

Monroe Legal Reporter

Containing decisions of the Court of Monroe County, Pennsylvania,
Legal Notices. Advertisements, and other Matters of Legal interest.

Vol. LXV

Stroudsburg, PA, January 10, 2020

No. 2

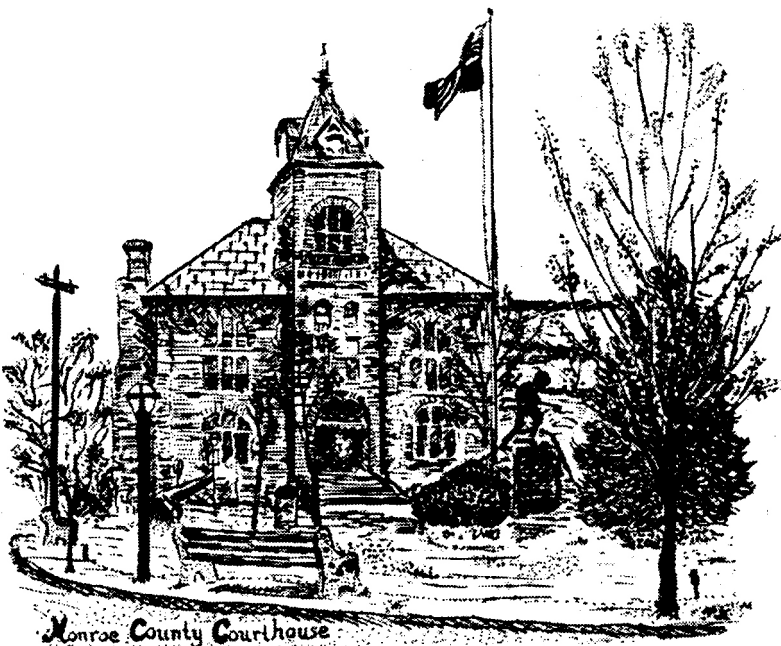
THE BENCH: Hon. Margherita Patti Worthington, President Judge; Hon. Arthur L. Zulick; Hon. Jonathan Mark;
Hon. Jennifer H. Sibum; Hon. Stephen M. Higgins; Hon. David J. Williamson

Thomas V. Casale, Editor

Vincent Rubino, Assistant Editor

913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Drawing Courtesy of Joyce Love

POSTMASTER: Send change of address notices to
MONROE LEGAL REPORTER, 913 Main Street, Stroudsburg, PA 18360

*All advertisements for the LEGAL REPORTER should be submitted no later than
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JANUARY 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1 HOLIDAY New Year's Day (Observed)	2 8:30 Arraignments 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte	3 8:30 Final Call/Guilty Pleas 9:00 & 1:00 Support Court HRC 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte	4
5 8:30 PFA 9:00 Juvenile Court HRC 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte Present Accounts	6 9:00 Jury Selection 11:45 PFA Ex Parte 1:15 Parole Court 3:00 PFA Ex Parte Last Day to File Accounts COPE	7 8:30 Arraignments 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte Probation HRC	8 8:30 DUI Court 9:00 & 1:00 Support Rules CR3 10:00 Sheriff Sale HRB(Pers.Prop) 11:45 PFA Ex Parte 3:00 PFA Ex Parte	9 9:00 Sentencing 9:00 & 1:00 Support Court HRC 9:00 Dependency Court HRB 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte	10	11
12 8:30 PFA 9:00 Juvenile Court HRC 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte	13 Criminal Day 11:45 PFA Ex Parte 1:15 Parole Court 3:00 PFA Ex Parte Mortgage Foreclosure(RJ) HRA	14 8:30 Arraignments 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte Probation HRC	15 9:30 Summary Court CR2 11:45 PFA Ex Parte 2:00 License Susp. Appeals CR2 3:00 PFA Ex Parte Mortgage Foreclosure(TM) HRA	16 Juvenile Call of the List CR3 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 1:30 Juvenile Dispositions CR3 3:00 PFA Ex Parte	17	18
19 HOLIDAY Martin Luther King, Jr. Day	20 Criminal Day 8:30 PFA 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 1:15 Parole Court 3:00 PFA Ex Parte	21 8:30 Arraignments 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte Probation HRC	22 9:00 Sentencing 9:00 & 1:00 Support Rules CR3 9:00 Dependency Court HRB 11:45 PFA Ex Parte 3:00 PFA Ex Parte	23 9:00 Sentencing Juvenile Review CR3 9:00 & 1:00 Support Court HRC 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte	24	25
26 8:30 DUI Court 8:30 PFA 9:00 Juvenile Court HRC 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte Paternity Testing HRA	27 Criminal Day 11:45 PFA Ex Parte 1:15 Parole Court 3:00 PFA Ex Parte	28 8:30 Arraignments 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte Probation HRC Mortgage Foreclosure HRA	29 10:00 Sheriff Sale HRB (Real Prop) 11:45 PFA Ex Parte 3:00 PFA Ex Parte	30 8:30 Final Call/Guilty Pleas 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte	31	1

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Anzalone Law Offices is seeking a personal injury lawyer with 2-5 years experience. The lawyer must be willing to travel to multiple counties throughout the state. Salary commensurate with experience and benefit packages included. Please submit resume and cover letter to Robyn Manta robyn.manta@anzalonelaw.com. Questions please contact 570-825-2719.

2020 MCBA EVENT SCHEDULE

January

- 13 MCBA Board Meeting - MCBA - Noon
- 16 Social Security Disability - Siamsa - Noon
- 21 Real Estate and Probate Luncheon - Willowtree - Noon
- 22 Government Relations Committee Meeting -
MCBA - Noon
- 28 Criminal Defense Section Meeting - Yard of Ale - Noon

February

- 6 Infrastructure Taskforce - MCBA - 8:30am
- 10 MCBA Board Meeting - MCBA - Noon
- 13 CLE - Tax Resolution Basics for the Non-Tax Attorney -
MCBA - 11:30 Lunch with CLE 12:00-1:00pm
- 17 MCBA Closed for President's Day
- 18 Real Estate and Probate Luncheon - Willowtree - Noon
- 18 Legal Information Seminar - Pocono Mountains United
Way - 4:00pm
- 20 Social Security Disability - Siamsa - Noon
- 24, 25 Mock Trial District Competition - Courthouse - 6:00pm
& 26
- 27 Government Relations Committee Meeting -
MCBA - Noon
- 28 Criminal Defense Section Meeting - Yard of Ale - Noon

Monroe County Bar Association

Mission Statement

The mission of the Monroe County Bar Association is to maintain the honor and dignity of the profession of the law, to cultivate social interaction among its members and to increase its usefulness in promoting the due administration of justice.

In support of its mission, the Monroe County Bar Association shall:

- Provide quality continuing legal education programs;
- Work with the Court and County government to improve administrative procedures in the Monroe County Court system and related row offices:
- Provide opportunities for collegiality and networking among its members;
- Promote high standards of civility, professionalism and ethical conduct;
- Keep the community informed of the role and work of the legal profession; and
- Provide opportunities for its membership to contribute to the community through public education and charitable giving.



Pennsylvania Bar Institute

UPCOMING CLE

For more information and to register: www.pbi.org | 1-800-932-4637

Stroudsburg CLE January - April 2020

January

Jan. 14—**Impeachment 2020**, 12:30 PM to 3:45 PM; 2 substantive/1 ethics (Groupcast)

Jan. 23—**Administering an Estate in PA: A Step by Step Guide 2019**, 9:00 AM to 3:30 PM; 5 substantive/1 ethics (Video Replay)

Jan. 28—**A Day on Employment Law**, 9:30 AM to 3:30 PM; 5 substantive/1 ethics (Video Replay)

Jan. 30—**Beyond the Ballot: Securing U.S. Elections and Ensuring Voter Confidence in the Digital Age**, 9:00 AM to 12:15 PM; 2 substantive/1 ethics (Groupcast)

February

Feb. 7—**Sexual Assault Claims on the College Campus 2020**, 9:00 AM to 12:15 PM; 2 substantive/1 ethics (Groupcast)

Feb. 11—**Revocable Trusts: Types, Funding and Drafting**, 9:00 AM to 11:30 AM; 2.5 substantive (Video Replay)

Feb. 19—**Mobile Productivity**, 9:00 AM to 12:15 PM; 3 substantive (Groupcast)

March

Mar. 13—**The Complex Commercial Case in Arbitration 2020**, 9:00 AM to 12:15 PM; 3 substantive (Groupcast)

Mar. 20—**Medical Marijuana and Hemp Law Symposium 2020**, 9:00 AM to 4:45 PM; 5 substantive/1 ethics (Groupcast)

Mar. 26—**ABCs of Pennsylvania Trusts and Trusts Drafting 2020**, 9:00 AM to 12:15 PM; 3 substantive (Groupcast)

April

Apr. 7—**TEICHER-ETHICS: What Drug Dealers and Celebrities Teach Lawyers About Professional Responsibility**, 9:00 AM to 3:30 PM; 6 ethics (Video Replay)

Apr. 14—**Sheriff's Sales in Pennsylvania 2020**, 9:00 AM to 1:15 PM; 3 substantive/1 ethics (Groupcast)

Apr. 23 - Apr. 24—**Family Law Institute 2020**, Thu. 8:30 AM to 4:00 PM; Fri. 8:30 AM to 11:45 AM; 7.5 substantive/1.5 ethics (Groupcast)

To find all MCBA PBI courses, go to www.pbi.org/monroe-county

MONROE COUNTY BAR ASSOCIATION

LUNCH AND LEARN

PRESENTS:

Tax Resolution Basics for the Non-Tax Attorney

Do you encounter tax issues in your practice? Learn the basics of tax resolution and how it intersects with your practice area.



Presented by:
Patrick J. Best
ARM Lawyers

Thursday, February 13, 2020

11:30 am – Lunch

12:00 - 1:00 pm – CLE
at MCBA

Members: \$30.00

YLD Members: \$25.00

Non-members: \$35.00

In accordance with the Event Payment Policy: If you reserve a seat and do not attend
you will be charged for the full amount of the CLE

ALL RSVP'S VIA PHONE, EMAIL OR WEBSITE WILL BE INVOICED

Monroe County Bar Association

913 Main Street

Stroudsburg PA 18360

****All attorneys present for entire seminar will receive 1 Substantive CLE credit****

Please RSVP by February 7, 2020

Tax Resolution Basics for the Non-Tax Attorney

February 13, 2020

In accordance to the Event Payment Policy: If you reserve a seat and do not attend you will be charge for the full amount of the CLE

Name: _____

Telephone: _____

Email: _____

If you have special dietary requirements, please contact a staff member of the MCBA

The Monroe County Bar Association has a new website!!!

**Come visit us at:
www.monroebar.org**

features include:

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CIVIL COMPLAINTS

Snow Tim V Miller Bradley Miller Jessica-Complaint
 Moyer Jamie Moyer Kathy V Ike Lori Gallagher Rode
 Courtney Lynn Mirabelli Karen Woodruff-Complaint
 Snow Tim V Ike Lori Gallagher Rode Courtney Lynn-
 Complaint

**PLAINTIFF V DEFENDANT
 WRIT OF SUMMONS
 REAL PROPERTY**

Secretary of Veterans Affairs An Officer of the United
 States of America V Quesinberry Barbara Or Occu-
 pants -Real Property - Ejectment
 Federal Home Loan Mortgage Corporation V Doe
 John And/Or Tenants/Occupants -Real Property -
 Ejectment
 Caliber Home Loans Inc V Carvajal Daniel J AKA
 Carvajal Daniel -Real Property - Mortgage Foreclo-
 sure: Residential
 PHH Mortgage Corporation V Dougherty Ryan C AKA
 Dougherty Ryan C AKA Dougherty R C Dougherty
 Sharon E AKA Dougherty Sharon E AKA Dougherty S
 E -Real Property - Mortgage Foreclosure: Residential
 Select Portfolio Servicing Inc V Morrissey Philip Pat-
 rick Jr -Real Property - Mortgage Foreclosure: Resi-
 dential
 MidFirst Bank V Jacangelo Christopher A Vito Chris-
 tine A -Real Property - Mortgage Foreclosure: Resi-
 dential
 Caliber Home Loans Inc V Masker James B -Real
 Property - Mortgage Foreclosure: Residential
 Caliber Home Loans Inc V Turner Robert -Real Prop-
 erty - Mortgage Foreclosure: Residential
 Credit Suisse First Boston Mortgage Securities Corp
 Home Equity Asset Trust 2006-1 Home Equity Pass-
 Through Certificates Series 2006-1 US Bank National
 Association as Trustee V Grabinski Larry Aka
 Grabinski Larry W -Real Property - Mortgage Foreclo-
 sure: Residential
 Country Club of the Poconos A Condominium Inc V
 Collier Stephen-Real Property - Other

**MECHANICS AGREEMENTS
 CONTRACT**

CONTRACT-DEBT COLLECTION-CREDIT CARD

LVNV Funding LLC V Margretta Kenneth -Contract -
 Debt Collection: Credit Card
 LVNV Funding LLC V Peralta Patricia -Contract - Debt
 Collection: Credit Card
 LVNV Funding LLC V Long Jennifer -Contract - Debt
 Collection: Credit Card
 LVNV Funding LLC V Scheirer Kevin -Contract - Debt
 Collection: Credit Card
 LVNV Funding LLC V Kurz Michael -Contract - Debt
 Collection: Credit Card
 Synchrony Bank V Bown Laurie -Contract - Debt Col-
 lection: Credit Card

**CONTRACT-DEBT COLLECTION-OTHER
 TORT**

Kapsis Sperantza V Muffley Lana Marie Deubler Ju-
 dith A Incapacitated and Deubler Kenneth S as Power
 of Attorney For Judith A Deubler and Personal Repre-
 sentative For the Estate of Deubler Leslie K as Trust-
 ees of the Leslie and Judith Deubler Family Trust-Tort
 - Other

**PREMISES LIABILITY
 PETITION**

Roberts Courtney K -Pe-Petition For Name Change
 Blocked

**MASS TORT
 PROFESSIONAL LIABILITY
 MISCELLANEOUS**

Knights of Columbus V Strohl Brenda and Nemeth
 Elizabeth Strohl Sansone-Miscellaneous - Other
 Commonwealth of Pennsylvania Office of Attorney
 General V 2648.00 U S Currency One (1) 2007 Chevro-

let Impala SS NJ Registration R819487 Vin
 #2G1WD58C979183031-Miscellaneous - Other
 Commonwealth of Pennsylvania Office of Attorney
 General V One (1) Kubota Tractor Model B21/BTY51
 Serial #60875 One (1) Ringo Trailer PA Registration
 XKL7891 Vin# 4YMUE1822GV003412-Miscellaneous -
 Other
 Commonwealth of Pennsylvania V One (1) 2010 BMW
 X5 Florida Registration HLYE66 Vin #5UXFE4-
 C52AL278830 Alicea-Candelaria Primitivo-
 Miscellaneous - Other
 Commonwealth of Pennsylvania V One (1) 2008 Jeep
 Grand Cherokee Sandy Raun J-Miscellaneous - Other
 Commonwealth of Pennsylvania V 1999 Honda Ac-
 cord Vin 1HGCC1650XA015816 Smith Esteban N-
 Miscellaneous - Other
 Lake of the Pines Community Association V Neary
 Joseph-Miscellaneous - Other
 Ally Bank V Rhem Eshon and Lewis Jennifer C -
 Miscellaneous - Replevin

**WRIT of EXECUTION
 DEEDS
 GRANTOR/GRANTEE**

Keane, Robert E/White Rock Title LLC
 Avery, Vernon L/White Rock Title LLC
 Samuel, Ernest Jr/White Rock Title LLC
 Kerins, Patrick J/White Rock Title LLC
 Andren, Christopher/White Rock Title LLC
 Wilson, Timothy R/White Rock Title LLC
 Lowell, Donald/White Rock Title LLC
 Quagliata, Chris/White Rock Title LLC
 Swinton, Michael D/White Rock Title LLC
 Bobe, Nelida/White Rock Title LLC
 Vega, Victor H/White Rock Title LLC
 Alvarez, Ana C/White Rock Title LLC
 Monahan, Kathleen T Est/Schmidt, Pamela
 Daniels, Noel L/Carroll, John C
 Kresge, Thomas J/Kresge, Thomas J
 Fruck, Hermann/Vasaturo, Tracy
 Endicott, Craig A/Catozzo Buil LLC
 Choi, Alexander H/Hughey, Amy
 Persad, Alvin K/Grossman, Stuart R
 Nicoletti Family Trust/Gonzalez, Justine
 Gardner, Randy C/Gandia, James
 American Neighborhood Mortgage Acceptance Com-
 pany LLC/Lakeview Loan Servicing LLC
 Lakeview Loan Servicing LLC/Secretary of Housing
 and Urban Development
 4103 Firefly Trust/Marks, Steven
 Berry, Arthur III/OL Properties LLC
 Coole, John M/Rinaldi, Robin
 Conboy, Finola/Cifuentes, Mary L
 Ilyayev, Yevganiy/Israilov, Zafar
 Vergara, Michael/Pryce-Latty, Patrick
 Competiello, Peter J/Campos, Francisco Torres
 Metzgar, John/Bauer, Nicholas
 Maniscalco, Linda A/Kaczynski, Krzysztof
 DelGiudice, John A/Vogt, Thomas D Jr
 Kauffman, Sean D/M & E Pocono Rentals LLC
 DRI Mortgage Opportunity Fund LP/Colony SND LLC
 DDM Holding LLC/Tutka, Janusz
 Property Consultants NY LLC/Levi, Igor
 Arrowhead Lake Communtiy Association/Korejko, Ke-
 vin
 Sahadeo, Carol C/Hickson, Jeffrey D
 Paternoster, Anthony/Paternoster, Anthony
 Guerrieri, Joseph M/Joseph Guerrieri and Eleanor C
 Guerrieri Irrevocable Trust
 Guerrieri, Joseph M/Joseph Guerrieri and Eleanor C
 Guerrieri Irrevocable Trust
 Brusic, Dawn Patrice/Chirco, Angelo R
 Keyser, David B/Keyser, David Ryan
 CLG Properties LLC/Sachdeva
 D E & S Properties Inc/Sands, Danielle L
 D E & S Properties Inc/Cosby, Keith
 Bank of America N A/Secretary of Housing and Urban
 Development
 Wilson, Cleate R/Pratt, Margie

Maldonado, Rosa/Maldonado, Rosa
 Citizens Bank N A/Secretary of Housing and Urban Development
 Buckley, Brenden F Est/White Rock Title LLC
 Powell, Mary Ann Est/Powell, Ronald W
 Sustainable Property Solutions/Strickland, Jason
 D E & S Properties Inc/Vetstock
 Wells Fargo Bank Na/Secretary of Housing and Urban Development
 Keller, David/Moncada, Yonhifer
 Barghamian, Lisa/Borres, Jimmy
 Sincavage-Eder, Kara Emily/Aastha Homes LLC
 1900 Capital Trust II/Fonseca, Wilfredo
 McDonough, Maria F/Marzarella, Michael
 Secretary of Veterans Affairs/Walon, Ludwik
 Mary C Young Irrevocable Asset Protection Trust/
 Wieda, Jane M
 Popescu, Georgette/Newhoff, Robert A
 Goosay, Ellen F/Allen, William J
 Savellano, Buena B/Paszek, Miroslaw
 David, Rajan F/Brown, Baron
 Vernon Hill LLC/63-65 2, St Street LLC
 Hilfiger, Grant/Brandes, Christine G
 Pescatore, Jo Mary/Bonadonna, Mary Jo
 Federal Home Loan Mortgage Corporation/Kot,
 Lukasz A
 DeBellis, Mark J/Caputo, Richard John
 Roberts, Barbara/Wagner, Janet K
 Kessel, Brielle/Cunningham, Cris L
 Donchenko, Elena/Lu, George
 Goldstein, Howard J/Olszewski, Przemyslaw
 Shafer, Edward E/Wehrenberg, Jonathan
 Ghannie, Haronna/Curry, Shakeia L
 Zhang, Tingchen/Colon, Miguel
 Huston-Lee, Norma/Gaines, Patricia A
 Oquendo, Maritza/Mendez, Maritza
 Lionstone Investment Corp/Vargas, Daniel
 Hunter, Thomas Alison/Hunter Farm Property LLC
 Gearhart, Rick R/Robertson, Howard M III
 Barone, Claude G/Zamani, Mehdi
 Alyeldin, Sameh/Cioffi, Tiffany
 Zamani, Mehdi/Cunningham, Rosa Mell
 Dorries, Gail A/Mana Properties LLC
 Gertsen, Erik/Esposito Plumbing & Heating Inc
 Park Ave Properties LLC/Velez, Robert
 Klotz, Debra L/Miller, Donald C Jr
 Slowik, Danuta J/Chorba, Nataliya
 Walter, Jason S/Trussell, Susan G
 Walker, Kathy L/Luna, Suzanne Mary
 Liao, Phanessia Huiyi/Ghobrial, Donna Marie
 Botocska, Gabriella/Botocska, Gabriella
 Dobrin, Jeanette/Dobrin, Scott
 Joel Anthony Inc/Kalynchuk, Olha
 Peterson, Linda Lee/Peterson, Matthew Allen
 Bernbaum, Eric Immanuel/Andrew Raziano Living
 Trust
 Morgan, Kent A/Rodriguez, Reymi Vargas
 Prestia, Helen Duffy/Redican, Ellen
 Beers, Annabel D/Bernard, Alfred L
 Pocono 006 LLC/Williams, Ethan J
 Monument Contracting Corp/Pinecrest Lake Companies Inc
 Filipova, Victoria/Serhll Cabin LLC
 Aquaro, Anthony J/Anthony J Aquaro Irrevocable
 Trust
 Lucas, Barbara J/Stroup, Gregory Edward
 Moissinac, Michael H/McNasby, John
 Dracy, John S/Nunez, Manuel
 Deutsche Bank National Trust Company/Steven J Inc
 Evergreen Lake Partnership/Frable, Eric J
 LTS Homes LLC/Green, Charlene
 LTS Homes LLC/Smith, Victor Jr
 Tran, Alan Manh/Makovsky, Alfred B Jr
 Czerwonka, Anna/Czerwonka, Anna
 Czerwonka, Anna M/Granda, Janusz
 Behm, Charles E/Bradley, Daniel
 Graham, Eric S/Silver, Diana
 Swietek, Miroslaw/Perez, Anthony
 Santiago, John A/Becker, Robert
 Donna L Schenk Living Trust/Seip, Daniel

DIVORCE

Majors-Kelly Tenia V Kelly Cleveland-Divorce
 Gross Diana V Gross Thomas C Jr-Divorce
 Rosko-Cusmano Karen M V Cusmano Richard T-Divorce
 Hernandez Lillian Ivette V Rosario Angel A-Divorce
 Lagumdzija Emil V Lagumdzija Brenda-Divorce

SUPPORT

Pineda Ana V Paz Ricardo-Support
 Richards Daniel J II V Berroa Angelica-Support
 Johnson Rowen V Fearon Malik-Support
 Whitfield Straenda V Frazier Quenzelle-Support
 Trenton DCF-Central-Office V Coon Ashleigh T-Support
 Bergman Russell O V Bergman Diana J-Support

CUSTODY and VISITATION

Whitnum Britney V Maza Galvin-Custody and Visitation
 Ewell Lakeya V Station Felton-Custody and Visitation
 Murray DeJean V Murray Christina-Custody and Visitation

PLAINTIFF V DEFENDANT**JUDGEMENTS****DEFAULT JUDGEMENT****PRAECIPE FOR JUDGEMENT****JUDGMENT ON TRANSCRIPT**

Synchrony Bank V Dunnivant	David-
Judgment/Transcript-\$5,928.65	
LVNV Funding LLC V Kemmerer	Richard-
Judgment/Transcript-\$1,191.83	
Capital One Bank (USA) NA V Valente	Susan-
Judgment/Transcript-\$11,668.70	
Capital One Bank (USA) NA V Lutz	Jason-
Judgment/Transcript-\$3,652.79	
Webbank V Pobocek Keith-Judgment/Transcript-\$1,887.57	
Capital One Bank (USA) NA V Gonzales	Rose-
Judgment/Transcript-\$6,648.96	
Crown Asset Management LLC V Guzman	Eva-
Judgment/Transcript-\$2,917.20	
TD Bank USA NA as Successor In Interest to Target National Bank V Feliciano	Betsy-
Judgment/Transcript-\$3,824.57	
Stillwater Lakes Civic Association and Stillwater Sewer Corporation V Wilson	William-
Judgment/Transcript-\$6,202.77	
TD Bank USA NA V Elmore	Badiyah A-
Judgment/Transcript-\$626.60	
Midland Funding LLC V Bullock	Caesar-
Judgment/Transcript-\$1,604.79	
Midland Funding LLC V Fiorini	Melissa-
Judgment/Transcript-\$2,320.34	
Midland Funding LLC V Conkin	Margaret-
Judgment/Transcript-\$1,108.28	
Midland Funding LLC V Wright	Celeste-
Judgment/Transcript-\$2,544.29	
Midland Funding LLC V Bryant	Ryan-
Judgment/Transcript-\$1,360.29	
Midland Funding LLC V Crockett	David-
Judgment/Transcript-\$1,052.35	

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

Abbazio Richard D V Commonwealth of Pennsylvania
 Department of Transportation Bureau of Driver Licensing - Civil Appeals - Agencies: Dept. of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

TD Bank USA NA as Successor In Interest to Target National Bank V Guevara Adda N -Civil Appeals - Judicial: Mdj (Money Judgment)
 Capital One Bank (USA) NA V Alvarado Shirley -Civil Appeals - Judicial: Mdj (Money Judgment)

WRIT of REVIVAL

CERTIFIED COPY LIENS FEDERAL TAX LIENS

IRS Dept of the Treasury V Molinaro Andrew K & Votrubova Lenka-Federal Tax Lien-\$6,506.99
 IRS Dept of the Treasury V Molinaro Andrew K-Federal Tax Lien-\$33,229.07
 IRS Dept of the Treasury V Guevara Edward-Federal Tax Lien-\$18,645.89
 IRS Dept of the Treasury V Gilmore George R-Federal Tax Lien-\$243,547.91
 IRS Dept of the Treasury V Dolphin Jonathan-Federal Tax Lien-\$13,433.96
 IRS Dept of the Treasury V New Glamor Nail Spa Inc A Corporation-Federal Tax Lien-\$97,651.83
 IRS Dept of the Treasury V Randolph Kurt F-Federal Tax Lien-\$10,020.56
 IRS Dept of the Treasury V B & R Nauman Inc A Corporation Gotta Go Septics-Federal Tax Lien-\$2,400.00
 IRS Dept of the Treasury V Moninaro Andrew K-Federal Tax Lien-\$24,792.03

MUNICIPAL LIENS LIEN FOR FINE MECHANIC LIEN CLAIM WAIVER of LIENS

2019-10451-Spread Eagle Realty Development Corp Letterhouse Randall Letterhouse Deborah V Spread Eagle Realty Development Corp Letterhouse Randall Letterhouse Deborah-Waiver of Liens

