

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, February 14, 2020

No. 7

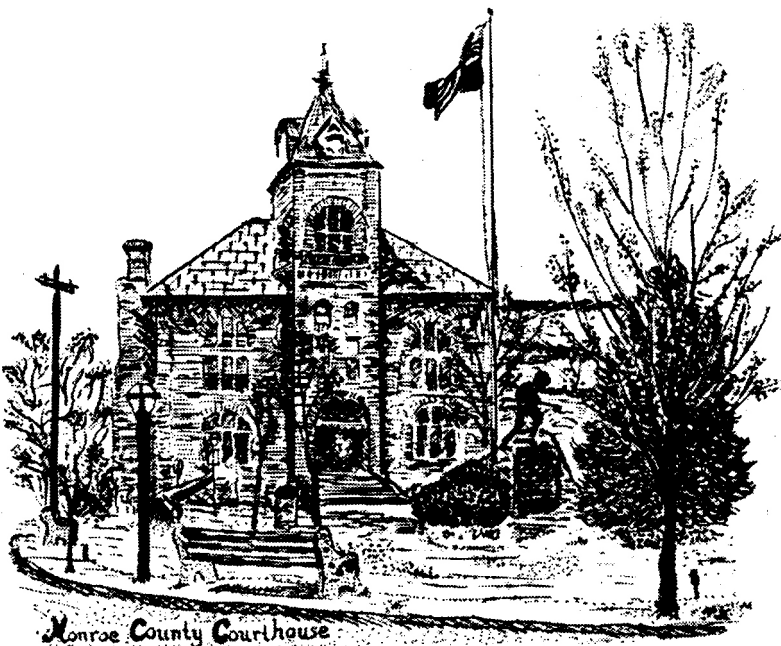
THE BENCH: Hon. Margherita Patti Worthington, President Judge; Hon. Arthur L. Zulick; Hon. Jonathan Mark;
Hon. Jennifer H. Sibum; Hon. Stephen M. Higgins; Hon. David J. Williamson

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
Wednesday at 10:00AM one week prior to publication on Friday.*

MONROE LEGAL REPORTER, U.S.P.S. 359-520 is published every Friday
by: **MONROE COUNTY BAR ASSOCIATION**
913 Main Street, Stroudsburg, PA 18360

Subscription: \$85.00 per year

Published Weekly, Entered as PERIODICALS May 10, 1938 at the
Post Office, Stroudsburg, PA 18360, under Act of March 3, 1879

FEBRUARY 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1
2	3 8:30 PFA 9:00 Sentencing 9:00 Juvenile Court HRC 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte Present Accounts	4 9:00 Jury Selection 11:45 PFA Ex Parte 1:15 Parole Court 3:00 PFA Ex Parte Last Day to File Accounts	5 8:30 Arraignments 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte Probation HRC	6 9:00 Dependency Court HRB 11:45 PFA Ex Parte 3:00 PFA Ex Parte	7 9:00 & 1:00 Support Court HRC 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte	8
9	10 8:30 PFA 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte	11 Criminal Day 9:00 Sentencing 11:45 PFA Ex Parte 1:15 Parole Court 3:00 PFA Ex Parte	12 8:30 Arraignments 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte Mortgage Foreclosure(RJ) HRA Probation HRC	13 8:30 DUI Court 9:00 & 1:00 Support Rules CR6 9:00 Juvenile Court HRC 10:00 Sheriff Sale HRB(Pers.Prop) 11:45 PFA Ex Parte 3:00 PFA Ex Parte	14 Juvenile Call of the List CR3 9:00 & 1:00 Support Court HRC 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 1:30 Juvenile Dispositions CR3 3:00 PFA Ex Parte	15 C O P E
16	17 HOLIDAY President's Day	18 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	19 8:30 Arraignments 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte Probation HRC	20 9:00 Dependency Court HRB 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	21 9:00 & 1:00 CR Cost Cont CR7 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte	22
23	24 8:30 DUI Court 8:30 PFA 9:00 & 1:00 Support Court HRC 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte Paternity Testing HRA	25 Criminal Day 9:00 Sentencing 11:45 PFA Ex Parte 1:15 Parole Court 3:00 PFA Ex Parte	26 8:30 Arraignments 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte Probation HRC Mortgage Foreclosure HRA	27 9:00 & 1:00 Support Rules CR3 9:00 Juvenile Court HRC 10:00 Sheriff Sale HRB (Real Prop) 11:45 PFA Ex Parte 3:00 PFA Ex Parte	28 Juvenile Review CR3 9:00 & 4:00 Bench Warrants 11:45 PFA Ex Parte 3:00 PFA Ex Parte	29

Law Clerk Position

The Carbon County Court of Common Pleas is accepting applications for a vacant Law Clerk position in the office of the Honorable Steven R. Serfass. Starting per annum salary is \$39,057.20 (commensurate with experience) to \$41,423.20 if a member of the PA Bar with extra compensation received for review of divorce files and serving as an Arbitrator. Admission to the Pennsylvania Bar is preferred. Salary may be negotiable based on experience. Applicants should provide a writing sample with the employment application. Position is available immediately.

All interested candidates should contact Assistant Court Administrator Kelly Hamm at (570) 325-8556, extension 3202 or visit the Court's web site at www.carboncourts.com for the job posting and employment application.

Gregory Armstrong
District Court Administrator

2020 MCBA EVENT SCHEDULE

February

- 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

March

- 2 YLD Mentor Lunch - Yard of Ale - Noon
- 3, 4 Mock Trial District Competiton - Courthouse - 6:00pm
& 5
- 6 Infrastructure Taskforce - MCBA - 8:30am
- 9 MCBA Board Meeting - MCBA - Noon
- 17 Real Estate and Probate Luncheon - Willowtree - Noon
- 19 Social Security Disability - Siamsa - 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

February

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)

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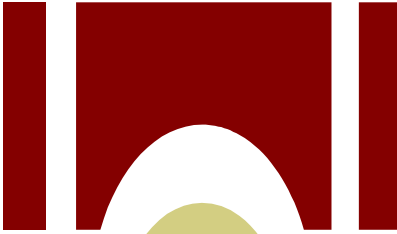
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LYCOMING LAW ASSOCIATION

Located catty-corner from the Lycoming County Courthouse the LLA's conference room (\$100/9AM-3PM) is ideal for depositions, meetings and small presentations.

The LLA's classroom (\$150/9AM-3PM) seats up to 45 people and has a large projection screen, microphones, speakers and a podium.

**Contact: Michele Frey at
570-323-8287 or MFrey@lycolaw.org**



NOMINATIONS SOUGHT FOR LIBERTY BELL AWARD RECIPIENT

As in past years, the Monroe County Bar Association will be presenting the Liberty Bell Award to a suitable candidate at the 2020 Law Day Ceremony to be held at the Monroe County Courthouse, Stroudsburg PA. Law Day will be observed on Friday, May 1, 2020. The Law Day Committee is seeking nominees for this year's Liberty Bell Award honor. The criteria for the Liberty Bell award is a man or woman who has promoted better understanding of the rule of law, encouraged greater respect for the law and courts, stimulated a sense of civic responsibility. Please see the reverse side of this form for previous Award recipients.

If you believe you know someone who is a suitable recipient, kindly contact Denise M. Burdge at the Monroe County Bar Association at 570.424.7288, email the completed form to info2@monroebar.org, or mail the completed form below to Monroe County Bar Association, 913 Main Street, Stroudsburg, PA 18360 by March 4, 2020 Thank you.

Law Day Committee
Monroe County Bar Association

.....

Liberty Bell Award Nomination 2020

Nominee Name: _____

Nominee Background Information:

Submitted by: _____ Phone: _____

Calling Monroe County Bar Association Members

2020 District Mock Trial Competition



Trial Schedule:

Round 1: Monday, February 24, 2020 - 6:00 pm to 8:30 pm
Round 2: Tuesday, February 25, 2020 - 6:00 pm to 8:30 pm
Round 3: Wednesday February 26, 2020 - 6:00 pm to 8:30 pm
Please arrive no later than 5:45 pm

Volunteers, upon arrival please report to Courtroom One

Snow dates and trial playoff dates are:

Monday, March 2, Tuesday, March 3, Wednesday, March 4, Thursday, March 5

VOLUNTEERS NEEDED

Volunteers are needed to act as Judges and Scorekeepers
 Your involvement is important to the success of the trials
 Free Lunch and Learn certificates to all volunteers

Please respond to MCBA by 5:00 p.m. on Monday, February 17, 2020

Email info2@monroebar.org, call 570.424.7288 or fax 570.424.8234

I am able to act a scorekeeper/judge on the following days:

Round 1:	Monday, February 24, 2020	6:00 pm to 8:30 pm	
Round 2:	Tuesday, February 25, 2020	6:00 pm to 8:30 pm	
Round 3:	Wednesday, February 26, 2020	6:00 pm to 8:30 pm	

Name: _____

Phone: _____

Email: _____

*If school is cancelled for any of the schools participating, the trials will be moved to the makeup days which are:

Monday, March 2, Tuesday, March 3, Wednesday, March 4, Thursday, March 5

Join us on the Porch to watch the
**St. Patrick's Day
Parade!**

Sunday, March 22, 2020

MCBA Doors Open at 12:15 pm

Parade starts at 1:30 pm

Meet us out on the porch
or watch the parade from inside!

♣ Families are welcome! ♣

This will be a Potluck lunch.

Bring your favorite dish!

Beverages will be provided

(along with adult beverages)

Please RSVP with what you plan to bring

Call: 570.424.7288 or email: info2@monroebar.org



MONROE COUNTY BAR ASSOCIATION

LUNCH AND LEARN

PRESENTS:

An Employment Law Primer for Solo Practitioners and Non-Employment Law Attorneys

Each year, new laws are passed that affect the workplace and keeping up with them can be difficult, especially if that is not your primary practice area. If an employer doesn't handle the matter properly, it could open itself up to serious liability. In this session, we will provide an overview of employment laws on discrimination, harassment, wage payment, minimum wage, required leaves of absence and the latest developments in employment law.

Presented by:

George C. Morrison and Jeff Stewart
White and Williams, LLP

Tuesday, March 24, 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 March 20, 2020

An Employment Law Primer for Solo Practitioners and Non-Employment Law Attorneys

March 24, 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

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

WELLS FARGO BANK, NA, Plaintiff

VS

WILLIAM A. RAKE, JR. OR OCCUPANTS, Defendants

NO.3171CV2019

EJECTMENT-VALIDITY OF SHERIFF'S DEED-50 U.S.C.A SECTION 3931

1. A Plaintiff must establish an immediate right to exclusive possession of a property based on the strength of the Plaintiff's title, not deficiencies in Defendant's title, to prevail in an ejectment action.
2. Plaintiff's prima facie title is sufficient until Defendant shows a better title.
3. Title to a property purchased at sheriff's sale becomes complete title at the completion of the sale.
4. After a sheriff's deed is recorded, a Court may only set aside the sheriff's sale when there is evidence of fraud or a lack of authority to make the sale.
5. 50 U.S.C.A Sect. 3931 protects service members against a default judgment in which the service member fails to make an appearance and is not applicable when ruling on a Summary Judgment Motion.

