

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 3888 CIVIL 2023 I, Nick Ciranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

PREMISES "A"

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

BEGINNING at a pipe in line of lands now or late of Austin C. Starkey, said beginning pipe being distant 549.5 feet on a bearing of North twenty seven degrees East from the Northeast corner of other lands now or late of Thomas and Meryl May Keiper; THENCE running from said beginning point by lands now or late of Milo Keiper, of which this lot was formerly a part, North sixty three degrees West one hundred forty two feet to a pipe; THENCE by the same North twenty seven degrees East three hundred six and eight-tenths feet to a pipe; THENCE by the same South sixty three degrees East one hundred forty two feet to a pipe in the aforesaid line of lands now or late of Austin C. Starkey; THENCE by said lands of Austin C. Starkey South twenty seven degrees West three hundred six and eight-tenths feet to the place of BEGINNING.

CONTAINING one acre.

ALSO ALL THAT CERTAIN right-of-way ten feet in width over other lands of Milo Keiper, bounded and described as follows, to wit; BEGINNING at a pipe the Southeast corner of the above described lot; THENCE running from said beginning point by lands now or late of Austin C. starey South twenty seven degrees West five hundred forty nine and five-tenths feet to an iron the Northeast corner of other lands now or late of Thomas Keiper and wife; THENCE by other lands now or late of Thomas Keiper and wife North sixty two degrees forty

five minutes West ten feet to a point; THENCE through other lands now or late of Milo Keiper North twenty seven degrees East five hundred forty nine and forty five one-hundredths feet to a point in the Southerly line of the above described lot; THENCE by the above described lot South Sixty three degrees East ten feet to the place of BEGINNING.

PARCEL NO. 20/5/1/33-1

PREMISES "B"

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

BEGINNING at an iron stake, a corner in line of William Starkey; THENCE by the same North sixty three degrees West one hundred twenty feet to an iron stake; THENCE by lands of the said grantor hereof North twenty six and three fourth degrees East two hundred feet to an iron stake; THENCE by the same South sixty three degrees East one hundred twenty feet to an iron stake; THENCE by land of the said William Starkey South twenty six and three fourth degrees West two hundred feet to the place of BEGINNING.

CONTAINING twenty four thousand (24,000) square feet, more or less.

PARCEL NO. 20/5/1/32

BEING KNOWN AS: 1066 Cottontail Road and 45040 Cottontail Lane, Long Pond, PA 18334 BEING THE SAME PREMISES WHICH THOMAS M. KEIPER, UNMARRIED MAN BY DEED DATED 12/20/2006 AND RECORDED 12/27/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2291 AT PAGE 9910, GRANTED AND CONVEYED UNTO CHRISTOPHER J. ATHANS, UNMARRIED MAN, AND LYNN E. KOERICK, UNMARRIED PERSON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

PIN #: 20632300850091 and 20632300748285 TAX CODE #: 20.5.1.33-1 and 20.5.1.32

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CHRISTOPHER J. ATHANS, LYNN E. KOERICK**
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Stephanie A. Walczak, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 May 24, 31, Jun 7

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000366 CIVIL 2022, I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
 AT 10:00 A.M.**

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

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

ALL that certain tract, piece or lot of land situate in the Township of Stroud, County of Monroe and Commonwealth of Pennsylvania, being Lot 13, Willow Pond Estates, recorded in Plot Book Volume 62, page 511, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly side of Willow Pond Court, being also the southeast corner of Lot 12, Willow Pond Estates; thence along Lot 12, Willow Pond Estates, North 26 degrees 44 minutes 36 seconds West, 195.00 feet to an iron pin; thence along lands now or formerly of Patrick Grady, Robert Surls and Karen Klein, North 63 degrees 15 minutes 24 seconds East, 178.42 feet to an iron pin; thence along Kath-Mar acres, recorded in Plot Book Volume 11, Page 129, South 25 degrees 29 minutes 36 seconds East, 245.06 feet to an iron pin; thence along Lot 14, Willow Pond Estates, South 63 degrees 15 minutes 24 seconds West, 123.07 feet to an iron pin; thence along the Northerly side of Willow Pond Court along a curve to the left having a radius of 50.00 feet for an arc length of 78.54 feet to the place of beginning.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas,

mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 7121 WISTERIA COURT EAST STROUDSBURG, PA 18301

PARCEL ID #: 17.88174

PIN#: 17-6392-00-20-0597

BEING THE SAME PREMISES WHICH Raymond Ferri, et ux., by deed dated September 10, 2018 and recorded September 12, 2018, at the Recorder of Deeds Office in and for Monroe County, Pennsylvania, to Instrument No. 2018-21831, granted and conveyed unto Frank Azzaretto. Frank Azzaretto died February 13, 2020. On February 21, 2023, Letters of Administration were granted to Patricia Azzaretto by Monroe County, Pennsylvania File No. 4522-0074.

TO BE SOLD AS THE PROPERTY OF PATRICIA AZZARETTO, ADMINISTRATRIX OF THE ESTATE OF FRANK AZZARETTO, DECEASED, ON JUDGMENT NO. 366 CV 2022.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PATRICIA AZZARETTO, Administratrix of the Estate of Frank Azzaretto, Deceased**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Leon P. Haller, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 May 24, 31, Jun 7

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002835 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel, or piece of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being knowns as Lot No. 253, Phase II, Section 5, as shown on a plan entitled "Country Club of the Poconos at Big Ridge, Phase II, Section 5, Final Land Development Plan, Grid 2," recorded in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plot Book Volume 69 page 28 (erroneously cited in the previous deeds as Plot Book Volume 67 pages 25-27 and as Plot Book Volume 69 page 27).