MISCELLANEOUS GRANTOR/GRANTEE

TD Bank N A/Rodden, Angela R/Sat
 Toman, Kerri L/Commonwealth of Pennsylvania/Notr
 NE PA Community Federal Credit Union/Luna, Suzanne M/Sat
 NE PA Community Federal Credit Union/Luna, Suzanne M/Sat
 NE PA Community Federal Credit Union/Merring, Mitchell A/Sat
 Bank of America N A/Redesky, Joe K/Sat
 JPMorgan Chase Bank N A/Vallejo, Arwina/Sat
 Mountain Car Care Limited Partnership/Mountain Car Care Limited Partnership/Rele
 ESSA Bank & Trust/Napoli, Patrick/Sat
 ESSA Bank & Trust/Hartman, Joel F/Sat
 ESSA Bank & Trust/Berger, Eileen/Sat
 Honesdale National Bank/Somers, Scott A/Sat
 ESSA Bank & Trust/Hawk, John W/Sat
 ESSA Bank & Trust/Riebel, Tim E/Sat
 ESSA Bank & Trust/Lopez, Luis/Sat
 Wilson, Scott/Mitchell, Jeannette/Sat
 Wilson, Scott/Mitchell, Jeannette/Sat
 PNC Bank National Association/Duffy, James J Jr/Sat
 Pentagon Federal Credit Union/Allen, Christopher/Sat
 Pentagon Federal Credit Union/Lyman, John C/Sat
 Mortgage Electronic Registration Systems Inc/Fossett, Tieshia M/Sat
 Mortgage Electronic Registration Systems Inc/Lyzena, Theodore/Sat
 Mortgage Electronic Registration Systems Inc/Muniz, Carlos Alberto/Sat
 Barzeva, Nadzhibe/First Keystone Community Bank/Ucc1
 MTGLQ Investors L P/Cagaty, Erdine/Sat
 Mortgage Electronic Registration Systems Inc/Candal, Jeanine/Sat
 Mortgage Electronic Registration Systems Inc/Baney, Lincoln/Sat
 Hughey, Matthew/Hughey, Amy/Powr
 Branch Banking and Trust Company/Toman, Ian/Sat
 Wells Fargo Bank N A/Pages, Dagoberto M/Sat
 Lakeview Loan Servicing LLC/Loancare LLC/Powr
 Mortgage Electronic Registration Systems Inc/Rosa, Javier/Sat
 Solarcity Corporation/Forde, Ronald T/Ucc3term
 Mortgage Electronic Registration Systems Inc/Dalton, Michael D/Sat
 PNC Bank National Association/Metzgar, John M/Sat

DRI Mortgage Opportunity Fund L P/Sn Servicing Corporation/Powr
 Pocono Manor Investors LP/Kalahari Resorts LLC/Amen
 506 Fulmer LLC/Wayne Bank/Arnt
 Mortgage Electronic Registration Systems Inc/Altomose, Alan/Sat
 Fedex Freight Inc/PPL Electric Utilities Corporation/Rway
 Mortgage Electronic Registration Systems Inc/Przybyla, Janusz/Sat
 Mortgage Electronic Registration Systems Inc/Burge, Joseph W/Sat
 Mortgage Electronic Registration Systems Inc/Cost, Dana M/Sat
 ESSA Bank & Trust/Brown, Robert G/Sat
 ESSA Bank & Trust/Pryor, Richard/Sat
 ESSA Bank & Trust/Mingora, Kevin Lee/Sat
 Mortgage Electronic Registration Systems Inc/Strunk, Marie A/Sat
 Citizens Bank N A/Regan, John/Sat
 PNC Bank National Association/Calemmo, David/Sat
 PSECU/Russo, Janis Clare/Sat
 Countrywide Home Loans Inc/Goldman Sachs Mortgage Company/Powr
 Schilling, James/American Financial Resources Inc/Powr
 Schilling, James/American Financial Resources Inc/Affd
 Wilmington Savings Fund Society FSB/Carrington Mortgage Services LLC/Powr
 Landmark Community Bank/Alatrush, Hassan M/Sat
 Coldwell Banker Phyllis Rubin Real Estate/Rainmaker Capital of Mount Effort LLC/Sat
 Megaphase L L C/ESSA Bank & Trust/Ucc1
 National Penn Bank/Ruffino, Stephen/Sat
 Woodforest National Bank/JPMorgan Chase Bank National Association/Powr
 Mortgage Electronic Registration Systems Inc/Murray, DeJean/Sat
 Mortgage Electronic Registration Systems Inc/Saveliev, Alexei/Sat
 JPMorgan Chase Bank National Association/Carrasco, Victor/Sat
 Wells Fargo Bank N A/Johnson, Kathy J/Sat
 Sand Canyon Corporation/Pape, Peter J/Sat
 Franconia Mennonite Camp Association Inc/Univest Bank and Trust Co/Amen
 Seip, Ethel L/Seip, Michael E/Powr
 Nauman, R Troy/Kessel, Gary A/Sat
 Mortgage Electronic Registration Systems Inc/Brown, Catherine M/Sat
 Mortgage Electronic Registration Systems Inc/Pelliccotti, Ernest M Jr/Sat
 Mortgage Electronic Registration Systems Inc/Baxter, Michael C/Sat
 Crescent Lake Property Owners Association Inc/Wotring, Kenneth C/Rele
 Mortgage Electronic Registration Systems Inc/Pravato, Alfred/Sat
 63-65 21 St Street LLC/Wayne Bank/Arnt
 Mortgage Electronic Registration Systems Inc/Smith, Joshua C/Sat
 Citibank/Picerni, Richard/Sat
 Wells Fargo Bank N A/Remly, Dianne C/Sat
 Stewart, Michael/Kolyuzhko, Ruslan/Ccorder
 JPMorgan Chase Bank N A/Ohara, Gerald P/Sat
 Mortgage Electronic Registration Systems Inc/Stevenson, Paul T/Sat
 Whalen, Audrey M/Commonwealth of Pennsylvania/Notr
 Citimortgage Inc/Stavish, Ronald/Sat
 Mortgage Electronic Registration Systems Inc/Kosmalski, Chester/Sat
 Mortgage Electronic Registration Systems Inc/Arapi, Erjon/Sat
 Mortgage Electronic Registration Systems Inc/Baner, Joseph J/Sat
 Wells Fargo Bank N A/Correll, Joshua/Sat
 PSECU/Nugent, James/Ccorder

ESSA Bank & Trust/Sparacino, Nancy/Sat	opment
Rakavina, Goran/Botocska, Gabriella/Powr	Cifuentes, Mary L/Mortgage Electronic Registration Systems Inc
ESSA Bank & Trust/Torpey, Robert P/Sat	Israilov, Zafar B/Mortgage Electronic Registration Systems Inc
ESSA Bank & Trust/Dume, Pierre P/Sat	Pryce-Latty, Patrick/Mortgage Electronic Registration Systems Inc
Deutsche Bank National Trust Company/PHH Mortgage Corporation/Powr	Neidig, Ada I/Lebanon Federal Credit Union
Bernbaum, Eric Immanuel/Benford, Stephen B/Sat	Campos, Francisco Torres/Mortgage Electronic Registration Systems Inc
Bernbaum, Eric Immanuel/Benford, Stephen B/Sat	Forde, Ronald/Mortgage Electronic Registration Systems Inc
Mortgage Electronic Registration Systems Inc/	Kaczynski, Krzysztof/Mortgage Electronic Registration Systems Inc
Costello, Shane Hudson/Sat	Vogt, Thomas D Jr/Mortgage Electronic Registration Systems Inc
Mortgage Electronic Registration Systems Inc/	M & E Pocono Rentals LLC/Mortgage Electronic Registration Systems Inc
Laxton, Matthew W/Sat	Levi, Igor/Mortgage Electronic Registration Systems Inc
ESSA Bank & Trust/Anderson, Joshua/Sat	Jackett Holdings LLC/M&T Bank
ESSA Bank & Trust/Johnson, Dale R/Sat	Hickson, Jeffrey D/Mortgage Electronic Registration Systems Inc
ESSA Bank & Trust/Sanfilippo, Vito/Sat	506 Fulmer LLC/Wayne Bank
ESSA Bank & Trust/Wilkins, Christine A/Sat	Chirco, Angelo R/Mortgage Electronic Registration Systems Inc
ESSA Bank & Trust/Scrofano, Christine A/Sat	Hutson, Justin D/Mortgage Electronic Registration Systems Inc
First Northern Bank and Trust Co/Wyckoff, Frederick G Jr/Sat	Keyser, David R/Mortgage Electronic Registration Systems Inc
First Northern Bank and Trust Co/Oliver, Bradley C/Sat	Sachdeva, Kiran/Mortgage Electronic Registration Systems Inc
First Northern Bank and Trust Co/Matthews, Marme J/Sat	Grover, Sharon L/ESSA Bank & Trust
Citizens Bank N A/Tagliaferri, Louis J/Sat	Spott, Jerome P/Peoples Security Bank and Trust Company
Wells Fargo Bank N A/Haas, George R/Sat	Sands, Danielle L/Mortgage Electronic Registration Systems Inc
Wells Fargo Bank N A/Cesararo, Ferdinand/Sat	Gmelch, John G/ESSA Bank & Trust
Wayne Bank/Toro, Dawn B/Sat	Cosby, Keith/Mortgage Electronic Registration Systems Inc
Wayne Bank/Sunshine, Leslie/Sat	Abdelnaby, Aly H/ESSA Bank & Trust
Dime Bank/Kush & Sunny LLC/Ucc1	Thomas, Mendez Sr/Mortgage Electronic Registration Systems Inc
Mortgage Electronic Registration Systems Inc/	Snively, Lawrence/NBT Bank National Association
Chirinos, Rodesno/Sat	Schilling, James/Mortgage Electronic Registration Systems Inc
ESSA Bank & Trust/Burch, Mark/Sat	Smith, Rodney D/Mortgage Electronic Registration Systems Inc
ESSA Bank & Trust/Nguyen, Ly-Ly/Sat	Strickland, Jason/Mortgage Electronic Registration Systems Inc
Diamond Credit Union/Morykan, Jeffrey J/Sat	Edwards, Keith/Mortgage Electronic Registration Systems Inc
Diamond Credit Union/Morykan, Jeffrey J/Sat	Crouse, Dale R/Citizens Bank of Pennsylvania
ESSA Bank & Trust/Weirich, Christine C/Sat	Franconia Mennonite Camp Association Inc/Univest Bank and Trust Co/Amor
ESSA Bank & Trust/Cotolese, Craig/Sat	Franconia Mennonite Camp Association Inc/Univest Bank and Trust Co/Subm
Peoples Security Bank and Trust Company/Vance, George/Sat	Reyes, Fernando/Secretary of Housing and Urban Development
Peoples Security Bank and Trust Company/Vance, George/Trms	Fluharty, Michael/Police and Fire Federal Credit Union
ESSA Bank & Trust/Gordon, Harris/Sat	Aastha Homes LLC/Finance of America Commercial LLC
Phoenixville Federal Bank & Trust/Gertsen, Erik/Sat	Navarro, Steve/Mortgage Electronic Registration Systems Inc
Redevelopment Authority of the County of Monroe/Meikle, George W Jr/Sat	Wicki, Keith A/First Hope Bank
Redevelopment Authority of the County of Monroe/Meikle, George W Jr/Sat	Allen, William J/NBT Bank NA
New Tripoli Bank/Haydt, Tyler A/Sat	Brown, Baron/Mortgage Electronic Registration Systems Inc
Deutsche Bank National Trust Company/PHH Mortgage Corporation/Powr	63-65 21 St Street LLC/Wayne Bank
PNC Bank National Association/Kresge, Sheldon/Sat	Brandes, Christine G/Mortgage Electronic Registration Systems Inc
PNC Bank National Association/Preus, Eric/Sat	Colucci, Anthony M/Mortgage Electronic Registration Systems Inc
Morgan/Supervisors Paradise Township/Agre	Fossett, Tieshia M/Mortgage Electronic Registration Systems Inc
Dietz, William J Jr/Supervisors Paradise Township/Agre	Wieda, Jane M/ESSA Bank & Trust
Dietz, William J/Supervisors Paradise Township/Agre	Wagner, Janet K/Mortgage Electronic Registration Systems Inc
Franz Family Trust/Supervisors Paradise Township/Agre	Cunningham, Cris L/Mortgage Electronic Registration
Pocono Gardens Realty LP/Supervisors Paradise Township/Agre	
Bassett, Lorraine M/Bassett, Ann/Powr	
Schenk, Harry/Ybarra, Cathi/Powr	
MORTGAGE GRANTOR/GRANTEE	
Jony, Charles W/Amos Financial LLC/Modm	
Da Realty L L C/First Keystone Community Bank	
Carroll, John C/Citizens Bank N A	
Cavicchia, Paul G/Mortgage Electronic Registration Systems Inc	
Hughey, Amy/Mortgage Electronic Registration Systems Inc	
Gonzalez, Justine/Mortgage Electronic Registration Systems Inc	
Burks-Lindstedt, Cara/Mortgage Electronic Registration Systems Inc	
Gandia, James/Wells Fargo Bank N A	
OL Properties LLC/Berry, Arthur III	
Padilla, Victor/Secretary of Housing and Urban Development	

Systems Inc	Kellman, Christianna/DLJ Mortgage Capital Inc/Asgn
Lu, George/Mortgage Electronic Registration Systems Inc	Bucknor, Dalton/M&T Bank/Asgn
Olszewski, Przemyslaw/Mortgage Electronic Registration Systems Inc	Invest Sky 1 LLC/Haymarket Insurance Company/Asgn
Curry, Shakeia L/ESSA Bank & Trust	Chun, Ruth J/Goldman Sachs Mortgage Company/Asgn
Colon, Miguel/Mortgage Electronic Registration Systems Inc	Chun, Ruth J/NYMT Loan Trust I/Asgn
Smith, Gary Evan/Wells Fargo Bank N A	Townsend, Tanya K/Goldman Sachs Mortgage Company/Asgn
Bator, Lukasz/JPMorgan Chase Bank N A	Townsend, Tanya K/NYMT Loan Trust I/Asgn
ORourke, Kevin J/Citizens Bank of Pennsylvania	Canvos Group LLC/Toorak Capital Partners LLC/Asgn
Seedath-Singh, Omilla/Mortgage Electronic Registration Systems Inc	Rand, Michael/Nationstar Mortgage LLC/Asgn
Wenger, Thomas/Mortgage Electronic Registration Systems Inc	Shands, Willie/Mortgage Electronic Registration Systems Inc/Asgn
Heaphy, John/TD Bank N A	Shands, Willie/Goldman Sachs Mortgage Company/Asgn
Cole, Jeffrey S/Mortgage Electronic Registration Systems Inc	Shands, Willie/NYMT Loan Trust I/Asgn
Vargas, Daniel/Mortgage Electronic Registration Systems Inc	Shively, Bruce/J P Morgan Mortgage Acquisition Corp/Asgn
King, Gloria/M&T Bank/Modm	Harkenreader, Ronald R/TOWD Point Master Funding Trust 2019-PM11/Asgn
King, Gloria/Secretary of Housing and Urban Development	Liberty One Realty LLC/Wilmington Savings Fund Society FSB/Asgn
Cioffi, Tiffany/Mortgage Electronic Registration Systems Inc	Fitzmorris, John/Trinity Financial Services LLC/Asgn
Cunningham, Rosa Mell/Mortgage Electronic Registration Systems Inc	Monteforte, Eric P/Trinity Financial Services LLC/Asgn
Velez, Robert/Mortgage Electronic Registration Systems Inc	Jones, Roxanne/Newrez LLC/Asgn
Harris, Bernard B/Mortgage Electronic Registration Systems Inc	DiMaggio, Salvatore/Wells Fargo Bank N A/Asgn
Riley, Ethan L Jr/Mortgage Electronic Registration Systems Inc	First Keystone Community Bank/Hilfiger, Grant/Reim Barcene, William P Jr/Wells Fargo Bank N A/Asgn
Miller, Donald C Jr/First Northern Bank and Trust Co	Remache, Jason M/Wells Fargo Bank N A/Asgn
Chorba, Nataliya/Mortgage Electronic Registration Systems Inc	Zygmunt, Laura R/Trinity Financial Services LLC/Asgn
Marks, John Thomas/Mortgage Electronic Registration Systems Inc	Gominho, Zeldia/US Mortgage Resolutions LLC/Asgn
Law, Laura D/PNC Bank National Association	Phillips, Derrick C/Citicorp Trust Delaware National Association/Asgn
Gialouris, John/Mortgage Electronic Registration Systems Inc	Phillips, Derrick C/MTGLQ Investors L P/Asgn
Stewart, Matthew R/Citizens Bank of Pennsylvania	Phillips, Derrick C/Legacy Mortgage Asset Trust 2017-GS2/Asgn
Kalynchuk, Olha/Mortgage Electronic Registration Systems Inc	Phillips, Derrick C/Legacy Mortgage Asset Trust 2017-GS2/Asgn
Geisheimer, John R/Citizens Bank of Pennsylvania	Valley, Russell D/Wells Fargo Bank National Association/Asgn
Ayala, Jaime/Mortgage Electronic Registration Systems Inc	Griffith, Steve/Newrez LLC/Asgn
Rodriguez, Reymi Vargas/Mortgage Electronic Registration Systems Inc	Marino, Judith A/Newrez LLC/Asgn
Kasperski, William D/Percudani Family Limited Partnership	
Williams, Ethan J/Mortgage Electronic Registration Systems Inc	
Stroup, Gregory Edward/Mortgage Electronic Registration Systems Inc	
Green, Charlene/Mortgage Electronic Registration Systems Inc	
Hernandez, Nerick/Pennsylvania Housing Finance Agency	
Smith, Victor Jr/Mortgage Electronic Registration Systems Inc	
Makovsky, Alfred B Jr/Mortgage Electronic Registration Systems Inc	
Silver, Diana/Mortgage Electronic Registration Systems Inc	
Perez, Anthony/Mortgage Electronic Registration Systems Inc	
Becker, Robert A/Honesdale National Bank	
Coppinger, Edmund/Mortgage Electronic Registration Systems Inc	
Spencer, Lamarr R/Nationstar Mortgage LLC/Asgn	
Smith, Bryant K/Wells Fargo Bank N A/Asgn	
Galloway, Akiba/J P Morgan Acquisition Corp/Asgn	
Frizzle, Winifred/Newrez LLC/Asgn	
Charette, Michael J/U S Bank National Association/Asgn	
Krueger, Regina L/Deutsche Bank National Trust Company/Asgn	
Hodgson, William E/American Advisors Group/Asgn	
Kellman, Christianna/Ditech Financial LLC/Asgn	

**PUBLIC NOTICE
CIVIL ACTION
COURT OF COMMON PLEAS
MONROE COUNTY, PA
CIVIL ACTION-LAW
NO. 2019-07746**

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST,
Plaintiff

v.
DOREEN C. TURR a/k/a DOREEN TURR; et al,
Defendants

To: **ROBERT TURR**
Defendant(s), 9030 FRANKLIN HILL ROAD, EAST STROUDSBURG, PA 18301

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, PA docketed to No. 2019-07746, seeking to foreclose the mortgage secured on your property located, 9030 FRANKLIN HILL ROAD EAST STROUDSBURG, PA 18301.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

**Monroe County Bar Association
Find A Lawyer Program
913 Main Street
Stroudsburg, PA 18360
570-424-7288**

**RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906**

PR - Jan. 10

**PUBLIC NOTICE
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
NO: 2018-03371**

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
LILY CALKINS, PA I.D. NO. 327356
KEVIN S. FRANKEL, PA I.D. NO. 318323
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
ALISON H. TULIO, PA I.D. NO. 87075
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S&D FILE NO. 18-059487
JPMorgan Chase Bank,
National Association
PLAINTIFF
VS.
Bruce Conti and Suzanne Conti
DEFENDANTS

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

TO: **Bruce Conti, Suzanne Conti**
4300 Greenwood Drive
Kunkletown, PA 18058

Your house (real estate) at: 4300 Greenwood Drive,
Kunkletown, PA 18058, 13/10A/1/346
PIN # 13621906474951

is scheduled to be sold at Sheriff's Sale on **February 27, 2020** at: Monroe County Courthouse, 7th and Monroe Streets, Courthouse Square, Stroudsburg, PA 18360 at **10:00 AM** to enforce the court judgment of \$145,830.82 obtained by JPMorgan Chase Bank, National Association against you.

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

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

1. The sale will be cancelled if you pay back to JPMorgan Chase Bank, National Association the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

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

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

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

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

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

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

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (570)517-3309.

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

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the

buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

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

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

Lawyer Referral Service

**Monroe County Bar Assn
Find a Lawyer Program
913 Main Street
Stroudsburg, PA 18360
570-424-7288**

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

18-059487

ALL THAT CERTAIN lot or piece of land situate in the Township of Polk, County of Monroe, Commonwealth of Pennsylvania bounded and described as follows;

Beginning at a point in the centerline of Greenwood Drive (33 feet in width), said point being distant 223.73 feet on a course of South 7 degrees 8 minutes East from the point of intersection of the said centerline of Greenwood Drive with the centerline of Lincoln Green Drive; thence running from said beginning point along the said centerline of Greenwood Drive South 7 degrees 8 minutes East 80 feet to a point the Northerly line of Lot No. W-6; thence North 82 degrees 52 minutes East 160 feet to a point thence by other land of the New 1901 Corp. North 7 degrees 8 minutes West 80 feet to a point; thence along the Southerly line of Lot No. W-2 South 82 degrees 52 minutes West 160 feet to the place of beginning.

BEING KNOWN AS 4300 Greenwood Drive, Kunkletown, PA 18058

BEING TAX PARCEL NO. 13/10A/1/346; PIN # 13621906474951

BEING the same premises in which Bruce Conti, by deed dated 11/13/2007 and recorded 01/24/008 in the Office of the Recorder of Deeds in and for the County of Monroe, Commonwealth of Pennsylvania, in Deed Book 2325, Page 8936, and at Instrument No. 200802543, granted and conveyed unto Bruce Conti and Suzanne Conti Husband and Wife

PR - Jan. 10

**PUBLIC NOTICE
COURT OF COMMON PLEAS
MONROE COUNTY**

No.: 2019-08773

MILSTEAD & ASSOCIATES, LLC

By: Roger Fay, Esquire

Attorney ID #313008

1 E. Stow Rd.

Marlton, NJ 08053

Attorney for Plaintiff

(856) 482-1400

File No. 229391-1

Bayview Loan Servicing, LLC,

Plaintiff,

vs.

Haby Barry, known heir and Administratrix to the

Estate of Bubacar B. Barry, Deceased;

Mariane Barry, known heir of Bubacar B. Barry,

Deceased,

Defendants

TO: Mariane Barry

TYPE OF ACTION:

**CIVIL ACTION/COMPLAINT IN
MORTGAGE FORECLOSURE**

PREMISES SUBJECT TO FORECLOSURE: 5011

Woodside Drive, Tobyhanna, PA 18466

NOTICE

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

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

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

Lawyers Referral and Information Service

**Monroe County Bar Association
Find a Lawyer Program**

**913 Main Street
Stroudsburg 18360
570-424-7288**

P - Jan. 4; R - Jan. 10

**PUBLIC NOTICE
DISSOLUTION**

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected by the dissolution of **BUSINESSWORLD SYSTEMS INC.**, a business corporation, that it has filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about December 30, 2019, Articles of Dissolution to dissolve the aforesaid corporation by the shareholders, and that the Board of Directors are now engaged in winding up and settling the affairs of said corporation so that its corporation existence shall be ended by the issuance of a Certificate of Dissolution by the Department of State, Commonwealth of Pennsylvania, in compliance with the requirements of 15 Pa.C.S. § 1905 or 5905.

PR - Jan. 10

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF Aleksandr Rogatskiy, late of Jackson Township, Monroe County, Pennsylvania.

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

Executor:

Gregory Rogatskin

1794 Twin Pine Road

Stroudsburg, PA 18360

Elizabeth M. Field, Esquire

Powlette & Field, LLC

508 Park Avenue

Stroudsburg, PA 18360

PR - Dec. 27, Jan. 3, Jan. 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **DAVID G. DESIDERATO**, late of 354 Upper Swiftwater Road, Cresco, Monroe County, Pennsylvania 18326, deceased.

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

Elizabeth A. Desiderato, Executrix
354 Upper Swiftwater Road
Cresco, PA 18326

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

PR - Dec. 27, Jan. 3, Jan. 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Francis J. Imbert**, late of Smithfield Township, Monroe County, Pennsylvania, deceased.

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

Virginia M. Vogt
16 Lakeview Ave.
Budd Lake, NJ 07828

PR - December 27, January 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **Frank A. Tatusko a/k/a Frank A. Tatusko Jr.**, Deceased December 8, 2019, of Saylorsburg, Monroe County.

Letters Testamentary in the above named estate have been granted to the undersigned.

All persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or their attorney and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant,
Executrix: Terri Jo Tatusko
c/o

Law Office of David A. Martino, Esquire
1854 PA Rte 209, P.O. Box 420
Brookheadsville, PA 18322

PR - Dec. 27, Jan. 3, Jan. 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Janet B. Garman a/k/a Janet E. Garman**, late of Stroudsburg, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court

of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Richard L. Bolen, Executor
1309 Old Cherokee Road
Lexington, SC 29072

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

By: David L. Horvath, Esquire
712 Monroe Street
P.O. Box 511

Stroudsburg, PA 18360-0511

PR - Jan. 10, Jan. 17, Jan. 24

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **Joseph Guardino, Deceased**, late of Monroe County, Commonwealth of Pennsylvania.

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

Joyce Iannuzzi, Executrix
c/o
Mark A. Primrose, Esquire
17 North Sixth Street
Stroudsburg, PA 18360
or to

Mark A. Primrose, Esquire
17 North Sixth Street
Stroudsburg, PA 18360

PR - Jan. 10, Jan. 17, Jan. 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Josephine S. Hutta a/k/a Josephine Hutta**, deceased

Late of Stroud Township, Monroe County

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

Catherine A. Hartley, Executrix
c/o

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

PR - Jan. 3, Jan. 10, Jan. 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Kevin M. Scully**, late of Smithfield Township, East Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Loretta Lorie Lehman, Executrix
317 Remington Road
East Stroudsburg, PA 18301

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE & FARERI, P.C.
By: David L. Horvath, Esquire
712 Monroe Street
P.O. Box 511
Stroudsburg, PA 18360-0511

PR - Dec. 27, Jan. 3, Jan. 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Patricia A. Bellone, deceased
Late of Tobyhanna Township, Monroe County
Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or 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.

Christine Bellone, Executrix
c/o

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

PR - Dec. 27, Jan. 3, Jan. 10

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF REINER ERICH JAECKLE a/k/a
REINER E. JAECKLE, LATE OF THE TOWNSHIP OF
ELDERD, COUNTY OF MONROE, COMMONWEALTH OF
PENNSYLVANIA, DECEASED

WHEREAS, Letters Testamentary in the above-named estate have been granted to Desiree Jaeckle, Executrix of the Estate of Reiner E. Jaeckle.