Timothy Jones, Esquire

Matthew D. Jinks, Esquire

Jennifer Harlacher Sibum, J., December 10, 2019

**COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA**

WELLS FARGO BANK, N.A.,	:	No. 3171 Civil 2019
	:	
Plaintiff	:	
	:	
vs.	:	
	:	
WILLIAM A. RAKE, JR. OR OCCUPANTS,	:	
	:	
Defendants	:	PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT

OPINION

This case comes before us on Plaintiff's, Wells Fargo Bank, N.A., Motion for Summary Judgment. Plaintiff commenced the current matter on April 24, 2019, by filing a Complaint in Ejectment. Plaintiff is the record owner of the property located at 42 Primrose Drive, East Stroudsburg, Pa 18302, a/k/a 42 Primrose Lane, East Stroudsburg, Pa 18301 ("The Property"). Plaintiff became the owner of the Property as a result of the foreclosure and judicial sale by the Sheriff of Monroe County on February 28, 2019 as evidenced by the Sheriff's deed recorded on March 29, 2019. Defendant, William A. Rake, III ("Defendant"), was served with the Complaint as an occupant of the Property and entered his defense. Pleadings have closed, and Plaintiff filed the current motion.

Discussion

A party may request summary judgment "[a]fter the relevant pleadings are closed, but within such time as not to unreasonably delay trial," pursuant to

Pa.R.C.P. No. 1035.2. Summary judgment is appropriate, “whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert report. . .”Id. (emphasis added). “A ‘material fact’ . . . is one that directly affects the outcome of the case.” Bartlett v. Bradford Publishing, Inc., 885 A.2d 562, Super.2005. To properly determine whether such issue of material fact exists, the court must examine all “pleadings, depositions, answers to interrogatories, and admissions on file, together with the affidavits.” Community Medical Services of Clearfield Inc. v. Local 2665, AFSCME, 437 A.2d 23, 25 (1981) (emphasis added). “It is not the court’s function upon summary judgment to decide issues of fact, but only to decide whether there is an issue of fact to be tried.” Krepps v. Snyder, 112 A.3d 1246, Super.2015, appeal denied 125 A.3d 778, 633 Pa. 757. Disputed facts that do not directly affect the disposition of the case are not only immaterial but do not preclude the entry of summary judgment. Pierce v. Com. Pennsylvania Bd. Of Probation and Parole, 46 Pa. Cmwlth 507, 406 A.2d 1186 (1979).

Further, summary judgment may only be granted “in cases where it is clear and free from doubt that the movant is entitled to judgment as a matter of law.” Ney v. Axelrod, 723 A.2d 719, Super.1999. It is the court’s duty to “examine the record in the light most favorable to the non-moving party,” and to “resolve any doubt against the moving party.” Pocono International Raceway, Inc. v. Pocono Produce, Inc., 468 A.2d 468, 470 (1983); Zimmerman v. Zimmerman, 469 A.2d 212, 213 (1983); Chorba v. Davlisa Enterprises, Inc., 450 A.2d 36, 38 (1982).

To prevail in an ejectment action, a Plaintiff must establish an immediate right to exclusive possession of the property based solely on the strength of the Plaintiff's title, rather than on the deficiencies of the Defendant's title. Doman v. Brogan, 592 A.2d 104 (Pa. Super. 1991); Hallman v. Turns, 482 A.2d 1284 (Pa. Super. 1984). The Plaintiff must show a prima facie title to the property, and such a showing will be sufficient until the Defendant shows a better title. Id. at 1284, 1287.

Under Pennsylvania law a purchaser of property at a sheriff's sale acquires an equitable interest which becomes complete title upon completion of the sale. Walker v. PNC Bank, 2002 WL 31098417; Pennsylvania Company for Insurances v. Broad Street Hosp., 354 Pa. 123, 128, 47 A.2d 281, 283 (1946). An attack on a sheriff's sale generally may not be made in a collateral proceeding, and may only be attacked in a collateral proceeding if the foreclosure court lacked jurisdiction which rendered the foreclosure judgment void. Meritor Mortgage Corp. v. Henderson, 617 A.2d 1323, 1325 (Pa. Super. 1992). Furthermore, a court may only set aside a sheriff's sale after the sheriff's deed is recorded when there is evidence of fraud or a lack of authority to make the sale. Vend-a-Matic, Inc. v. Frankford Trust Co., 442 A.2d 1158, 1162, 296 Pa. Super. 492, 500 (1982).

Turning to the substance of Plaintiff's Motion for Summary Judgment, we must address whether Plaintiff has met their high burden of showing that there exists no genuine issue of material fact remaining in the case and that they are entitled to judgment as a matter of law. We find that there is no genuine issue of material fact remaining in the case and that Plaintiff is entitled to judgment as a matter of law.

Plaintiff has produced a Sheriff's Deed that conveys ownership of the Property to them, as such, Plaintiff is the record owner of the property and is entitled to immediate possession. A Sheriff's Deed is near conclusive proof of ownership and is only not valid when there is evidence of fraud or a lack of authority to make the sale. Vend-a-Matic, Inc. at 500. Defendant has not effectively challenged the validity of the Sheriff's Deed as they have not even alleged, let alone provided evidence of, fraud or lack of authority in the Sheriff's Sale; Defendant has only stated that "the judgment obtained in the foreclosure action may be void, and thus the sheriff's sale may be a nullity." Defendant's Answer and New Matter ¶ 8. Defendant's averment is, at most, a conclusion of law that does not raise a genuine issue of material fact that precludes the granting of summary judgment; furthermore, a collateral proceeding is an improper forum for the challenging of a Sheriff's sale. Meritor Mortgage Corp. at 1325.

Therefore, we find that there are no genuine issues of material fact in dispute and Plaintiff is entitled to judgment as a matter of law. Plaintiff has produced a Sheriff's Deed establishing that they are the rightful owner of the Property and are entitled to immediate possession. Defendant has made only general denials in their pleadings that lack the specificity to raise a genuine issue of material fact that would preclude the granting of summary judgment. Furthermore, Defendant's procedural objections to the granting of summary judgment lack merit.

Specifically, Defendant argues that Plaintiff is not entitled to summary judgment on the grounds that Plaintiff was required to include in their complaint, or attach to it, an abstract of title in accordance with Pa. R.C.P. 1054(b). Pennsylvania

Rule of Civil Procedure 1054(b) provides that “a party shall set forth in the complaint or answer an abstract of the title upon which the party relies at least from the common source of the adverse titles of the parties.” Pennsylvania Courts have defined abstract generally as a “compilation in an abridged form of the record of the vendor's title; it is a summary of the most important parts of the deeds and other instruments comprising the evidences of title, arranged in chronological order, and intended to show the original source and incidents of title.” Busin v. Whiting, 535 A.2d 1078, 1080 (Pa.Super.1987), rev'd on other grounds, 570 A.2d 508 (Pa.1989) (emphasis added).

While Plaintiff does not plead or attach a document titled “abstract of title,” it does provide a Sheriff's Deed that traces ownership from Plaintiff to the last owner of record, Defendant William Rake Jr. We find that the Sheriff's Deed is sufficient to satisfy the requirements of Pa. R.C.P. 1054(b), as the Sheriff's Deeds both proves the transfer of ownership itself to Plaintiff, and also traces ownership back to the last common source of ownership, Defendant William Rake Jr.

Defendant's second procedural objection is that Plaintiff has not attached or filed an affidavit of non-military service for Defendant William Rake III, and as such the record is not sufficiently developed for a granting of summary judgment. While Defendant fails to cite to the specific rule that they allege has been violated, we assume that they are referring to 50 U.S.C.A §3931, Protection of Service Members Against Default Judgments.

The relevant portion of 50 U.S.C.A. §3931, Protection of Service Members Against Default Judgments, reads:

- (a) Applicability of Section: This section applies to any civil action or proceeding, including any child custody proceeding, in which the defendant does not make an appearance.

(emphasis added). Pennsylvania case law has further clarified that:

“a study of the cases decided under [50 U.S.C.A. §3931], clearly shows that only a defendant actually in the military service of the United States may take advantage of the Plaintiff’s failure to file the proper, non-military affidavit since the Act and Local Court Rules adopted to supplement it, were designed solely to protect only persons in the military service.”

Tabas v. Robert Dev. Co., 223 Pa. Super. 290, 294-95, 297 A.2d 481, 484 (1972).

For the following reasons, Defendant’s argument with respect to the Protection of Service Members Against Default Judgments is completely without merit. First, 50 U.S.C.A §3931 applies only against the entering of default judgments. A plain reading of the statute, both from the title and language within the statute, shows that it is only applicable to default judgments. As the matter before us is a motion for summary judgment, the statute is inapplicable. Second, 50 U.S.C.A §3931(a) is only applicable in situations where the defendant has not made an appearance. In the current matter, Defendant, William Rake, III, has entered an appearance. As such, 50 U.S.C.A §3931 is not applicable. Lastly, Pennsylvania case law is clear that only service members may take advantage of the protections of 50 U.S.C.A §3931. Because Defendant has made no claim that he is a service member, he is not entitled to point to the statute to halt the granting of judgment.

Tabas at 484. Therefore, 50 U.S.C.A §3931 is neither applicable to the current matter nor a bar to the granting of summary judgment.

Accordingly, we enter the following Order.

**COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA**

WELLS FARGO BANK, N.A.,	:	No. 3171 Civil 2019
	:	
Plaintiff	:	
	:	
vs.	:	
	:	
WILLIAM A. RAKE, JR. OR OCCUPANTS,	:	
	:	
Defendants	:	PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT

ORDER

AND NOW, this _____ day of December, 2019, upon consideration of the Plaintiff's Motion for Summary Judgment, along with its Brief in Support of its Motion for Summary Judgment, and Defendant's Answer to Plaintiff's Motion, along with its Brief Opposing the Motion, Plaintiff's Motion for Summary Judgment is **GRANTED** and **IT IS ORDERED** as follows:

1. Plaintiff is entitled to immediate possession of the property located at 42 Primrose Drive, East Stroudsburg, PA 18302 a/k/a 42 Primrose Lane, East Stroudsburg, Pa 18301.
2. Defendant shall vacate and dispossess the Property, and shall remove all personal possessions from the Property within ten (10) days.
3. Any personal possessions left in or remaining on the Property after ten (10) days shall be deemed abandoned and Plaintiff will bear no liability to

Defendants, their heirs, personal representatives, successors, and/or assigns for the removal of any abandoned property.