Tax No.: 9/90241

UNDER AND SUBJECT to a certain Declaration of Covenants and Restrictions dated 09/01/1989 and recorded in the aforementioned Recorder's Office in Deed Book 1708, Page 1524.

Pin # 0973230871067

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ERIC BREMER TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

less exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Jennifer L. Alexander, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
May 24, 31, Jun 7

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7141 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, known and designated as Lot No. 2184, Section No. 29 as shown on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Monroe County, Pennsylvania in Plot Book Volume 46, page 79.

BEING PREMISES known and numbered as 250 Saint Andrews Drive, Bushkill, PA 18324

Tax Parcel number: 09.5A.3.58 \ Map Number: 09734503248476

BEING the same premises which Darren James, Jr., Courtney James, The Estate of Darren James and Tracy James, by Deed dated September 26, 2022 and recorded in the Official Records of Monroe County on December 7, 2022 in Deed Book Volume 2622, Page 8451, granted and conveyed unto C&D Leasing Property Group LLC.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: C&D Leasing Property Group LLC

TO ALL PARTIES IN INTEREST AND CLAIM-

ANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Timothy Cirino, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
May 24, 31, Jun 7

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 47153 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

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

BEGINNING at a post on the North side of Scott Street, a corner also of lands now or late of John Edinger, deceased; thence by land now or late of said John Edinger, North sixteen degrees West three hundred and sixty four feet to a post on line of land now or late of Sydenham Walton, deceased; thence by said land, South forty eight and a half degrees East seventy six feet to a post in the middle of a

lane or alley; thence along the middle of said lane or alley, South sixteen degrees East three hundred feet to a post in the middle said lane on the North side of said Scott Street; thence along the North side of said Scott Street, South seventy four degrees West forty five feet to the place of BEGINNING.

BEING THE SAME PREMISES which Elizabeth C. Roofe, unmarried widow by Deed dated June 26, 1981 and recorded on June 30, 1981, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 1117 at Page 19 granted and conveyed unto Thomas D. Pierce and Euphemia Pierce, husband and wife. The said Thomas D. Pierce departed this life on or about January 8, 2016. Whereby operation of law, title vested in Euphemia Pierce. Being Known as 844 Scott Street a/k/a R844 Scott Street, Stroudsburg, PA 18360

Tax Code No. 18-3.1.4.18

Map No. 18730006397760

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Euphemia Pierce, Individually and as Surviving Heir of Thomas D. Pierce, Deceased, Debra Civetta, as Surviving Heir of Thomas D. Pierce, Deceased, Scott Pierce, as Surviving Heir of Thomas D. Pierce, Deceased and the Unknown Surviving Heirs of Thomas D. Pierce, Deceased**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Robert W. Williams, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
May 24, 31, Jun 7

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 004856 CIVIL 2023, I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being known as Unit D, Cluster Building 3, Phase I, (Section I), as shown on a certain plan entitled final plan, section no. 1, Chateau Mont De Ville Town House Development as recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plan Book Volume 34, Page 33 which lot is the same as designated in the declaration planned unit development recorded in Deed Book 840, Page 54 and any amendments thereto, as the same may change from time to time.

PARCEL ID: 09.10C.2.13

PIN Number: 09733401082551B3D

Property Address: 1254 Chateau Drive, Unit D, East Stroudsburg, PA 18302

Title vested with Ian D. Cooper by Deed from Luiz A. Gonzalez, Single dated October 10, 2019 and recorded on October 30, 2019 with the Monroe County Recorder of Deeds as Book 2538, Page 4803, and Instrument Number: 201926990.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Ian D. Cooper TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Jacqueline F. McNally, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
May 24, 31, Jun 7

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 001491 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN Unit in the property known, named and identified as Country Club of the Poconos, Phase III, a Condominium, situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania as shown on a plan entitled, "Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 4 and 8" dated January 15, 2004 last revised March 3, 2004, prepared by R.K.R. Hess Associates, Inc. Scranton, Pa. and recorded August 3, 2005 in Plat Book 77 Pages 189 through 195, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA., C.S.A. §3101, et seq, by the Recording of a Declaration of Condominium recorded in the Office of the Recorder of Deeds in and for the County of Monroe on July 17, 2006, in Record Book No. 2274, Page 3752.

Being designated as Unit No.1178A
Address:1178A Big Ridge Drive
Being Parcel Number 09-98308/UA
Premises known as 1178A Big Ridge Drive,
Marshalls Creek, Pennsylvania 18335 Togeth-

er with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

Subject to a Twenty Foot Wide Drainage, Slope and Utility Easements shall be provided along all road right of ways, except as shown on aforesaid referenced Final Land Development Plan.

BEING THE SAME PREMISES which Toll PA IV, L.P. by Deed dated October 31, 2006 and recorded on November 17, 2006, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2287 at Page 8835 granted and conveyed unto Yvette W. Ebontene.