All persons indebted to the said estate are requested to make immediate payment and those having claims or demands to present the same without delay to:

Desiree Jaeckle, Executrix
c/o

Goudsouzian & Associates
2940 William Penn Highway
Easton, PA 18045-5227

PR - Jan. 3, Jan. 11, Jan. 17

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF THOMAS M. WARD, JR., late of Pocomo Township, Monroe County, Pennsylvania, deceased.

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

Joseph J. Pula, Administrator
23 North Ninth Street
Stroudsburg, PA 18360

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

PR - Dec. 27, Jan. 3, Jan. 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Thomas R. Grabko a/k/a Thomas Richard Grabko, deceased

Late of Polk 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 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 Peter Grabko, Administrator
c/o

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

PR - Jan. 3, Jan. 10, Jan. 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Timothy Michael Phillips, late of Swiftwater, Pocono Township, Monroe County, Pennsylvania.

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

Dana L. DeBenedetto, Executrix
18 N. 8th Street
Stroudsburg, PA 18360

BRETT J. RIEGEL, ESQ.
18 North 8th Street
Stroudsburg, PA 18360

PR - Jan. 3, Jan. 10, Jan. 17

**PUBLIC NOTICE
ESTATE NOTICE**

Letters Testamentary on the ESTATE OF LeROY RASELEY, deceased, have been granted to Jon Raseley and William Raseley, as Co-Executors.

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

Jon Raseley, Co-Executor
3262 Ross Road
Saylorsburg, PA 18353

William Raseley, Co-Executor
3276 Ross Road
Saylorsburg, PA 18353

Joseph S. Wiesmeth
Attorney at Law, PC
919 Main Street
Stroudsburg, PA 18360

PR - Jan. 3, Jan. 10, Jan. 17

**PUBLIC NOTICE
FICTITIOUS NAME
REGISTRATION**

NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by Donald R. Biffen, D.D.S., to carry on business in Monroe County, Pennsylvania under the assumed name or fictitious name, style or designation as **BIFFEN FAMILY DENTISTRY**, with an address of 23 North Courtland Street, East Stroudsburg, PA 18301. Said registration was filed on November 20, 2019.

DONALD R. BIFFEN, D.D.S.
23 North Courtland Street
East Stroudsburg, PA 18301

PR - January 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 1115 Civil 2019**

DePUY HOUSE PROPERTY OWNERS ASSOCIATION INC.

Plaintiff
vs.

DARREN J. HOSFORD
Defendant

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit DV-130, Int. 39, DePuy Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on **February 27, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedure, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 39 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV-130**, on a certain "Declaration Plan Phase II of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises DePuy House Property Owners Association, a Pennsylvania Corporation by deed dated June 10, 2004 and recorded on June 22, 2004 in Record Book Volume 2193 at Page 9631 granted and conveyed unto Darren J. Hosford, an individual.

BEING PART OF PARCEL NO. 16/3/3/3-1-130 and PIN NO. 16732102998544B130

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
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913 Main Street
Stroudsburg, PA 18360
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570-424-7288

PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 1116 Civil 2019**

DePUY HOUSE PROPERTY OWNERS ASSOCIATION INC.

Plaintiff

vs.

LAURA CIRINO
Defendant

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 75C, Int. 51, DePuy Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on **February 27, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedure, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 51 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV-75C**, on a certain "Declaration Plan Phase II of Stage I," of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises between Margaret L. Brommer and Earl A. Brommer Jr., by deed dated November 3, 2014 and recorded on December 19, 2014 in Record Book Volume 2447 at Page 7466, granted and conveyed unto Laura Cirino.

BEING PART OF PARCEL NO. 16/3/3/3-1-75C and PIN NO. 16732102997255B75C

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 1249 Civil 2019**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC.

Plaintiff

vs.

THOMAS BENGE and NICOLE S. BENGE
Defendants

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

This notice is sent to you in an attempt to collect a

DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 6C, Int. No. 38, FAIRWAY VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's Sale on February 27, 2020 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 38 in that certain piece or parcel of land, together with the message and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 6C, on a certain "Declaration Plan Phase I of Stage I," of Fairway House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on September 4, 1974 at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Terry L. McGee and Kay McGee, by deed dated Dec. 30, 2013 and recorded on Jan. 17, 2014 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Deed Book Volume 2433 at Page 1934, granted and conveyed unto Thomas Bengé and Nicole S. Bengé, as Joint Tenants with Right of Survivorship.

BEING PART OF PARCEL NO. 16/4/1/48-6C and PIN NO. 16732102879739B6C

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 1425 Civil 2019**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION INC.

Plaintiff
vs.

CHAD ADAMS,
Defendant

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 15D, Int. No. 6, FAIRWAY VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's Sale on February 27, 2020 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA.

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 6 in that certain piece or parcel of land, together with the message and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 15D, on a certain "Declaration Plan Phase I of Stage I," of Fairway House Planned Resi-

dential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on September 4, 1974 at Plot Book Volume 23, Page 99.

BEING THE SAME premises which John Clark and Joan Clark, a married couple, by deed dated December 4, 2014 and recorded on May 21, 2015 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2453 at page 9777, granted and conveyed unto Chad Adams, a single man.

BEING PART OF PARCEL NO. 16/4/1/48-15D and PIN NO. 16732102878952B15D

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2551 CV 2015**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff
vs.

KAREN T. SUTTLE CAPALBO,
NICOLE K. SUTTLE
and RICHARD JOHNATHAN THOMPSON
Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at UNIT R40, INT. 13, RIVER VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's Sale on February 27, 2020 in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 13 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R40, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which River Village Phase III-B Owners Association, a Pennsylvania Corporation, by deed dated July 30, 1996 and recorded on Aug. 9, 1996 in Record Book Volume 2028 at Page 475 granted and conveyed unto Karen T. Suttle Capalbo and Nicole K. Suttle and Richard Johnathan Thompson, her children.

BEING PART OF PARCEL NO. 16/2/1/1-12 and PIN

NO. 167321025612732

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 2552 CV 2015**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

JOHN T. BENSON

Defendant

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at UNIT RV-37, INT. 40, RIVER VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's Sale on February 27, 2020 in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 40 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-37, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Dennis P. Cray and Gerry A. Cray, a married couple, by deed dated Jan. 26, 2011 and recorded on June 17, 2011 in Record Book Volume 2388 at page 189 granted and conveyed unto John T. Benson.

BEING PART OF PARCEL NO. 16/21/1-12 and PIN NO. 16732102561273

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 3195 Civil 2018**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.

Plaintiff

vs.

JACQUELINE FONTAINO, as surviving tenant in common with FRANK FONTAINO, a/k/a FRANK D. FONTAINO, the known heirs of FRANK D. FONTAINO; FRANK T. FONTAINO, RENEE DARZANOFF and PATRICIA ANN MANONI FONTAINO and the UNKNOWN HEIRS of FRANK FONTAINO a/k/a FRANK D. FONTAINO, ET AL,

Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at INTERVAL NO. 31, UNIT NO. RT-188 OF RIDGE TOP VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's sale on February 27, 2020 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 31 of Unit No. RT-188, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE same premises conveyed by deed recorded 03/24/1999 in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2061, Page 4867 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/110479

PIN NO.: 1673210259644U188

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 5776 Civil 2018**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.

Plaintiff

vs.

ANNICE BRADLEY, KNOWN HEIR OF LORINE EDWARDS, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH LORINE EDWARDS, DECEASED, ET AL,
Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval NO. 42, UNIT NO. RT-14 OF Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on **February 27, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 42 of Unit No. RT-14**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE same premises conveyed by deed recorded 5/24/1993 in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 1888, Page 201 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/88013/U14

PIN NO.: 16732102589009

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 5776 Civil 2018**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.

Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH LAWRENCE MIRESSI,
CAMILLE MIRESSI, DECEASED, ET AL,
Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **INTERVAL NO. 26, UNIT NO. RT-132 OF RIDGE TOP VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356** is scheduled to be sold at Sheriff's sale on **February 27, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will

be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 36 of Unit No. RT-132**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE same premises conveyed by deed recorded Jan. 21, 2000 in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2074, Page 4232 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/88133/U132

PIN NO.: 16732101490282U132

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.

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570-424-7288**

PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 6041 CV 2014**

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.

Plaintiff

vs.

WILLIAM J. MORRIS and PATRICIA A. MORRIS
Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at **UNIT 166, INT. 17, RIVER VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356** is scheduled to be sold at Sheriff's Sale on **February 27, 2020** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 17 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 166, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which William F. Morris and Marcella J. Morris, his wife, by deed dated June 26, 2009 and recorded on July 16, 2009 in Record Book Volume 2356 at page 79223, granted and conveyed unto William J. Morris and Patricia A. Morris.

BEING PART OF PARCEL NO. 16/21/1-11 and PIN

NO. 16732100340877

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 660 Civil 2019**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.

Plaintiff

vs.
IRIS ROSE TUCKER, et al
Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **INTERVAL NO. 11, UNIT NO. RT-100 OF RIDGE TOP VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356** is scheduled to be sold at Sheriff's sale on **February 27, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 11 of Unit No. RT-100**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE same premises conveyed by deed recorded **8/18/1998** in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2052**, Page **2124** granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/8810/U100
PIN NO.: 16732101385847U100

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 660 Civil 2019**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.

Plaintiff

vs.
MARIA ISABEL GIL SANTOS, et al
Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **INTERVAL NO. 52, UNIT NO. RT-88 OF RIDGE TOP VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356** is scheduled to be sold at Sheriff's sale on **February 27, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 52 of Unit No. RT-88**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE same premises conveyed by deed recorded **11/21/2016** in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2074**, Page **4232** granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/88087/U88
PIN NO.: 16732102694105

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.

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**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 660 Civil 2019**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.

Plaintiff

vs.
JUAN GARCIA, et al
Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **INTERVAL NO. 6, UNIT NO. RT-115 OF RIDGE TOP VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA**

18356 is scheduled to be sold at Sheriff's sale on February 27, 2020 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 6 of Unit No. RT-115, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE same premises conveyed by deed recorded 5/12/2016 in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2471, Page 4270 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/88116/U115

PIN NO.: 16732101399065U115

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 660 Civil 2019**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.
Plaintiff

vs.
BG ASUX, LLC, et al
Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **INTERVAL NO. 5, UNIT NO. RT-259 OF RIDGE TOP VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356** is scheduled to be sold at Sheriff's sale on February 27, 2020 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 5 of Unit No. RT-259, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE same premises conveyed by deed recorded 9/15/2015 in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2459, Page 7694 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/110866

PIN NO.: 16732203407011

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 664 Civil 2019**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.

Plaintiff

vs.

MARGARET ANN PARROTT, SURVIVING JOINT TENANT BY THE ENTIRETY OF BENJAMIN T. PARROTT, DECEASED, et al
Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **INTERVAL NO. 42, UNIT NO. RT-129 OF RIDGE TOP VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356** is scheduled to be sold at Sheriff's sale on February 27, 2020 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 42 of Unit No. RT-129, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE same premises conveyed by deed recorded 2/2/1994 in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 1934, Page 14182 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/88130/U129

PIN NO.: 16732101399268U129

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.

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**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 664 Civil 2019**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.
Plaintiff

vs.

**JOYCIA V. HUGHES, SURVIVING JOINT TENANT
BY THE ENTIRETY OF KENNETH D. HUGHES, DE-
CEASED et al**
Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **INTERVAL NO. 18, UNIT NO. RT-190 OF RIDGE TOP VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356** is scheduled to be sold at Sheriff's sale on **February 27, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 18 of Unit No. RT-190**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE same premises conveyed by deed recorded **12/12/2001** in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2110**, Page **6573** granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/110754

PIN NO.: 16732102595518U190

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 682 Civil 2019**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.
Plaintiff

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIM-
ING RIGHT, TITLE OR INTEREST FROM, UNDER OR
THROUGH
BEVERLY WATERMAN
BERNICE WATERMAN**
Defendants

NOTICE OF SHERIFF'S SALE

OF REAL PROPERTY

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **INTERVAL NO. 36, UNIT NO. RT-117 OF RIDGE TOP VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356** is scheduled to be sold at Sheriff's sale on **February 27, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 36 of Unit No. RT-117**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE same premises conveyed by deed recorded **2/9/1993** in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1872**, Page **687** granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/88118/U117

PIN NO.: 16732101399041U117

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 6863 CV 2017**

RIDGE TOP OWNERS ASSOCIATION INC.
Plaintiff

vs.

VACATION VENTURES, LLC
Defendant

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit **RT-237, Int. 44, Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's Sale on **February 27, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 44 of Unit No. RT-237** of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Vol-

ume 1330, at Page 20.

BEING THE SAME premises which Lawrence McKinley and Constance Maitland McKinley, a married couple, by deed dated Dec. 18, 2018 and recorded on Jan. 23, 2009 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2347 at Page 8406 granted and conveyed unto Vacation Ventures, LLC, a Colorado Limited Liability Company.

BEING PART OF PARCEL NO. 16/110844 and PIN NO. 16732203409110

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 7557 Civil 2018**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.

Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH MILDRED SMITH JONES AND ANY UNKNOWN ADMINISTRATORS OR EXECUTORS OF THE ESTATE OF MILDRED SMITH JONES, et al,
Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **INTERVAL NO. 26, UNIT NO. RT-FL 177 76 OF RIDGE TOP VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356** is scheduled to be sold at Sheriff's sale on **February 27, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) cotenancy fee simple interest in **Unit No. RT-FL 177 76 of Ridge Top Village, Shawnee Village Planned Residential Development**, as said Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984 and duly recorded in the Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330 at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688 at Page 276, (collectively referred to hereinafter as the Declaration).

BEING THE same premises conveyed by deed recorded **04/4/2006** in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2062**,

Page **8248** granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/110467

PIN NO.: 16732102593401U177

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.

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**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 7557 Civil 2018**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.

Plaintiff

vs.

**JUAN SANCHEZ
ANDREA SANCHEZ
WILLIE SEPULVEDA
SONIA SEPULVEDA**,
et al
Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Unit No. RT-FL 210 85, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on **February 27, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) cotenancy fee simple interest in **Unit No. RT-FL 210 85, of Ridge Top Village, Shawnee Village Planned Residential Development**, as said Unit and right to reserve and occupy Intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same of similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330 at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

BEING THE same premises conveyed by deed recorded **4/1/1999** in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2061**, Page **8789** granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/110814

PIN NO.: 16732102593855U210

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PR - Jan. 10

PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 7557 Civil 2018

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.

Plaintiff

vs.

VVT INC., et al,
Defendants

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at Unit No. RT-FL 169 82, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on February 27, 2020 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as Unit No. RT-FL 169 82, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy Intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330 at Page 20 as supplemented and as further described in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declaration).

BEING THE same premises conveyed by deed recorded 1/14/2010 in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2365, Page 5480 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/110459

PIN NO.: 16732102592247U169

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PR - Jan. 10

PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 7557 Civil 2018

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.
Plaintiff

vs.

MURDOCH INVESTMENT TRUST, LLC , et al,
Defendants

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at Unit No. RT-FL 197 66 of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on February 27, 2020 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as Unit No. RT-FL 197 66, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy Intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330 at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688 at Page 276, (collectively referred to hereinafter as the Declarations).

BEING THE same premises conveyed by deed recorded 6/24/2011 in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2388, Page 2258 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/110803

PIN NO.: 16732102596704U197

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PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 7557 Civil 2018

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.
Plaintiff

vs.

CULLEN FAMILY VACATIONS, LLC, et al,
Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at Unit No. RT-FL 173 63, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's sale on February 27, 2020 at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as Unit No. RT-FL 173 63, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276 (collectively referred to hereinafter as the Declarations).

BEING THE same premises conveyed by deed recorded 8/23/2013 in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2426, Page 125 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/110463

PIN NO.: 16732102593215U173

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.

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PR - Jan. 10

PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY FORTY-THIRD JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA No. 7585 CV 2018

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff

vs.
GRETA RUSHION
Defendant

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at UNIT RV-75, INT. 19, RIVER VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's Sale on February 27, 2020 in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 19 in that certain piece or

parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-75, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Shawnee Development Inc., a Corporation organized and existing under the laws of the Commonwealth of Pennsylvania, by deed dated March 21, 2000 and recorded on Aug. 22, 2000 in Record Book 2083 Volume at Page 1539 granted and conveyed unto Greta Rushion, a single woman.

BEING PART OF PARCEL NO. 16/2/1/1-9 and PIN NO. 16732101467354

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
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PR - Jan. 10

PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY FORTY-THIRD JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA No. 7607 CV 2018

RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.
Plaintiff

vs.
SABINA DeLEON and RICO DeLEON
Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at UNIT RV-113, INT. 48, RIVER VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's Sale on February 27, 2020 in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) 48 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-113, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which River Village Phase III-B Owners Association, by deed dated July 15, 2009 and recorded on Sept. 1, 2009 in Record Book Volume 2359 at page 1544 granted and con-

veyed unto Sabina DeLeon and Rico DeLeon.
BEING PART OF PARCEL NO. 16/2/1/1-10 and PIN
NO. 16732101450770

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 798 Civil 2019**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.
Plaintiff

vs.
KG GLOBAL SERVICES, LLC
et al
Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **INTERVAL NO. 46, UNIT NO. 86 of Phase IIIB, Area River Village, Stage I, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356** is scheduled to be sold at Sheriff's sale on **February 27, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 46 of Unit No. 86, of Phase IIIB, Area River Village Planned Residential Development**, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Feb. 22, 1980 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, at Page 103, and as the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037 at Page 309 and a further Supplementary Declaration dated Aug. 20, 1981 and recorded as aforesaid in Deed Book Volume 1130 at Page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at Page 103 et seq. and Plot Book Volume 47, at page 27, subject, however, to the right of Shawnee Development Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE same premises conveyed by deed recorded 7/19/2013 in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2459, Page 5413 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/2/1/1-9
PIN NO.: 16732101467354

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 798 Civil 2019**

RIDGE TOP VILLAGE OWNERS ASSOCIATION INC.
Plaintiff

vs.
ALBERTHA R. TURNER
et al
Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **INTERVAL NO. 17, UNIT NO. RT-162 OF RIDGE TOP VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356** is scheduled to be sold at Sheriff's sale on **February 27, 2020 at 10 a.m.** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 17 of Unit No. RT-162, of Ridge Top Village, Shawnee Village Planned Residential Development**, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE same premises conveyed by deed recorded 6/26/2000 in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2080, Page 4507 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/2/1/1-11
PIN NO.: 16732100340877

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.

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PR - Jan. 10

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 805 CV 2019**

**RIVER VILLAGE PHASE III-B
OWNERS ASSOCIATION INC.**
Plaintiff

vs.
**WALTER SCOTT FAUTECK JR. and
 GERTRUDE J. FAUTECK**
 Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at UNIT RV-38, INT. 42, RIVER VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's Sale on **February 27, 2020** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) **42** in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **RV-38**, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which UNITED PENN BANK, successor by merger to SECURITY BANK AND TRUST COMPANY, Trustee by deed dated July 17, 1989 and recorded on Aug. 28, 1989 in Record Book Volume 1697 at page 1436 granted and conveyed unto Walter Scott Fauteck Jr. and Gertrude J. Fauteck, a married couple.

BEING PART OF PARCEL NO. 16/2/1/1-12 and PIN NO. 16732102561273

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.

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PR - Jan. 10

**PUBLIC NOTICE
 IN THE COURT OF
 COMMON PLEAS OF
 MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 No. 845 CV 2019**

**RIVER VILLAGE PHASE III-B
 OWNERS ASSOCIATION INC.**
 Plaintiff

vs.
ELCAIR M. DAVID
 Defendant

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at UNIT RV-59, INT. 16, RIVER VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356 is scheduled to be sold at Sheriff's Sale on **February 27, 2020** in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided (1/52) co-tenancy interest being designated as Time Period(s) **16** in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **RV-59**, on a certain "Declaration Plan Phase IIB of Stage I," of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania in and for the County of Monroe, on Aug. 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on Oct. 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N. A., Successor Trustee to SECURITY BANK AND TRUST COMPANY, Trustee, by deed dated March 23, 1999 and recorded on Aug. 31, 1999 in Record Book Volume 2068 at page 5140 granted and conveyed unto Elcair M. David.

BEING PART OF PARCEL NO. 16/2/1/1-8 and PIN NO. 16732102562122

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.

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PR - Jan. 10

**PUBLIC NOTICE
 IN THE COURT OF
 COMMON PLEAS OF
 MONROE COUNTY
 FORTY-THIRD
 JUDICIAL DISTRICT
 COMMONWEALTH OF
 PENNSYLVANIA
 No. 9669 CV 2016**

**RIDGE TOP OWNERS
 ASSOCIATION INC.**

Plaintiff

vs.

**ANTHONY APONTE and
 ADELINA SLACK APONTE**
 Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your real estate at Unit 114, Int. 16, Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356 is scheduled to be sold at Sheriff's Sale on **February 27, 2020** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 16 of Unit No. **RT-114** of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated April 21, 2012 and recorded on June 12, 2012 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2403 at Page 7829 granted and conveyed unto Anthony Aponte and Adelina Slack Aponte, a married couple.

BEING PART OF PARCEL NO. 16/88115/U114 and
PIN NO. 16732101387978U114

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.

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PR - Jan. 10

**PUBLIC NOTICE
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on Dec. 3, 2019, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of Jenna Medhat Ramadan Kamel to Jenna Medhat Ramadan .

The Court has fixed the day of Jan. 23, 2020 at 3:30 p.m. in Courtroom No. 7, of the Monroe County Courthouse, 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.

PR - Jan. 10

**PUBLIC NOTICE
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on Nov. 13, 2019, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of Emmanuelle Maldonado to Emmanuelle Maldonado Pastrana .

The Court has fixed the day of Jan. 23, 2020 at 3 p.m. in Courtroom No. 6, of the Monroe County Courthouse, 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.

P - Dec. 28; R - Jan. 10

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
No. 2019-07632**

FLAGSTAR BANK, FSB

Plaintiff

vs.

LASZLO KATONA a/k/a LASZLO KATONA, JR.

Defendant

NOTICE

To LASZLO KATONA

a/k/a LASZLO KATONA, JR.

You are hereby notified that on September 25, 2019, Plaintiff, FLAGSTAR BANK, FSB, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 2019-07632. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 275 SHANE DRIVE, a/k/a 567 SHANE DRIVE, EFFORT, PA 18330-8168 whereupon your property would be sold by the Sheriff of MONROE County.

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

NOTICE

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

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

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

Lawyer Referral Service:

Monroe County Bar Association
Find a Lawyer Program
913 Main Street
Stroudsburg, PA 18360
Telephone (570) 424-7288
Fax (570) 424-8234

PR - Jan. 10

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
No. 2019-08164**

CITIMORTGAGE, INC.

Plaintiff

vs.

GARLAND ODELL THAMES, JR

Defendant

NOTICE

To GARLAND ODELL THAMES, JR.

You are hereby notified that on October 10, 2019, Plaintiff, CITIMORTGAGE, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County Pennsylvania, docketed to No. 2019-08164. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 223 MOUNTAIN DRIVE, a/k/a 63 MOUNTAIN DRIVE, POCONO SUMMIT, PA 18346 whereupon your property would be sold by the Sheriff of MONROE County.

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

NOTICE

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

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

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

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PR - Jan. 10

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO.: 2019-09130**

THE MONEY SOURCE INC.,

Plaintiff,

vs.

John Gonzalez,
Defendant

TO: John Gonzalez

You are hereby notified that Plaintiff, The Money Source Inc., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 2019-09130, seeking to foreclose the mortgage secured by the real estate located at 24 Wappinger Way, Pocono Lake, PA 18347.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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.

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

LAWYER REFERRAL SERVICE

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PR - Jan. 10

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 2019-05007**

NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

vs.

DENISE S. ANDEREYA

NOTICE TO:

DENISE S. ANDEREYA

a/k/a DENISE ANDEREYA

NOTICE OF SHERIFF'S SALE

OF REAL PROPERTY

Being Premises: 2 NAOMI PLACE, a/k/a 304 FOXGLOVE PLACE, POCONO PINES, PA 18350
Being in TOBYHANNA TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,

TAX CODE: 19/5F/1/9-22

TAX PIN: 19633503422127

Improvements consist of residential property.

Sold as the property of DENISE S. ANDEREYA

Your house (real estate) at 2 NAOMI PLACE, a/k/a 304 FOXGLOVE PLACE, POCONO PINES, PA 18350 is scheduled to be sold at the Sheriff's Sale on 03/26/2020 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$15,729.33 obtained by, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - Jan. 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7556 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

OWNERS: SELVER ERDEMIR

CONTRACT NO.: 1060906708

FILE NO.: PA-RT-030-001

A 84,000/137,743,500 undivided fee simple interest in Units 260-272; 278-280 ("Property") in Ridge Top-Crestview, a Condominium, hereinafter referred to as ("Condominium") located within Ridge Top Village, Stage II of Shawnee Village Planned Residential Development at Shawnee-on-Delaware, Smithfield Township, Monroe County, Pennsylvania 18356, according to the Plat filed of record in Plot Book Volume 46 at Page 39, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, as amended by the Amended Final Planned Residential Development (PRD) Plan, hereinafter the Final Plans, recorded on May 12, 2006, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Plot Book Volume 78 at Page 98 as the same may be amended pursuant to the approval of the Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania to reflect the "as-built" status of the said Units, and subject to all provision contained in the Declaration of Protective Covenants and Easements dated September 5, 1974 and recorded on September 5, 1974 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 577 at Page 160 et seq., as amended and supplemented, and as further supplemented by the Further Supplementary Declaration of Protective Covenants and Easements dated August 4, 2005 and recorded on August 5, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2235 at Page 2261 et seq., (collectively the "Shawnee Commons Corporation Declaration") and also subject to the Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984 and recorded on January 18, 1984, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 1330 at Page 20 et seq., as amended and supplemented, and as further supplemented by the Supplementary Declaration of Protective Covenants, Conditions, Restriction and Easements ("Ridge Top Supplement No. 7") dated June 15, 2006 and recorded on June 22, 2006 in the Office of the Recorder of Deeds for Monroe County, Penn-

sylvania in Record Book Volume 2271 at page 8343 et seq., and by the Supplementary Declaration of Protective Covenants, Mutual Ownership and Easements Establishing Ridge Top-Crestview, A Condominium in Ridge Top Village ("Crestview Declaration") dated June 15, 2006 and recorded on June 22, 2006 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Record Book Volume 2271 at Page 8349 et seq., and by the First Amendment to Supplementary Declaration of Protective Covenants, Mutual Ownership, and Easements for Ridge Top Village Establishing Ridge Top - Crestview, A Condominium in Ridge Top Village ("First Amendment") dated January 15, 2008 and recorded on January 22, 2008 in the Office of the Recorder of Deed for Monroe County, Pennsylvania in Record Book Volume 2325 at page 6460 et seq., (collectively the "Declaration"). The Shawnee Commons Corporation Declaration and the Declaration are referred to collectively as (the "Declaration"). The interest in Property is referred to as the "Vacation Ownership Interest".