BY THE COURT:

JENNIFER HARLACHER SIBUM, Judge

cc: Timothy Jones, Esquire
Matthew D. Jinks, Esquire

JHS2019.009

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

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

features include:

Calendar of Events

Community Services

Continuing Legal Education

MCBA Membership Directory

Find A Lawyer System

Monroe Legal Reporter

Legal Links

Young Lawyers Division

and much more...

Monroe County Bar Association 570.424.7288

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\$25 for up to 30 minute consultation

(*Contact information must be entered when
prompted to obtain this reduced fee consultation)

Or Call us at

570.424.7288

Provided by the Monroe County Bar Association
913 Main Street, Stroudsburg, PA 18360

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

Condemnation by the Commonwealth of PA Dept of Transportation of Right of Way For State Route 0209 Section 16S In the Township of Chestnuthill-Co-Declaration of Taking
Finkelshteyn Eduard V Sanchez-Coriano Rosa and All Occupants-Real Property - Ejectment
The Money Source Inc V Walgenwitt Carol and Occupants -Real Property - Ejectment
Fannie Mae AKA Federal National Mortgage Association V Larocca Eleen Larocca John R And/Or Any and All Current Occupant(S)-Real Property - Ejectment
Fannie Mae AKA Federal National Mortgage Association V Sjogren Cherie Sjorgen Roger And/Or Any and All All Current Occupants(S)-Real Property - Ejectment
Ugarkovic Zeljan V Brush Deborah A and Unknown Occupants -Real Property - Ejectment
Federal Home Loan Mortgage Corporation as Trustee For Freddie Mac Seasoned Credit Risk Transfer Trust Series 2017-4 as Owner of the Related Mortgage V Gongoar Roy Jr Gongoara Maria I -Real Property - Mortgage Foreclosure: Residential
Wilmington Trust National Association Not In Its Individual Capacity But Solely as Trustee For MFRA Trust 2015-1 V Henry Ricardo Jr Henry Vonetta George - Real Property - Mortgage Foreclosure: Residential
PNC Bank National Association V Bonati Pierangelo Bonati Guglielma -Real Property - Mortgage Foreclosure: Residential
The Bank of New York Mellon Successor to The Bank of New York Not In Its Individual Capacity But Solely as Trustee On Behalf of the Holders of the CIT Mortgage Loan Trust 2007-1 Asset-Backed Certificates Sereis 2007-1 V Barrett Steve C and Barrett Jessica -Real Property - Mortgage Foreclosure: Residential
PNC Bank National Association V Gonzalez Walkiria - Real Property - Mortgage Foreclosure: Residential
Lakeview Loan Servicing LLC V Autore Damien T - Real Property - Mortgage Foreclosure: Residential
The Bank of New York Mellon FKA the Bank of New York as Trustee (CWALT 2005-77T1) V Graves Yvonne P Hylton James O -Real Property - Mortgage Foreclosure: Residential
Tirado Eddie and Tirado Evelyn Husand and Wife V Porter Jeffrey and Porter Tara Husband and Wife - Real Property - Mortgage Foreclosure: Residential
Pentagon Federal Credit Union V Marshack James In His Capacity as Heir of Marshack Stephen B Deceased Unknown Heirs Successors Assigns and All Persons Firms Or Associations Claiming Right Title Or Interest From Or Under Marshack Stephen B Deceased -Real Property - Mortgage Foreclosure: Residential
J P Morgan Mortgage Acquisition Corp V Robinson-McGee Lisa M -Real Property - Mortgage Foreclosure: Residential
Bank of New York Mellon Trust Company NA as Trustee For Mortgage Assets Management Series 1 Trust V Cerritelli Camillo A Estate of ESSA Bank & Trust by Evans William Trust Officer Executor-Real Property - Mortgage Foreclosure: Residential
Loandepot.Com LLC V Nelson Hans Nelson Shaunice -Real Property - Mortgage Foreclosure: Residential
Pennymac Loan Services LLC V Hidalgo Carlos A Hidalgo Clara -Real Property - Mortgage Foreclosure: Residential
Pocono Vacation Park Inc V Malin Sherry-Real Property - Other

**MECHANICS AGREEMENTS
CONTRACT**

Cavalry SPV I LLC As Assignee of Citibank NA V Hill John F Sr -Contract - Buyer Plaintiff
Cavalry SPV I LLCAs Assignee of Comenity Capital

Bank V Rvals Robert -Contract - Buyer Plaintiff
Cavalry SPV I LLC as Assignee of Synchrony Bank V Alvarado Roberto -Contract - Buyer Plaintiff
Cavalry SPV I LLC As Assignee of Comenity Capital Bank V Gerstenmaier Brittany-Leigh -Contract - Buyer Plaintiff
JLFJJ LLC A Pennsylvania Limited Liability Company V Old Republic National Title Insurance Company Attn Claims Department -Contract - Buyer Plaintiff
Cavalry SPV I LLC As Assignee of Citibank NA V Melick Laurel -Contract - Buyer Plaintiff
Cavalry SPV I LLC As Assignee of Synchrony Bank V Harrison Shaunnakay -Contract - Buyer Plaintiff
Cavalry SPV I LLC As Assignee of Citibank NA V Pachay Carmen P -Contract - Buyer Plaintiff
Tyler Memorial Hospital V Farber Joseph-Contract - Other
BMO Harris Bank NA V Circle K Logistic Inc and Wray Irma-Contract - Other

CONTRACT-DEBT COLLECTION-CREDIT CARD

Citibank NA V Bergeron Deborah A -Contract - Debt Collection: Credit Card
Citibank NA V Mazso Lisa C -Contract - Debt Collection: Credit Card
Bank of America NA V Kurtz Elwood C -Contract - Debt Collection: Credit Card
Citibank NA V Amato Anthony -Contract - Debt Collection: Credit Card
Citibank NA V Escalante Jovani -Contract - Debt Collection: Credit Card
Citibank NA V Molhoop Melvin -Contract - Debt Collection: Credit Card
LVNV Funding LLC V Fontanez Javier -Contract - Debt Collection: Credit Card
American Express National Bank V Baxter David A/ K/A Baxter David W -Contract - Debt Collection: Credit Card
American Express National Bank FKA American Express Centurion Bank V Lonergan Carolyn AKA Lonergan Carolyn B -Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

Ally Financial Inc V Egan Raymond III -Contract - Debt Collection: Other
BMW Financial Services NA LLC as Servicer For BMW Bank of North America V Meickle Anthony -Contract - Debt Collection: Other
Portfolio Recovery Associates LLC V Ortiz David L -Contract - Debt Collection: Other
Portfolio Recovery Associates LLC V Taylor Marcia -Contract - Debt Collection: Other
Portfolio Recovery Associates LLC V Kharziani Shorena -Contract - Debt Collection: Other
Portfolio Recovery Associates LLC V Romero Josephine -Contract - Debt Collection: Other

TORT

Mitgang Stacy Mitgang Harvey Her Husband V Heffner Jennifer-Tort - Motor Vehicle
Santoro Antonio V Commonwealth of Pennsylvania Pennsylvania State Police Corma Salvatore New Hampshire Insurance Company-Tort - Motor Vehicle
Palabay Ronaldo R V Occhifinto Alison-Tort - Motor Vehicle
Klass Ryan V Allen Kelly-Tort - Motor Vehicle
Selective Insurance Company of the Southeast A/S/O Shaffer Norma Carol V Hutchinson Najja-Tort - Motor Vehicle
Diaz Maria V Gormley John C Foxfire Condominium Association Inc-Tort - Other

PREMISES LIABILITY

Miller Alexis Dawn and Miller Charles Her Husband V Lowe's Home Centers LLC-Tort - Premises Liability
Moore Gina V Camelback Mountain Resort -Tort - Premises Liability
JT A Minor Under the Age of 18 Years by Her Mother and Natural Guardian Ruiz-Taylor Michelle V Kalahari

Resorts LLC Kalahari Resorts PA LLC Kalahari Management Co Inc -Tort - Premises Liability
 Bodnar Walter and Bodnar Sandra H/W V Kalahari Resorts LLC Kalahari Resorts PA LLC-Tort - Premises Liability

PETITION

Schumacher Ivy -Pe-Petition For Name Change Blocked
 Steinlage Shelby Cheyenne -Pe-Petition For Name Change Blocked
 Marmulevskiy Igor -Pe-Petition For Name Change Blocked
 Morales Kimberly -Pe-Petition For Name Change Blocked

MASS TORT PROFESSIONAL LIABILITY MISCELLANEOUS

Strum Jeffrey A V Ameriprise Financial-River Source Life Insurance Company-Miscellaneous - Declaratory Judgment
 Lake of the Pines Community Association V Sepulveda Aristide-Miscellaneous - Other
 Brodheads ville Chevrolet Inc V Ray Price Chevrolet Inc-Miscellaneous - Other
 Commonwealth of Pennsylvania V \$200.00 U S Currency Vargas Thomas-Miscellaneous - Other
 Commonwealth of Pennsylvania V \$1828.99 U S Currency Vargas Andre-Miscellaneous - Other

WRIT of EXECUTION DEEDS

GRANTOR/GRANTEE

Gouse, Carolyn Q/Gouse, Kenneth E Sr
 Kaufman, Theodore D/Kotretsos, Nickolas Christos
 McGowan, Maria S/Villalta, Napoleon
 Neil, Uton L/Neil, Ramona M
 Lindeblad, Matthew M/Lindeblad, Matthew M
 West, Michael/Weltsek, Dorothy
 Northeast Investors Group Inc D/E & S Properties Inc
 Abrom, Elaine/Weist, William R
 Tibball, Thomas/Lopez, Robert V
 Barila, Vincent Est/Barila, Brent A
 Leverette, Robert/Leverette, Robert
 OBrien, Kevin/Lynler Holdings LLC
 Wehrenberg, Robert J Est/Murphy, Thomas
 Scott, Lauren A/Wetzel, Richard
 Tayco, Gregorio J/Donohue, Timothy J
 Padula, Steven J/White Rock Title LLC
 Colon, Charles/White Rock Title LLC
 Goss, Tyrone D Est/White Rock Title LLC
 Bentzoni, Deborah/Hagerty, Eugene H Sr
 Mays, Lorna/Johnson, Allison
 U S Bank National Association/R I Investments Group LLC
 Federal Home Loan Mortgage Corporation/Cascioli, Zakeri J
 Calderone, Ronald A/Warger, Danielle
 Sheridan, Joan A Est/Howanitz, Martin
 Gualpa, Mauricio Jimenez/Gualpa, Mauricio Jimenez
 Nobile, John J/Ferreira, Jose Francisco
 Caprioli, Michael E Est/Caprioli, Elizabeth A
 Tucker, Michael J/Tucker, Michael J
 Honsberger, George W/Honsberger, Jared W
 Griffith, Danielle/Griffith, Danielle
 Catullo, Mark L/George, Ryan
 Koshar, Louis D/Louis and Marion Koshar Living Trust
 SP Eastern LLC/KLW Investments LLC
 Kraminskiy, Innesa/Cervantes, Luis A
 Maroni, Charles/Ryan, Thomas Jr
 Mills, Barry D/Mills, Barry Dean
 Mortgage Research Center LLC/Secretary of Veterans Affairs
 Lopesi, Anthony Est/Vovra, Shree
 Desrosiers, Sophia/Mathieu, Marjorie
 Deshields, Thomas J/Wengerd, David
 Thinesen, Amanda/Andrews, Amanda M
 LTS Homes LLC/Kirkland, Tammy