Being Known as 1712 Big Ridge Drive f/k/a 1178 Big Ridge Dr A, East Stroudsburg, PA 18302

Tax Code No. 09.98308.UA

Map No. 09733403246993A

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Yvette W.**

Ebontene

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello

Sheriff of Monroe County
Pennsylvania

Robert W. Williams, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

May 24, 31, Jun 7

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 006957 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, June 27, 2024

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN DESCRIBED LOT OF GROUND WITH IMPROVEMENTS THEREON ERECTED, SITUATE IN CHESTNUTHILL TOWNSHIP OF, MONROE COUTY, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 127 LONG VIEW DRIVE A/K/A 5714 LONG VIEW DRIVE, EFFORT, PA 18330

BEING PARCEL NUMBER: 02.17B.2.37

MAP NUMBER: 02632002682652

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Althia Hart-**

ley-Scott & Dexter M. Hartley-Scott

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello

Sheriff of Monroe County
Pennsylvania

Nicole Rizzo, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

May 24, 31, Jun 7

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 6092 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, June 27, 2024

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

**AFTER AUCTION
LEGAL DESCRIPTION**

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

BEGINNING at a post on the East side of Lackawanna Avenue (formerly called Smith Street) also a corner of land of said W. Homer Lee and of which this was formerly a part, thence by land of said W. Homer Lee, North sixty-one degrees, East one hundred and fifty feet to a post on the West side of an alley, thence by said alley South twenty-nine degrees, East thirty-one feet and six inches to a post, thence by land of Mrs. Nathan Kishpaugh, South sixty-one degrees, West one hundred and fifty feet to a post thence along the West side of said Lackawanna Avenue, North twenty-nine degrees, West thirty-one feet and six inches to the place of beginning.

BEING KNOWN AS: 58 Lackawanna Avenue, East Stroudsburg, PA 18301

BEING THE SAME PREMISES WHICH FANNIE MAE aka FEDERAL NATIONAL MORTGAGE ASSOCIATION, BY DEED DATED 6/28/2016 AND RECORDED 7/5/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2474 AT PAGE 1510, GRANTED AND CONVEYED UNTO ALTHIA HARLEY-SCOTT & DEXTER HARTLEY-SCOTT.

PIN #: 05730116940747

TAX CODE #: 05-4.1.7.13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ALTHIA HARTLEY-SCOTT, DEXTER HARTLEY-SCOTT** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County

Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
May 24, 31, Jun 7

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 004523 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

**AFTER AUCTION
LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF CHESTNUTHILL, COUNTY OF MONROE, AND STATE OF PENNSYLVANIA, DESIGNATED AS LOT NO. 68 ON A MAP ENTITLED "FINAL PLAN, COUNTY TERRACE ACRES, SHEET 3 OF 3, DATED JANUARY 12,1976", RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., AT STROUDSBURG, PENNSYLVANIA, IN MAP BOOK VOLUME 28, PAGE 115, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT;
BEGINNING AT AN IRON ON THE NORTHEASTERLY LINE OF MAJESTIC DRIVE, SAID IRON BEING THE MOST EASTERLY CORNER OF LOT NO. 67 AS SHOWN ON THE AFORESAID MAP; THENCE ALONG LOT NO. 67, NORTH 59 DEGREES 38 MINUTES 26 SECONDS WEST 211.06 FEET TO AN IRON, THE SOUTHEASTERLY CORNER OF LOT NO. 66 AS SHOWN ON THE AFORESAID MAP; THENCE ALONG LOT NO. 66 AND ALONG LOT NO. 64, NORTH 18 DEGREES 53 MINUTES 48 SECONDS EAST 195.92 FEET TO AN IRON, THE MOST WESTERLY CORNER OF LOT NO. 69 AS SHOWN ON THE AFORESAID MAP; THENCE ALONG LOT NO. 69, SOUTH 59 DEGREES 38 MINUTES 26 SECONDS EAST 250.00 FEET TO AN IRON ON THE NORTHWESTERLY LINE OF MAJESTIC DRIVE; THENCE ALONG THE NORTHWESTERLY LINE OF MAJESTIC DRIVE, SOUTH 30 DEGREES 21 MINUTES

34 SECONDS WEST 192,02 FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 68 AS SHOWN ON THE AFORESAID MAP

BEING THE SAME PREMISES WHICH DONALD KREBS AND RUTH ANN KREBS, HUSBAND AND WIFE BY DEED DATED SEPTEMBER 17, 2015 AND RECORDED ON SEPTEMBER 17, 2015, IN THE OFFICE OF THE MONROE COUNTY RECORDER OF DEEDS AT DEED BOOK VOLUME 2459 AT PAGE 8712, AS INSTRUMENT NO. 201521910 GRANTED AND CONVEYED UNTO DAVID C. LETSON.

BEING KNOWN AS 233 MAJESTIC DRIVE, SAYLORSBURG, PA 18353

TAX CODE NO. 02.7A.1.22

MAP NO. 02634004528289

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **David C. Letson** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Robert W. Williams, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
May 24, 31, Jun 7

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2755 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
AT 10:00 A.M.**

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

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

All that certain Unit in the property known, named and identified as Country Club of the Poconos, Phase III, a Condominium, situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania as shown on a plan entitled, "Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 4 and 8" dated January 15, 2004 last revised March 15, 2004, prepared by R.K.R Hess Associates, Inc. Scranton, Pa. and recorded August 3, 2005 in Plat Book 77 Pages 189 through 195, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA, C.S.A §3101, et seq, by the Recording of a Declaration of Condominium recorded in the Office of the Recorder of Deeds in and for the County of Monroe on July 17, 2006, in Record Book No.2274, Page 3752.

Being designated as Unit No. 1188B

Address: 1814 Big Ridge Drive.

Being Parcel Number 09-98349/UB

Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

Subject to a Twenty Foot Wide Drainage, Slope and Utility Easements shall be provided along all road right of ways, except as shown on aforesaid referenced Final Land Development Plan.

Subject to restrictions, covenants and/or easements of record, if any.

BEING KNOWN AS: 1814 Big Ridge Drive, East Stroudsburg, PA 18302

BEING THE SAME PREMISES WHICH TOLL PA IV, L.P. BY DEED DATED 11/30/2012 AND RECORDED 12/12/2012 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2412 AT PAGE 3894, GRANTED AND CONVEYED UNTO RONALD E. LYLES, NOW DECEASED (DATE OF DEATH 8/1/2021).