BEING THE same premises conveyed by deed recorded 02/03/20112, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the Count of Monroe, Deed Book Volume 2382, Page 6015 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/99354, 16/99355, 16/99356, 16/99357, 16/99358, 16/99359, 16/99360, 16/99361, 16/99362, 16/99363, 16/99364, 16/99365, 16/99366, 16/99372, 16/99373, 16/99374

PIN NO.: 16732101496672, 16732101496675, 16732101497620, 16732101497622, 16732101497625, 16732101497543, 16732101497565, 16732101497596, 16732101498409, 16732101498520, 16732101498542, 16732101498414, 16732101498433, 16732101495152, 16732101495403, 16732101495410

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SELVER ERDEMIR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3209 CIVIL 2016, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK ALL THAT CERTAIN piece or parcel of land situated in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit: BEGINNING at a point in the easterly right-of-way line of State Route 611, said point being the northwesterly corner of Lot 1 as shown on a subdivision plan entitled, "Minor Subdivision of Lands of Jeffrey A. & Linda J. Snyder", and being in the Monroe County Recorder of Deeds Office in Plot Book 68, page 151; thence along the lands now or formerly of Daniel Brucker the following two (2) courses and distances: (1) North fifty-eight degrees forty-nine minutes twenty-nine seconds East (N 58°49'29" E), one hundred fifty-three and fifty-three one-hundredths (153.53) feet to a stone corner; (2) North two degrees thirty minutes twenty-eight second East (N 02°30'28" E), two hundred thirty-seven and forty-nine one-hundredths (237.49) feet to the common corner of Lots 1 and the area shown as remaining lands on the aforementioned subdivision plan; thence along said remaining lands, South twenty-three degrees three minutes thirty-five seconds East (S 23°03'35" E), three hundred eighty (380.00) feet to an iron pin at the common corner of Lots 1, 2 and the area shown as remaining lands on the aforementioned subdivision plan; thence along said Lot 2, the following two (2) courses and distances: (1) South twenty-five degrees forty-two minutes thirty-six seconds West, one hundred twenty-five (125) feet to an iron pin; (2) South twenty-three degrees three minutes thirty-five seconds East (S 23°03'35" E), one hundred seventy-two and ninety-two one hundredths (172.92) feet to a point in the centerline of a fifty (50.00) foot wide private access easement; thence along the centerline of said easement, South sixty-seven degrees fifty minutes zero seconds West, two hundred seventeen and ten one-hundredths (217.10) feet to a point in the easterly right-of-way line of State Route 611; thence along said right-of-way line by a curve to the right, said curve having a radius of one thousand five hundred eighty-seven and twenty-eight one hundredths (1587.28) feet, an arc length of four hundred one and thirty one-hundredths (401.13) feet and subtended by a chord of North fourteen degrees fifty-five minutes thirty-six seconds West (N 14°55'36" W) four hundred and four one-hundredths (400.04) feet to the point of Beginning. Containing 110768.19 feet (2.54 acres of land more or less.

BEING all of Lot 1 and the triangular parcel of land shown on said subdivision plan as the ".03 acres to be conveyed to Lot 1"

BEING THE SAME PREMISES WHICH B&B Real Estate Partnership by Indenture dated May 6, 2005, did grant and convey unto B&B Real Estate General Partnership, said Deed being recorded in the Office of the Recorder of Deeds in and for Monroe County, at Stroudsburg, Pennsylvania, in Record Book 2224, Page 6413.

SUBJECT to a fifty (50.00) foot wide Private Access Easement as shown on said subdivision plan. UNDER AND SUBJECT to easements and covenants of record.

BEING Monroe County Tax Code No. 12/6/1/17-1; Parcel Identification Number: 12636302893572.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

B&B REAL ESTATE GENERAL PARTNERSHIP, INDIVIDUALLY

B&B REAL ESTATE GENERAL PARTNERSHIP, D/B/A

ELEVATIONS HEALTH CLUB

B&B FITNESS AND BARBELL INC.

BARRY KLEIN

DEANN KLEIN

ROBERT C. BISHOP
CHERYL A. BISHOP

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
JOHN J WINTER, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 27; Jan. 3, 10

PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7786 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
OWNERS: CAROL M FENN, SURVIVING TENANT BY THE ENTIRETY OF DONALD T FENN, DECEASED
CONTACT NO.: 1098003916
FILE NO.: PPE-PA-007

SMITHFIELD TOWNSHIP, Monroe County, Pennsylvania, known as Interval No.(s) 44 of Unit No. R50, of Phase IIIB, Area 1, River Village, Stage 1, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, at Page 103, and as the same has been amended by a Supplementary Declaration dated June 2, 1980, and recorded as aforesaid in Deed Book Volume 1037, at Page 309, and a further Supplementary Declaration dated August 20, 1981, and recorded as aforesaid in Deed Book Volume 1130, at page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 103 et seq. and Plot Book Volume 47, at page 27, subject, however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING part of the same premises which Shawnee Development, Inc., a Pennsylvania corporation, by its deeds dated February 22, 1980, June 2, 1980, and August 20, 1981, and recorded in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania,

in and for the County of Monroe, in Deed Book Volume 1016, at Page 177, Deed Book Volume 1037, at page 328, and Deed Book Volume 1130, at Page 81, granted and conveyed unto Security Bank and Trust Company, now Mellon Bank, N.A. as Trustee pursuant to the Trust Agreement.

BEING the same premises conveyed by deed recorded January 24, 1986, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 1477, Page 217 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/2/1/1-8
PIN NO.: 16732102562122

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CAROL M FENN, SURVIVING TENANT BY THE ENTIRETY OF DONALD T FENN, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 27; Jan. 3, 10

PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1442 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 33 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-70C on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Edward P. Rothenheber and Roberta S. Rothenheber, by deed dated September 28, 2015, and recorded on October

28, 2015, in Record Book Volume 2462 at page 158 granted and conveyed unto BG Asux, LLC.
Being part of Parcel No. 16/3/3/3-1-70C and Pin No. 16732102984985B70C

AND

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 32 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-70C on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Edward P. Rothenheber and Robert S. Rothenheber, by deed dated September 28, 2015, and recorded on October 29, 2015 in Record Book Volume 2462 at Page 166 granted and conveyed unto BG Asux, LLC.
Being part of Parcel No. 16/3/3/3-1-70C and Pin No. 16732102984985B70C

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
BG ASUX, LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County
Pennsylvania

JEFFREY A DUNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5754 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
OWNERS: MARGARET R GALES, SURVIVING TENANT BY THE ENTIRETY OF SAMUEL L GALES, DECEASED

CONTRACT NO.: 1109000331

FILE NO.: PA-RT-017-041

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) co-

tenancy fee simple interest in Unit No. RT-FL 175 65, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

BEING part of the same premises which Shawnee Development, Inc., a Pennsylvania corporation, by its deed dated January 6, 1984, and recorded in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Deed Book Volume 1330, at Page 105, granted and conveyed unto Security Bank and Trust Company, now Mellon Bank, N.A., Trustee.

BEING the same premises conveyed by deed recorded January 27, 1998, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2044, Page 3594 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/110465

PIN NO.: 16732102594423U175

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MARGARET R GALES, SURVIVING TENANT BY THE ENTIRETY OF SAMUEL L GALES, DECEASED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County
Pennsylvania

JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5754 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: LUIS ROSALES, SURVIVING TENANT BY THE ENTIRETY OF MYRTLE HELEN ALFONSE ROSALES, DECEASED

CONTRACT NO.: 1109000760

FILE NO.: PA-RT-017-003

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) cotenancy fee simple interest in Unit No. **RT-FL 177 74**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

BEING part of the same premises which Shawnee Development, Inc., a Pennsylvania corporation, by its deed dated January 6, 1984, and recorded in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Deed Book Volume 1330, at Page 105, granted and conveyed unto Security Bank and Trust Company, now Mellon Bank, N.A., Trustee.

BEING the same premises conveyed by deed recorded September 5, 1996, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2028, Page 8153 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/110467

PIN NO.: 16732102593401U177

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LUIS ROSALES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8093 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday , January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: THOMAS H COOKE

AUDREY E COOKE

CONTRACT NO.: 1109101345

FILE NO.: PA-RT-030-012

Smithfield Township, Monroe County, Pennsylvania, being an undivided one-twenty sixth (1/26) cotenancy fee simple interest in Unit No. **RT-FL 210 69**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy intervals of Split-Intervals in such Unit or any other Two-Week Floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as supplemented, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at Page 276, (collectively referred to hereinafter as the Declarations).

BEING part of the same premises which Shawnee Development, Inc., a Pennsylvania corporation, by its deed dated January 6, 1984, and recorded in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Deed Book Volume 1330, at Page 105, granted and conveyed unto Security Bank and Trust Company, now Mellon Bank, N.A., Trustee.

BEING the same premises conveyed by deed recorded 5/13/1999, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2063, Page 6654 granted and conveyed unto the Judgment Debtors.

PARCEL NO.: 16/110814

PIN NO.: 16732102593855U210

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS H COOKE

AUDREY E COOKE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 JOEL D JOHNSON, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5757 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

OWNERS: BEVERLY A. ISHAM

RICHARD MORIN

PATRICIA PIRRUCCIO

KAREN PIAZZA

RANDY ISHAM

SHERRY PLOURDE

AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM, UNDER OR THROUGH RICHARD A. ISHAM, DECEASED

CONTRACT NO.: 1100210194

FILE NO.: PA-RT-028-040

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 23 of Unit No. RT-241, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded December 24, 2002, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2140, Page 3652 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/110848

Pin No.: 16732203409115

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BEVERLY A. ISHAM

RICHARD MORIN

PATRICIA PIRRUCCIO

KAREN PIAZZA

RANDY ISHAM

SHERRY PLOURDE

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM, UNDER OR THROUGH RICHARD A. ISHAM, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

f's Sale."

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 JOEL D JOHNSON, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5757 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

OWNERS: PATRICIA J ROBINSON

SUSAN BARTON

AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM, UNDER OR THROUGH JOHN BARTON, DECEASED

CONTRACT NO.: 1108903048

FILE NO.: PA-RT-028-132

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 12 of Unit No. RT-108, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded July 24, 1992, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 1840, Page 832 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/88109/U108

Pin No.: 16732101386000U108

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SUSAN BARTON AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM, UNDER OR THROUGH JOHN BARTON, DECEASED

PATRICIA J. ROBINSON AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM, UNDER OR THROUGH JOHN BARTON, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

from a POA will not be collected at the time of Sheriff's Sale."

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6791 CIVIL 2014, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 27 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 128, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated July 14th, 2005, and recorded on October 4th, 2005, in Record Book Volume 2242 at page 4468 granted and conveyed unto Beverly V. Gordon, a single woman and Davina S. Gordon-Perez, Donna V. Gordon-Morales, Michelle Y. Gordon-O'Neal and Dereck C. Janniery, her children. Being part of Parcel No. 16/2/1/1-10 and Pin No. 16732101450770

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BEVERLY V. GORDON
DAVINA S. GORDON PEREZ
DONNA V GORDON-MORALES
MICHELLE Y GORDON-O'NEAL
DERECK C JANNIERE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3678 CIVIL 2015, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 22 of Unit No. R14, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises Security Bank and Trust Company, Trustee, by deed July 17th, 1986, and recorded October 10th, 1986, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 1516 at Page 359 granted and conveyed unto John D. Mackenzie and Penelope Mackenzie, a married couple.

Being Part of Parcel No. 16/2/1/1-7-4C and Pin No. 16732102773427

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN D. MACKENZIE

PENELOPE A. MACKENZIE A/K/A PENELOPE ANNE HAMILTON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5763 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM, UNDER OR THROUGH DAVID G POWERS CONTRACT NO.: 1100108471 FILE NO.: PA-RT-024-002

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 49 of Unit No. RT-228, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded October 4, 2012, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2409, Page 744 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/110832
Pin No.: 16732102590650U228

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM, UNDER OR THROUGH DAVID G. POWERS TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5763 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday , January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM, UNDER OR THROUGH DAVID G POWERS CONTRACT NO.: 1100406354 FILE NO.: PA-RT-024-003

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 48 of Unit No. RT-154, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded October 4, 2012, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2409, Page 736 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/110434
Pin No.: 16732102591185U154

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM, UNDER OR THROUGH DAVID G. POWERS TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 418 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 50 of Unit No. R30, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises Security Bank and Trust Company, Trustee, by deed dated November 18th, 1985, and recorded January 24th, 1986, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 1477 at page 233 granted and conveyed unto John E. Wilsey, Jr. and Debbie Lynn Brett, two single people.

Being Part of Parcel No. 16/2/1/1-7-8C and Pin No. 16732102770342

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JOHN E WILSEY, JR
DEBBIE LYNN BRETT**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8224 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 49 of Unit No. 5, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises Security Bank and Trust Company, Trustee, by deed April 22, 1980, and recorded on September 27, 1984, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 1400 at Page 266 granted and conveyed unto Jon E. Thompson and Paula L. Thompson.

Being Part of Parcel No. 16/2/1/1-7-2C and Pin No. 16732102774601

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JON E. THOMPSON
PAULA L. THOMPSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1440 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 32 of Unit No. R7, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which James J. O'Donnell III and Arlene J. O'Donnell (Deceased), as Joint Tenants with Rights of Survivorship by deed April 28th, 2015, and recorded May 7th, 2015, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2453 at page 4815 granted and conveyed unto KG Global Services, LLC, A Florida Corporation.

Being Part of Parcel No. 16/2/1/1-7-2C and Pin No. 16732102774601

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KG GLOBAL SERVICES, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3844 CIVIL 2016, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 16 of Unit No. RV-17, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Thomas Craver and Mary Craver, a married couple, by deed dated May 8th, 1996, and recorded June 3, 1996, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2025 at Page 9612 granted and conveyed unto Hanif A. Harris and Talat Ladson Harris, mother and son.

Being Part of Parcel No. 16/2/1/1-7-5C and Pin No. 16732102772471

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HANIF A. HARRIS

TALAT LADSON HARRIS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 419 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 28 of Unit No. R26, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises Security Bank and Trust Company, Trustee, by deed dated April 17th, 1980, and recorded May 13th, 1980, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 1032 at Page 292 granted and conveyed unto James J. Finn and Beatrice M. Finn, a married couple.

Being Part of Parcel No. 16/2/1/1-7-7C and Pin No. 16732102771324

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JAMES J FINN
BEATRICE M FINN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8169 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 9 of Unit No. 16, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises Mellon Bank, N.A. POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed April 2, 1991, and recorded August 3, 1992, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 1841 at Page 1783 granted and conveyed unto Willis D. Crosland.

Being Part of Parcel No. 16/2/1/1-7-4C and Pin No. 16732102773427

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WILLIS D CROSLAND**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9813 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 49 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 137, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated April 20, 2005 and recorded on August 18, 2005 in Record Book Volume 2236 at Page 7577 granted and conveyed unto Henry Cartagena, Luz Camacho, Leonardo Gutierrez and Elizabeth Gutierrez.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**HENRY CARTAGENA
LUZ CAMACHO
LEONARDO GUTIERREZ
ELIZABETH GUTIERREZ**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7571 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 2 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 124, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Michael Ludovico and Bertha Spencer, by deed dated August 7, 1999 and recorded on August 25, 1999 in Record Book Volume 2068 at Page 2671 granted and conveyed unto Frederick Tinari and Vincenza Tinari as joint tenants with right of survivorship. The said Vincenza Tinari died on October 4, 2014, sole thereby vesting in Frederick Tinari as surviving joint tenant with right of survivorship.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FREDERICK TINARI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3331 CIVIL 2015, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 51 of Unit No. R18, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Garry E. Hoover and Patti L. Hoover, a married couple, by deed dated July 20th, 2012, and recorded October 2nd, 2012, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2408 at page 8895 granted and conveyed unto Austin O'Neal Taylor, Sole Owner.

Being part of Parcel No. 16/2/1/1-7-5C and Pin No. 16732102772471

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
AUSTIN O'NEAL TAYLOR**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania**

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9431 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 46 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV-110** on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 4, 1996, and recorded on March 11, 1996, in Record Book Volume 2022 at page 9986 granted and conveyed unto Desmond Nelson and Grace Nelson, a married couple and Terry Gray.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DESMOND NELSON
GRACE NELSON
TERRY GRAY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania**

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 413 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 23 of Unit No. R22, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Nathan S Kerr and Lisa V Kerr, as Joint Tenants, by deed February 28th, 2015, and recorded May 1st, 2015, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2453 at page 1162 granted and conveyed unto KG Global Services, LLC, A Florida Corporation.

Being Part of Parcel No. 16/2/1/1-7-6C and Pin No. 16732102771397

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KG GLOBAL SERVICES, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1106 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 29 of Unit No. R14, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Margaret L. Brommer and Earl A. Brommer, Jr. a married couple, by deed dated November 3rd, 2014, and recorded December 19th, 2014, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2447 at page 7498 granted and conveyed unto Laura Cirino.

Being Part of Parcel No. 16/2/1/1-7-4C and Pin No. 16732102773427

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LAURA CIRINO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1450 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 43 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 168, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated September 10th, 1987 and recorded on October 23rd, 1987, in Record Book Volume 1585 at Page 700 granted and conveyed unto Edward S. Brand and Edith Brand, a married couple, and Bruce Edward Brand, their son. Being part of Parcel No. 16/2/1-1-11 and Pin No. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**EDWARD S BRAND
EDITH BRAND
BRUCE EDWARD BRAND**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania**

JEFFREY A DURNEY, ESQUIRE

**Sheriff's Office
Stroudsburg, PA**

**Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 65 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 1 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 44, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated November 8th, 1988 and recorded on February 1, 1989 in Record Book Volume 1655 at Page 259 granted and conveyed unto Parvin K.M. Aras, Orang R. Joobeen and Ali Joobeen, Co-owners.

Being part of Parcel No. 16/2/1-1-12 and Pin No. 16732102561273

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**PARVIN K.M. ARAS
ORANG R JOOBEEN
ALI JOOBEEN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania**

JEFFREY A DURNEY, ESQUIRE

**Sheriff's Office
Stroudsburg, PA**

**Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1578 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 35 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 50F, on a certain "Declaration Plan Phase IIB of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Gene Christian, Executor of the Estate of Carolyn Christian, deceased as to her one-half interest and Catherine Voorhees, as to her one-half interest, by deed dated December 29th, 1995 and recorded on May 29th, 1996, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2025, at page 7755, granted and conveyed unto Gene Christian.

Being part of Parcel No. 16/4/1/48-50F and Pin No. 16732102886349B50F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS H. CHRISTIAN, ADMINISTRATOR OF THE ESTATE OF GENE CHRISTIAN A/K/A GENE H. CHRISTIAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA**

**Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5754 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

OWNERS: VIRGINIA L YOUNG, SURVIVING TENANT BY THE ENTIRETY OF ALBERT B YOUNG, DECEASED

CONTRACT NO.: 1108804477

FILE NO.: PA-RT-012-103

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 26 of Unit No. RT-133, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded April 29, 1996, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2024, Page 7416 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/88134/U133

Pin No.: 16732101491105U133

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VIRGINIA L YOUNG, SURVIVING TENANT BY THE ENTIRETY OF ALBERT B YOUNG, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA**

**Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5754 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: CURTIS L WILLIAMS, SURVIVING TENANT BY THE ENTIRETY OF CLEOPATRA R WILLIAMS, DECEASED

**CONTRACT NO.: 1109203430
FILE NO.: PA-RT-009-123**

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 38 of Unit No. RT-83, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded August 14, 2000, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2082, Page 7177 granted and conveyed unto the Judgment Debtors.

**Parcel No.: 16/88082/U83
Pin No.: 16732102694252**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CURTIS L WILLIAMS, SURVIVING TENANT BY THE ENTIRETY OF CLEOPATRA R WILLIAMS, DECEASED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5775 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: ELIZABETH M FORGIONE, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF JAMES V FORGIONE, DECEASED

**CONTRACT NO.: 1100300888
FILE NO.: PA-RT-028-043**

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 14 of Unit No. RT-244, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded January 15, 2014, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2433, Page 566 granted and conveyed unto the Judgment Debtors.

**Parcel No.: 16/110851
Pin No.: 16732203408292**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ELIZABETH M. FORGIONE, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF JAMES V. FORGIONE, DECEASED**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5754 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: ISABELLE P CURTISS, SURVIVING TENANT BY THE ENTIRETY OF GEORGE R CURTISS, DECEASED

CONTRACT NO.: 1109010991

FILE NO.: PA-RT-015-023

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 28 of Unit No. RT-190, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded October 23, 1991, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 1799, Page 746 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/110754

Pin No.: 16732102595518U190

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ISABELLE P CURTISS, SURVIVING TENANT BY THE ENTIRETY OF GEORGE R CURTISS, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1075 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 20 of Unit No. R36, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Glenwood H. Krill and Doris Krill, by deed May 8th, 2015, and recorded May 21st, 2015, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2454 at page 215 granted and conveyed unto Caleb Steinbacher, an unmarried man.

Being Part of Parcel No. 16/21/1-7-9C and Pin No. 16732102679266

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CALEB STEINBACHER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1274 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 25 of Unit No. R21, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Holly S. Marston, Sole Owner, by deed dated June 11th, 2015, and recorded October 13th, 2015, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2461 at Page 1765 granted and conveyed unto Thomas Palmer, Jr., a single man.

Being Part of Parcel No. 16/2/1/1-7-6C and Pin No. 16732102771397

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS PALMER, JR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3225 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 4 of Unit No. R4, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Deborah A. Magee, by deed December 11th, 2012, and recorded December 17th, 2012, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2412 at page 6016 granted and conveyed unto Heather Mills-Pevonis.

Being Part of Parcel No. 16/2/1/1-7-1C and Pin No. 16732102774648

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HEATHER MILLS-PEVONIS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 395 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 20 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 104, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated October 26th, 1989, and recorded on January 11th, 1990, in Record Book Volume 1719 at Page 79 granted and conveyed unto Karl L. Markland and Katherine J. Markland, a married couple.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EARL L. MARKLAND

KATHERINE J. MARKLAND

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 320 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 39 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-61C on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Kenneth Kozimor and Tina Kozimor a/k/a Tine M. Cockayne, by deed dated October 11th, 2012, and recorded on January 25th, 2013, in Record Book Volume 2414 at Page 5815 granted and conveyed unto Kenneth H. Kozimor and Jennifer Kozimor, As Joint Tenants with the Rights of Survivorship.

Being part of Parcel No. 16/3/3/3-1-61C and Pin No. 16732102993162B61C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KENNETH H KOZIMOR

JENNIFER KOZIMOR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9806 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 42 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 64, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated October 22nd, 2009 and recorded on November 30th, 2009 in Record Book Volume 2363 at page 3173 granted and conveyed unto Armani Rashad and Alicia M. James, Joint Tenants With the Rights of Survivorship.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ALICIA M. JAMES
ARMANI RASHAD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 394 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 24 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 79, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated March 11th, 1981, and recorded on May 5th, 1981, in Record Book Volume 1102 at page 316 granted and conveyed unto Robert H. Hammond and Adelle Hammond, a married couple, and Sharon Mulqueeney, a single woman.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ADELLE HAMMOND
ROBERT H. HAMMOND
SHARON MULQUEENEY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9201 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 22 of Unit No. R1, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255, the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).
BEING THE SAME premises River Village Owners Association, by deed April 27, 1998, and recorded May 4th, 1998, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2047 at Page 8180 granted and conveyed unto Haggith Associates.
Being Part of Parcel No. 16/2/1/1-7-1C and Pin No. 16732102774648

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

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1404 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 5 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-62F on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which John F. Dempsey, II and Ann D. Herskowitz, as sole surviving heirs of Evelyn A. Dempsey, by deed dated November 17th, 2013, and recorded on December 4th, 2013, in Record Book Volume 2431 at Page 2132 granted and conveyed unto Ronald Givier and Annette Givier, as Joint Tenants with Right of Survivorship.
Being part of Parcel No. 16/3/3/3-1-62F and Pin No. 16732102993089B62F

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD GIVIER
ANNETTE GIVIER**

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9811 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 7 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 52, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated November 3, 2008 and recorded on November 20th, 2008 in Record Book Volume 2345 at page 3130 granted and conveyed unto Jeffrey A. Gifford and Priscilla E. Gifford, Joint Tenants With the Rights of Survivorship.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JEFFREY A. GIFFORD
PRISCILLA E. GIFFORD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9414 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 31 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-102 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A. POA for Continental Bank, Successor Trustee to United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated May 13, 1992, and recorded on July 8, 1992, in Record Book Volume 1837 at Page 1338 granted and conveyed unto Richard Fitzpatrick and Corine M. Fitzpatrick.

Being part of Parcel No. 16/3/3/3-1-102 and Pin No. 16733101090547B102

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RICHARD FITZPATRICK
CORINE M FITZPATRICK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8120 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 35 of Unit No. 8, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises Joseph A. Delikat and Carol J. Delikat, by deed June 6, 2014, and recorded October 27, 2014, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2445 at page 3541 granted and conveyed unto Valerie Coplen.

Being Part of Parcel No. 16/2/1/1-7-2C and Pin No. 16732102774601

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VALERIE COPLEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2921 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 32 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 151, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated June 9th, 1986, and recorded on August 22nd, 1906 in Record Book Volume 1506 at Page 1231 granted and conveyed unto Nicholas V. Bonelli and Yolanda Bonelli, a married couple.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VINCENT S. BONELLI, EXECUTOR OF THE ESTATE OF YOLNADA BONELLI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9227 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 42 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 39, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Charles Odenwelder, Jr. and Kathleen Odenwelder, by deed dated March 17, 1992 and recorded on April 6, 1992 in Record Book Volume 1822 at page 0268 granted and conveyed unto Joseph Zappala and Karen Ann Zappala.

Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273

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

KAREN ANN ZAPPALA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5934 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 17 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 165, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which River Village Phase III-B Owners Association, by deed dated August 18th, 2009, and recorded on September 17th, 2009, in Record Book Volume 2359 at page 9007 granted and conveyed unto Thelma Wingate and Kitritch Wingate, a married couple.

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

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

KITRITCH WINGATE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7681 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 36 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 89, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated December 2, 1987 and recorded on January 7, 1988 in Record Book Volume 1598 at Page 675 granted and conveyed unto Vernon Watkins and Irma Watkins.

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

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

VERNON WATKINS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5969 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 10 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 53, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, Successor by Merger to Security Bank and Trust Company, Trustee, by deed dated November 7, 1986 and recorded on January 9, 1987 in Record Book Volume 1532 at page 582 granted and conveyed unto Herman N. Townsville and Elaine Townsville.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
HERMAN N. TOWNSVILLE**

ELAINE TOWNSVILLE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9199 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 12 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 135, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated March 9th, 1988, and recorded on April 29th, 1988, in Record Book Volume 1615 at page 257 granted and conveyed unto Nicholas D. Toscano and Nancy W. Toscano, a married couple.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBIN D. TOSCANO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7588 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 40 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 138, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated January 4, 2007 and recorded on January 12, 2007 in Record Book Volume 2293 at page 6639 granted and conveyed unto Giuseppe Sibilla and Rosemary Sibilla f/k/a Rosemary McGuinness.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GIUSEPPE SIBILLA

ROSEMARY SIBILLA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6340 CIVIL 2017, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

ALL THAT certain interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 26 of Unit No. RT-251 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated April 30, 2014 and recorded on May 22, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2438 at Page 2848 granted and conveyed unto Lurleen P. Richardson, Mervill Griffith, Ricardo Griffith and Ian Griffith.