Goldfried, Anita/Goldfried, Michael
 Kundan, Gowkarran S/Kundan, Gowkarran S
 First Citizens Bank & Trust Company/JOC Properties LLC
 Gumina, John D/Morales-Lugo, Janira C
 Deutsche Bank National Trust Company/Doran, Patricia
 Handley, Kelly J/Handley, Carole L
 Delseni, Florida A/Leon, Laura S
 Rivicci, Charlotte Est/Rivicci, Anthony
 Spencer, Alfred/Diefenderfer, Mark A
 Lee, Brian/Fredericks, Matthew Ryan
 Genz, Victoria H/Serrano, Samir D
 Ottinger, Matthew D/Ottinger, Matthew D
 U S Bank National Association/Heeter, Steven
 Gilpin, Dustin/Gilpin, Dustin
 Simpson, Arlene/Nedd of Stroudsburg LLC
 Gonzalez, Cesar Sr/Silecchia, Marta
 Zhang, Tingchen/Reyna, Dwight
 Mannion, Raymond P Est/Pinecrest Lake Companies Inc
 Jones, Theresa M/Jones, Melanie
 Mecca, Anthony J/Mecca, Anthony J
 Turs, Robert E/Turs, Robert E
 West, James L/Regan, Kevin J
 Deluzio, Oniello/Houck, Paul
 Austell, Anne F/Rosario, Rafael I
 364 North Courtland Street LLC/Mohamed, Mohamed
 Chin, Stephen/Emma Ayala Revocable Trust
 Metropolitan Edison Company/Commonwealth of Pennsylvania
 Kresge, Thomas J/Commonwealth of Pennsylvania
 Staples, Gerald/Commonwealth of Pennsylvania
 Batchler, Glenn A/Commonwealth of Pennsylvania
 Saxe, Grace D/Scarpelli, Krista L
 Laible, Faith, Maggie Lane Corp
 Judd, Robin/GNJ Homes Inc
 Federal Home Loan Mortgage Corporation/ABC Ponocono Homes LLC
 Red Fox Property Holdings LLC/Banos, Marcus
 Erker, Carol/Gianelli, Vincent J
 Newallo, Duane E/Newallo, Duane E
 Reinhardt, Robert F Jr/Vagell, Timothy J
 Reinhardt, Robert F Jr/Vagell, Timothy J
 Messick, John P/Saddlemire, Alison M
 Mlynarczyk, Nicole/Lee, Henry
 Giglia, Salvatore/Secretary of Housing and Urban Development
 Hendricks, James C Jr/Nature Hideaway LLC
 MTGLQ Investors L P/Shkilnyy, Ihor
 Wells Fargo Bank N A/Vanbuskirk, Nicole
 U S Bank National Association/Woodridge USA Properties LP
 Federal Home Loan Mortgage Corporation/Lapinski, Krzysztof Witold
 Truesdale, Carlton M/White Rock Title LLC
 Kube, John B/White Rock Title LLC
 Keybank National Association/Nunez, Armando A Sr
 Tortorelli, William/Rodriguez, Edwin

DIVORCE

Redeye Ashley V Redeye Stanley II-Divorce
 Cabrera Rafael Jr V Cabrera Jennifer-Divorce
 Driscoll Kelly A V Driscoll Robert P-Divorce
 Howard Babyanne V Earle Cornel-Divorce
 Jackson Michael A V Jackson Yolanda-Divorce
 Haushalter Michele V Haushalter Thomas M-Divorce
 Isaac Shakeya V Barney Kevin-Divorce
 Rinaldi-Griebel John V Casale Dana-Divorce
 Potchtar Svetlana V Viscomi Joseph V-Divorce
 Dolan John J V Dolan Kathleen A-Divorce

SUPPORT

Wilkes Royston V Matthew Miriam-Support
 Jones Jazmine V V Campanella Michel T Jr-Support
 Otto Veda V Hart Kevin-Support
 Yelizarenko Viktoriya V Fleurimond Chrislair Alex-Support
 Richard Jessica V Williams Shawn Michael-Support
 Cambria Co C and Y V Black Perry-Support

Rich Kimberly A V Todorov Jsoeph-Support
 Barry Vanessa L V Barry Michael J-Support
 Gatanguliya Jean Charles V Igihozo Clarisse
 Uwimana-Support
 Smith Alesha V Smith Scott-Support
 Harris Dorothea Jennifer V Desario Joseph-Support

CUSTODY and VISITATION

Aguila Tracy Marie V Gaston Eugene Lamont-Custody and Visitation
 Klein Alicia V Schumacher Jonathan-Custody and Visitation
 Milo Denia V Milo Derek-Custody and Visitation
 Singlerling Shannon V Walker Robert-Custody and Visitation
 Rinaldi-Griebel John V Casale Dana-Custody and Visitation
 Wanner-Harris Maria Harris Jimmie C Husband and Wife V Wanner Brittany Kathe Evan-Custody and Visitation
 Wanner-Harris Marianne Harris Jimmie C Husband and Wife V Wanner Brittany Johnson Jeremiah-Custody and Visitation
 Treantafelo Tami V Treantafelo John Jr-Custody and Visitation
 Adams Lequiera V Vamor Jamil-Custody and Visitation

PLAINTIFF V DEFENDANT

JUDGEMENTS

DEFAULT JUDGEMENT

PRAECIPE FOR JUDGEMENT

Valley National Bank V Giordano Theresa-Transfer/Judgment-\$18,054.55
 Commonwealth of Pennsylvania V Washington Desjuana Charice-Judge/Criminal Costs-\$1,097.50
 Commonwealth of Pennsylvania V Rivers Melissa-Judge/Criminal Costs-\$1,119.00
 Commonwealth of Pennsylvania V Perch Stanley Aloysius-Judge/Criminal Costs-\$1,119.00
 Commonwealth of Pennsylvania V Denis Darin-Judge/Criminal Costs-\$1,122.25
 Commonwealth of Pennsylvania V Horton Lisa Ann-Judge/Criminal Costs-\$1,463.68
 Commonwealth of Pennsylvania V Francy Brian John-Judge/Criminal Costs-\$1,106.90
 Commonwealth of Pennsylvania V DeWitt Corey Jerome-Judge/Criminal Costs-\$1,365.48
 Commonwealth of Pennsylvania V Reilly James F-Judge/Criminal Costs-\$1,836.14
 Commonwealth of Pennsylvania V Bailey Charles Edward-Judge/Criminal Costs-\$1,449.00
 Commonwealth of Pennsylvania V Daljeet Michael Keshwar-Judge/Criminal Costs-\$2,985.92
 Commonwealth of Pennsylvania V Daljeet Michael Keshwar-Judge/Criminal Costs-\$2,838.98
 Commonwealth of Pennsylvania V Biechy Barton Arthur-Judge/Criminal Costs-\$1,760.80
 Commonwealth of Pennsylvania V Taddeo Theresa Scafata-Judge/Criminal Costs-\$1,307.50
 Commonwealth of Pennsylvania V Duren James Darion-Judge/Criminal Costs-\$1,099.00
 Commonwealth of Pennsylvania V Rivera Luis A-Judge/Criminal Costs-\$2,667.75
 Commonwealth of Pennsylvania V Maloney Brendan-Judge/Criminal Costs-\$2,359.00
 Commonwealth of Pennsylvania V Pinckney Alijah Ann-Judge/Criminal Costs-\$1,252.82
 Commonwealth of Pennsylvania V Follette Christopher Lewis-Judge/Criminal Costs-\$3,655.48
 Commonwealth of Pennsylvania V Pinckey Alijah-Judge/Criminal Costs-\$1,162.68
 Commonwealth of Pennsylvania V Sickles Shayne Marie-Judge/Criminal Costs-\$2,701.50
 Commonwealth of Pennsylvania V Almonte Yasel Alejandro-Judge/Criminal Costs-\$1,306.50
 Commonwealth of Pennsylvania V Noble Jeffrey Michael-Judge/Criminal Costs-\$4,122.86

Commonwealth of Pennsylvania V Kube Atara Ioina-Judge/Criminal Costs-\$1,099.00
 Commonwealth of Pennsylvania V Ressman Jason T-Judge/Criminal Costs-\$3,682.50
 Commonwealth of Pennsylvania V Benoit Joseph Armond-Judge/Criminal Costs-\$2,649.00
 Commonwealth of Pennsylvania V Gurczynski Steven John-Judge/Criminal Costs-\$8,734.00
 Commonwealth of Pennsylvania V Harris Claude K-Judge/Criminal Costs-\$1,099.00
 Commonwealth of Pennsylvania V Yaoto Jayzelle Anne Arcilla-Judge/Criminal Costs-\$1,215.73
 Commonwealth of Pennsylvania V Tracy Joseph John-Judge/Criminal Costs-\$1,537.00
 Commonwealth of Pennsylvania V Lozano Diego-Judge/Criminal Costs-\$1,085.20
 Commonwealth of Pennsylvania V Woodling James D-Judge/Criminal Costs-\$4,499.00
 Commonwealth of Pennsylvania V Franzke Christopher James-Judge/Criminal Costs-\$1,611.42
 Commonwealth of Pennsylvania V Jones Laquiera Monique-Judge/Criminal Costs-\$1,466.90
 Commonwealth of Pennsylvania V Melendez Jason-Judge/Criminal Costs-\$1,728.00
 Commonwealth of Pennsylvania V Phillip Ravindra-Judge/Criminal Costs-\$1,439.00
 Commonwealth of Pennsylvania V DeFrank Alyssa Taylor-Judge/Criminal Costs-\$1,207.38
 Commonwealth of Pennsylvania V Canchani Michael Timoth-Judge/Criminal Costs-\$1,939.00
 Commonwealth of Pennsylvania V Cuglewska Paula-Judge/Criminal Costs-\$1,218.30
 Commonwealth of Pennsylvania V Peters Nicholas Alexander-Judge/Criminal Costs-\$1,347.00
 Commonwealth of Pennsylvania V Urban Pedro Domingo-Judge/Criminal Costs-\$1,126.90
 Commonwealth of Pennsylvania V Keesler Gary-Judge/Criminal Costs-\$1,115.50