PIN #: 09733401361437B

TAX CODE #: 09.98349.UB

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

Solely in his Capacity as Heir of RONALD

E. LYLES, Deceased; SHARISSE LYLES AKA

SHARISSE GRAHAM, Solely in her Capacity

as Heir of RONALD E. LYLES, Deceased;

RONALD E. LYLES JR Solely in his Capacity as

Heir of RONALD E. LYLES, Deceased; SHEILA

SMITH Solely in her Capacity as Heir of RON-

ALD E. LYLES, Deceased

TO ALL PARTIES IN INTEREST AND CLAIM-

ANTS:

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

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Danielle M. DiLeva, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 May 24, 31, Jun 7

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 006111 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
 AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot Situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot Number 47, Section 2, as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey and recorded in Monroe County, Pennsylvania, in Plot Book 30, Page 47.

BEING THE SAME PREMISES which William M. Shelter and Yvette Shelter, Husband and Wife by Deed dated September 25, 1999 and recorded on October 1, 1999, in the Office of the Monroe County Recorder of Deeds at

Deed Book Volume 2069 at Page 8722, as Instrument No. 199936018 granted and conveyed unto Steven Y. Malaico and Kathryn Malaico, Husband and Wife. The said Kathryn Malaico departed this life on or about August 22, 2017, thereby vesting title to Steven Y. Malaico by operation of law. The said Steven Y. Malaico departed this life on or about April 18, 2022. The Monroe County Register of Wills has confirmed that no estate has been raised. Whereby operation of law, title vested in the Unknown Surviving Heirs of Steven Y. Malaico, Deceased.

Being Known as 1227 Mathews Drive f/k/a 1227 North Mountain Drive, Blakeslee, PA 18610

Tax Code No. 20.8J.1.45
 Map No. 2063210285375

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Unknown Surviving Heirs of Steven Y. Malaico, Deceased TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Robert W. Williams, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 May 24, 31, Jun 7

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 004531 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

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

BEGINNING at an iron pin on the cul-de-sac at the northerly end of Pohopoco Drive North, being common corner of Lot No. 25 and Lot No. 26, as shown on plan titled, "Final plan, Subdivision of Lands of William H. Baumgartner, HILLSIDE TERRACE ACRES, Section 3 and Revision to a Portion of Section 2), dated January 31, 2003, and recorded in Plot Book Vol, 75 Page 61; Thence along said cul-de-sac on a curve to the left having radius of 60.00 feet for an arc length of 65.00 feet (chord bearing and distance being South 43 degree 31 minutes 42 seconds West 61.87 feet) to an iron pin; thence Lot No. 24 North 77 degrees 30 minutes 25 seconds West 388.20 feet to an iron pin on the southeasterly line of Lot No 29; thence by said Lot No. 29 North 41 degrees 32 minutes 38 seconds East 472.28 feet to an iron pin; thence by the afore-mentioned Lot No. 26 South 15 degrees 26 minutes 11 seconds East 407.29 feet to the place of BEGINNING.

CONTAINING 2.079 acres of land, Being Lot No. 25 as shown on the above described plan. UNDER AND SUBJECT to the rights of the Grantors their heirs, executors, successors, and assigns, to install, operate, and maintain stormwater drainage facilities within a 10.00 ft. wide easement being adjacent, in a northerly direction, to the southerly line of the above described lot as more particularly explained on the above referenced plan.

BEING PREMISES KNOWN AND NUMBERED AS 2147 Pohopoco Drive N, Kunkletown, PA 18058

Parcel Number: 13.96849 / Pin No. 13621700518801

BEING the same premises which William Baumgartner and Rena Baumgartner, husband and wife, and Bryan Baumgartner and Sherry Baumgartner, husband and wife, and Robin R. Bok and Ronald Bok, wife and husband by Deed dated June 17, 2006, and recorded in the Official Records of Monroe County on June 21, 2006, in Deed Book Volume 2271, Page 7930, granted and conveyed unto Paul Mastronardi and Joann Mastronardi, husband and wife.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Paul Mastronardi and Joann Mastronardi** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Danielle Johnson, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
May 24, 31, Jun 7

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 004081-CV-2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Brier Crest Woods, Fern Ridge Village, Tunkhannock Township, Monroe County, Pennsylvania, being Lot Number 19, Section 7, described in a certain Subdivision Plan of Brier Crest Woods, made by Edward C. Hess Associates, Consulting Engineers and Surveyors, Stroudsburg, Pennsylvania, on the 5th day of June 1971 and recorded in Plot Book 14, Page 103, in the Office for the Recording of Deeds,

in and for Monroe County, Pennsylvania.

BEGINNING at a point on the northeasterly line of Crest View Court cul-de-sac a common corner of Lot No. 19 and Lot No. 20, as shown on a plan of lots titled "Section 7 Brier Crest Woods, Inc.," prepared by Edward C. Hess Associates, Inc., Stroudsburg, Pennsylvania, and recorded in Plot Book Volume 14, page 103; thence by Lot No. 20, North 21 degrees 37 minutes 17 seconds East 159.00 feet to a point; thence by lands of Pennsylvania State Game Lands, South 51 degrees 30 minutes 23 seconds East 260.00 feet to a stone corner; thence by Lot No. 18, South 83 degrees 23 minutes 54 seconds West 232.37 feet to a point on the northeasterly line of Crest View Court cul-de-sac; thence along the northeasterly line of Crest View Court cul-de-sac on a curve to the left having a radius of 50.00 feet for an arc length of 53.91 feet (chord bearing and distance being North 37 degrees 29 minutes 24 seconds West 51.34 feet) to the place of BEGINNING.