Being part of Parcel No. 16/110858 and Pin No. 16732203406210

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LURLEEN P RICHARDSON

MERVILL GRIFFITH

RICARDO GRIFFITH

IAN GRIFFITH

TO ALL PARTIES IN INTEREST 110429 and AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 889 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 35 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 158, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Continental Bank, Successor Trustee, by deed dated September 13th, 1995, and recorded on January 31st, 1996, in Record book Volume 2022 at page 296 granted and conveyed unto Luis F. Perez and Gladis A. Pinilla, two single people.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LUIS F PEREZ

GLADIS A PINILLA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9807 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 50 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 139, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated June 6, 2012 and recorded on June 26, 2012 in Record Book Volume 2404 at Page 3942 granted and conveyed unto Cindy Kaiser Meakem and Donald Meakem.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CINDY KAISER MEAKEM
DONALD MEAKEM**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9819 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 45 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV 95, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Trustee by deed dated March 7th, 2006 and recorded on April 13th, 2006 in Record Book Volume 2264 at Page 403 granted and conveyed unto Kurt E. McCray, Sr. and Jacqueline R. McCray, divorced party of the second part.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KURT E. MCCRAY, SR
JACQUELINE R. MCCRAY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9788 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 42 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 102, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated May 28, 1996 and recorded on September 11, 1996 in Record Book Volume 2028 at Page 9454 granted and conveyed unto Jill Leslie Klishis and Leonard Klishis.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JILL LESLIE KLISHIS
LEONARD KLISHIS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 107 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 40 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-97 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Barry G. Jones and Janet N. Jones, a married couple, by deed dated October 30th, 2002, and recorded on November 6th, 2002, in Record Book Volume 2136 at Page 1620 granted and conveyed unto Dennis R. Jones and Rebecca J. Jones, a married couple.

Being part of Parcel No. 16/3/3/3-1-97 and Pin No. 16732102998486B97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**DENNIS R. JONES
REBECCA J. JONES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1262 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 48 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV-87** on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated November 7th, 1977, and recorded on May 21st, 1980, in Record Book Volume 1034 at Page 326 granted and conveyed unto Daniel W. Hill and Margaret E. Hill, a married couple.

Being part of Parcel No. 16/3/3/3-1-87 and Pin No. 16732102996670B87

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DANIEL W. HILL**

MARGARET E. HILL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9803 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 4 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **R 92**, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated September 9, 2005 and recorded on October 43, 2005 in Record Book Volume 2242 at Page 4672 granted and conveyed unto Paul R. Hayden and Hilda Hayden.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PAUL R. HAYDEN**

HILDA HAYDEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2622 CIVIL 2017, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 42 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV-96** on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated November 17th, 1977, and recorded on June 23rd, 1983, in Record Book Volume 1269 at Page 249 granted and conveyed unto William F. Douglas, Jr. and Rebecca Douglas, a married couple.

Being part of Parcel No. 16/3/3/3-1-96 and Pin No. 16732102999318B96

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WILLIAM F. DOUGLAS, JR
REBECCA DOUGLAS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1082 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 4 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV-71D** on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Alexander Lebiak, Jr. Administrator to the estate of Estelle Lebiak, by deed dated December 2nd, 2015, and recorded on February 12th, 2016, in Record Book Volume 2467 at Page 1199 granted and conveyed unto Jacqueline Connell and Scott Connell, a married couple.

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JACQUELINE CONNELL
SCOTT CONNELL**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 402 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 41 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 154, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated November 30th, 1987 and recorded on January 7th, 1988 in Record Book Volume 1598 at Page 483 granted and conveyed unto Giles Bombard and Joyce Bombard, a married couple.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOYCE BOMBARD

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9840 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 4 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 30F, on a certain "Declaration Plan Phase IIB of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 1, 2002 and recorded on June 3, 2002 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2123, at page 2842, granted and conveyed unto Dovid Ben-Pazi and Yocheved M. Ben-Pazi.

Being part of Parcel No. 16/4/1/48-30F and Pin No. 16732102888198B30F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DOVID BEN-PAZI

YO CHEVED M. BEN-PAZI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DUNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5466 CIVIL 2016, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 42 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 89, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1. BEING THE SAME premises which United Penn Bank successor by merger to Security Bank and Trust Company, Trustee, by deed dated November 11th, 1991, and recorded on December 31st, 1991, in Record Book Volume 1808 at Page 1101 granted and conveyed unto Raymond Arleth and Elizabeth Arleth. Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RAYMOND ARLETH
ELIZABETH ARLETH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1243 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 41 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 37C, on a certain "Declaration Plan Phase IIB of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Church of The Madonna Fort Le, a religious corporation, by deed dated July 1st, 1988, and recorded on July 5th, 1988, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1627, at page 526, granted and conveyed unto Donald A. Walsh and Anne C. Walsh, a married couple.

Being part of Parcel No. 16/4/1/48-37C and Pin No. 16732102876953B37C

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DONALD A. WALSH
ANNE C. WALSH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 126 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 42 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 49D, on a certain "Declaration Plan Phase IIB of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which R. Michael Fine, by deed dated September 4th, 1987 and recorded on September 30th, 1987 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1580, at Page 1362, granted and conveyed unto Lawrence G. McGuire and Sandra L. McGuire.

Being part of Parcel No. 16/4/148-49D and Pin No. 16732102886460B49D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**LAWRENCE C. MCGUIRE
SANDRA L. MCGUIRE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNAY, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5754 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

OWNERS: PATRICIA STEWARD, SURVIVING TENANT BY THE ENTIRETY OF DARRYL STEWARD, DECEASED

CONTRACT NO.: 1109507368

FILE NO.: PA-RT-005-082

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 36 of Unit No. RT-10, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded April 9, 2002, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2119, Page 2957 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/88009/U10

Pin No.: 16732102579997

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PATRICIA STEWARD

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5754 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: KYM P PAPSIN, SURVIVING TENANT BY THE ENTIRETY OF CRAIG PAPSIN, DECEASED CONTRACT NO.: 1100508555 FILE NO.: PA-RT-015-002

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 30 of Unit No. RT-21, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded October 17, 2005, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2244, Page 1856 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/88020/U21

Pin No.: 16732102686098

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KYM P PAPSIN, SURVIVING TENANT BY THE ENTIRETY OF CRAIG PAPSIN, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9755 CIVIL 2016, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: NOREEN K DARVID MUIRHEAD EDWARD DARVID CONTRACT NO.: 1109702027 FILE NO.: PA-RT-008-031

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 32 of Unit No. RT-117, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded August 18, 2004, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2199, Page 5970 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/88118/U117

Pin No.: 16732101399041U117

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**NOREEN K DARVID MUIRHEAD
EDWARD DARVID**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5754 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: DORIS R MILLER, SURVIVING TENANT BY THE ENTIRETY OF AUDIE R MILLER, DECEASED CONTRACT NO.: 1108700311

FILE NO.: PA-RT-011-042

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 43 of Unit No. RT-13, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded June 25, 1993, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 1895, Page 1161 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/88012/U13

Pin No.: 16732102589171

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DORIS R MILLER, SURVIVING TENANT BY THE ENTIRETY OF AUDIE R MILLER, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5754 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: RAFAEL MILANDER, SURVIVING TENANT BY THE ENTIRETY OF MIRAM MILANDER, DECEASED

CONTRACT NO.: 1109201400

FILE NO.: PA-RT-011-023

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 20 of Unit No. RT-11, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded April 14, 2000, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2077, Page 4590 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/88010/U11

Pin No.: 16732102589046

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RAFAEL MILANDER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7803 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: MAUREEN L MCMILLAN-MUCK DAVID B. MUCK CONTRACT NO.: 1109400374 FILE NO.: PPE-PA-002

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 17 of Unit No. RT-100, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded September 20, 1995, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2018, Page 3718 granted and conveyed unto the Judgment Debtors.

**Parcel No.: 16/88101/U100
Pin No.: 16732101385847U100**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MAUREEN L. MCMILLAN-MUCK
DAVID B. MUCK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8093 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK OWNERS: HOWARD BROOKS MCDONALD BETTYE MCDONALD CONTRACT NO.: 1108400623 FILE NO.: PA-RT-031-002

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 19 of Unit No. RT-4, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded 2/13/1987, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 1538, Page 1027 granted and conveyed unto the Judgment Debtors.

**Parcel No.: 16/88003/U4
Pin No.: 16732102579805U4**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**HOWARD BROOKS MCDONALD
BETTYE MCDONALD**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8715 CIVIL 2016, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
OWNERS: CHRISTINE M GILPATRICK
CARL M GILPATRICK
CONTRACT NO.: 1109807602
FILE NO.: PA-RT-002-018**

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 25 of Unit No. RT-129, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded February 21, 2006, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2258, Page 4176 granted and conveyed unto the Judgment Debtors.

**Parcel No.: 16/88130/U129
Pin No.: 16732101399268U129**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CHRISTINE M GILPATRICK
CARL M GILPATRICK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7582 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 2 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 68, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.**

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated March 5, 1999 and recorded on August 31, 1999 in Record Book Volume 2068 at page 5136 granted and conveyed unto Felix Velazquez.

Being part of Parcel No. 16/21/1-9 and Pin No. 16732101467354

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FELIX VELAZQUEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3252 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 21 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-123 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Angelito M. Reyes and Elizabeth S. Reyes, Parties of the second part, by deed dated November 1st, 2014, and recorded on March 3rd, 2016, in Record Book Volume 2467 at Page 9967 granted and conveyed unto Timeshare Trade Ins.

Being part of Parcel No. 16/3/3/3-1-123 and Pin No. 16733101095809B123

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TIMESHARE TRADE INS, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6303 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 15 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 117, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated August 20, 1985 and recorded on November 20, 1985 in Record Book Volume 1469 at Page 525 granted and conveyed unto Jon Thompson and Paula L. Thompson.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**JON THOMPSON
PAULA L THOMPSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3243 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 25 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 37, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Robert E. Pearsall and Precita V. Pearsall, a married couple, by deed dated February 16th, 2015, and recorded on May 14th, 2015, in Record Book Volume 2453 at page 7137 granted and conveyed unto Scott Shaffer, a single man, as his sole and separate property.

Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4610 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 40 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 92, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Marvin A. Scott, widower, by deed dated October 28, 1988 and recorded on October 28, 1988 in Record Book Volume 1649 at Page 333 granted and conveyed unto Marvin R. Scott and Helen L. Smith.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**MARVIN R. SCOTT
HELEN L. SMITH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7209 CIVIL 2017, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT certain interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 13 of Unit No. RT-225 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated May 15, 2008, and recorded on May 22, 2008, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2336 at page 7417 granted and conveyed unto Denise A. Pinnock and Thelma Brooks, Joint Tenants With the Right of Survivorship.

Being part of Parcel No. 16/110829 and Pin No. 16732102591647U225

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DENISE A. PINNOCK

THELMA BROOKS

TO ALL PARTIES IN INTEREST 110429 and AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1263 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 22 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV-61C** on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Jeffrey P. Megargee and Linda G. Megargee, by deed dated December 22nd, 2014, and recorded on October 14th, 2015, in Record Book Volume 2461 at page 2381 granted and conveyed unto Thomas Palmer, Jr., a single man.

Being part of Parcel No. 16/3/3/3-1-61C and Pin No. 16732102993162B61C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS PALMER, JR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5532 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT certain interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 1 of Unit No. RT-106 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated August 1st, 2005, and recorded on August 11th, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2235 at Page 9075 granted and conveyed unto Nancy A. Krupa and Nannette M. Krupa, her daughter.

Being part of Parcel No. 16/88107/U106 and Pin No. 16732101395084U106

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

NANCY A. KRUPA

NANNETTE M. KRUPA

TO ALL PARTIES IN INTEREST 110429 and AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 746 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT certain interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 48 of Unit No. RT-151 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee to Security Bank and Trust Company, Trustee, by deed dated January 13, 2005 and recorded on April 28, 2005, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2223 at page 5024 granted and conveyed unto Carlos M. Huertas and Georgina Campuzano.

Being part of Parcel No. 16/110429 and Pin No. 1673210149814U151

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CARLOS M. HUERTAS

GEORGINA CAMPUZANO

TO ALL PARTIES IN INTEREST 110429 and AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3236 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 40 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV-114** on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Louis A. Schatz and Grace J. Schatz, a married couple, by deed dated December 15th, 2015, and recorded on December 18th, 2015, in Record Book Volume 2465 at Page 6119 granted and conveyed unto Timothy Derrick a single man.

Being part of Parcel No. 16/3/3/3-1-114 and Pin No. 16733101093702B114

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1238 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 24 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **R 94**, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Iain MacFarlane and Madge A. MacFarlane, a married couple, by deed dated July 24th, 2015 and recorded on October 20th, 2015, in Record Book Volume 2461 at Page 5667 granted and conveyed unto Timothy Derrick, a single man.

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 76 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 33 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 140, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Thomas LeStrange, by deed dated August 5, 1997 and recorded on September 3, 1997 in Record Book Volume 2039 at page 6737 granted and conveyed unto Sergio J. Delavega and Milagro Delavega.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**SERGIO J. DELAVEGA
MILAGRO Y DELAVEGA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9378 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 41 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-72F on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises Ruth R. Beck, now by marriage R. Clark, by deed dated March 26th, 1984, and recorded on April 17th, 1984, in Record Book Volume 1350 at Page 213 granted and conveyed unto Ruth R. Clark and John P. Clark, a married couple.

Being part of Parcel No. 16/3/3/3-1-72F and Pin No. 16732102995042B72F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RUTH R. CLARK
JOHN P. CLARK**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 385 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 18 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 15D, on a certain "Declaration Plan Phase IIB of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which James L. Clark, Jr. and Mary J. Clark, a married couple, by deed dated December 15th, 1980, and recorded on December 19th, 1980, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1079, at page 42, granted and conveyed unto Vincent G. Chaney and Joan M. Chaney, a married couple.

Being part of Parcel No. 16/4/1/48-15D and Pin No. 16732102878952B15D

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VINCENT G. CHANEY
JOAN M. CHANEY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9829 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 17 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 68, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated January 28, 2010 and recorded on March 5, 2010 in Record Book Volume 2367 at Page 5951 granted and conveyed unto Sonia Carreras and Angel Carreras. Being part of Parcel No. 16/2/1/1-9 and Pin No. 16732101467354

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SONIA CARRERAS
ANGEL CARRERAS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 383 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 16 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-126 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises between Henry E. DiFabio and Harriett M. DiFabio, a/k/a Harriet M. DiFabio, a married couple by deed dated December 9th, 2013, and recorded on February 6th, 2014, in Record Book Volume 2433 at page 8191 granted and conveyed unto Sean M. Camilli and Sharon A. Camilli. Being part of Parcel No. 16/3/3/3-1-126 and Pin No. 16733101096922B126

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BG ASUX, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9198 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 48 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 165, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated December 9, 1983 and recorded on March 23, 1984 in Record Book Volume 1344 at Page 277 granted and conveyed unto Joseph L. Agostini and L. Claire Agostini. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

L CLAIRE AGOSTINI

JOSEPH L AGOSTINI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNAY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9789 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

BEING THE SAME premises which Robin S. Karpel and Howard E. Karpel, a married couple, by deed dated June 18th, 2014 and recorded on August 11th, 2014 in Record Book Volume 2441 at Page 9845 granted and conveyed unto Anthony Abraham, a single man.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANTHONY ABRAHAM

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9834 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 43 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 21 F, on a certain "Declaration Plan Phase IIB of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated October 21st, 1992, and recorded on November 9th, 1992, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1857, at page 1052, granted and conveyed unto Stephen Fairclough, a single owner.

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

Pin No. 16732102889180B21FB30F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STEPHEN FAIRCLOUGH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1244 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 24 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 19B, on a certain "Declaration Plan Phase IIB of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Mart D. Peck and Christopher T. Peck, as joint tenants with the right of survivorship, by deed dated June 25th, 2002, and recorded on July 8th, 2002, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2126, at Page 731, granted and conveyed unto Kevin Chen.

Being part of Parcel No. 16/4/1/48-19B and

Pin No. 16732102877870B19B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KEVIN CHEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8093 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

OWNERS: HOWARD MCDONALD

BETTIE MCDONALD

CONTRACT NO.: 1108701715

FILE NO.: PA-RT-030-006

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 44 of Unit No. RT-93, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded 9/3/1998, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2053, Page 56 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/88094/U93

Pin No.: 16732101387715U93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HOWARD MCDONALD

BETTIE MCDONALD

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE**

**Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10**

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1422 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 35 and 36 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 65, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1. BEING THE SAME premises which Donald W. Buss, by deed dated April 13th, 2015, and recorded on May 14th, 2015, in Record Book Volume 2453 at page 7101 granted and conveyed unto Rustam Zakarov, a single man.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RUSTAM ZAKAROV

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7680 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 50 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 51, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Ronald W. Olson and Lorraine Olson, by deed dated October 10, 2011 and recorded on November 7, 2011 in Record Book Volume 2393 at page 7144 granted and conveyed unto WRS Holdings, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WRS HOLDINGS, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 321 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 16 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV-99** on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises between Lewis Joseph Gatto, married, by deed dated May 17th, 2013, and recorded on May 22nd, 2013, in Record Book Volume 2420 at Page 4853 granted and conveyed unto Jean Lisa Weidlich, a single woman.

Being part of Parcel No. 16/3/3-1-99 and Pin No. 16732102999543B99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JEAN LISA WEIDLICH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9823 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 23 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 158, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which John Woodruff and Joan Woodruff, by deed dated May 30, 2013 and recorded on June 24, 2013 in Record Book Volume 2422 at page 2633 granted and conveyed unto Jean Weidlich.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JEAN WEIDLICH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 113 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 25 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV-110** on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises Nelson M. Kauffman, a widower, by deed dated June 21st, 1995, and recorded on June 27th, 1995, in Record Book Volume 2011 at page 0982 granted and conveyed unto Walbon, Inc.

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1428 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 37 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV-116** on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Raymond W. Walsh and Jane Walsh, by deed dated December 8, 2014, and recorded on January 15, 2015, in Record Book Volume 2448 at Page 8346 granted and conveyed unto Timeshare Trade Ins.

Being part of Parcel No. 16/3/3/3-1-116 and Pin No. 16733101094718B116

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
TIMESHARE TRADE INS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1577 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 23 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-132 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Ian Plester, by deed dated February 19, 2015, and recorded on March 2, 2015, in Record Book Volume 2450 at Page 4312 granted and conveyed unto Tanya's Timeshare Company, LLC.

Being part of Parcel No. 16/3/3/3-1-132 and Pin No. 16732102999633B132

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TANYA'S TIMESHARE COMPANY, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3988 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK ALL THOSE CERTAIN lots, parcels or pieces of land situate in the township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lots 308, 309 & 310, Section E, Plotting of Stillwater Lake Estates, Inc., as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 10, Page 105.

BEING the same premises which Charles F. Pickel and Harriet L. Pickel, h/w, conveyed unto Andrew C. Pickel, by Deed dated December 15, 1999 and filed with the Monroe County Recorder of Deeds at Stroudsburg, Pennsylvania at Deed Book Volume 2073, Page 2891.

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

Tax Code No. 3/14D/1/43

PIN NO. 03-6346-04-60-0371

a/k/a 5151 Wild Turkey Way, Pocono Summit, PA, Lots 308, 309 and 310, Section E, Stillwater Lake Estates, Coolbaugh Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANDREW C. PICKEL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
GREGORY D MALASKA, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4444 CIVIL 2016, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 13 in that certain piece or parcel of land, situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. DV-101 on a certain "Declaration Plan Phase II of Stage 1", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Thomas C. Field and Gayle A. Field, by deed dated October 15th, 2012, and recorded on November 21st, 2012, in Record Book Volume 2411 at Page 4396 granted and conveyed unto Ramona Maiorella, a single woman.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RAMONA MAIORELLA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9814 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 21 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 64, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Julius R. Tulipani, by deed dated August 27, 2015 and recorded on November 3, 2015 in Record Book Volume 2462 at Page 4228 granted and conveyed unto LR Rentals and Real Estate, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LR RENTALS AND REAL ESTATE, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5967 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 51 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 85, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which William G. Laird and Victoria M. Laird, a married couple, by deed dated February 15th, 1990, and recorded on February 27th, 1990 in Record Book Volume 1724 at Page 1191 granted and conveyed unto William G. Laird.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM G. LAIRD

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6495 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 32 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 150, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Rolando S. Gonzales, Adela T. Gonzales and Vina P. Trinidad, by deed dated May 1, 2015 and recorded on May 13, 2015 in Record Book Volume 2453 at page 6827 and conveyed unto KG Global Services, LLC.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KG GLOBAL SERVICES, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9771 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 50 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. RV-44, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Phil Ingardia a/k/a Phillip J. Ingardia and Risa Ingardia a/k/a Rise Hochman, by deed dated May 9th, 2015, and recorded on June 29th, 2015 in Record Book Volume 2455 at Page 8644 granted and conveyed unto Brian S. Basile. Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRIAN S. BASILE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1426 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 4 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 24B, on a certain "Declaration Plan Phase IIB of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.
BEING THE SAME premises which Raymond W. Walsh and Jane Walsh, by deed dated December 8, 2014 and recorded on January 14, 2015 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2448, at Page 8203, granted and conveyed unto Timeshare Trade Ins. Being part of Parcel No. 16/4/1/48-24B and Pin No. 16732102889017B24B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

TIMESHARE TRADE INS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1420 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 11 in that certain piece or parcel of land, together with the messuage (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 36F, on a certain "Declaration Plan Phase

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

BEING THE SAME premises which Le'shel Pabon and Luis Pabon, by deed dated March 5, 2015 and recorded on May 13, 2015 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2453, at page 6891, granted and conveyed unto BG Asux, LLC.

Being part of Parcel No. 16/4/1/48-36F and

Pin No. 16732102876986B36F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BG ASUX, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1586 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

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

BEING THE SAME premises which William T. Schmidt, by deed dated October 6, 2015 and recorded on November 9, 2015 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2462, at Page 7010, granted and conveyed unto BG Asux, LLC.

Being part of Parcel No. 16/4/1/48-16B and

Pin No. 16732102878931B16BB30F

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BG ASUX, LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7810 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

OWNERS: JAN M FORD

CONTRACT NO.: 1100405869

FILE NO.: PPE-PA-003

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 11 of Unit No. RT-219, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises conveyed by deed recorded May 22, 2014, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume 2438, Page 2884 granted and conveyed unto the Judgment Debtors.

Parcel No.: 16/110823

Pin No.: 16732102591873U219

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAN M FORD

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JOEL D JOHNSON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8066 CIVIL 2017, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 11 of Unit No. RT-228 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Gunter-Hayes & Associates, LLC, Successor Trustee, by deed dated September 13, 2011 and recorded on November 9, 2011, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2393 at Page 9373 granted and conveyed unto Rand Eastman and Janine Eastman.

Being part of Parcel No. 16/110832 and Pin No. 16732102590650U228

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**RAND EASTMAN
JANINE EASTMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3452 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT certain interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 6 of Unit No. RT-113 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Michael L. Levine and Gabriel Levine Smith, formerly known as Gabriel M. Levine, by deed dated September 13, 2013 and recorded on November 25, 2013, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2430 at Page 8869 granted and conveyed unto Vincent Stewart.

Being part of Parcel No. 1688114/U113 and Pin No. 16732101387975U113

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

VINCENT STEWART

TO ALL PARTIES IN INTEREST 110429 and AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6533 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 6 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 151, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Edward P. Rogalin, by deed dated February 2, 2000 and recorded on February 23, 2000 in Record Book Volume 2075 at Page 4896 granted and conveyed unto Lisa Parisi. Being part of Parcel No. 16/2/1/1-11 and Pin No. 16732100340877

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9575 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED (1/52) co-tenancy interest being designated as Time Period(s) 10 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. R 42, on a certain "Declaration Plan Phase IIB of Stage 1", of River Village House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.
BEING THE SAME premises which Joseph P. Kelley, by deed dated March 24, 2014 and recorded on June 19, 2014 in Record Book Volume 2439 at page 5872 granted and conveyed unto Richard Kennedy. Being part of Parcel No. 16/2/1/1-12 and Pin No. 16732102561273

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9839 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. 50 in that certain piece or parcel of land, together with the message (and veranda, if any) situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. FV 16B, on a certain "Declaration Plan Phase IIB of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Re-

cording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Janet S. Reyes, by deed dated February 13, 2004 and recorded on February 23, 2004 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2182, at page 5102, granted and conveyed unto Emelito V. Ballano.

Being part of Parcel No. 16/4/1/48-16B and Pin No. 16732102878931B16B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EMELITO V. BALLANO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2360 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 35 of Unit No. RT-148, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING the same premises which Richard J. & Patricia A. Okraski, by deed dated June 21st, 2011 and recorded on July 25th, 2011, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2389 at page 4156 granted and conveyed unto Scott Klein, a single man, his sole and separate property.

Parcel No.: 16/110426
Pin No.: 1673210497197U148

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SCOTT KLEIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNEY, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 822 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT certain interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 39 of Unit No. RT-192 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mamie Faulkner, a single woman, by deed dated December 23rd, 1999, and recorded on January 19, 2000, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2074 at Page 3551 granted and conveyed unto Harry B. Steward.

Being part of Parcel No. 16/110756 and Pin No. 16732102595567U192

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HARRY B. STEWARD

TO ALL PARTIES IN INTEREST 110429 and AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JEFFREY A DURNIE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4407 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot/Lots No. 348, Section J, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 22, page 11, 13, 15 & 17.

BEING the same premises which Todd A. Martin, Sheriff, by Deed dated February 26, 2010 and recorded on March 1, 2010 in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Record Book 2367, Page 2527, granted and conveyed unto Gerard Dundon.

Tax Code No. 3/9C/1/212

PIN NO. 03-6359-18-42-2224

a/k/a 9746 Leona Terrace, Tobyhanna, PA, Coolbaugh Township, Pennsylvania

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
NICHOLAS CHARLES HAROS,
ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4203 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot Number 523, Section G, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, pages 11, 17 and 19.

Being Known As: 7312 Meadowlark Drive, f/k/a G523 Meadowlark Lane, Tobyhanna, PA 18466

Being the same premises which Frank D. Docimo and Donna L. Docimo, his wife by Deed dated 1/20/2009 and recorded 1/26/2009 in the Office of the Recorder of Deeds in Deed Book 2347 at page 8788, granted and conveyed unto Richard A Tartaglione, a single man.

