

**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](http://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

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**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](http://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

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**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](http://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](http://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

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**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](http://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

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**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](http://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](http://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](http://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 COUY, 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](http://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](http://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 EXECU-

TION 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

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**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](http://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 EXECU-

TION 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

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**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](http://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

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**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](http://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

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**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](http://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

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**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](http://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

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**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](http://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 TOWN-  
SHIP 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

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**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](http://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 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](http://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 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 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.

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



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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of James A. Jordan Jr.**, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, 4/11/2024 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.

James A. Jordan III  
238 Becca Lane  
Stroudsburg, PA 18360

Kelly L. Lombardo, Esq.  
729 Sarah Street  
Stroudsburg, PA 18360

May 31, Jun 7, 14

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Mary Jane Tanner**, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, 04/30/2024 deceased.

Letters Testamentary in the above named estate having been granted to the under-signed, 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.

Seth Tanner  
1521 Ridgeview Road  
Liberty, Missouri 64068

Scott M. Amori, Esq.  
513 Sarah Street  
Stroudsburg, PA 18360

May 31, Jun 7, 14

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Robert Andrew Horn a/k/a Robert A Horn a/k/a Robert Horn**, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 03/05/2024 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.

Jan Behan  
4 Royal Dave Dr, Unit 13  
Marshfield, MA 02050

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

May 31, Jun 7, 14

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of RUSSELL GERALD HOOEY a/k/a RUSSELL G. HOOEY**, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, March 24, 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.

Robin Garcia  
80 Moonlight Village Lane  
Henderson, Nevada 89012

David A. Martino, Esquire  
1854 Route 209  
PO Box 420  
Brodheadsille, PA 18322

May 31, Jun 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Beth M. Kreoll**, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 11/23/2023 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.

Kenneth C. Kreoll

222 Spring Brook Road  
East Stroudsburg, PA 18302

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

May 31, Jun 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of William John Heron a/k/a William J. Heron a/k/a William Heron**, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, 09/17/2023 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.

Thomas Heron

1313 Gilpin Avenue, Apt. 3  
Wilmington, DE 19806

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

May 31, Jun 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Robert E. Thomas, a/k/a Robert Thomas**, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, 04/08/2024 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.

Jennifer E. Haas

1286 Hazen Notch Road,  
Lowell, VT 05847

Christopher R. Thomas  
2572 Mountain Road  
Bath, PA 18014

Jeffrey P. Bowe, Esquire  
109 West Broad Street  
Tamaqua, PA 18252

May 31, Jun 7, 14

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Bridget T. Hale**, late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, 12/9/2020 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.

Linda M. Cuprill & Craig G. Hale, Co-Executors  
119 Butternut Street  
Kunkletown, PA 18058

Elizabeth M. Field, Esq.  
508 Park Avenue  
Stroudsburg, PA 18360

May 31, Jun 7, 14

525 Main Street  
PO Box 396  
Gouldsboro, PA 18424

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Ronald V. Prator Sr.**, late of Kunkletown, Monroe County, Commonwealth of Pennsylvania, March 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.

Ronald V. Prator, Jr.  
444 Pheasant Road  
Saylorsburg, PA 18353

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

June 7, 14, 21

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of George P. Grillo Sr a/k/a George Paul Grillo Sr. a/k/a George P. Grillo a/k/a George Grillo**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 04/21/2024 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.

Craig Grillo  
171 Summit Avenue  
Pocono Summit, PA 18346

Timothy B. Fisher II, Esq.  
Fisher & Fisher Law Offices LLC

June 7, 14, 21

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Anna M. Howard aka Anna Marie Howard**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, March 8, 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.

Elaine Holst  
1537 Black Birch Way  
Tobyhanna, PA 18466

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

June 7, 14, 21

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of WALLS, NOLAN D. a/k/a NOLAN WALLS**, late of Marshalls Creek, Monroe County, Commonwealth of Pennsylvania, 3/20/2024 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.

William Nolan Walls  
7712 Hamilton Boulevard  
Breinigsville 18031

Richard H. Yetter III, Esq.  
305 Roseberry Street

Phillipsburg, NJ 08865

June 7, 14, 21

**PUBLIC NOTICE**

**ESTATE NOTICE**

**Estate of Elise Elmore**, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 12/19/2023 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.

Aubreyana Elmore  
209 Mercedes Court  
East Stroudsburg, PA 18301

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

June 7, 14, 21

**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 **Northeast PA Pressure Washing, LLC**.

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

June 7

**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on May 20, 2024, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Tyler Jacob Vandever to Tyler Jacob Rosario**.

The Court has fixed the day of August 5, 2024 at 2:00 p.m. 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.

Gary J. Saylor, II, Esquire  
711 Sarah St.  
Stroudsburg, PA 18360

June 7

**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on May 10, 2024, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Angelina Theodora Bakopoulos to Aggeliki Theodora Bakopoulos**.

The Court has fixed the day of August 5, 2024 at 2:00 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.

June 7

**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 SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RICHARD Z. GONZALEZ; MARY A. GONZALEZ A/K/A MARY ANN CRONIN, 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

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**PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY**

**FORTY THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA CIVIL ACTION**

**No.: 003184-CV-2017**

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust  
Plaintiff(s),  
vs.

Charles Roach, AKA Charles M. Roach; Mark Roach

Defendants.

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

TO: Charles Roach, AKA Charles M. Roach  
57 Mountain Terrace Drive, AKA 3176 Mountain Terrace Drive  
Blakeslee, PA 18610

Your house (real estate) at (address) 57 Mountain Terrace Drive, AKA 3176 Mountain Terra, Blakeslee, PA 18610 is scheduled to be sold at Sheriff's Sale on July 25, 2024 at 10:00AM. The sale will be held at a public online auction found at <https://www.bid4as-sets.com/monroecountysheriffsales> to enforce the judgment of \$300,055.82 obtained by the judgment creditor against you.

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY**

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price of the bid by calling the Monroe County Sheriff's Office, Real Estate Division at (570) 517-3312.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office, Real Estate Division at (570) 517-3312.

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

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

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

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

**MONROE COUNTY BAR ASSOCIATION  
LAWYER REFERRAL SERVICE**

P.O. Box 591

STROUDSBURG, PA 18360

(570) 424-1340

[monroebar.org](http://monroebar.org)

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be cancelled if you pay to the Sheriff's Office the amount of the judgment plus interest, late charges, all costs and reasonable attorneys' fees due. To find out how much you must pay, you may call the Monroe County Sheriff's Office, Real Estate Division at (570) 517-3312.

June 7, 14, 21

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

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

June 7

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**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
NO. 5572 CV 2016 Civil**

**Fairway House Property Owners Association,**

Plaintiff(s),

**John S. Moore, Christine E. Moore and any  
Unknown Heirs of Ellen Moore, Deceased,**  
defendant(s)

TO Fairway House Property Owners Association, defendant(s): The Plaintiff, Fairway House Property Owners Association, has commenced a civil action against you for Collection of \$2,055.46 in dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**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 against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

Monroe County Bar Association

Find a Lawyer Program

P.O. Box 591

Stroudsburg, PA 18360

Telephone (570) 424-1340

Fax (570) 424-8234

Jeffrey A. Durney, Esq.  
Durney, Worthington & Madden, LLC  
PO Box 536