BEING THE SAME PREMISES which Gary T. Wilson, widower, by deed dated February 11, 2013 and recorded February 19, 2013 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 2415 Page 7437, granted and conveyed unto Michael R. Knaus, the grantor herein.

UNDER AND SUBJECT to conditions, covenants, reservations, restrictions, rights of way, easements, exceptions, etc. as cited in the Record Chain of Title.

Parcel No: 20/13B/4/9

BEING THE SAME PREMISES which Daniel S. McDermott and Leigh Ann McDermott, husband and wife by Deed dated 12/13/16 and recorded 12/14/26 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2483, Page 3979, and Instrument Number 201630825, granted and conveyed unto Michael P. McDermott, his heirs and assigns, in fee.

Tax ID # 20.13B.4.9; Map No. 20631201281118

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **EVELYN J MCDERMOTT, MICHAEL P MCDERMOTT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the

sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
May 24, 31, Jun 7

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8236 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

Plaintiff: Freedom Mortgage Corporation
Defendants: Raquel M. Pena and Gisell R. Haz
Attorney for Plaintiff: Orlans PC
200 Eagle Road, Bldg 2, Suite 120
Wayne, PA 19087
(484) 367-4191

Judgment Amount: \$244,341.45

DESCRIPTION

ALL THAT CERTAIN lot or parcel of land, Situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, known as Lot No. 290, Section K, as shown on a Map of a Pocono Country Place, as recorded in the Office for the Recording of Deeds of Monroe County in Map Book 24 pages 1, 3 and 5.

Being the same premises which Wells Fargo Bank, N.A. by Deed dated April 25, 2016 and recorded May 12, 2016 in Monroe County in Record Book 2471, Page 3765 conveyed unto Noelle Victoria Kilgore, a single person, in fee. Being the same premises which Noelle Victoria Kilgore by Deed dated September 15, 2020 and recorded September 18, 2020 in Monroe County in Record Book 2556,

Page 4838 conveyed unto James Fagan and Melanie Kilgore, as joint tenants with rights of survivorship, in fee.

TITLE TO SAID PREMISES VESTED IN Gisell R. Haz and Raquel M. Pena, by Deed from James Fagan and Melanie Kilgore, dated April 25, 2022, recorded September 2, 2022, in Book 2616, Page 9418 .

Tax Parcel No: 3.9E.1.195 Pin# 03636917013422

Premises known as: 1185 Aurora Terrace, Tobyhanna, PA 18466

To Be Sold as the property of Raquel M. Pena and Gisell R. Haz

Docket No: 008236-CV-2023

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Raquel M. Pena and Gisell R. Haz**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello

Sheriff of Monroe County
Pennsylvania

NICOLE M. FRANCESE , Esquire

Sheriff’s Office

Stroudsburg, PA

Patrick J. Best, Sheriff’s Solicitor

May 24, 31, Jun 7

**Sheriff’s Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6492 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PUR-

CHASE PRICE OR SHERIFF’S COSTS, WHICH-
EVER IS HIGHER TO BID4ASSETS BY WIRE
TRANSFER NO LATER THAN 4:00PM THE DAY
AFTER AUCTION
LEGAL DESCRIPTION

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. 149, SECTION D, AS SHOWN ON MAP OF A POCONO COUNTRY PLACE, ON FILE IN THE RECORDER’S OFFICE AT STROUDSBURG, PENNSYLVANIA, IN PLOT BOOK NO. 18, PAGES 101, 103 AND 105.

BEING THE SAME PREMISES which Franklyn Vinas and Denny Vinas by Deed dated 8/17/2021 and recorded in the Office of the Recorder of Deeds of Monroe County on 8/19/2021 in Deed Book Volume 2585, Page 7536, granted and conveyed unto Standly Pierre and Ritza Jourdain.

IMPROVEMENTS: Residential property.

TAX CODE NO. 03.8B.2.269

PIN # 03635815722871

BEING known as 4580 Briarcliff Terrace, Tobyhanna, Pennsylvania 18466

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **STANDLY PIERRE AND RITZA JOURDAIN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello

Sheriff of Monroe County
Pennsylvania

Harry B. Reese, Esquire

Sheriff’s Office

Stroudsburg, PA

Patrick J. Best, Sheriff’s Solicitor

May 24, 31, Jun 7

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005043 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of 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 and for the County of Monroe, in Plot Book Volume 64, Pages 76 through 83.

BEING THE SAME PREMISES which Julio Acosta and Aline Acosta, Husband and Wife by Deed dated October 15, 2003 and recorded on October 17, 2003, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2171 at Page 606, as Instrument No. 2003352446 granted and conveyed unto Thomas Ridley.

Being Known as 123 Greenwood Court f/k/a 8 Greenwood Court, Tobyhanna, PA 18466

Tax Code No. 03.88704

Map No. 03634702876114

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas Ridley TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Robert W. Williams, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
May 24, 31, Jun 7

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 6061 CIVIL 2018 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 27, 2024
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL those three (3) certain lots or pieces of land, together with all improvements thereon, situated in Hamilton Township, Monroe County, Pennsylvania, bounded and described as follows, to wit

No. 1: Beginning a pipe in line of lands formerly of Joseph Nyce now of Harold Spragle from which a stone corner in line of lands of Arnold Hallock and being the Northwesterly corner of the whole tract of which this lot is a part, bears South fifty-seven degrees fifteen minutes West distant eight hundred thirty-two feet; thence by lands of Harold Spragle North fifty-seven degrees fifteen minutes East one hundred fifty-eight and seventy-five one-hundredths feet to a pipe; thence by lands of Anna K. Hawkes, of which this lot is a part, South seventeen degrees seventeen minutes East (at four hundred eighty-three and fourteen one-hundredths feet passing a pipe) five hundred twenty-two and fifty-nine one-hundredths feet to a point in the center line of Township Road No. 471; thence by the same and along the center line of said road South seventy-five degrees twelve minutes West one hundred fifty-three and one-tenth feet to a point; thence by the same but leaving said road, North seventeen degrees

seventeen minutes West (at forty-seven and eight-tenths feet passing a pipe) four hundred seventy-two and eight-tenths feet to the place of beginning. Containing 1.74 acres.