Pin #: 03635813243967

Tax Code #: 03/8D/1/206

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD A TARTAGLIONE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
REBECCA A SOLARZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3934 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

WHICHEVER IS HIGHER BY CASHIERS CHECK

ALL THAT CERTAIN tract, parcel or piece of land situate in the township of Hamilton, county of Monroe and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. spike at the intersection of the center line of the state highway L.R. A2734 (PA. route 12) leading from Saylorsburg to Sciota with the center line of Township road no. 381; thence along the center line of said Township road no. 381 the following five courses and distances: (1) South 34 degrees 39 minutes 20 seconds west 54.10 feet; (2) on a curve to the right having a radius having a radius of 300.00 feet, an arc distance of 96.05 feet; (3) south 53 degrees 00 minutes 00 seconds west 94.44 feet; (4) on a curve to the left having a radius of 300.00 feet, an arc distance of 79.18 feet; (5) south 37 degrees 52 minutes 40 seconds west 203.97 feet to a P.K. spike; thence along land of Raymond Kress north 19 degrees 52 minutes 00 seconds west 475.00 feet to an iron pin; thence by lands of Robert W. Lake, Jr., of which this tract was a part north 64 degrees 51 minutes 16 seconds east 426.01 feet to an iron pin; thence by the same north 80 degrees 28 minutes 00 seconds east 75.00 feet to a P.K. spike on the center line of the state highway L.R. A2734 (PA. route 12); thence along the center line of said highway south 9 degrees 42 minutes 00 seconds east 105.8 feet to a P.K. spike; thence continuing along the same south 14 degrees 14 minutes 30 seconds east 154.51 feet to the place of beginning. Containing 4.024 acres.

TITLE TO SAID PREMISES VESTED IN Patricia A. Heilman, single and Ann T. Scrac, single, by Deed from Robert W. Lake, Jr. and Barbara J. Lake, his wife, dated 11/16/1981, recorded 11/16/1981, in Book 1148, Page 177.

Ann T. Scrac was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Ann T. Scrac's death on or about 05/25/1984, her ownership interest was automatically vested in the surviving joint tenant(s).

Mortgagor Patricia Heilman a/k/a Patricia A. Heilman died on 08/22/2018, leaving a Last Will and Testament dated 01/30/2018. Letters Testamentary were granted to Robert E. Heilman, Jr. on 08/30/2018 in Northampton County, No. 4818-1166. The Decedent's surviving devisees are Brooke Sullivan, Lyndsi Smith, Ashley Anne Adams, Minor Defendant 2, Minor Defendant 3, and Minor Defendant 1. By executed waiver Ashley Ann Adams waived her right to be named in the foreclosure action.

TAX CODE: 07/13/1770-18

TAX PIN: 0627800341588

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROBERT E. HEILMAN, JR., IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF PATRICIA HEILMAN A/K/A PATRICIA A. HEILMAN
BROOKE SULLIVAN, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF PATRICIA HEILMAN A/K/A PATRICIA A. HEILMAN
LYNDSI SMITH, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF PATRICIA HEILMAN A/K/A PATRICIA A. HEILMAN

MINOR DEFENDANT 1, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF PATRICIA HEILMAN A/K/A PATRICIA A. HEILMAN
MINOR DEFENDANT 2, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF PATRICIA HEILMAN A/K/A PATRICIA A. HEILMAN
MINOR DEFENDANT 3, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF PATRICIA HEILMAN A/K/A PATRICIA A. HEILMAN
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Ken Morris
 Sheriff of Monroe County
 Pennsylvania
 KENYA BATES, ESQUIRE

Sheriff's Office
 Stroudsburg, PA
 Barry J. Cohen, Sheriff's Solicitor
 PR - Dec. 27; Jan. 3, 10

PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3263 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THOSE CERTAIN TWO lots, pieces or parcels of land, with the buildings and improvements thereon erected, situate in the Township of Paradise, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a heap of stones, a corner of the William Storm lot, of which this is a part; thence by land in possession of said John Hamblin and claimed by him by virtue of a verbal agreement of exchange with Henry Woodling, late of Pocono Township, in said County of Monroe, now deceased, South twelve and three-fourths (12 $\frac{3}{4}$) degrees East one hundred twenty (120) feet to stones (passing apex of rock at three feet); thence by other land of said John Hamblin, North fifty-eight (58) degrees East one hundred fourteen and five tenths (114.5) feet to a stone; thence by the same, North thirty-two (32) degrees West one hundred twelve and five tenths (112.5) feet to stones, about three (3) feet southerly of the fence; thence still by said Hamblin along the south side of the public road leading from Swiftwater to Paradise Valley, when same is widened to width of about thirty-three (33) feet, South fifty-eight (58) degrees West seventy-five (75) feet to the place of BEGINNING. CONTAINING ten thousand six hundred fifty-nine (10,659) square feet. Bearings from Magnetic Meridian of 1905, as per survey of George G. Shafer, March 16, 1905.

PARCEL NO. 2: BEGINNING at an iron, the northwest corner of the original lot of the said Grantee, said point being South ten (10) degrees twenty-four (24) minutes East fifteen and seven tenths (15.7) feet from a corner in the macadam road, said corner being a corner of lot recently conveyed by Charlotte K. Woodling to the Grantors; thence along the southern side of the macadam road leading from Swiftwater to Aces Corners, South sixty-four (64) degrees twenty-five (25) minutes West forty-two and three tenths (42.3) feet to an iron; thence by land recently conveyed by Charlotte K. Woodling to the Grantors, South twenty-eight (28) degrees fifty-two (52) minutes East one hundred forty-two and three tenths (142.3) feet to a post; thence by land of the Grantors, North sixty

(60) degrees twenty-one (21) minutes East one hundred forty and five tenths (140.5) feet to a post; thence by the same, North twenty-nine (29) degrees thirty-nine (39) minutes West one hundred thirty-nine (139) feet to an iron on the southern side of the aforementioned macadam road; thence along the southern side of said road, South sixty (60) degrees twenty-one (21) minutes West twenty and five tenths (20.5) feet to a corner, the northeast corner of original lot of the Grantee; thence along said lot, South twenty-nine (29) degrees thirty-nine (39) minutes East one hundred twelve and five tenths (112.5) feet to a corner; thence by the same, South sixty (60) degrees twenty-one (21) minutes West one hundred fourteen and five tenths (114.5) feet to a corner; thence by the same, North ten (10) degrees twenty-four (24) minutes West one hundred twenty (120) feet to the place of BEGINNING. CONTAINING two tenths (0.2) of an acre, more or less.

TITLE TO SAID PREMISES VESTED IN Steven J. Hunter, by Deed from Anthony R. Lorie, unmarried, dated 06/29/2012, recorded 06/29/2012, in Book 2404, Page 6407.

TAX CODE: 116/1/33

TAX PIN: 11637401096203

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

STEVEN J. HUNTER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3190 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of **Barrett**, County of Monroe, and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point in the road from Canadensis to Cresco, being in line of land of Roy M. Price; **THENCE** along land of said Roy M. Price, North forty-seven de-

grees ten minutes West two hundred nine and six tenths feet to an iron pin; **THENCE** South forty-two degrees fifty minutes West fifty-nine and forty-two one-hundredths feet along line of land common to William Evans to an iron pin; **THENCE** along land of John G. Roos, of which this was formerly a part, South forty-four degrees East seventy-five and eighty-eight one-hundredths feet (passing four feet to the West and parallel to a one car garage) to an iron pin four feet distant from the northwest side of a two-car garage; **THENCE** North forty-seven degrees eighteen minutes East nine and thirty-eight one-hundredths feet to an iron pin; **THENCE** on a line parallel to and four feet distance from the northeast side of a two-car garage South forty-four degrees thirty-seven minutes East twenty-three and seventy-five one-hundredths feet to an iron pin; **THENCE** South twenty-nine degrees forty-nine minutes east thirty-nine and forty-four one-hundredths feet to an iron pin in the centerline of driveway; **THENCE** south forty-nine degrees fifty-one minutes East sixty-five feet to the centerline of existing driveway highway leading from Canadensis to Cresco (passing an iron pipe in the centerline of driveway, at forty-eight and fifty one-hundredths feet); **THENCE** along existing highway North fifty degrees seventeen minutes East sixty-three and nine one-hundredths feet to the place of BEGINNING. CONTAINING 12,613 square feet.

There is further dedicated, for the joint use of the grantors (prior), their successors and assigns, in common with the grantees, their heirs and assigns, a certain driveway leading from the state highway, as noted in the above description, being six feet in width on each side of a centerline, being the course; South forty-nine degrees fifty-one minutes East sixty-five feet; and four feet in width on each side of a centerline, being the course; South forty-nine degrees fifty-one minutes East sixty-five feet; and four feet in width on each side of a centerline, being the course; South twenty-nine degrees forty-nine minutes East thirty-nine and forty-four one-hundredths feet, in the above description.

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

BEING THE SAME PREMISES which Susan E. Rossi, by Deed dated April 5, 2016 and recorded April 18, 2016 in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania in Book 2470, Page 586 as Instrument number 201608726, granted and conveyed unto Charles Francis Miller and Alexis Dawn Miller, a married couple, in fee.

Tax ID #: 01/17/1/95-1;

01638701391629

PIN #: 01638701391629

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHARLES FRANCIS MILLER A/K/A CHARLES MILLER

ALEXIS DAWN MILLER A/K/A ALEXIS D. MILLER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County
Pennsylvania
KATHERINE M WOLF, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8660 CIVIL 2017, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

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

BEGINNING at an iron pipe on the southeasterly line of S.R. 0447, said iron being the most northerly corner of Lot No. 1 as shown on map entitled "Subdivision - Portion of Lands, Frances T. Bubka, Et Vir", dated 12, April 1985, and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book Vol. 57, Page 118; thence along the southeasterly line of S.R. 0447, North twenty-five degrees twenty-six minutes ten seconds East seven and eighty-six one-hundredths feet to a point of curvature; thence along the same on a curve to the northeast having a radius of five hundred fifty-three and sixty-nine one-hundredths feet an arc length of three hundred twenty-one and sixty-one one-hundredths feet to an iron pipe, the northwesterly corner of Lot No. 107 on the Subdivision of Portion of lands of C.A. Nauman; thence along Lot No. 107, South thirty-one degrees seventeen minutes zero seconds East one hundred ninety-nine and seventeen one-hundredths feet to an iron pipe; thence along the same, North sixty-two degrees thirty-eight minutes zero seconds East twenty-four and twenty-two one-hundredths feet to an iron pipe, a corner of Lot No. 208 of the Subdivision of Portion of Lands of C.A. Nauman; thence along Lot No. 208, South thirteen degrees four minutes thirty-five seconds East two hundred eight and fifty-two one-hundredths feet to an iron pipe on the northwesterly line of an unnamed street, fort feet in width; thence along said unnamed street, forth feet in width, in a southwesterly direction on a curve to the left having a radius of one-hundred forty feet an arc length of ninety-four and eighty-eight one-hundredths feet to a point of tangency; thence along the same, South thirty-eight degrees five minutes forty seconds West fifty-seven and thirty-six one hundredths feet to an iron pipe; the most easterly corner of Lot No. 205 of the Subdivision of Portion of lands of C.A. Nauman; thence partly along Lot No. 205 and partly along Lot No. 1, North fifty-one degrees fifty-four minutes twenty seconds West (passing an iron pipe at two hundred and zero one-hundredths feet) three hundred forty-eight and twenty-seven one-hundredths feet to the place of **BEGINNING**.

BEING all of Lot No. 2 on the Subdivision of Portion of Lands of Frances T. Bubka, et vir, and all of Lots Nos. 206 and 207 on the Subdivision of Portion of Lands of C.A. Nauman.

TITLE TO SAID PREMISES VESTED IN Albert L. Counterman and April L. Counterman, h/w, by Deed from Frances T. Ball, unmarried, dated 03/19/2002, record-

ed 03/22/2002, in Book 2117, Page 9991.

TAX CODE: 17/1A/1/34

TAX PIN: 17639302797726

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ALBERT L. COUNTERMAN

APRIL L. COUNTERMAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2425 CIVIL 2017, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

PARCEL NO.: 9/98853

ALL THAT CERTAIN lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 22 as shown on a plan entitled, "A Final Major Subdivision - Phase Two The Reserve at Pond Creek, Site Plan", dated November 02, 2005, last revised May 22, 2006 prepared by Herbert, Rowland & Grubic, Inc., East Stroudsburg, PA 18301, recorded in the Monroe County Recorder's Office in Plat Book 78, Pages 201 and 202, more particularly described as follows:

Beginning at a common corner of Lots No. 21 and No. 22 on the Northerly side of Cypress Drive (50° R.O. W.); thence

1. Along the Northerly side, passing along an arc of a circle curving to the left, having a radius of 1,675.00 feet, an arc distance of 66.87 feet, a chord bearing of South 75 degrees 49 minutes 20 seconds West, a chord distance of 66.87 feet to a point of tangency; thence
2. Continuing along the Northerly side, South 74 degrees 40 minutes 43 seconds West, a distance of 80.15 feet to a corner of Lot No. 23; thence
3. Along Lot No. 23, North 5 degrees 19 minutes 17 seconds West, a distance of 150.00 feet to a corner of line of Lot No. 16; thence
4. Along Lot No. 16, North 74 degrees 40 minutes 43 seconds East, a distance of 80.15 feet to a corner of

Lot No. 17; thence

5. Along Lot No. 17, passing long an arc of a circle curving to the right, having a radius of 1,825.00 feet, an arc distance of 72.85 feet, a chord bearing of North 75 degrees 49 minutes 20 seconds East, a chord distance of 72.85 feet to a corner of Lot No. 21; thence

6. Along Lot No. 21, South 13 degrees 02 minutes 03 seconds East, a distance of 150.00 feet to the first mentioned point and place of beginning.

Containing 22,503 square feet of land.

Being Parcel No. 09-98853.

Subject to a 20' Drainage, Slope and (10') Utility Easement as shown on the above referenced Final Major Subdivision plan.

Subject to a 20' Utility Easement as shown on the above referenced Final Major Subdivision plan.

Subject to restrictions and easements of record which may be amended from time to time.

Subject to Declaration of Covenants, Conditions and Restrictions of The Reserve at Pond Creek, a Planned Community dated April 25, 2006, recorded May 34, 2006 in Book 2266, Page 3750, which may be amended from time to time.

Fee simple Title Vested in Winny Blain by deed from, Toll PA IX, L.P., dated 8/24/2007, recorded 8/29/2007, in the Monroe County Recorder of deeds in Deed Book 2314, page 9258, as Instrument No. 200732958.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WINNY BLAIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

ANDREW J MARLEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5256 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020
AT 10:00 A.M.

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

ALL THAT CERTAIN lot, tract or piece of land situate in the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 9, on a map entitled The Birches and recorded in Plot Book Volume 31, page 125, and being described as

follows to wit:

BEGINNING at an iron on the westerly side of McMichaels Court, THENCE along the Westerly side of McMichaels Court, S 11 degrees 27'30" E (Magnetic Meridian 1976) for 175.00 feet to an iron, THENCE along an easement arc on a curve to the right having a radius of 30.00 feet and arc length of 47.12 feet to an iron, THENCE along the Northerly side of Marie Lane, S 78 degrees 32'30" W for 261.00 feet to an iron THENCE along lands of William J. Teada, N 11 degrees 27'30" W for 205.00 feet to an iron, THENCE along Lot No. 10, The Birches, N 78 degrees 32'30" E for 291.00 feet to the place of BEGINNING.

CONTAINING 1.365 Acres more or less.

Being Tax Parcel No. 2/6A/1/10

PIN 02634104603842

Being Known As 108 Marie Lane, f/k/a 9 McMichaels Court Stroudsburg, PA 18360

BEING the same premises in which Frank J. Montgomery, husband and Marcia J. Montgomery, wife, n/k/a Marcia J. Kester, by deed dated 11/03/2006 and recorded 12/06/2006 in the Office of the Recorder of Deeds in and for the County of Monroe, Commonwealth of Pennsylvania, in Deed Book 2289, Page 7388, and at Instrument No. 200651803 granted and conveyed to Frank J. Montgomery.

NOTICE - This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, accepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not indexed as notice of unrecorded instruments, if any.)

Tax ID #: 2/6A/1/10

PIN 02634104603842

PIN #: 02634104603842

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM UNDER FRANK J. MONTGOMERY, DECEASED

SARAH OVERPECK, KNOWN HEIR TO FRANK J. MONTGOMERY, DECEASED

JOSHUA MONTGOMERY, KNOWN HEIR TO FRANK J. MONTGOMERY, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

KATHERINE M WOLF, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4772 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK TRACT 1:

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 2001, Section B4, according to Plan of Emerald Lakes, recorded in the Office of the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pa., in Plot Book Volume 14, Page 83.

TRACT 2:

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 822, Section CIVB, according to Plan of Emerald Lakes, recorded in Office of the Recordings of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pa., in Plot Book Volume 23, Page 123.

TRACT 3:

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 823, Section CIVB, according to Plan of Emerald Lakes, recorded in the Office of the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pa., in Plot Book Volume 23, Page 123.

TRACT 4:

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 824, Section CIVB, according to Plan of Emerald Lakes, recorded in the Office of the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pa., in Plot Book Volume 23, Page 123.

TRACT 5:

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 825, Section CIVB, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pa., in Plot Book Volume 23, Page 123.

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

TITLE TO SAID PREMISES VESTED IN Brenda L. Rivera, by Deed from Michael J. Ferrara and Kriss A. Ferrara, dated 03/15/2007, recorded 03/20/2007, in Book 2299, Page 6718.

TAX CODE: 20/1B/1/78

TAX PIN: 20634403303413

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRENDA L. RIVERA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JOSEPH E DEBAR, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1640 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 7 on a plan titled 'Final Plan, Turkey Ridge Farm' dated September 14, 1987, (last revised March 17, 1988) as prepared by Frank J. Smith, Jr., Inc., Registered Surveyors of Marshalls Creek, Pa., and recorded in Monroe County Plot Book 60 Page 114, bounded and described as follows, to wit:

BEGINNING at a monument on the Easterly side of a 50.00 foot wide road known as Pleasant Ridge Road, said monument also being a common corner of Lot 7 and Lot 8, as shown on the above mentioned map; **THENCE 1.)** by said Lot 8, North 71 degrees 21 minutes 18 seconds East 294.18 feet to a pin in line of lands now or formerly of Paul D. VanElk (Deed Book Volume 606, Page 290);

THENCE 2.) by said lands now or formerly of Paul D. VanElk, South 19 degrees 03 minutes 55 seconds East 56.66 feet to a pipe;

THENCE 3.) by the same, North 84 degrees 58 minutes 26 seconds East 72.76 feet to a pipe, said pipe being on the Westerly side of an existing 50.00 foot wide right of way as recorded in Monroe County Plot Book 22 Page 27;

THENCE 4.) along the Westerly side of said 50.00 foot wide right of way, South 7 degrees 24 minutes 34 seconds West 128.81 feet to a pin;

THENCE 5.) along the Northerly side of said 50.00 foot wide right of way, South 79 degrees 38 minutes 56 seconds West 384.57 feet to a pin;

THENCE 6.) by Lot 2, North 10 degrees 21 minutes 04 seconds West 81.95 feet to a pin on the Southerly terminus of said Pleasant Ridge Road.

THENCE 7.) along the Southerly terminus of said Pleasant Ridge Road, North 71 degrees 21 minutes 18 seconds East 60.00 feet to a pin;

THENCE 8.) along the Easterly side of said Pleasant Ridge Road, North 18 degrees 38 minutes 42 seconds West 52.94 feet to the place of **BEGINNING.**

TITLE TO SAID PREMISES VESTED IN Marsha S.

Coye, by Deed from The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-11 by Ditech Financial, LLC F/K/A Greentree Servicing LLC, its Attorney in Fact, dated 02/10/2016, recorded 03/21/2016, in Book 2468, Page 6285.

TAX CODE: 09/86720

TAX PIN: 09733400739217

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
MARSH S. COYE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7206 CIVIL 2017, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, BEING known as Lot 106, Section 1, Blueberry Estates, as shown on the map of Subdivision of Lands of Isaac B. Miller, Jr., recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 10, page 93.

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

For Informational Purposes Only: Being known as 402 Butz Lane (formerly known as 106 But Lane), Scotrun, PA 18334

Tax Code No. 19/2/2/28

(Pin #19634404934720)

BEING the same premises which Meadow Creek, Inc. by Deed dated September 28, 2005, and recorded September 29, 2005 in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2241, page 7598, granted and conveyed unto Christian D. Velcamp and Jennifer L. Velcamp, husband and wife,

in fee. And the said Christine D. Velcamp passed away on or about March 4, 2014, thereby vesting interest unto his wife, Jennifer L. Velcamp. And the said Jennifer L. Velcamp passes away on or about March 23, 2018 thereby vesting title unto Unknown Heirs Successor, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jennifer L. Velcamp, deceased; Andrew Fleming, Known Heir of Jennifer L. Velcamp, deceased; and Alexandra Velcamp, Known Heir of Jennifer L. Velcamp, deceased;

Tax ID #: 19/2/2/28

(Pin #19634404934720)

PIN #: 19634404934720

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JENNIFER L. VELCAMP, DECEASED

ANDREW FLEMING, KNOWN HEIR OR JENNIFER L. VELCAMP, DECEASED

ALEXANDRA VELCAMP, KNOWN HEIR OF JENNIFER L. VELCAMP, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
KATHERINE WOLF, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3163 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, and being more particularly described as follows:

Beginning at an iron pipe in the southerly line of Lakeview Drive, said iron pipe being the Northwesterly corner of Lot No. 821 as shown on map entitled "Section D, Indian Mountain Lake, 1 February 1964"; thence along Lot No. 821 as shown on said map,

South seventeen degrees thirty-nine minutes twenty seconds East two hundred twenty-five feet to a point; thence along lands of the Frederick Smith Warranty, South seventy-two degrees twenty minutes forty seconds West one hundred feet to a point; thence along Lot No. 819 as shown on said map, North seventeen degrees thirty-nine minutes twenty seconds West two hundred twenty-five feet to an iron pipe on the southerly line of Lakeview Drive; thence along the southerly line of Lakeview Drive as shown on said map, North seventy-two degrees twenty minutes forty seconds East one hundred feet to the place of beginning.

Being Lot No. 820, Section D, as shown on Plotting of Indian Mountain Lake Development Corporation, made by Leo A. Achterman, Jr. dated February 1, 1964.

BEING known and numbered as 820 Lakeview Drive, Albrightsville, PA 18210.

Being the same property conveyed to Frank Prestigiaco and Roseann Prestigiaco, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Michael D. Crowell by Gordon R. Crowell, his attorney-in-fact and Amanda C. Evans, now by marriage Amanda C. Crowell, by Gordon R. Crowell, her attorney-in-fact, dated August 26, 2005, recorded September 8, 2005, at Instrument Number 200540520, and recorded in Book 2239, Page 1443, Office of the Recorder of Deeds, Carbon County, Pennsylvania.

TAX CODE: 20/117240

PIN NO: 20631120815072

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FRANK PRESTIGIACO

ROSEANN PRESTIGIACO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County
Pennsylvania

MEREDITH H WOOTERS, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6768 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel of land situated

lying and being in the Township of Barrett, County of Monroe and Commonwealth of Pennsylvania bounded and described as follows:

Beginning at a point in the center of Pennsylvania State Highway Route 390 (Application Route 5360) leading from Canadensis to Skytop and being the extreme southwesterly corner of a tract of land conveyed by Julius Schratt to Thomas O'Keefe, et ux, by Deed August 5, 1977 and recorded the same date in the Office for the Recording of Deeds, &C., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Deed Book Volume 806, Page 188; thence South sixty-one degrees twenty-seven minutes twenty-nine seconds East 128.52 feet to an iron pin; thence South seventy degrees twenty-nine seconds East 128.52 feet to an iron pin; thence South seventy degrees twenty-three minutes thirty seconds East 192.30 feet to an iron pin; thence South twenty-one degrees nineteen minutes zero seconds West to an iron pin; thence North sixty-five degrees twenty-three minutes zero seconds West (passing two stone piers at forty-one feet and fifty and fifty seven feet respectively and passing a found pipe at 323.27 feet) 349.93 feet to a pipe in the centerline of Pennsylvania Application Route 5360; thence in and along the centerline for Pennsylvania Application Route 5360 thirty-two degrees nine minutes nineteen seconds East 143.22 feet to the place of beginning. CONTAINING 1.089 acres more or less.

Under and Subject to a certain Water Rights Agreement between Julius Schratt and Thomas O'Keefe, et ux, as contained in Deed from Julius Schratt to Thomas O'Keefe dated August 5, 1977 and recorded in the Office for the Recording of Deeds & C., aforesaid, in Deed Book Volume 806, Page 188.

BEING THE SAME PREMISES which Robert G. Reiser, Jr., and Lisa L. Reiser, husband and wife, by deed dated 3/16/2017 and recorded 3/20/2017 in Book 2488 Page 2253 conveyed to Darrett K. Morgan.

Pin #: 01639900009444

Tax Code #: 01/6/1/25-5

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DARRETT MORGAN AKA DARRETT K. MORGAN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County
Pennsylvania

REBECCA A SOLARZ, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8776 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
ALL THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe, and State of Pennsylvania, and being more particularly described as follows:

BEGINNING at an iron pipe on the Northerly line of Tower Road, said iron pipe being the southeasterly corner of Lot No. 169, as shown on map entitled "Section H Indian Mountain Lake, 12 February 1965"; thence along said Lot No. 169 as shown on said map, North 16 degrees 34 minutes 10 seconds West 180.00 feet to a point; thence along lands of the Commonwealth of Pennsylvania as shown on said map, North 73 degrees 25 minutes 50 seconds East 95.00 feet to a point; thence along Lot 171 as shown on said map, South 16 degrees 34 minutes 10 seconds East 180.00 feet to an iron pipe; thence along the northerly line of Tower Road as shown on said map, South 73 degrees 25 minutes 50 seconds West 95.00 feet to the place of **BEGINNING**.

BEING Lot No. 170, Section H, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr. dated February 21, 1965.

UNDER AND SUBJECT to and together with the rights as set forth fully in Deed Book Vol. 385, Page 988.

BEING THE SAME PREMISES which William F. Kronberger, Executor, under the Will of Mary E. Lawler, a/k/a Ethel B. Lawler, by deed dated January 31, 1992 and recorded March 25, 1992 in the Office for the Recorder of Deeds, Monroe County, Pennsylvania, in Record Book 1820, Page 0322, granted and conveyed unto Karen E. Kronberger and William F. Kronberger, her husband, mortgagors hereof.

TITLE TO SAID PREMISES VESTED in Karen E. Kronberger and William F. Kronberger, her husband, by Deed from William F. Kronberger, Executor, under the Last Will of Mary E. Lawler a/k/a Ethel B. Lawler, widow, deceased, dated 01/31/1992, recorded 03/25/1992, in Book 1820, Page 322.

TAX CODE: 20/8D/1/30

TAX PIN: 20632109153879

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KAREN E. KRONBERGER

WILLIAM F. KRONBERGER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

Ken Morris

Sheriff of Monroe County

Pennsylvania

KENYA BATES, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4255 CIVIL 2016, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN undivided 100% interest in the lot or piece of land, with the dwelling unit now situated thereon, designated as Unit 14A Phase No. 2 of Northslope at Shawnee Mountain, in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, as those Unit and Building Site designations appear on certain maps or plottings entitled "Phase No. 2 of Northslope at Shawnee Mountain", recorded in the Monroe County Office for the Recording of Deeds at Stroudsburg, PA, at Plot Book Volume 58, pages 354 and 355, said Unit formerly designated as ShawneeQuarter use periods A, B, C and D.