JUDGMENT ON TRANSCRIPT

Midland Funding LLC V Sanders Rusty-Judgment/Transcript-\$1,296.05
 Midland Funding LLC V Hernandez Estella-Judgment/Transcript-\$7,459.28
 LNVV Funding LLC V Jones Suzanne-Judgment/Transcript-\$1,107.81
 Midland Funding LLC V Jandura Izabela-Judgment/Transcript-\$2,749.42
 LNVV Funding LLC V Kubik Bill-Judgment/Transcript-\$2,657.60
 LNVV Funding LLC V Patton Andy-Judgment/Transcript-\$2,859.77
 Cach LLC V Villavicencio Nancy I-Judgment/Transcript-\$2,160.16
 LNVV Funding LLC V Williams Edwin-Judgment/Transcript-\$789.48
 Midland Funding LLC V Heft Norman-Judgment/Transcript-\$2,358.41
 Capital One Bank (USA) NA V Roman Manuel-Judgment/Transcript-\$1,847.72

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

Nelson Carolyn V Commonwealth of Pennsylvania Department of Transportation Bureau of Driver Licensing -Civil Appeals - Agencies: Dept. of Transportation
 Kuehn Michael Sean V Commonwealth of Pennsylvania Department of Transportation Bureau of Driver Licensing -Civil Appeals - Agencies: Dept. of Transportation
 Saragusa Candace Nicole V Commonwealth of Pennsylvania Department of Transportation Bureau of Driver Licensing -Civil Appeals - Agencies: Dept. of Transportation
 Hasaj Beadina V Commonwealth of Pennsylvania Department of Transportation Bureau of Driver Licensing -Civil Appeals - Agencies: Dept. of Transportation
 Riley Naya Shante V Commonwealth of Pennsylvania Department of Transportation Bureau of Driver Licensing-Civil Appeals - Agencies: Dept. of Transportation

portation

CIVIL APPEALS: JUDICIAL APPEALS

Crown Asset Management LLC V Brocca Anna Maria I
 -Civil Appeals - Judicial: Mdj (Money Judgment)
 Capital One Bank (USA) NA V Serif Caglayan -Civil
 Appeals - Judicial: Other
 Clay Sheldon V Commonwealth of Pennsylvania De-
 partment of Transportation-Civil Appeals - Judicial:
 Other

**WRIT of REVIVAL
 CERTIFIED COPY LIENS**

Commonwealth of PA Dept of Labor & Industry V
 Rothrock Lois Rothrock Lois Trading as Swiftwater
 Day Care Center-Cert Copy of Lien-\$1,237.29
 Commonwealth of PA Dept of Labor & Industry V Y-
 Not Tony's Co (A Corporation)-Cert Copy of Lien-
 \$1,020.88
 Commonwealth of PA Dept of Labor & Industry to the
 Use of the Unemployment Compensation Fund V R P
 Flurer Excavating Inc-Cert Copy of Lien-\$1,031.18
 Commonwealth of PA Dept of Labor & Industry to the
 Use of the Unemployment Compensation Fund V
 Ramsour Family Chiropractic PC "Trading As"
 Alignlife - Chiropractic & Natural Health Center-Cert
 Copy of Lien-\$3,337.37
 Commonwealth of PA Dept of Labor & Industry to the
 Use of the Unemployment Compensation Fund V
 Dellaria Associates Inc "Trading As" Street Teams
 USA-Cert Copy of Lien-\$2,691.60
 Commonwealth of PA Dept of Labor & Industry to the
 Use of the Unemployment Compensation Fund V
 Phillips-Carey Sara Carey Kenneth Individually and as
 Partners Trading as Phillips-Carey Sara & Carey Ken-
 neth the Farmers Basket-Cert Copy of Lien-\$3,086.55
 Commonwealth of PA Dept of Labor & Industry to the
 Use of the Unemployment Compensation Fund V AC
 Brokerage & Multi- Professional Services Inc-Cert
 Copy of Lien-\$3,767.55
 Commonwealth of PA Dept of Revenue V Porter Ray-
 mond P Porter Jessica E-Cert Copy of Lien-\$2,342.06
 Commonwealth of PA Dept of Revenue V Gavidia
 Brenton Gavidia Kristal-Cert Copy of Lien-\$1,294.57
 Commonwealth of PA Dept of Revenue V Caguana
 Manuel Justo Cacuana-Cert Copy of Lien-\$4,834.26
 Commonwealth of PA Dept of Revenue V Gonzalez
 Tina-Cert Copy of Lien-\$392.36
 Commonwealth of PA Dept of Revenue V Hunt Mi-
 chael A-Cert Copy of Lien-\$6,593.67
 Commonwealth of PA Dept of Revenue V DePinto
 Nicolo DePinto Ann Marie-Cert Copy of Lien-\$664.71
 Commonwealth of PA Dept of Revenue V Lambert
 Donald J Lambert Marie A-Cert Copy of Lien-\$476.55
 Commonwealth of PA Dept of Revenue V Road to Ex-
 cellence Child Care & Lea-Cert Copy of Lien-
 \$5,585.39
 Commonwealth of PA Dept of Revenue V Kettle Creek
 Enterprises Inc-Cert Copy of Lien-\$11,208.41
 Commonwealth of Pennsylvania Bureau of Compli-
 ance V Laurel Ice LLC-Cert Copy of Lien-\$2,624.76
 Commonwealth of Pennsylvania Bureau of Compli-
 ance V Poconos Investments LLC-Cert Copy of Lien-
 \$2,719.34
 Commonwealth of Pennsylvania Bureau of Compli-
 ance V Carbonaro Michael-Cert Copy of Lien-\$888.81
 Commonwealth of Pennsylvania Bureau of Compli-
 ance V Smith Marjorie A-Cert Copy of Lien-\$568.58
 Commonwealth of Pennsylvania Bureau of Compli-
 ance V Koehler Michael P Jr Koehler Kelly A-Cert
 Copy of Lien-\$400.76
 Commonwealth of PA Dept of Revenue V Leon Lorna
 P-Cert Copy of Lien-\$2,114.60
 Commonwealth of PA Dept of Revenue V Schultz
 John J-Cert Copy of Lien-\$1,094.56
 Commonwealth of Pennsylvania Bureau of Compli-
 ance V Equapoise Enterprises Inc-Cert Copy of Lien-
 \$1,381.24
 Commonwealth of Pennsylvania Bureau of Compli-
 ance V Stoudsburg Meats LLC-Cert Copy of Lien-

\$5,965.35

Commonwealth of Pennsylvania Bureau of Compli-
 ance V Moe's Charcoal Grill-Cert Copy of Lien-
 \$1,372.35
 Commonwealth of PA Dept of Revenue V Gonzalez
 Mario Jr Gonzalez Latrice C-Cert Copy of Lien-
 \$1,283.83
 Commonwealth of PA Dept of Revenue V Segreto
 Paul Segreto Catherine Zammataro-Cert Copy of
 Lien-\$1,479.65
 Commonwealth of PA Dept of Revenue V Dalling
 Lloyd G-Cert Copy of Lien-\$5,019.48
 Commonwealth of PA Dept of Revenue V Ryszarz
 Slominski-Cert Copy of Lien-\$1,383.47
 Commonwealth of PA Dept of Revenue V Garafola
 Mario V Garafola Jeanine M-Cert Copy of Lien-
 \$15,239.76
 Commonwealth of PA Dept of Labor & Industry V
 Furino Mechanical Contracting-Cert Copy of Lien-
 \$4,548.20
 Commonwealth of PA Dept of Labor & Industry V
 Stages Family Services LLC Trading as Acorns to
 Oaks Learning Center-Cert Copy of Lien-\$16,059.89
 Commonwealth of PA Dept of Revenue V Biroc
 Albert-Cert Copy of Lien-\$7,099.41
 Commonwealth of PA Dept of Revenue V Burke
 Stuart-Cert Copy of Lien-\$2,913.29
 Commonwealth of PA Dept of Revenue V Cooper
 Jeffrey-Cert Copy of Lien-\$2,937.75
 Commonwealth of PA Dept of Revenue V Ioannidis
 Nicholas-Cert Copy of Lien-\$20,114.26
 Commonwealth of PA Dept of Revenue V Giunta Pat-
 rice A-Cert Copy of Lien-\$4,173.11
 Commonwealth of PA Dept of Revenue V Lovenworth
 Cheryl-Cert Copy of Lien-\$7,120.95
 Commonwealth of PA Dept of Revenue V Garcia Jose
 Pacheco-Cert Copy of Lien-\$2,915.18
 Commonwealth of PA Dept of Revenue V Echeverria
 Giocanni C-Cert Copy of Lien-\$2,572.06
 Commonwealth of PA Dept of Revenue V Hartley Jon-
 athan J-Cert Copy of Lien-\$3,456.60
 Commonwealth of PA Dept of Revenue V Gugliotta
 Anthony Jr-Cert Copy of Lien-\$1,492.12
 Commonwealth of Pennsylvania Bureau of Compli-
 ance V Smith Michael E-Cert Copy of Lien-\$4,003.21
 Commonwealth of Pennsylvania Bureau of Compli-
 ance V Ecke Bruce Ecke Karen-Cert Copy of Lien-
 \$13,530.83
 Commonwealth of Pennsylvania Bureau of Compli-
 ance V Coyne Michael G-Cert Copy of Lien-
 \$27,391.85
 Commonwealth of Pennsylvania Bureau of Compli-
 ance V Swartout John Wesley-Cert Copy of Lien-
 \$10,420.83
 Commonwealth of Pennsylvania Bureau of Compli-
 ance V Schumacher Theresa-Cert Copy of Lien-
 \$8,000.03
 Commonwealth of PA Dept of Revenue V Caplette
 Kyle T-Cert Copy of Lien-\$1,064.73
 Commonwealth of PA Dept of Revenue V Ziegler
 Travis M-Cert Copy of Lien-\$3,882.77
 Commonwealth of PA Dept of Revenue V Gonzalez
 Eladio I-Cert Copy of Lien-\$1,529.40
 Commonwealth of PA Dept of Revenue V DeFazio
 Charles-Cert Copy of Lien-\$1,140.77
 Commonwealth of PA Dept of Revenue V Wilson
 Stephen-Cert Copy of Lien-\$3,280.45
 Commonwealth of PA Dept of Revenue V Olebara
 Irene-Cert Copy of Lien-\$2,430.03
 Commonwealth of PA Dept of Revenue V Lucaciu
 Nick-Cert Copy of Lien-\$1,588.95
 Commonwealth of PA Dept of Revenue V Melton
 Jeremy A Melton Autumn-Cert Copy of Lien-\$235.61
 Commonwealth of PA Dept of Revenue V Ray Bar-
 bara A-Cert Copy of Lien-\$5,534.83
 Commonwealth of Pennsylvania Bureau of Compli-
 ance V Sybil Consulting Inc-Cert Copy of Lien-
 \$2,708.90
 Commonwealth of PA Dept of Revenue V Canfield
 William-Cert Copy of Lien-\$169,762.08