No. 2: Beginning at a pipe in line of lands of Harold Spragle at the Northeasterly corner of lands conveyed by Anna K. Hawkes Hutton to Thomas Swink by deed dated August 24, 1961, and recorded in Deed Book Vol. 286, Page 294; thence by lands of Harold Spragle North fifty-seven degrees fifteen minutes East twenty-five and ninety-four one-hundredths feet to a pipe; thence by lands of Anna K. Hawkes Hutton, of which this lot was formerly a part, South seventeen degrees seventeen minutes East (at four hundred ninety and five-tenths feet passing a pipe) five hundred thirty-five and ninety-five one-hundredths feet to a point in the center line of Township Road No. 471; thence by the same and along the center line of said road South eight-seven degrees seven minutes West twenty-five and eighty-one one-hundredths feet to a point; thence by lands of Thomas Swink North seventeen degrees seventeen minutes West five hundred twenty-two and fifty-nine one-hundredths feet to the place of Beginning. Containing 0.304 acre, more or less.

No. 3: Beginning at a pipe in line of lands of Harold Spragle at the Northwesterly corner of lands conveyed by Anna K. Hutton to Thomas Swink by deed dated August 24, 1961, and recorded in Deed Book Vol. 286, Page 294; thence by lands of Harold Spragle South fifty-seven degrees fifteen minutes West thirty-one and thirteen one-hundredths feet to a pipe; thence by lands of Anna K. Hawkes Hutton, of which this lot was formerly a part, South seventeen degrees seventeen minutes East (at four hundred twenty-one and fifty-three one-hundredths feet passing a pipe) four hundred sixty-six and fifty-three one-hundredths feet to a point in the center line of Township Road No. 471; thence by the same and along the center line of said road North sixty-eight degrees forty-eight minutes East thirty and seven one-hundredths feet to a point; thence by land of Thomas Swink North seventeen degrees seventeen minutes West four hundred seventy-two and eight-tenths feet to the place of Beginning. Containing 0.324 acre, more or less.

Title to said Premises vested in Elkin A. Serna and Ana D. Serna by Deed from John Martin dated March 28, 2006 and recorded on April 4, 2006 in the Monroe County Recorder of Deeds in Book 2262, Page 9412 as Instrument No. 200614073.

Being known as: 9031 Running Valley Road, Stroudsburg, PA 18360

Tax Code: 07.7.1.36.1

Parcel Identification No: 07637104917661

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ELKIN A. SERNA and ANA D. SERNA.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Roger Fay, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
May 24, 31, Jun 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dennis A. Smale a/k/a Dennis Smale, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 01/15/2024 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 County where notice may be given to Claimant.

Anna Lou Smale
717 Scenic Drive
Kunkletown, PA 18058

Thomas S. Nanovic, Esq.
57 Broadway
Jim Thorpe, PA 18229

May 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Starr Witty, late of Tobyhanna Twp., Monroe County, Commonwealth of Pennsylvania, 02/14/2024 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 County where notice may be given to Claimant.

c/o Hourigan, Kluger & Quinn, PC
600 Third Avenue
Kingston, PA 18704

Joseph E. Kluger, Esquire
600 Third Avenue
Kingston, PA 18704

May 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jacquelyn G Renninger, late of Stroudsburg PA, Monroe, Commonwealth of Pennsylvania, 4/12/2024 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 County where notice may be given to Claimant.

Wendi S Freeman
P.O. Box 22
Pocono Pines PA 18350

William J Reaser, Jr., Esq.
111 N 7th Street
Stroudsburg, PA 18360

May 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Katherine A. Price a/k/a Katherine Price, late of Barrett Township, Monroe County, Commonwealth of Pennsylvania, 02/28/2024 deceased.

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

Diane Price, Executrix
610 Mill Creek Road
Cresco, PA 18326

Lori J. Cerato, Esq.
729 Sarah Street
Stroudsburg, PA 18360

May 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Phyllis Loer AKA Phyllis Ann Loer, late of Chestnuthill, Monroe, Commonwealth of Pennsylvania, 02/05/2024 deceased.

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

Eric P. Marquard
135 Mount Grove Road
Califon, NJ 07830

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

May 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Geoffrey McIntyre a/k/a Geoffrey Alan McIntyre, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 02/19/2024 deceased.

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

Arianna McIntyre
PO Box 160182
Altamonte Springs, FL 32716

Timothy B. Fisher II, Esq.
Fisher & Fisher Law Offices LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424

May 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Louise E. Calvin a/k/a Louise Calvin, late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, 04/01/2024 deceased.

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

Edmund T. Calvin
504 Stonewall Drive
Cedar Hill, TX 75104

Michael L. Ozalas, Esquire
47 Broadway
Jim Thorpe, PA 18229

May 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Grace Saxton a/k/a Grace E. Saxton, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, 3/8/2024 deceased.

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

Linda Saxton-Leyden
21 Honeysuckle Lane
Kinnelon, NJ 07405
May 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Andrew Ricaldo Stephens, late of Coolbaugh, Monroe, Commonwealth of Pennsylvania, 08/16/2023 deceased.

