorder of Deeds in for the County of Monroe, in Plot Book Volume 64, Pages 76 through 83.

Being Known As: 8 Greenwood Court, Tobyhanna, Township of Coolbaugh, Monroe County, PA 18466

Tax Parcel No.: 03/88704

**TITLE TO SAID PREMISES IS VESTED IN** Thomas Ridley by deed from JULIO ACOSTA AND ALINE ACOSTA dated October 15, 2003 and recorded October 17, 2003 in Deed Book 2171, Page 606.  
Pin No.: 03634702876114

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

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

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

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

Sheriff's Office  
Stroudsburg, Penna.  
Barry J. Cohen, Sheriff's Solicitor  
PR - March 29; April 5, 12