Commonwealth of PA Dept of Revenue V Baxter
 Nickey-Cert Copy of Lien-\$1,119.30
 Commonwealth of PA Dept of Revenue V Waller Jo-
 seph L-Cert Copy of Lien-\$2,400.09
 Commonwealth of PA Dept of Revenue V Caulfield
 Thomas S-Cert Copy of Lien-\$3,756.80
 Commonwealth of PA Dept of Revenue V Boothe
 Dahlia-Cert Copy of Lien-\$1,226.50
 Commonwealth of PA Dept of Labor & Industry to the
 Use of the Unemployment Compensation Fund V B L
 Green Contracting LLC-Cert Copy of Lien-\$4,074.35

FEDERAL TAX LIENS

IRS Dept of the Treasury V Gallagher Robert-Federal
 Tax Lien-\$2,972.07
 IRS Dept of the Treasury V Schwab Aaron-Federal
 Tax Lien-\$68,430.00

MUNICIPAL LIENS

Pocono Jackson Joint Water Authority V Scipio Tho-
 mas P-Municipal Lien-\$2,016.00

LIEN FOR FINE STIPULATION AG LIENS

Warger Gregory M and Warger Danielle Owner R K
 Ace Jr Construction LLC V Warger Gregory M and
 Warger Danielle Owner R K Ace Jr Construction LLC-
 Stipulation Ag Liens

MECHANIC LIEN CLAIM

Natural Light Window Co D/B/A Renewal by Ander-
 sen of Northeast PA V Spitzer Julie-Mechanics Lien
 Claim-\$19,540.00

WAIVER of LIENS

2020-00733-M & E Builders Inc T/A Liberty Homes
 Custom Builders Griffith Danielle V M & E Builders Inc
 T/A Liberty Homes Custom Builders Griffith Danielle-
 Waiver of Liens

MISCELLANEOUS GRANTOR/GRANTEE

PNC Bank National Association/Quick, John E Jr/Sat
 Mortgage Electronic Registration Systems Inc/
 McNaughton, Hugh C/Sat
 PNC Mortgage/Brew, William E/Sat
 JPMorgan Chase Bank N A/Bautista, Julieta S/Sat
 First National Bank of Pennsylvania/Stroudsburg Po-
 cono Airpark LLC/Sat
 Pennstar Bank/Dreher, Erich M/Sat
 Bank of America N A/Goldman Sachs Mortgage Com-
 pany/Powr
 Wells Fargo Bank N A/Keibley, Susan L/Sat
 Newrez LLC/Guzman, Annette/Sat
 Newrez LLC/Davalos, Malgorzata/Sat
 U S Bank National Association/Fink, Lee D/Sat
 Mortgage Electronic Registration Systems Inc/Mikels,
 Tina M/Sat
 New Residential Mortgage LLC/Torres, Lilibeth R/Sat
 Wells Fargo Bank N A/Phillips, Margaret A/Sat
 Citibank N A/Schmieding, Kerrington P/Sat
 Nixon, Chelsea A/Kotlyar, Victoria Kristal/Affd
 PNC Mortgage/Lake, Diane M/Sat
 Mortgage Electronic Registration Systems Inc/Delise,
 Frank/Sat
 Reilly, Marlene/Reilly, John E/Sat
 PNC Bank National Association/Donohue, Constance
 L/Sat
 Hagerty, Shirley M/Hagerty, Eugene H Sr/Powr
 Hagerty, Shirley M/Bentzoni, Deborah/Sat
 Hagerty, Shirley M/Hagerty, Eugene H Sr/Sat
 Penn Vista Associates LLC/McCullough, Bobbi J/Rele
 Mountain Vista Partners LLC/Villamar, Gustavo E/
 Rele
 Moser, Jutta/Nationstar Mortgage LLC/Rec
 Wells Fargo Bank National Association/X-5 LLC/Sat
 Wells Fargo Bank N A/Schwarz, Jeffery/Sat
 Wells Fargo Bank N A/Barile, June M/Sat
 JPMorgan Chase Bank N A/Spano, Linda/Sat
 Bank of America N A/Woerner, Robert C Jr/Sat

JPMorgan Chase Bank N A/Garafola, Jeanine M/Sat
 Mortgage Electronic Registration Systems Inc/Hunt,
 Alicia Ann/Sat
 Mortgage Electronic Registration Systems Inc/Powell,
 Glenn M/Sat
 Bank of America N A/Golfinopoulos, George/Sat
 New Rez LLC/PHH Mortgage Corporation/Powr
 Keybank National Association/McGlumphy, Robert T/
 Sat
 Chiusano, John Paul Jr/Time Investment Company In-
 c/Ucc1
 Penn Security Bank and Trust Company/Maldonado,
 Ralph/Sat
 ESSA Bank & Trust/Palmarini, Vincent R/Sat
 ESSA Bank & Trust/Rodgers-Fluharty, Nancy/Sat
 ESSA Bank & Trust/Sailus, Joseph J/Sat
 ESSA Bank & Trust/Lewis, Michael D Jr/Sat
 ESSA Bank & Trust/Razzano, Joseph F Jr/Sat
 ESSA Bank & Trust/Blanco, Salvatore/Sat
 ESSA Bank & Trust/Robinson, Larry J/Sat
 ESSA Bank & Trust/Fisk, Christine/Sat
 ESSA Bank & Trust/Skirta, Eugenia A/Sat
 ESSA Bank & Trust/Schafebook, Jill M/Sat
 ESSA Bank & Trust/Duncan, Brian E/Sat
 Mortgage Electronic Registration Systems Inc/Sikora,
 Bernard F III/Sat
 PNC Bank National Association/Miller, Scott A/Sat
 Aastha Homes Limited Liability Company/Loan
 Funder LLC Series 11872/Asle
 Aastha Homes Limited Liability Company/Loan
 Funder LLC Series 11872/Ucc1
 Aastha Homes Limited Liability Company/Loan
 Funder LLC Series 11873/Asle
 Aastha Homes Limited Liability Company/Loan
 Funder LLC Series 11873/Ucc1
 Aastha Homes Limited Liability Company/Loan
 Funder LLC Series 11875/Asle
 Aastha Homes Limited Liability Company/Loan
 Funder LLC Series 11875/Ucc1
 Aastha Homes Limited Liability Company/Loan
 Funder LLC Series 11874/Asle
 Aastha Homes Limited Liability Company/Loan
 Funder LLC Series 11874/Ucc1
 Mortgage Electronic Registration Systems Inc/Burks-
 Lindstedt, Cara/Sat
 BankUnited N A/Carrington Mortgage Services LLC/
 Powr
 Fifth Third Bank National Association/Trawick, Leano
 n/Sat
 Mortgage Electronic Registration Systems
 Inc/Serpas-Funes, Emerson A/Sat
 ESSA Bank & Trust/Terlesky, Deanna L/Sat
 ESSA Bank & Trust/Casey, Michael William/Sat
 ESSA Bank & Trust/Kindred, Howard R Sr/Sat
 Commonwealth of Pennsylvania/Commonwealth of P
 ennsylvania/Maph
 Wells Fargo Bank N A/Carrington, Jason/Sat
 Mortgage Electronic Registration Systems Inc/
 Sanders, Ryan/Sat
 PNC Bank National Association/Menio, Gregory J/Sat
 DeFebo, Edward J/U S Bank National Association/
 Affd
 Fannie Mae/Pretium Mortgage Credit Partners I Loan
 Acquisition LP/Powr
 Mortgage Electronic Registration Systems Inc/Smith,
 Daniel J/Sat
 Mortgage Electronic Registration Systems Inc/
 Tanzillo, Nicholas W/Sat
 JPMorgan Chase Bank N A/Rios, Edwin/Sat
 Mortgage Electronic Registration Systems Inc/LaPort,
 Laura/Sat
 Mortgage Electronic Registration Systems Inc/
 Vergara, Michael/Sat
 Mortgage Electronic Registration Systems Inc/Mills,
 David L/Sat
 Bank of America N A/Lukes, Janet K/Sat
 Bank of America N A/Popa, Stefan/Sat
 Mortgage Electronic Registration Systems Inc/
 Kuligowski, Ashley Catherine/Sat
 Wells Fargo Bank N A/Romas, Chris G/Sat

Santander Bank N A/Persaud, Christopher N Sr/Sat	Secretary of Housing and Urban Development/
Mortgage Electronic Registration Systems Inc/Peros, Krizan/Sat	Murtha, Kenneth R/Sat
Mortgage Electronic Registration Systems Inc/	First Northern Bank and Trust Co/Paradise Brook
Bittenbender, Troy F/Sat	Trout Company/Sat
Mortgage Electronic Registration Systems Inc/	First Northern Bank and Trust Co/Conklin, Charles A I
Herman, Jennifer A/Sat	I/Trms
Mortgage Electronic Registration Systems Inc/	First Northern Bank and Trust Co/Conklin, Charles A I
Senavitis, Michael L/Sat	I/Sat
Mortgage Electronic Registration Systems Inc/Bielen, Grzegorz/Sat	First Northern Bank and Trust Co/Artimovich, Todd/
McManus, Timothy J/McManus, Timothy J/Maps	Sat
National Penn Bank/Wassum, Robin L/Sat	Mortgage Electronic Registration Systems Inc/Raby,
Joe Amato Ventures L P/Commonwealth of Pennsylvania Cond	Suzanne M/Sat
Deutsche Bank National Trust Company/PHH Mortgage Corporation/Powr	First Northern Bank and Trust Co/Selvaggio, Stephen
Bank of America N A/Wells, David/Sat	F/Sat
Bank of America N A/Creed, Kendell A/Sat	PHH Mortgage Corporation/Cheong, Gary D Lum/Sat
Citizens Bank N A/Saunders, Allan/Sat	Mortgage Electronic Registration Systems Inc/
Mortgage Electronic Registration Systems Inc/Albert, Deborah L/Sat	Sebring, Daniel P/Sat
Peoples Security Bank and Trust Company/LTS Homes LLC/Trms	Pennstar Bank/Zacharewich, Adam P/Sat
Peoples Security Bank and Trust Company/LTS Homes LLC/Sat	Mortgage Electronic Registration Systems Inc/
Chimera Funding TRS LLC/Select Portfolio Servicing Inc/Powr	Napolitano, Robert L/Sat
Bank of America N A/DeBenedictis, Nicholas/Sat	Snydersville Raceway LLC/Adams Outdoor Advertising Limited Partnership/Leas
Serrano, Samir D/Serrano, Deborah/Powr	Snydersville Raceway LLC/Adams Outdoor Advertising Limited Partnership/Leas
U S Bank National Association/Select Portfolio Servicing Inc/Powr	MTGLQ Investors L P/Rushmore Loan Management Services LLC/Powr
Mortgage Electronic Registration Systems Inc/	Wells Fargo Bank National Association/Select Portfolio Servicing Inc/Powr
Palazzo, Susan/Sat	DK Stroudsburg Limited Liability Company/C T Corporation System/Ucc1
PNC Bank National Association/Schraeder, Ronald J/Sat	U S Bank National Association/PHH Mortgage Corporation/Powr
Romec Inc/LTS Homes LLC/Sat	Federal Home Loan Mortgage Corporation/Title365 Company/Powr
Wells Fargo Bank N A/Gomez, Rafael/Sat	Keybank National Association/Thompson, William J/Sat
Aastha Homes Limited Liability Company/Loan Funder LLCSeries 11871/Asle	Riverset Credit Union/King, Laverne A/Sat
Aastha Homes Limited Liability Company/Loan Funder LLCSeries 11871/Ucc1	Deutsche Bank National Trust Company/PHH Mortgage Corporation/Powr
Mortgage Electronic Registration Systems Inc/Quimby, Edward/Sat	Wells Fargo Bank N A/Yeomans, Richard J/Sat
PPL Electric Utilities/Deluzio, Onielo/Sat	
Mortgage Electronic Registration Systems Inc/Logue, James F Jr/Sat	
Mortgage Electronic Registration Systems Inc/Tiu, Judy E/Sat	
Mortgage Electronic Registration Systems Inc/Williams, Roger/Sat	
Gonzalez, Eric/Preferred Credit Inc/Ucc1	
Mortgage Electronic Registration Systems Inc/	
Maminski, Mark/Sat	
Mortgage Electronic Registration Systems Inc/	
Riveron, Jeffrey/Sat	
Towd Point Mortgage Trust Asset-Backed Securities Series 2019-3/Ortiz, Wilberto/Sat	
Mortgage Electronic Registration Systems Inc/	
Silverthorn, Clint Edward/Sat	
Mortgage Electronic Registration Systems Inc/	
Shanley, James W/Sat	
Wells Fargo Bank N A/Mustatea, Niculae/Sat	
PNC Mortgage/Fowlkes, Diane E/Sat	
Ditech Financial LLC/Diaz, Janet/Sat	
Rawlins, Wilwert/Loanpal LLC/Ucc1	
Mortgage Electronic Registration Systems Inc/	
Koehler, Erin M/Sat	
Dicker, Joann E/Minich, Mary Beth/Powr	
McHale, Dawna/Commonwealth of Pennsylvania/Notr	
Wells Fargo Bank N A/Korczak, James F/Sat	
Citizens Bank N A/Wise, Bradley A/Sat	
Wilmington Savings Fund Society FSB/Servis One Inc/Powr	
Wilmington Savings Fund Society FSB/Historic Prop Holdings LLC/Sat	
First Northern Bank and Trust Co/Paradise Brook Trout Company/Trms	
Secretary of Housing and Urban Development/	
Murtha, Kenneth R/Sat	