BEING A PART OF THE SAME PREMISES which the Court of Common Pleas of Monroe County, 43rd Judicial District, Commonwealth of Pennsylvania, by Order entered 1/22/2014 under Case Number 1809 Civil 2012, did fully vest title in ShawneeQuarters Association, Inc. (see Memorandum of Conveyance recorded 02/07/2014 in Record Book 2433, Page 9124, as trustee and class representative of all the holders of interests under the Addendum to Declaration of Protective Covenants, Phase 2, Northslope at Shawnee Mountain ShawneeQuarters Unit, for purposes of conveying these premises in liquidation.

BEING A CONSOLIDATION of quarter share (25%) interest by virtue of an Order of Monroe County Court of Common Pleas entered 1/22/2014 under Case Number 1809 Civil 2012, which quarter shares were previously held in common.

BEING THE SAME PREMISES as Stephanie A. Ramos, by Deed dated May 28, 2014, and recorded on June 23, 2014, by the Monroe County Recorder of Deeds in Deed Book 2439 at Page 7009, Instrument No. 201414295, granted and conveyed unto WSCE Corp., a New York Corporation.

Being Known and Numbered As 141 Northslope II Road, East Stroudsburg, PA 18302.

TAX PARCEL ID NO. 09/8A/2/14-1A

PIN 09733304516137A1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WSCE CORP.

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JESSICA MANIS, ESQUIRE
Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 142 CIVIL 2010, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel of land situated in the Township of Tobyhanna, County of Monroe and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side line of 50.00 foot wide Nakora Drive and in the diving line between Lots Nos. 9 and 10 on plot of lots known as Green Wood Acres, Block 2, as prepared by Edward C. Hess, P.E., dated June 23, 1967 and recorded 23 October 1967 in the Office of the Recorder of Deeds in and for Monroe County, in Plot Book Volume 11, Page 85;

THENCE along the Northeasterly side of Nakora Drive, North 35 degrees 02 minutes West 121.00 feet to a pipe at a point of curvature;

THENCE along a curve to the right at the intersection of Nakora Drive and Birchwood Road, having a radius of 30 feet, a tangent of 28.32 feet and an arc length of 45.39 feet to a pipe;

THENCE along the Southeasterly side of Birchwood Road, North 51 degrees 39 minutes 50 seconds East 172.01 feet to a point common to Lots Nos. 10 and 11;

THENCE from said point and along the diving line between Lots Nos. 10 and 11, South 35 degrees 02 minutes East 150 feet to a point common to Lots Nos. 10, 11, 9 and 12;

THENCE from said point and along the line between Lots Nos. 9 and 10, South 51 degrees 39 minutes 50 seconds West 200.33 feet to a point, the place of BEGINNING.

BEING all of Lot 10 in Section D, Block 2, of Green Wood Acres.

TITLE TO SAID PREMISES VESTED IN Arthur G. Sylvester and Letita J. Sylvester, his wife, by Deed from B. James Beggs, single, dated 10/12/2001, recorded 10/15/2001, in Book 2106, Page 4734.

TAX CODE: 19/19A/1/115

TAX PIN: 19539401479292

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ARTHUR G. SYLVESTER
LETITA J. SYLVESTER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JOSEPH E DEBARBERIE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7518 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

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

BEGINNING at an iron on the northeasterly line of Keystone Drive, said iron being the most southerly corner of Lot No. 621, as shown on map entitled "Map of Subdivision Wedgewood Lake Estates, Lester and Berta Katz, Revised 8 June 1965", thence along Lot No. 621, North thirty-nine degrees seventeen minutes fifty seconds East one hundred twenty nine and fourteen one-hundredths feet to a point, thence along lands of others, South fifty-five degrees twenty four minutes thirty seconds East one hundred forty and forty-seven one-hundredths feet to a point, said point being the most northerly corner of Lot No. 619 (a radial line hereinafter described curve), South sixty-three degrees forty-six minutes twenty seconds West one hundred sixty three and forty-four one-hundredths feet to an iron on the northeasterly line of Keystone Drive; thence along said northeasterly line of Keystone Drive in a northwesterly direction on a curve to the left having a radius of ninety feet an arc length of thirty-eight and forty-five one-hundredths feet to a point of tangency; thence along the same, North fifty degrees forty-two minutes ten seconds West thirty-five feet to the place of BEGINNING.

BEING lot 620 as shown on said map, recorded in Plot Book 10, Page 19.

Being Known As: 708 Keystone Drive, Stroudsburg, PA 18360

BEING THE SAME PREMISES WHICH Grantor Nick Vlamis and Irene Vlamis by Deed dated 1/6/2006 and recorded 1/13/2006 in the Office of the Recorder of Deeds in Deed Book 2254 at Page 7536, granted and conveyed unto Grantee Christine M. Yosh and John M. Slate.

PIN #: 17639104738860

TAX CODE #: 17/14B/1/31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**JOHN M SLATE****UNITED STATES OF AMERICA****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

NORA C VIGGIANO, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8372 CIVIL 2015, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, as shown on a map titled "Site Development Plan - Hillside Country Village", dated October 7, 1985 and recorded in Plot Book 57, page 258, and prepared by Frank J. Smith, Jr., Registered Surveyor, Marshalls Creek, Pa., bounded and described as follows, to wit:

BEGINNING at a pipe on the westerly line of Murray Hill Road, said pipe also being the most southerly corner of Phase I - Hillside Country Village;

THENCE 1.) along the westerly line of Murray Hill Road, South 50 degrees 38 minutes 33 seconds West 243.15 feet to a pipe;

THENCE 2.) by lands of Albert R. Murray et al of which this was formerly a part, North 39 degrees 21 minutes 27 seconds West 210.00 feet to a pipe;

THENCE 3.) by the same, North 31 degrees 17 minutes 01 seconds East 207.01 feet to a pipe;

THENCE 4.) by the same and by Phase I - Hillside Country Village, South 49 degrees 06 minutes 06 seconds East (at 25.00 feet passing a pipe, said pipe being the most westerly corner of Phase I - Hillside Country Village, 282.70 to the place of BEGINNING. CONTAINING 1.248 ACRES.

BEING Unit 2D of Phase II - Hillside Country Village as shown on the above mentioned plan.

Being Known As: 124 Murray Hill Road, #2D, E Stroudsburg, Pa 18302 f/k/a 2D Murray Hill Road, East Stroudsburg, Pa 18301

BEING THE SAME PREMISES WHICH Randolph

McKelvin and Irene McKelvin, husband and wife by Deed dated 3/17/1995 and recorded 3/17/1995 in the Office of the Recorder of Deeds as Instrument # 1998,0521 and 000022, granted and conveyed unto Randolph McKelvin and Irene McKelvin, husband and wife.

PIN #: 09733303220749

TAX CODE #: 09/9B/1/15-10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**IRENE MCKELVIN****RANDOLPH MCKELVIN****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

BROOKE R WAISBORD, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4582 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Chestnut Hill, County of Monroe and State of Pennsylvania, being Lot No. 1, The Birches Three, Section One, being described as follows, to wit:

BEGINNING at an iron on the southerly side of Sugar Hollow Road, L.R. 45042, said iron also being a corner of Lot No. 2, The Birches Three, Section One, thence along Lot No. 2, The Birches Three, Section One, South 19 degrees 28 minutes 20 seconds East

(Magnetic Meridian 1978) for 280.10 feet to an iron, thence along lands of Gerald Bonser North 85 degrees 21 minutes 45 seconds West for 95.00 feet to an iron pipe found, thence along lands of Warren J. Smith the following two courses and distances; (1) North 75 degrees 26 minutes 11 seconds West for 81.92 feet to an iron pipe and stone corner found;

(2) North 38 degrees 59 minutes 58 seconds West for 206.53 feet to an iron pipe found; thence along the southerly side of Sugar Hollow Road, L.R. 45042 the following four courses and distances:

(1) North 68 degrees 51 minutes 17 seconds East for 86.63 feet to an iron;

(2) North 71 degrees 38 minutes 06 seconds East for 101.94 feet to an iron;

(3) North 70 degrees 06 minutes 46 seconds East for 30.00 feet to an iron;

(4) thence on a curve to the right having a radius of 70 4.58 feet and an arc length of 5.12 feet to the place of BEGINNING.

Containing 1.017 acres more or less.

TITLE TO SAID PREMISES VESTED IN Daniel P. Leavy, single man and Elisha J. Elliott, single woman, as tenants with the right of survivorship and not as tenants in common, by Deed from Tyco Realty, Inc., dated 10/27/2008, recorded 10/28/2008, in Book 2344, Page 1672.

TAX CODE: 02/6D/2/15

TAX PIN: 02634001480482

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DANIEL P. LEAVY

ELISHA J. ELLIOTT

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
KENYA BATES, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3920 CIVIL 2016, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground situate in **Hamilton Township**, County of Monroe and State of Pennsylvania, being shown and designated as Lot 1 on a certain map entitled "Map of lots owned by Walter Duke; Hamilton Township, Monroe County, PA; October 25, 1967" as prepared by Robert E. Felker, R. S. and recorded in the Office for the Recording of Deeds & c., in and for Monroe County, at Stroudsburg, Pennsylvania, on June 10, 1968 in Plot Book 11 Page 133, and being more particularly described as follows:

BEGINNING at an iron pipe on the northeasterly side of Township Road 484 as shown on the above captioned map, said pipe being a corner common to lots 1 and 2; thence (1) along the northeasterly side of said road, North sixty-four degrees, sixteen minutes forty seconds West one hundred fifteen feet to an iron

pipe; thence (2) leaving said road, and along lands now or formerly of Charles Fleming North twelve degrees, fifty-seven minutes West one hundred thirty-four and thirty-eight one-hundredths feet to a stone corner; thence (3) along lands now or formerly of Joseph Hopkins North seventy-six degrees, fifty-seven minutes, fifty seconds East one hundred eighty-five feet to an iron pipe, a corner common to lots 1 and 2; thence (4) along said lot 2, South eleven degrees, forty-eight minutes, ten seconds West two hundred twenty-seven and forty-one one-hundredths feet to the point of BEGINNING. CONTAINING 25, 122 square feet more or less.

BEING the same premises which Harold P. Burk, Sr., Deceased and Anella Burk, his wife by Deed dated 11/13/2007 recorded 12/6/2007 in Deed Book 2322 page 5525 conveyed unto Anthony Rivero, an unmarried man and Lenor Rivero, an unmarried woman. Being Known as Tax Parcel 07/7/1/71-6

MAP #07-6380-02-65-6885

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANTHONY RIVERO

LEONOR RIVERO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
LORRAINE GAZARRA DOYLE,

ESQUIRE
Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3071 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

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

Beginning at an iron in the northerly right-of-way of Rolling Meadows Road, being a corner of Lot No. 27, Spring Valley Farms at Ross, Section One, thence along Lot No. 27 The following two courses and distance:

(1) N 63 degrees 50'57" E (Magnetic Meridian) for 50.00 feet to an iron;

(2) N 54 degrees 54'40" E for 274.67 feet to an iron line of remaining lands of Deck Creations, Inc., thence along remaining lands of Deck Creations, Inc., the following two courses and distances.

(1) S 35 degrees 05'20" E for 145.00 feet to an iron
(2) S 16 degrees 28'57" E for 29.86 feet to an iron a corner of Lot No. 29, Spring Valley Farms At Ross, Section One, thence along Lot No. 29, S 63 degrees 50'57" W for 338.85 feet to an iron in the northerly right-of-way of Rolling Meadows Road, thence in the northerly right-of-way of Rolling Meadows Road, N 26 degrees 09'03" W for 130.00 feet to the place of Beginning.

Containing 1.142 acres more or less.

Being Lot No. 28 as shown on map entitled Final Plan Spring Valley Farms at Ross, Section One, recorded in Plot Book Volume No. 69 at Page No. 108.

BEING known and numbered as 103 Rolling Meadows Road, Saylorsburg, PA 18353.

BEING the same property conveyed to Christopher W. Honor who acquired title by virtue of a deed from Christopher W. Honor and Shelly Honor, husband and wife, dated April 7, 2015, recorded April 8, 2015, at Instrument Number 201507402, Book 2452, Page 197, Monroe County, Pennsylvania records.

TAX CODE: 15/90488

PIN NO: 15624700627267

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTOPHER W HONOR

SHELLEY L HONOR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

MEREDITH H WOOTERS, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2143 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK ALL THAT CERTAIN lot, parcel or piece of land, situate in the Township of Barrett, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Easterly line of Cedar

Lane, said point being the Southwesterly corner of Lot No. 612 as shown on Map entitled "Plotting II, Spruce Hill Farms, Jacob Keuler, 17 August 1970"; thence along Lot No. 612 (a radial line to the second hereinafter described curve), North 85 degrees 05 minutes 55 seconds East 391.11 feet to a point; thence along Lot No. 610, South 20 degrees 00 minutes 25 seconds East 158.68 feet to a point on the Northerly line of Birch Road; thence along said Northerly line of Birch Road, South 69 degrees 59 minutes 35 seconds West 371.32 feet to a point of curvature; thence along the same on a curve to the right having a radius of 4100 feet an arc length of 64.50 feet to a point of compound curvature on the Easterly line of Cedar Lane; thence along said Easterly line of Cedar Lane on the curve to the right having a radius of 1,000 feet an arc length of 221.96 feet to the place of beginning.

CONTAINING 1.97 acres more or less.

BEING Lot No. 611 as shown on said Map.

Being Known As: 5550 Birch Road, Canadensis, PA 18325

BEING THE SAME PREMISES CONVEYED TO Brent R. Gavidia and Krystal Gavidia by Deed from Odyssey International, Inc. (erroneously identified as Odyssey International Corporation in previous owner's deed), dated 4/28/2014 and recorded 6/16/2014 in Book 2439 Page 3555.

PIN #: 01639801353740

TAX CODE #: 01/6/1/19-27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KRYSTAL GAVIDIA AKA KRISTAL GAVIDIA

BRENTON R. GAVIDIA AKA BRENTON GAVIDIA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

BROOKE R WAISBORD, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1085 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

THE land referred to herein below is situated in the county of Monroe, state of Pennsylvania, and is described as follows:

ALL THAT CERTAIN lot or piece of ground situate and being in the township of Eldred, county of Monroe and commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe, the most southerly corner of the larger tract of which this lot was formerly a part; thence by lands of Sterling P. Correll, north 10 degrees 16 minutes east 429 feet to a pipe; thence by other lands of Henry Wexler and wife; the grantors herein, of which this lot was formerly a part north 86 degrees 17 minutes east 550 feet to a point; thence by the same south 10 degrees 16 minutes west 429 feet to a point in line of said lands of Sterling P. Correll; thence by said lands south 86 degrees 17 minutes west 550 feet to the place of beginning. CONTAINING 5.26 acres, more or less.

Excepting and reserving the land described in the partial release of mortgage, recorded 12/26/18 inst# 201831046

TITLE TO SAID PREMISES VESTED IN Philip Marano and Gladys Marano, his wife, by Deed from Philip Marano and Gladys Marano, his wife, dated 08/31/1989, recorded 09/08/1989, in Book 1700, Page 95.

Philip Marano was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Philip Marano's death on or about 08/02/2015, his ownership interest was automatically vested in the surviving tenant by the entirety.

TAX CODE: 06/119325

TAX PIN: 06622502896114

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GLADYS MARANO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3371 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of land situate in the

Township of Polk, County of Monroe, Commonwealth of Pennsylvania bounded and described as follows;

Beginning at a point in the centerline of Greenwood Drive (33 feet in width), said point being distant 223.73 feet on a course of South 7 degrees 8 minutes East from the point of intersection of the said centerline of Greenwood Drive with the centerline of Lincoln Green Drive; thence running from said beginning point along the said centerline of Greenwood Drive South 7 degrees 8 minutes East 80 feet to a point the Northerly line of Lot No. W-6; thence North 82 degrees 52 minutes East 160 feet to a point thence by other land of the New 1901 Corp. North 7 degrees 8 minutes West 80 feet to a point; thence along the Southerly line of Lot No. W-2 South 82 degrees 52 minutes West 160 feet to the place of beginning.

Being Known As 4300 Greenwood Drive, Kunkletown, PA 18058

Being Tax Parcel No. 13/10A/1/346

Pin #13621906474951

BEING the same premises in which Bruce Conti, by deed dated 11/13/2007 and recorded 01/24/008 in the Office of the Recorder of Deeds in and for the County of Monroe, Commonwealth of Pennsylvania, in Deed Book 2325, Page 8936, and at Instrument No. 200802543, granted and conveyed unto Bruce Conti and Suzanne Conti Husband and Wife.

Tax ID #: 13/10A/1/346

PIN # 13621906474951

PIN # 13621906474951

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

BRUCE CONTI

SUZANNE CONTI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
KATHERINE WOLF, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1969 CIVIL 2019, I, Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of land situate in the

Township of Middle Smithfield, County of Monroe, and State of Pennsylvania, bounded and described as follows:

BEING SHOWN AND DESIGNATED as Lot No. 5, on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 5 Mountain Vista Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania dated July 17, 1972, and revised August 30, 1972, prepared by Edward C. Hess Associates, Inc., Scale being 1"=100', recorded August 30, 1972 in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 17, page 69.

CONTAINING 50,701 Square feet, more or less.

BEING LOT NO. 5 on the above mentioned plan.

BEING the same premises which Frank Basile and Angela Basile, his wife by Deed dated September 30, 1999 and recorded in the Office of Recorder of Deeds of Monroe County on October 5, 1999 at Book 2070, Page 294 granted and conveyed unto Jesse R. Wanner.

AND THE SAID Jesse R. Wanner, departed this life on July 14, 2005, whereupon title vested with Marianne Wanner, an Individual, by Right of Survivorship.

Parcel No. 09/6D/2/30

PIN: 09733402788585

Property Address: 2131 Vista Circle f/k/a 5 Vista Circle, East Stroudsburg, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIANNE WANNER A/K/A MARIANNE MILLET, INDIVIDUALLY, AND AS ADMINISTRATRIX OF THE ESTATE OF JESSE R. WANNER A/K/A JESSE WANNER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

EDWARD J MCKEE, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6975 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot 4318, Section H-IV, being sit-

uated and located in **Coolbaugh Township**, Monroe County, Pennsylvania, and encompassed and included within one of the following plats:

A Subdivision plat drawn by Spotts, Stevens and McCoy, Inc., Consulting Engineers of Wyomissing, PA., known as section H-IV of Stillwater Lake Estates Sun Dance Stillwater Corp., dated May 25, 1973, approved by the Monroe County Planning and Zoning Commission on August 28, 1973 and approved by the Supervisors of Township of Coolbaugh on October 1, 1973 and field and recorded in the Office for Recording of Plats in Monroe County on October 3, 1973 in Plat Book 20, Page 109.

Said lot having a frontage on Indian Avenue street of 75' feet and a rear line of 75', Northerly side of 105' and a Southerly side line of 105' feet. Dimensions are more or less and actual stream and lake locations governs and determines stream and lake lot side line and rear line dimensions.

BEING known and numbered as 4122 Indian Avenue, AKA 4318 Indian Avenue, Pocono Summit, PA 18346.

Being the same property conveyed to Giles P. Novo, an unmarried man who acquired title by virtue of a deed from Jeanne Sikoya Alima, former spouse of the grantee, dated November 6, 2013, recorded November 15, 2013, at Instrument Number 201331418, and recorded in Book 2430, Page 3981, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 03/14F/2/351

PIN NO: 03634604724183

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

GILLES P. NOVO, AKA GILLES NOVO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
JUSTIN F KOBESKI, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1327 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel or tract of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania being

Lot No. 1401 on the map or plan of Section F of Locust Lake Village as appearing in the Office of the Recorder of Deeds, in and for said Monroe County in Plot Book No. 9 at page No. 139 bounded and described as follows, to wit:

BEGINNING at an iron pipe in the Southeasterly line of Ridge Road and at the Northernmost corner of Lot No. 414-A on said map; thence Northeastwardly along the Southeasterly line of Ridge Road by a curve to the left having a radius of 2,650 feet for an arc distance of 90.23 feet to another iron pipe; thence South 50 degrees 55 minutes 00 seconds East along the line of dividing Lots Nos. 1401 and 1402 (a line radial to said curve) for a distance of 178.59 feet to a point; thence South 39 degrees 16 minutes 00 seconds West along part of the Northwesterly line of Lot No. 1426 and along the Northwesterly line of Lot No. 1427 a distance of 97.70 feet to a point; thence North 48 degrees 32 minutes 00 seconds West along the line dividing Lots Nos. 414-A and 1401 (a line to said curve) for a distance of 179.97 feet to the iron pipe at the place of beginning.

TITLE TO SAID PREMISES VESTED IN Thomas M. Rosa, by Deed from Barry Beggs, dated 02/15/2006, recorded 02/28/2006, in Book 2259, Page 2603.

TAX CODE: 19/11A/1/34

TAX PIN: 19630604625824

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
THOMAS M ROSA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3398 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020
AT 10:00 A.M.

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

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

Parcel 1

Being Lot No. 504, Section J, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22 at Pages 11, 13, 15 and 17.

Parcel 2

Being Lot No. 526, Section J, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22 at Pages 11, 13, 15 and 17.

Under and subject to all covenants, conditions and restrictions as appear in Deed Book 645, Page 180, Deed Book 701, Page 1 and as appear of record.

BEING known and numbered as 9821 Deerwood Terrace, AKA 9821 Deerwood Drive J526, Tobyhanna, PA 18466.

Being the same property conveyed to Frank A. Lopez, single who acquired title by virtue of a deed from Angel M. Barreto, single, dated October 12, 2007, recorded October 15, 2007, at Instrument Number 200738633, and recorded in Book 2318, Page 6517, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 03/9C/1/386

PIN NO: 03635914428956

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

FRANK LOPEZ, AKA FRANK A. LOPEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3443 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020
AT 10:00 A.M.

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Coolbaugh, Monroe County, Pennsylvania, being Lot or Lots No. 257, Section E, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 18, Pages 101, 107 & 109.

BEING the same premises which T.P. Sunrise Corp., by deed dated the 10th day of January, 2005, and re-

recorded 01/20/2005, in and for the Office of the Recorder of Deeds, for Monroe County, Pennsylvania, in Deed Book Volume 2214, Page 123, did grant and convey unto Linda Woerner.

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

Parcel No. 03/9A/1/74

PIN 03635811666754

Being Known As: 5681 Pembroke Drive f/k/a 257 E Pembroke Drive, Tobyhanna f/k/a Coolbaugh Township, PA 18466.

BEING the same premises which Linda woerner by Deed dated May 5, 2005 and recorded in the Office of Recorder of Deeds of Monroe County on May 11, 2005 at Book 2225, Page 1326 granted and conveyed unto Paula M. O'Donnell and Kevin O'Donnell, as tenants by the entirety. AND THE SAID Kevin O'Donnell, departed this life on June 24, 2018, whereupon title vested with Paula M. O'Donnell.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

PAULA M O'DONNELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

EDWARD J MCKEE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4134 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT FOLLOWING lots situated in the Township of Tunkhannock, County of Monroe and State of Pennsylvania and being more particularly described as follows:

PREMISES A:

BEING all of Lot 2317 in Section HH, as shown and designated on Plan of Indian Mountain Lakes, Section HH, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated May 22, 1975 and recorded July 7, 1975 at the Recorder of Deeds for Monroe County, in Map Book 26, Page 95.

TAX MAP NO. 20/81/1/51

PREMISES B:

BEING all of Lot 2316 in Section HH, as shown and designated on Plan of Indian Mountain Lakes, Section

HH, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated May 22, 1975 and recorded July 7, 1975 at the Recorder of Deeds for Monroe County, in Map Book 26, Page 95.

TAX MAP NO. 20/81/1/52

TITLE TO SAID PREMISES VESTED in David Horodnik, single, by Deed from Luz M. Ospina, dated 02/19/2013, recorded 02/28/2013, in Book 2416, Page 2748.

TAX CODE: 20/81/1/51

TAX PIN: 20632001185781

TAX CODE: 20/81/1/52

TAX PIN: 20632001187708

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

DAVID HORODNIK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2184 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Mount Pocono, Commonwealth of Pennsylvania, marked and designated as Lot Number 112, Section 1, as shown on plotting of "Summit Pointe", Section 1, prepared by Edward C. Hess Associates, Inc., Registered Engineers and dated June 15, 1978, said plot map having been recorded on August 8, 1978, in the Office of the Recording of Deeds, et seq, for Monroe County, Pennsylvania in Plot Book Volume 37, page 61.

Being Known As 159 Fairview Avenue a/k/a Lot #112, Section #1, Summit Pointe, Mount Pocono, PA.

Being Tax Parcel No. 10/12A/1/116

(PIN #10635515643513)

BEING the same premises in which Epifanio J. Ortiz, married by Deed dated April 18, 2007 and recorded May 1, 2007, recorded in Deed Book 2303, Page 9191, Instrument No. 200716955, in the Office of the Recorder of Deeds in and for the County of Monroe, granted and conveyed unto Sarah White and Tony Chillemi, as joint tenants with the right of survivor-

ship, in fee.

Tax ID #: 10/12A/1/116

(PIN #10635515643513)

PIN #: 10635515643513

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SARAH WHITE

TONY CHILLEMI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
KATHERINE WOLF, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3198 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
ALL THAT CERTAIN lot or piece of land situate in the Township of Ross, County of Monroe and Commonwealth of Pennsylvania, being designated as Lot No. 58, Spring Valley Farms at Ross, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in plot book volume 74, page 124, and is more particularly described in record book volume 2030, page 6027.

TITLE TO SAID PREMISES VESTED IN William J. Dargan, Jr, by Deed from Deck Creations, Inc., dated 09/24/2003, recorded 09/25/2003, in Book 2168, Page 5151.

Mortgagor William J. Dargan, Jr died on 01/15/2018, and upon information and belief, his surviving heirs are Lisa R. Dargan-Moore, Lou Ellen Dargan-Lewis, and Louise Dargan-Lewis, by executed waivers, Lisa R. Dargan-Moore, Lou Ellen Dargan-Lewis, and Louise Dargan-Lewis waived their rights to be named as defendants in the foreclosure action.

TAX CODE: 15/96591

TAX PIN: 15624700813790

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM J. DARGAN, JR., DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
KENYA BATES, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3628 CIVIL 2017, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania. Being Lot No. 250, Phase II, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp., which plan is duly recorded in the office of the Recorder of Deeds in Monroe County in Plot Book Volume No. 69 at page No. 27.

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

Being Known As: 250 Franklin Court a/k/a 715 Franklin Court, East Stroudsburg, PA 18302

BEING THE SAME PREMISES WHICH Homecomings Financial Real Estate Holdings, LLC, by its Attorney in Fact Litton Loan Servicing, LP by Power of Attorney recorded 6/10/09 in Monroe County as Book 2354, Page 7595 by Deed dated 4/16/2009 and recorded 6/10/2009 in the Office of the Recorder of Deeds in Deed Book 2354 at Page 7726, granted and conveyed unto Chenell N. Joseph and Delores Ragin.