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

Recaldo A. Stephens
1481 E 85th Street
Brooklyn NY 11236

Connie J. Merwine, Esq.
501 New Broadheadsville Blvd N
Broadheadsville PA 18322

May 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Erik B. Swanson, late of Price Township, Monroe, Commonwealth of Pennsylvania, 02/15/2024 deceased.

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

Kimberly Mazzarino
383 Axford Ave.
Oxford NJ 07863

Connie J. Merwine, Esq.
501 New Broadheadsville Blvd N
Broadheadsville PA 18322

May 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Fedra Tsanadis, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, 11/28/2022 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 County where notice may be given to Claimant.

Thomas Tsanadis
7425 Ella Lane
Windermere, FL 34786

Timothy B. Fisher II, Esq.
Fisher & Fisher Law Offices LLC
525 Main Street, PO Box 396
Gouldsboro, PA 18424

May 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Barbara A. Shandra, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, March 9, 2024 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 County where notice may be given to Claimant.

Karen L. Ruck
362 Stonehill Lane
Saylorsburg, PA 18353

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

May 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Ernest C. Bolden II, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 10/21/2023 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 County where notice may be given to Claimant.

Alyssa Bolden
645 West Hamilton Street
Suite 800
Allentown, PA 18101

Fitzpatrick Lentz & Bubba, Esq.
645 West Hamilton Street
Suite 800
Allentown, PA 18101

May 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Fern Serfass aka Fern Mae Serfass, late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, 04/03/2024 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 County where notice may be given to Claimant.

Jean L Theman
512 N New Street
Bethlehem, PA 18018

Robert V. Littner, Esq.
512 N New Street
Bethlehem, PA 18018

May 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Barbara Ann Kresge, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, 01/12/24 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 County where notice may be given to Claimant.

Jessica Pedersen
1476 Twin Pine Road
Stroudsburg, PA 18360
May 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Marie T. Metzgar a/k/a Marie Metzgar, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 03/19/2024 deceased.

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

Mary E. Meyer, Executrix
118 Antler Road
Bartonsville, PA 18321

Lori J. Cerato, Esq.
729 Sarah Street
Stroudsburg, PA 18360

May 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Denise M. Oney a/k/a Denise Oney a/k/a Denise Marie Oney late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 04/03/2024 deceased.

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

Raelyn M. Oney
919 Acker Road
Stroudsburg, PA 18360

Gretchen Marsh Weitzmann, Esq.
700 Monroe St
Stroudsburg, PA 18360

May 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Ulysses Lawrence McIntyre Sr. a/k/a Ulysses L. McIntyre Jr., deceased

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

Shavon R. McIntyre, Co-Administrator
c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
PO Box 396
Gouldsboro, PA 18424

Ky Wong McIntyre, Co-Administrator
c/o Tulio DeLuca, Esq.
381 N. 9th Street
Scranton, PA 18504

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

May 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of MARY F. HELLER, A/K/A MARY FRANCES HELLER, A/K/A MARY LOU HELLER, late of Borough of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, April 17, 2024 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 County where notice may be given to Claimant.

Carol A. Scull, Executrix
821 White Road
Falls Creek, PA 15840

John C. Prevoznik, Esquire
47 South Courtland Street
Suite 1
East Stroudsburg, PA 18301

May 24, 31, Jun 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Madeline S. Kitchen, Deceased, late of Late of Smithfield Twp., Monroe County, Commonwealth of Pennsylvania, 10/1/09 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 County where notice may be given to Claimant.

James C. Kitchen, Executor
1650 Market St., #3600
Summerville, SC 29486

Steven M. Zelinger Esq.
Law Office of Steven M. Zelinger, LLC
1650 Market St., #3600,
Phila., PA 19103

May 24, 31, Jun 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Shirlee A. Flick a/k/a Shirlee Flick, late of Township of Pocono, County of Monroe, Commonwealth of Pennsylvania, 03/24/2024 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 County where notice may be given to Claimant.

Robert F. Thompson, Executor
Sarah Street
Tannersville, PA 18372

F. Andrew Wolf, Esquire
Cramer, Swetz, McManus & Jordan, P.C.
711 Sarah Street
Stroudsburg, PA 18360

May 24, 31, Jun 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of THOMAS H. GASIEWSKI, late of COOLBAUGH TOWNSHIP, MONROE COUNTY, Commonwealth of Pennsylvania, MAY 7, 2023 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 County where notice may be given to Claimant.

ant.

TIMOTHY GASIEWSKI
1638 SOUTH ROSEWOOD STREET
PHILADELPHIA, PA 19145

JAMES P. GREGOROWICZ, ESQ.
108 NORTH WASHINGTON AVENUE
SUITE 405
SCRANTON, PA 18503

May 24, 31, Jun 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Evelyn Janet Spillers-Williams a/k/a Evelyn J. Spillers-Williams, late of Mount Pocono Borough, Monroe County Commonwealth of Pennsylvania, 03/15/2024 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 County where notice may be given to Claimant.

Gloria Maine
1460 Oakcrest Drive
Apt. 1618
Columbia, SC 29223

Timothy B. Fisher II, Esq.
Fisher & Fisher Law Offices LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424

May 24, 31, Jun 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Nikola Uskokovic, aka Nick Uskokovic, late of Bronx, Bronx County, Commonwealth of Pennsylvania, February 2, 2022 deceased.

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

Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Nathalie Uskokovic
322 74th Street
Apt. 3
Brooklyn, NY 11209

Jason R. Costanzo, Esquire
115 E. Broad Street
Bethlehem, PA 18018

May 24, 31, Jun 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Neil Dennis Boushell, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, Sept 12, 2023 deceased.