MORTGAGE

GRANTOR/GRANTEE

Cunningham, Brian K/MidFirst Bank/Modm
Ramos, Maria M/Mortgage Electronic Registration Systems Inc
Kirshy, Gregory G/Mortgage Electronic Registration Systems Inc
Muniz, Julio C/Mortgage Electronic Registration Systems Inc/Modm
Barile, Thomas F/PNC Bank National Association
Morykan, Jeffrey J/Diamond Credit Union
Lindeblad, Matthew M/Mortgage Electronic Registration Systems Inc
Russo, Joseph P/Mortgage Electronic Registration Systems Inc
Weltsek, Dorothy/West, Michael
Gabriele, Noel/Bank of America NA
Zaun, Douglas/Mortgage Electronic Registration Systems Inc
Vandecker, Lori/Affinity Federal Credit Union
Rolle, Daniel L/U S Bank National Association
Biery, Andrea/Crayola LLC Employees FCU/Modm
Weist, William R/Mortgage Electronic Registration Systems Inc
Lopez, Robert V/Mortgage Electronic Registration Systems Inc
Barila, Brent A/Mortgage Electronic Registration Systems Inc
Leverette, Robert/Mortgage Electronic Registration Systems Inc
McLeod, Delores/Caliber Home Loans Inc/Modm
Donohue, Timothy J/Wells Fargo Bank N A
Johnson, Allison/Mortgage Electronic Registration Systems Inc
Nigh, Linda G/21 St Mortgage Corporation
Grier, Yolanda D/PNC Bank N A
Torres, Jose A/Mortgage Electronic Registration Systems Inc

Kraus, Robert J III/Citizens Bank of Pennsylvania
 Squires, Stephanie A/Pennymac Loan Services LLC/Modm
 Bracken, Dennis/Keybank National Association/Modm
 Cascioli, Zakeri J/Mortgage Electronic Registration Systems Inc
 Warger, Danielle/ESSA Bank & Trust
 Siglin, Erik A/Mortgage Electronic Registration Systems Inc
 So, Austin K/Wells Fargo Bank N A
 Yachera, Daniel P/Mortgage Electronic Registration Systems Inc
 Dorsey-Wilcox, Karene R/Mortgage Electronic Registration Systems Inc
 Torinese, Constantino L/Mortgage Electronic Registration Systems Inc
 Aastha Homes Limited Liability Company/Loan Funder LLC Series 11872
 Aastha Homes Limited Liability Company/Loan Funder LLC Series 11873
 Aastha Homes Limited Liability Company/Loan Funder LLC Series 11875
 Aastha Homes Limited Liability Company/Loan Funder LLC Series 11874
 Dugar, Curtis/Mortgage Electronic Registration Systems Inc
 Wolf, Robert A II/ESSA Bank & Trust
 Wolf, Robert A II/ESSA Bank & Trust
 Malachowsky, Paul T/ESSA Bank & Trust
 Pyle, Derek J/ESSA Bank & Trust
 Miller-Honick, Amanda Gae/Mortgage Electronic Registration Systems Inc
 Messino, Paul/NE PA Community Federal Credit Union
 Nothstein, David J/Wells Fargo Bank N A
 Sulima, Ruslan/Bank of America NA
 Hoyte, Arturo/Mortgage Electronic Registration Systems Inc/Modm
 Hoyte, Arturo/Secretary of Housing and Urban Development
 Johnston, Shellie E/Mortgage Electronic Registration Systems Inc/Modm
 Griffith, Danielle/Citizens Savings Bank
 Sajudin, Dino/Mortgage Electronic Registration Systems Inc
 Gomez, Ruben D/Citizens Bank N A
 Keber, Olga/Huntington National Bank
 Remel, Courtney L/Lakeview Loan Servicing LLC/Modm
 Sekol, Neil T/Discover Bank
 Cervantes, Luis A/Mortgage Electronic Registration Systems Inc
 Ryan, Thomas Jr/Mortgage Electronic Registration Systems Inc
 Mills, Barry Dean/Mortgage Electronic Registration Systems Inc
 Martin, Roger G/PNC Bank National Association
 Scalzitti, Kathleen E/PNC Bank National Association
 Beddoe, Laura A/Mortgage Electronic Registration Systems Inc
 Andrews, Amanda M/Mortgage Electronic Registration Systems Inc
 Sablak, Sezai/Mortgage Electronic Registration Systems Inc
 Kirkland, Tammy/Mortgage Electronic Registration Systems Inc
 Finkler, Robert F/Mortgage Electronic Registration Systems Inc
 Racine, Ernst Jr/Mortgage Electronic Registration Systems Inc
 Ramos, Henry/Mortgage Electronic Registration Systems Inc
 Rusnak, George E/Wells Fargo Bank N A
 Nuttal, Moriah/Secretary of Housing and Urban Development
 Cunningham, Brian K/Secretary of Housing and Urban Development
 Pinghero, Jennifer L/Mortgage Electronic Registration Systems Inc

Leon, Laura S/Mortgage Electronic Registration Systems Inc
 Diefenderfer, Mark A/Mortgage Electronic Registration Systems Inc
 Fredericks, Matthew Ryan/Mortgage Electronic Registration Systems Inc
 Serrano, Samir D/Mortgage Electronic Registration Systems Inc
 Ottinger, Matthew D/First Northern Bank and Trust Co
 Reyna, Dwight/Mortgage Electronic Registration Systems Inc
 Jones, Melanie/Mortgage Electronic Registration Systems Inc
 Aastha Homes Limited Liability Company/Loan Funder LLC Series 11871
 Silverthorn, Clint Edward/Mortgage Electronic Registration Systems Inc
 Hancock, Mary Catherine/Mortgage Electronic Registration Systems Inc
 Scarpelli, Krista L/SPG Holdings LLC
 McKeown, Charles F/ESSA Bank & Trust
 Loving, Matthew S/ESSA Bank & Trust
 Schuchman, Kenneth A/ESSA Bank & Trust
 GNJ Homes Inc/Dominion Financial Services LLC
 Abc Pocono Homes LLC/DLP Lending Fund LLC
 Banos, Marcus/Wells Fargo Bank N A
 CDMP LLC/Landmark Community Bank/Modm
 Dekmar, David A Sr/Picatinny Federal Credit Union
 Vagelli, Timothy J/Mortgage Electronic Registration Systems Inc
 McGlumphy, Robert T/Keybank National Association
 Ruperto, David/Mortgage Electronic Registration Systems Inc
 Sedlacek, Maria S/Mortgage Electronic Registration Systems Inc
 Saddlemire, Mark/PNC Bank N A
 Nature Hideaway LLC/Mortgage Electronic Registration Systems Inc
 Hafferman, William C/Mortgage Electronic Registration Systems Inc
 Miller, Scott A/PNC Bank National Association
 Miller, Scott A/PNC Bank National Association
 Cibischino, Maurizio/PNC Bank National Association
 Brown, Robert V/PNC Bank National Association
 Pons, Immaculada/PNC Bank National Association
 Rodriguez, Edwin/Mortgage Electronic Registration Systems Inc
 Gonzalez, Terrek/Goldman Sachs Mortgage Company /Asgn
 Gonzalez, Terrek/Athene Annuity and Life Company/Asgn
 Gannon, Thomas/New Residential Mortgage LLC/Asgn
 Holder, Albert/New Residential Mortgage LLC/Asgn
 Smack, Sean L/Pennymac Loan Services LLC/Asgn
 Manatakis, George/Newrez LLC/Asgn
 Bandanza, Arthur P/LSRMF MH Master Participation Trust II/Asgn
 Lucas, Carolyn/Wilmington Savings Fund Society FS B/Asgn
 Beltran, Julian/Amerihome Mortgage Company LLC/Asgn
 Gale, Mercedes/Amerihome Mortgage Company LLC/Asgn
 Unger, Danielle M/Lakeview Loan Servicing LLC/Asgn
 Brown, Yusuf/Wilmington Savings Fund Society FSB/Asgn
 Cruz, Ismael/Wilmington Savings Fund Society FSB/Asgn
 Farmer, James G/Wilmington Savings Fund Society FSB/Asgn
 Dynasty Custom Home Inc/Aastha Homes LLC/ReIm
 Burke, Dennis/MidFirst Bank/Asgn
 Young, Roberta M/Federal Home Loan Mortgage Corporation/Asgn
 Pierson, Ralph/Wilmington Savings Fund Society FSB/Asgn
 Hoyte, Arturo/Mortgage Electronic Registration Systems Inc/Asgn