PIN #: 09732302864811

TAX CODE #: 09/90238

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHENELL N. JOSEPH N/K/A CHENELL N. RAGIN

DELORES RAGIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
BROOKE R WAISBORD, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6316 CIVIL 2016, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020
AT 10:00 A.M.

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

ALL THAT CERTAIN lot or piece of ground lying and being situate in the Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 17, Section 1, on the Plan of the Meadows prepared by Robert G. Beers, Registered Surveyor, dated January 22, 1984, filed in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania, in Map Book Volume 56, Page 81.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

TITLE TO SAID PREMISES VESTED IN Nicolo De Pinto and Ann Marie De Pinto, by Deed from Nicolo De Pinto, dated 10/23/2007, recorded 11/06/2007, in Book 2320, Page 3475.

TAX CODE: 07/14/3/17

TAX PIN: 17626904835030

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**ANN MARIE DEPINTO
NICOLO DEPINTO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
KENYA BATES, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2074 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
ALL THAT CERTAIN lot, parcel or tract of land situated in Stroud Township, Monroe County, Pennsylvania, being Lot No. 10 of Michael's Run Subdivision as is more specifically set forth in that certain plan of lots entitled "Final Major Subdivision Plan, Michael's Run Subdivision" prepared by Quad Three Group, Inc. which plan is dated February 26, 2003, as revised March 14, 2003 and recorded in the Office for the Recording of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania at Stroudsburg, Pennsylvania on July 9, 2003 in Plot Book 75, Page 108, et. seq.

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

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

TITLE TO SAID PREMISES VESTED IN Richard Borden, by Deed from Patricia Grehm a single person, dated 11/23/2014, recorded 12/10/2014, in Book 2447, Page 2788.

TAX CODE: 17/97047

TAX PIN: 17639104829991

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**PATRICIA GREHM
RICHARD BORDEN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County

Pennsylvania
KENYA BATES, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2011 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK ALL THAT CERTAIN lot, parcel of tract of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot 2207, Section H1, Nadine Blvd., as shown in a Subdivision map of Stillwater Lake Estates, Inc., Which is recorded in Monroe County Recorder's Office in Stroudsburg, PA 18360, and which subdivision map is hereby incorporated by reference and volume as part of this deed.

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

Pin Number: 03/14F/1/61

Parcel Number: 03634604904026

Being Known As: 2329 Joseph Lane, Pocono Summit, PA 18346

TITLE TO SAID PREMISES VESTED IN Na Eun Seo, by Deed from Fannie Mae, aka Federal National Mortgage Association, dated 06/30/2016, recorded 07/21/2016, in Book 2475, Page 671.

TAX CODE: 03/14F/1/61

TAX PIN: 03634604904026

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
NA EUN SEO**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
KENYA BATES, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4133 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK ALL THAT CERTAIN lot situate, lying and being in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, designated on a Plan or Plans of Emerald Lakes, recorded by the Monroe County Recorder of Deeds in Plot Book Volume and page as follows:
LOT No. 5847, Section D-1, Plot Book Volume 19, Page 109.**

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

Having Erected Thereon a Residential Dwelling. BEING THE SAME PREMISES AS D, E & S Properties, Inc., t/a Classic Quality Homes, by Deed dated May 19, 2016, and recorded on May 24, 2016, by the Monroe County Recorder of Deeds in Book 2471, at Page 8996, granted and conveyed unto Yvonne Simpson and Nicole D. Moore, as Joint Tenants with Rights of Survivorship.

Being Known and Numbered as 2121 Wild Laurel Drive, Long Pond, PA 18334.

Tax Code No. 20/1C/1/256

PIN: 20634404601104

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
NICOLE D. MOORE**

YVONNE SIMPSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
EDWARD J MCKEE, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2466 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK ALL THAT CERTAIN lot, parcel or piece of land, situate in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, being Lot 61, Section A, Pocono Farms, as shown on a plan of lots known as "Plotting of Pocono Farms, Inc. Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" and recorded by the Monroe County Recorder of Deeds in Plot Book Volume 11, at Page 119.

Having erected thereon a Residential Dwelling.
BEING THE SAME PREMISES AS Constance M. Milz, by Deed dated April 24, 2009, and recorded on April 29, 2009, by the Monroe County Recorder of Deeds in Book 2352, at Page 4000, Instrument No. 200910054, granted and conveyed unto Luis H. Mejia, an Individual.

Being Known and Numbered As 61 Spruce Circle, Tobyhanna, PA 18466

Also Being Known and Numbered As 103 Spruce Circle, Tobyhanna, PA 18466.

Parcel No. 3/7A/1/108

Pin: 03635702862272.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LUIS H. MEJIA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
EDWARD J MCKEE, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8090 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 4611, Section C-II-B, according to Plan of Emerald Lakes recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA, in Plot Book Volume 16, Page 103.

In Plot Book Volume and Page Number according to aforementioned Plan on Record.

BEING known and numbered as 1705 Glade Drive, Pocono Summit, PA 18344.

Being the same property conveyed to David E. Lange and Patricia C. Lange who acquired title, as tenants by the entirety, by virtue of a deed from Elizabeth C. Knoop and Walter K. Knoop, husband and wife, dated August 30, 1995, recorded September 7, 1998, at Instrument Number 199520992, and recorded in Book 2018, Page 427, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 19/3H/1/121

PIN NO: 19634403444885

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
JUSTIN F KOBESKI, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1749 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK ALL THE FOLLOWING lot situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot 1003, in Section E, as shown on "Plotting of Stillwater Lake Estates, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr.," and recorded in Monroe County, Pennsylvania, in Plot Book No. 10, at Page 105.

BEING known and numbered as 1196 Chickadee Drive, AKA 1003 Poplar Drive, Pocono Summit, {A 18346.

Being the same property conveyed to Reginald F. Moody and Joyce B. Moody, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Liberty Land, Inc., dated October 23, 1989, recorded October 23, 1989, at Document ID 000221, and recorded in Book 1707, Page 286, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 03/119597

PIN NO: 03634604624695

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

REGINALD F. MOODY, AKA REGINALD MOODY

JOYCE B. MOODY, AKA JOYCE MOODY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania**

MEREDITH H WOOTERS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9601 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 5941, Section D-I according to Plan of Emerald Lakes, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA, in Plot Book Volume 19, page 109, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan on Record.

TAX ID NO.: 20/1C/1/321

UNDER AND SUBJECT to covenants, conditions and restrictions as contained in Deed Book Volume 1417, page 293, and in the chain of title.

TITLE TO SAID PREMISES VESTED IN Leroy McBrayer, by Deed from D, E & S Properties, Inc. t/a Classic Quality Homes, dated 09/06/2016, recorded 09/08/2016, in Book 2477, Page 8159, Instrument No. 201621674.

TAX CODE: 20/1C/1/321

TAX PIN: 20634302590031

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LEROY MCBRAYER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania**

PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2828 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 207, Section No. F, as shown on a map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, page 11, 13 and 15.

SUBJECT TO THE SAME conditions, exceptions, restrictions, and reservations as are contained in prior deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Melanie Drapper and Leford Anderson, h/w, Kurt Anderson, as Joint Tenants with Rights of Survivorship and not as Tenants in Common, by Deed from D, E & S Properties, Inc. t/a Classic Quality Homes, dated 04/02/2016, recorded 04/07/2016, in Book 2469, Page 4844.

TAX CODE: 03/8C/1/525
TAX PIN: 03635814449022

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
**MELANIE DRAPER
KURT ANDERSON
LEFORD ANDERSON**

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE**

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6553 CIVIL 2018, I, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK ALL THAT CERTAIN piece or parcel or tract of land situate in the **Township of Tunkhannock**, Monroe County, Pennsylvania, and being known as 1154 Candlewood Lane, Blakeslee, Pennsylvania 18610.

BEING the same premises which Dawn Petrosino and Nicholas Annichiarico, Jr. by deed dated December 4, 2008 and recorded December 4, 2008 in Deed Book 2345, Page 9359, granted and conveyed unto Vito Annichiarico. The said Vito Annichiarico died on June 29, 2017. Letters of Administration were granted to Susan B. Wilson, Executrix of the Estate of Vito Annichiarico on 7/20/2017.

Tax Map and Parcel Number: 20/8J/1/54 & 20632102868474

The Improvements Thereon Are: Residential Dwelling
Real Debt: \$65,829.26

**McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109**

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

SUSAN B WILSON EXECUTRIX OF THE ESTATE OF ANNICHARIKO VITO

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

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

**Ken Morris
Sheriff of Monroe County
Pennsylvania
CHELSEA A NIXON, ESQUIRE
Sheriff's Office
Stroudsburg, PA**

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3598 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK ALL THAT CERTAIN lot situate in the **Township of Middle Smithfield**, County of Monroe, and State of Pennsylvania, marked and designated as Lot No. 47, Section 3, as shown on "Plotting of Pocono Forested Acres, Middle Smithfield Township, Monroe County, Pennsylvania", made by Lawrence R. Bailey, recorded in Monroe County, Pennsylvania, in Plot Book Vol. 21, Page 61.

Under and Subject to the covenants and restrictions

as recorded in the Monroe County Court House at Stroudsburg, Pennsylvania, in Deed Book Volume 695, Page 44 on April 2, 1976.

TITLE TO SAID PREMISES VESTED IN Javier Mendoza, married and Brianna R. Lora, as tenants in common, by Deed from Fernando Portugal and Amada Portugal, h/w, dated 05/31/2017, recorded 07/24/2017, in Book 2494, Page 8778.

TAX CODE: 09/12A/1/69

TAX PIN: 09732501274378

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAVIER M. MENDOZA

BRIANA R. LORA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3406 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the **Township of Coolbaugh** , County of Monroe, State of Pennsylvania, being Lot/ Lots Number 231, Section Number D as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Number 18, page 101, 103 and 105.

BEING known and numbered as 3343 Woodland Drive, Tobyhanna, PA 18466.

Being the same property conveyed to Annmarie Collins, single who acquired title by virtue of a deed from Annmarie Collins, divorced not remarried and James Collins, divorced not remarried, dated November 10, 2015, recorded November 23, 2015, at Instrument Number 201528165, and recorded in Book 2463, Page 3868, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 03/8B/2/34

PIN NO: 03635819626484

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
ANNMARIE COLLINS, AKA ANN MARIE COLLINS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 752 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on
Thursday, January 30, 2020
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
Property location: 115 Imperial Drive, East Stroudsburg, PA 18302

ALL THAT CERTAIN lot or parcel of land situate, lying and being in the **Township of Middle Smithfield** , County of Monroe and State of Pennsylvania, known and described as Lot 6, Phase 1, Summerglen at the Poconos, a Planned Community, which is duly recorded with the Recorder of Deeds in and for Monroe County at Plot Book 75, Page 83.

BEING Parcel #09/96994

PIN #09-7333-00-87-0233

BEING the same premises which James R. Barchiesi and Kathryn L. Barchiesi, his wife, by deed from James R. Barchiesi and Kathryn L. Barchiesi, his wife, and Linda Barchiesi, dated December 11, 2015, and recorded December 14, 2015, in the Office of the Recorder of Deeds, in and for Monroe County, in Record Book Vol. 2464, page 4002.

Improvements being a commercial condominium unit.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JAMES R. BARCHIESI

KATHERYN L. BARCHIESI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
KRISTEN WETZEL LADD, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 755 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in the Township of Tobyhanna, Monroe County, Pennsylvania, being Lot No. 10 in the Old Far Estates Subdivision, Phase 1.

BEING the same premises which S.I.D.E. Corporation, by deed dated April 2, 1993 and recorded April 5, 1993 in Deed Book 1880, Page 524, granted and conveyed unto Louis J. Arata and Patricia A. Arata, husband and wife. The said Patricia A. Arata died on March 16, 2018 thereby vesting title in her surviving spouse Louis J. Arata by operation of law.

Being known as 171 Anna Road, Blakeslee, Pennsylvania 18610.

TAX MAP AND PARCEL NUMBER: 19/15/1/22-39

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$184,796.24

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

LOUIS J. ARATA

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
ANDREW MARKOWITZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3074 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Pocono, County of Monroe, Commonwealth of Pennsylvania, being Lot 86, Section G-1, as shown on the Map of Cranberry Hill Corporation, Penn Estates on file in the Recorder's Office of Monroe County, Pennsylvania, in Plot Book No. 61 Page 912.

BEING known and numbered as 124 Locust Drive, East Stroudsburg, PA 18301.

Being the same property conveyed to Richard Williams who acquired title by virtue of a deed from PA Property Portfolio, Inc., dated July 17, 2017, recorded July 25, 2017, at Instrument Number 201718184, and recorded in Book 2494, Page 9742, Office of the Recorder of Deeds, Monroe County, Pennsylvania.

TAX CODE: 12/86086

PIN NO: 12639303006288

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

RICHARD WILLIAMS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
MEREDITH WOOTERS, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7079 CIVIL 2015, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Jackson, County of Monroe and State of Pennsylvania being more particularly described as Lot 18, as shown on map titled "Final Major Subdivision Plan, Jackson Manor" as recorded in the Office for the Recording of Deeds at Stroudsburg, Pennsylvania, in and for the County of Monroe in Plat Book Volume 77, Pages 2-5.

Being Known As: 1078 Delaware Lane, Stroudsburg, PA 18360

BEING THE SAME PREMISES WHICH LTS Development, LLC, successor by merger to LTS Development, Inc by Deed dated 1/18/2012 and recorded 2/13/2012 in the Office of the Recorder of Deeds in Deed Book 2397 at Page 9920, granted and conveyed unto Camella Pinkney-Price.

PIN #: 08637100017851

TAX CODE #: 08/97829

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CAMELLA PINKNEY-PRICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

KEVIN G MCDONALD, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1201 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land located in Smithfield Township, Monroe County, Pennsylvania, and known as Lot 502, Twin Lake Estates as sown on the Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 9, at Page 205.

UNDER AND SUBJECT to certain restrictions and reservations of record.

TAX I.D. #: Parcel # 167A/1/17

PIN: 16731204631309

Being Known As: 900 McKinley Way, East Stroudsburg, Pennsylvania 18301

Title to said is vested in Michelle Perez and Raul

Ramirez, husband and wife, by deed from Twin Lake Estates Development, LLC dated December 12, 2014 and recorded December 16, 2014 in Deed Book 2447, Page 5490.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHELLE PEREZ

RAUL RAMIREZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
ANDREW MARKOWITZ, ESQUIRE

Sheriff's Office
Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7737 CIVIL 2017, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, bounded and described according to a Plan of Mountain View and recorded in Monroe County in Plot Book Volume 77 page 43-49 as follows, to wit:

BEING Lot 930 of Mountain View Subdivision.

BEING THE SAME PREMISES which NVR, Inc., a Virginia Corporation, Trading as Ryan Homes by Deed dated September 28, 2007 and recorded on October 18, 2007, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2318 at Page 9525, as Instrument No. 200739117 granted and conveyed unto Michael J. Martino, an Unmarried Man.

Being Known as 229 Daffodil Drive, East Stroudsburg, PA 18301.

Tax Code No. 17/97985

Parcel Identification No. PIN 17730201183626

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL J. MARTINO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
STEPHEN M HLADIK, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2600 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

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

ALL THAT CERTAIN plot, piece or parcel of land, with the building and improvements thereon, situate, lying and being in the **Township of Chestnuthill**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 145, Section One as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by VEP Associates, Inc. and recorded in Monroe County, Pennsylvania, in Plot Book No. 33, at page 29.

BEING further identified as Monroe County Tax ID# 2/14B/1/131

TITLE TO SAID PREMISES VESTED in Paris Kiriakis and Cindy Kiriakis, h/w, by Deed from Donald G. Kishbaugh, married, dated 04/23/2005, recorded 05/12/2005, in Book 2225, Page 2925.

TAX CODE: 2/14B/1/131

TAX PIN: 02633002677026

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

CINDY KIRIAKIS

PARIS KIRIAKIS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3057 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

**Thursday, January 30, 2020
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
ALL THAT CERTAIN parcel of land situate in **Coolbaugh Township**, Monroe County, Pennsylvania, marked as designated as Lot No. 1517, Section III, as shown on Plotting of Pocono Farms East, made by Achterman Associates, recorded in Plot Book 16, Page 117.

Being Known As: 2155 Tatania Road f/k/a 1517 Tatania Road, Tobyhanna, PA 18446

BEING THE SAME PREMISES CONVEYED TO Grzegorz Chabarek and Marek Pyrycz, as Joint Tenants with Right of Survivorship and not as Tenants in Common by Deed from MGC Appraisals, Ltd., dated 7/10/2003 and recorded 9/2/2003 in Book 2165 Page 6721.

PIN #: 03636601087252

TAX CODE #: 03/4C/1/70

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF:

GRZEGORZ CHABAREK

MAREK PYRYCZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
NORA C VIGGIANO, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4442 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN parcel of land and improvements therein situate in the **Township of Stroud**, County of Monroe, and Commonwealth of Pennsylvania, and designated as parcel No. 17/15A/1/31 and more fully described in a Deed dated January 8, 2004 and recorded January 14, 2004 in Monroe County in Deed Book 2179, Page 3525, granted and conveyed unto Thomas Casalino and Teresa Casalino, husband and wife.

TITLE TO SAID PREMISES VESTED IN Thomas Casalino and Teresa Casalino, husband and wife, by Deed from Thomas Casalino, married, dated 01/08/2004, recorded 01/14/2004, in Book 2179, Page 3525.

TAX CODE: 17/15A/1/31

TAX PIN: 17639201189519

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS CASALINO

TERESA CASALINO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3596 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

WHICHEVER IS HIGHER BY CASHIERS CHECK

ALL THAT CERTAIN piece or parcel of land situate in the **Township of Coolbaugh**, Monroe County, Pennsylvania, and being known as 3117 Tutelo Way fka 5932 Seneca Lane, Tobyhanna, Pennsylvania 18466.

BEING the same premises which Aquilino Forero and Pamela Forero, husband and wife, by deed dated December 5, 2005 and recorded December 7, 2005 in Deed Book 2250, Page 7892, granted and conveyed unto Errol R. Broomes.

Tax Map and Parcel Number: Parcel # 03/71/1/153

Pin: 03635704605115

The Improvements Thereon Are: Residential Dwelling
Real Debt: \$191,625.28

McCabe, Weisberg & Conway, LLC

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ERROL R. BROOMES

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
CHELSEA A NIXON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9558 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land, situate in the **Township of Paradise**, County of Monroe, Commonwealth of Pennsylvania, being designated as Lot 6, Phase 1B, on a certain Map, entitled "Paradise Alpine Village" Final Major Subdivision Plan, Phase 1B - Designer Homes, Inc., Route 447, Analomink, PA 18320", as prepared by Elam Associates dated March 1996, last revised 5/13/96 and recorded in the office for the Recorder of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book 68 Page 130.

Premises being: Lot 5 Browns Hill Road, Henryville, PA 18332

Parcel: 11/90052

PIN: 11-6395-03-04-4939

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**JANET VELASQUEZ
JULIO MALDONADO****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania

JAMES T SHOEMAKER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1797 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020**AT 10:00 A.M.**

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

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. 346, Section J as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 22, pages 11, 13, 15 and 17.

TITLE TO SAID PREMISES VESTED IN George Williams and Barbara Williams, h/w, by Deed from Chapel Creek Homes, Inc., a Pennsylvania Corporation, dated 03/27/1997, recorded 03/31, 1997, in Book 2034, Page 6433.

TAX CODE: 03/9C/1/214

TAX PIN: 03635918420371

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**GEORGE WILLIAMS
BARBARA WILLIAMS****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

A schedule of proposed distribution for the proceeds

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

PETER WAPNER, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4035 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020**AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, being lot 5, section 1, Scotrun Acres, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plat Book volumes 58, Page 183.

TITLE TO SAID PREMISES VESTED IN Daniel H. Raymond and Donna Raymond, husband and wife, by Deed from Big Pines Investment Co. LLC, dated 04/04/2002, recorded 04/10/2002, in Book 2119, Page 3689.

TAX CODE: 12/6/2/10-6

TAX PIN: 12637301478128

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**DANIEL H. RAYMOND
DONNA RAYMOND A/K/A DONNA L. RAYMOND****TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

JOSEPH E DEBARBERIE, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3986 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 11, Section C, as more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for The Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 32 pages 105 and 109.

TITLE TO SAID PREMISES VESTED IN Roslyn Olker, singlewoman, by Deed from Thomas Joseph English a/k/a Thomas J. English, widower, dated 10/22/2010, recorded 10/22/2010, in Book 2377, Page 7687.

TAX CODE: 17/15D/1/13

TAX PIN: 17639201069184

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ROSLYN OLKER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8818 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN piece or parcel or tract of land

situate in the **Township of Jackson**, Monroe County, Pennsylvania, and being known as 608 Harvest Drive, Stroudsburg, Pennsylvania 18360.

BEING the same premises which JHJF Properties by deed dated September 26, 2016 and recorded October 5, 2016 in Deed Book 2479, Page 1940, granted and conveyed unto Kamar Collins.

PARCEL NUMBER: 8/86018

PIN NUMBER: 08635100208661

The improvements thereon are: Residential Dwelling

Real Debt: \$226,645.74

McCabe, Weisberg & Conway, LLC

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KAMAR COLLINS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
CHELSEA A NIXON, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1020 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot situate in the **Township of Tunkhannock**, County of Monroe, and State of Pennsylvania, marked and designated as Lot Number 57, Section 8, as shown on "Plotting of Sierra View", Tunkhannock Township, Monroe County, Pennsylvania, made by VEP & Associates and recorded in Monroe County, Pennsylvania, in Plot Book No. 36, page 59.

TITLE TO SAID PREMISES VESTED IN Demian K. Gadsden, an unmarried man, by Deed from KAL-TEC, INC, dated 10/18/2004, recorded 10/20/2004, in Book 2205, Page 2441.

TAX CODE: 20/3D/2/44

TAX PIN: 20633101362803

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DEMIAN K. GADSDEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3341 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020
AT 10:00 A.M.

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

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Coolbaugh, Monroe County, Pennsylvania, being Lot or Lots No. 51, Section G, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, Pages 11, 17, and 19 (erroneously cited as page 18 in prior deeds).

TITLE TO SAID PREMISES VESTED IN Antonio Andujar, single, by Deed from Ann W. Smith, single, dated 07/07/2005, recorded 07/08/2005, in Book 2231, Page 7617.

TAX CODE: 03/8D/1/490
TAX PIN: 03635810368575

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ANTONIO ANDUJAR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County

Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3617 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020
AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST... WHICHEVER IS HIGHER BY CASHIERS CHECK
ALL THAT CERTAIN lot in the Township of Paradise, County of Monroe and State of Pennsylvania, marked and designated as Lot 1001, as shown on Plotting IIIB, Timber Hill, Inc., Monroe County, Pennsylvania made by Achterman Associates and recorded in Monroe County, Pennsylvania, in Plot Book No. 21, page 23.

TITLE TO SAID PREMISES VESTED IN Mariana Golphin, by Deed from Eric S. Kimes and Andrea M. Kimes f/k/a Andrea M. Mattesini, dated 11/25/2014, recorded 12/01/2014, in Book 2446, Page 8048.

TAX CODE: 11/3A/1/75

TAX PIN: 11639503113916

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARIANA GOLPHIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris
Sheriff of Monroe County
Pennsylvania
PETER WAPNER, ESQUIRE

Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 276 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020
AT 10:00 A.M.

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

ALL THOSE CERTAIN lots or pieces of ground situate in the Township of Middle Smithfield, Monroe County, Pennsylvania:

Being Known As: 41 Park Drive n/k/a 1170 Park Drive East Stroudsburg, PA 18302

Being Parcel Number: 9/6C/2/8

Pin Number: 09733402863911

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MARY KATHRYN BUTTS A/K/A MARY KATHRYN BEST A/K/A MARY KATHRYN THOMPSON

RICHARD PAUL THOMPSON III A/K/A RICHARD THOMPSON A/K/A RICHARD P. THOMPSON III

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County
Pennsylvania

ROBERT J CRAWLEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 812 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

Kevin L. Alpaugh Sr AKA Kevin Alpaugh, being the Owner of property situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, being

575 Rue De John AKA 211 Woodland Trails, East Stroudsburg PA 18302

PIN #: 09730404909140

TAX CODE #: 09/17A/2/12

Improvements thereon: Residential Dwelling

Attorneys for Plaintiff:

KML Law Group P.C.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

KEVIN L. ALPAUGH SR AKA KEVIN ALPAUGH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in ac-

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

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

Ken Morris

Sheriff of Monroe County
Pennsylvania

BROOKE R WAISBORD, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1152 CIVIL 2016, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THOSE CERTAIN lots or pieces of ground situate in the Township Tobyhanna, Monroe County, Pennsylvania:

Being Known As: 177 Winding Hill Rd Pocono Pines, PA 18350

Being Parcel Number: 19/5G/1/18

Pin Number: 19633502664470

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HARRY UBERTI, SR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County
Pennsylvania

ROBERT J CRAWLEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3662 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot of land situate in Stroud Township , Monroe County, Pennsylvania:

Being Known As: 218 Skinner Hill Road f/k/a 32 Pioneer Lane, Stroudsburg, PA 18360

Tax Code: 17/13A/1/2

Pin Number: 17-6391-03-30-3408

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

HENRY D. RAMOS

DORIAN CASTRO-RAMOS

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

ROBERT J CRAWLEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1090 CIVIL 2017, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THOSE CERTAIN lots or pieces of ground situate in the Polk Township , Monroe County, Pennsylvania:

Being Known As: 5 Victoria Circle, Kunkletown, PA 18058 n/k/a 139 Victoria Arms Circle, Kunkletown, PA 18058

Being Parcel Number: 13/111748/U5

Improvements: Residential Property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CESAR GONZALEZ, JR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Ken Morris

Sheriff of Monroe County

Pennsylvania

ROBERT J CRAWLEY, ESQUIRE

Sheriff's Office

Stroudsburg, PA

Barry J. Cohen, Sheriff's Solicitor

PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5476 CIVIL 2018, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THOSE CERTAIN lots or pieces of ground situate in the Borough of Mount Pocono , Monroe County, Pennsylvania:

Being Known As: 94 Winona Road Mount Pocono, PA 18344

Being Parcel Number: 10/5/1/30-2

Pin: 10635508999838

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

ELAINE B. ENGER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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Ken Morris

Sheriff of Monroe County

Pennsylvania
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Sheriff's Office
Stroudsburg, PA
Barry J. Cohen, Sheriff's Solicitor
PR - Dec. 27; Jan. 3, 10

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

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2672 CIVIL 2019, I, Ken Morris, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on

Thursday, January 30, 2020

AT 10:00 A.M.

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

ALL THAT CERTAIN lot of land situate in Tobyhanna Township , Monroe County, Pennsylvania:

Being Known As: 375 Butz Lane f/k/a Lot 214 Butz Lane, Scotrun PA 18355

Parcel Number: 19/2/2/44

Pin Number: 19-634-4-04-92-6960

Improvements: Residential property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CARMINE BRAVO A/K/A CARMIN BRAVO

JOSE BRAVO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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Member, Monroe County Bar Assn



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\$50 Full Day

Non-Member Rate: \$125 Half Day*
\$250 Full Day

*Up to 4 Hours - Subject to Availability