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

Dennis R and Barbara J Boushell
4448 Woodside Drive
East Stroudsburg , PA 18301

William J. Reaser, Esq.
111 N 7th Street
Stroudsburg, PA 18360

May 24, 31, Jun 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Elaine Doris Crowley, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, February 9, 2024 deceased.

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

an Affidavit setting forth an address with the County where notice may be given to Claimant.

Louis A. Depta
435 Fish Hill Road
Tannersville, PA 18372

John L. Dewitsky, Jr., Esq.
17 N. 6th Street
Stroudsburg, PA 18360

May 24, 31, Jun 7

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 5038 Civil 2023**

DANIELLA FORD-INGLESE, Plaintiff,
vs.

JOSEPH MANGANO, Defendant.

PUBLIC NOTICE TO: JOSEPH MANGANO, Defendant:

The Plaintiff, Daniella Ford-Inglese, has commenced a custody action against you filed in the Monroe County Court of Common Pleas, Forty-Third Judicial District. The Court has authorized service of the Custody Complaint upon you by publication.

NOTICE TO DEFEND AND CLAIM RIGHTS

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

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

Monroe County Bar Association

Find a Lawyer Program

P.O. Box 591

Stroudsburg, PA 18360

Telephone (570) 424-1340

Fax (570) 424-8234

On April 22, 2024, an Order was issued directing you to participate in the Custody Conciliation Conference scheduled for June 7, 2024 9:00 a.m. The Conference will be held remotely using Zoom.

Gary J. Saylor, II, Esquire
Cramer, Swetz, McManus & Jordan, P.C.
711 Sarah Street
Stroudsburg, PA 18360

May 10, 17, 24

PUBLIC NOTICE
COURT OF COMMON PLEAS
CIVIL DIVISION
NO.: 001106-CV-2020
MONROE COUNTY

US BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLE-
LY AS OWNER TRUSTEE FOR VRMTG ASSET
TRUST, Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIA-
TIONS, CLAIMING RIGHT, TITLE, OR INTEREST
FROM OR UNDER RICHARD Z. GONZALEZ;
MARY A. GONZALEZ A/K/A MARY ANN CRO-
NIN, IN HER CAPACITY AS HEIR OF RICHARD
Z. GONZALEZ, Defendant(s)

ACTION IN MORTGAGE FORECLOSURE

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

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

Monroe County Bar Association

Find a Lawyer Program

PO Box 591

Stroudsburg, PA 18360

(570) 424-1340

May 24, 31, Jun 7

PUBLIC NOTICE
COURT OF COMMON PLEAS OF MONROE
COUNTY,
PENNSYLVANIA, FORTY-THIRD JUDICIAL
DISTRICT
ORPHANS' COURT DIVISION

The following Executors, Administrators, Trustees, or Guardians have filed Accounts and Statements of Proposed Distribution in the Office of the Clerk of the Orphans' Court Division:

In Re: TRUST UNDER DEED OF VIVIEN B. GROODY

DATED DECEMBER 29, 1999

First and Final Account of PNC Bank, National Association Successor Trustee

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 3rd day of June 2024, at 9:30 A.M. All objections to the above Account and/or Statements of Proposed

Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

/s/ GEORGE J. WARDEN

Clerk of Orphans' Court

May 17, 24

PUBLIC NOTICE
PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on May 6, 2024, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **ERB to ERG.**

The Court has fixed the day of August 5, 2024 at 2:00 pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Mark A. Primrose, Esq.

17 North Sixth Street

Stroudsburg 18360

May 24

PUBLIC NOTICE**PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on 4/15/2024, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Shaquille Stefon Boyd to Stefon Anansi Quinn**.

The Court has fixed the day of 8/5/2024 at 1:30 PM in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.
May 24

PUBLIC NOTICE**INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved December 21, 1988, No. 177, effective October 1, 1989, as amended. The name of the proposed corporation is **PunchDrunk, LLC**.

Brett J. Riegel, Esq.
18 N. 8th Street
Stroudsburg, PA 18360

May 24

PUBLIC NOTICE**COURT OF COMMON PLEAS****CIVIL DIVISION**

NO.: 000650-CV-2023

MOROE COUNTY

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CABANA SERIES V TRUST,
Plaintiff
v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MILO DZURENDA, DECEASED; ELIZABETH RYDER A/K/A ELIZABETH ALZBETA RYDER, AS HEIR OF MILO DZURENDA, DECEASED; MICHAEL DZURENDA A/K/A MICHAEL A. DZURENDA, AS HEIR OF MILO DZURENDA, DECEASED, Defendant

MORTGAGE FORECLOSURE

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

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

Monroe County Bar Association
Find a Lawyer Program

P.O. Box 591

Stroudsburg, Pennsylvania 18360

(570) 424-1340

May 24

PUBLIC NOTICE**NOTICE OF DISSOLUTION**

Notice is hereby given that **Wood Hills Pest Control, LLC** (the "Company"), a Pennsylvania Limited Liability Company, has voluntarily dissolved, and is in the process of winding up its affairs. Any person or entity having a present or contingent claim against the Company is requested to forward it, in writing, to the attention of William B. Cramer, Esq., Cramer, Swetz, McManus & Jordan, P.C., 711 Sarah Street, Stroudsburg, Pennsylvania 18360, not more than 60 days after the date of publication of this Notice, stating the identity and contact information of the claimant, the substance of the claim, the basis for the same, the amount claimed to be due, and include copies of any documents in support of the same. A claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the date of publication of this Notice.

May 24