Maraj, Darren/Newrez LLC/Asgn
 Miezeiwski, Stanley/New Residential Mortgage LLC/
 Asgn
 BlackOak Properties LLC/Wilmington Savings Fund
 Society FSB/Asgn
 DAlessandro, Christopher M/First National Bank of A
 merica/Asgn
 Nationstar Mortgage LLC/Mensing, Luz D/Relm
 Francis, Anita V Wooten/Total Property Solutions LLC
 /Asgn
 Robinson, Sandra M/Newrez LLC/Asgn
 Gashinski, Robert G/Fifth Third Bank National Associ
 ation/Asgn
 Martinez, Louis/Wilmington Savings Fund Society FS
 B/Asgn
 Watson, Howard I/Home Point Financial Corporation/
 Asgn
 Liu, Yungning/CSMC 2018-SP2 Trust/Asgn
 Marshall, Rudene/Nationstar Mortgage LLC/Asgn
 Hall, Linda/Nationstar Mortgage LLC/Asgn
 Dillon, Edward/MEB Loan Trust IV/Asgn
 Cochran, Robert M/United Air Lines Employees Cred-
 it Union/Asgn
 Napier, Renee/Carrington Mortgage Services LLC/
 Asgn
 Lockard, Dale/CIM Trust 2017-7/Asgn
 Prashad, Yvonne L/MEB Loan Trust IV/Asgn
 Williamson, Conroy/Carrington Mortgage Services LL
 C/Asgn
 Yansen, James W/CIM Trust 2017-7/Asgn
 Rivera, Myrna/New Residential Mortgage LLC/Asgn
 Burgess, Vernon Lee/New Residential Mortgage LLC/
 Asgn
 Stanton, Keith/First Guaranty Mortgage Corporation/
 Asgn
 Lenis, Diego/Specialized Loan Servicing LLC/Asgn
 Tsyrunikov, Valentina/Specialized Loan Servicing LL
 C/Asgn
 Martin, Natasha/Newrez LLC/Asgn
 Giordano, Ralph/New Residential Mortgage LLC/
 Asgn
 Hurst, Alison/New Residential Mortgage LLC/Asgn
 Gadsden, Demian K/New Residential Mortgage LLC/
 Asgn
 Conlin, Kenneth J/New Residential Mortgage LLC/
 Asgn
 Buchanan, Melissa/New Residential Mortgage LLC/
 Asgn
 Sinha, Gnanendra S/New Residential Mortgage LLC/
 Asgn
 McDermott, Shane M/New Residential Mortgage LLC/
 Asgn
 OConnor, Davey/New Residential Mortgage LLC/
 Asgn
 Maniscalco, Josephine A/New Residential Mortgage
 LLC/Asgn
 Singh, Harry/New Residential Mortgage LLC/Asgn
 Cambanaos, Elizabeth/New Residential Mortgage LL
 C/Asgn
 Long, Craig D/New Residential Mortgage LLC/Asgn
 Rhynie, Ana Maria/New Residential Mortgage LLC/
 Asgn
 Seerattan, Noel D/New Residential Mortgage LLC/
 Asgn
 Klingel, Jessica M/New Residential Mortgage LLC/
 Asgn
 Rivera, Solis L/New Residential Mortgage LLC/Asgn
 Viera, Olga/New Residential Mortgage LLC/Asgn
 Drake, Andrew Sr/New Residential Mortgage LLC/
 Asgn
 Cleary, Patrick T Jr/New Residential Mortgage LLC/
 Asgn
 Geer, Paul W/New Residential Mortgage LLC/Asgn
 Henry, Sherman D/New Residential Mortgage LLC/
 Asgn
 Motyka, Marcin/New Residential Mortgage LLC/Asgn
 Macias, Hibeth B/New Residential Mortgage LLC/
 Asgn
 Young, Maceo/New Residential Mortgage LLC/Asgn
 Wendt, Ian/Freedom Mortgage Corporation/Asgn
 Kempka, Joseph J/Mortgage Electronic Registration
 Systems Inc/Asgn
 Dubane, Jean Jacques/Mortgage Electronic Registra-
 tion Systems Inc/Asgn
 Lutz, Linda K/Newrez LLC/Asgn
 Stuart, Keith C/Newrez LLC/Asgn
 Lynch, Fenton/Newrez LLC/Asgn
 Ferguson, Paul E/Newrez LLC/Asgn
 Keybank National Association/Plies, Anna T/Relm
 Turner, William C Jr/State Farm Bank F S B/Asgn

**PUBLIC NOTICE
CIVIL ACTION
COURT OF COMMON PLEAS
MONROE COUNTY, PA
CIVIL ACTION-LAW
NO. 2019-09733
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY,
Plaintiff**

**v.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIM-
ING RIGHT, TITLE OR INTEREST FROM OR UNDER
WAYNE G. BAMBINO,
Defendants**

**To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER WAYNE G. BAMBINO Defendant(s), 115 FOX-
FIRE DRIVE UNIT #210 a/k/a 115 FOXFIRE DRIVE
UNIT #203 MOUNT POCONO, PA 18344**

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, 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. 2019-09733, seeking to foreclose the mortgage secured on your property located, 115 FOXFIRE DRIVE UNIT #210, a/k/a 115 FOXFIRE DRIVE, UNIT #203, MOUNT POCONO, PA 18344.

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.

**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 - Feb. 14

**PUBLIC NOTICE
COURT OF COMMON PLEAS
MONROE COUNTY
FORTY THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION -
MORTGAGE FORECLOSURE
NO. 05670 CV 19**

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-80CB, Mortgage Pass-Through Certificates, Series 2005-80CB c/o NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing Plaintiff vs. Fadil Komonaj, Defendant

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

To: Fadil Komonaj, Defendant, whose last known address is 2134 Palisades Drive, Blakeslee, PA 18610.

Your house (real estate) at 2134 Palisades Drive, Blakeslee, PA 18610, is scheduled to be sold at Sheriff's Sale on 4/30/20 at 10:00 AM, Monroe County Courthouse, Stroudsburg, PA.

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price of the bid by calling the Monroe County Sheriff's Office, Real Estate Div. at 570.517.3307. 2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office, Real Estate Div. at 570.517.3307. 4. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 5. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution. 6. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Monroe County Bar Association, Find a Lawyer Program, 913 Main St., Stroudsburg, PA 18360; 570-424-7288; monroebar.org.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE To prevent this Sheriff's sale you must take immediate action: 1. The sale will be cancelled if you pay to the Sheriff's Office the amount of the judgment plus interest, late charges, all costs and reasonable attorneys' fees due. To find out how much you must pay, you may call the Monroe County Sheriff's Office, Real Estate Div. at 570.517.3307. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered.

You may also ask the Court to postpone the sale for good cause. 3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

P - Feb. 8; R - Feb. 14

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
DOCKET NO. 2344 CV 2019**

CCP PROPERTY OWNERS ASSOCIATION SOUTH,
Plaintiff,
vs.

GENNARO PROPERTY MANAGEMENT,
Defendant

TO: GENNARO PROPERTY MANAGEMENT

The plaintiff, CCP Property Owners Association South, has commenced a civil action against you for recovery of dues, fees and assessments which you owe to CCP Property Owners Association South by virtue of your ownership of 176 Ridgeview Circle, East Stroudsburg, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$6,792.67 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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

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

Robert C. Griffin, Esq.
Griffin Alexander, P.C.
415 Route 10, 2nd Floor
Randolph, NJ 07869

PR - Feb. 14

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

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

In Re: **ESTATE OF GERMAINE M. MAZURIK , DECEASED**

Second and Proposed Final Account of Brigid E. Carey, Executrix

ESTATE OF GERMAINE M. MAZURIK , DECEASED

Supplement no. one

Second and Proposed Final Account of Brigid E. Carey, Executrix

ESTATE OF NANCY C. MYERS , DECEASED

Account of Michaelyn R. Myers, Administratrix

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 2nd day of March, 2020, at 9:30 a.m.

All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

GEORGE J. WARDEN
Clerk of Orphans' Court

PR - Feb. 14, Feb. 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Ann V. Scrudato** , late of Cresco, Barret Township, Monroe County, Pennsylvania.

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

Frederick M. Scrudato Jr., Executor
782 White Oak Road
Cresco, PA 18326

MICHELLE F. FARLEY, ESQ.
P.O. Box 222
Cresco, PA 18326

PR - Feb. 14, Feb. 21, Feb. 28

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **Anthony Joseph Calandrino Jr.**, late of Jackson Township, PA (died December 19, 2017).

Letters of Administration of the Estate having been granted to Cecilia Calandrino. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to Cecilia Calandrino or to

Tullio DeLuca
Attorney for the Estate
381 N. Ninth Street
Scranton, PA 18504

PR - Feb. 7, Feb. 14, Feb. 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Benjamin DeLuca** , late of Cresco, Barret 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.

Adrienne DeLuca, Executrix
105 Naomi Lane,
Cresco, PA 18326

MICHELLE F. FARLEY, ESQ.
P.O. Box 222
Cresco, PA 18326

PR - Feb. 7, Feb. 14, Feb. 21

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF BONNITA J. STRUNK a/k/a BONNITA JEAN STRUNK, a/k/a BONNITA STRUNK late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Wendi S. Freeman, Executrix
c/o

Daniel P. Lyons, Esquire
11 North Eighth Street
Stroudsburg, PA 18360

PR - Feb. 7, Feb. 14, Feb. 21

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF BRETT M. LEE, late of Smithfield 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 her 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.

Darlene M. Lee, Administratrix
1803 Fairfield Street
Stroudsburg, PA 18360

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

PR - Feb. 14, Feb. 21, Feb. 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Burnham Dick, late of Cresco, Barrett Township, Monroe County, Pennsylvania.

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

Cindy Ashby-Wallace, Executrix
39 Derwent Drive
Hayes, London England UB4DR

MICHELLE F. FARLEY, ESQ.
P.O. Box 222
Cresco, PA 18326

PR - Feb. 7, Feb. 14, Feb. 21

**PUBLIC NOTICE
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Garfield McIntosh of Monroe County, PA has filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania as of Jan. 24, 2020 an application to do business under the assumed or fictitious name of **Kalkam Transport**, said business to be carried on at 780 Wedgewood Lake Drive, Stroudsburg, PA 18360.

PR - Feb. 14

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF CARLOS CORDOVA, late of Chestnuthill Township, Monroe County, PA, 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.

Alma Cordova, Executrix
c/o

Leeth & Gaglione, LLC
513 Main Street, 2nd Floor
P.O. Box 150
Stroudsburg, PA 18360

PR - Feb. 14, Feb. 21, Feb. 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Carolyn O. Dente, late of Canadensis, Barrett Township, Monroe County, Pennsylvania.

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

Thomas Dente, Executor
519 Big Oak Road
Canadensis, PA 18325

MICHELLE F. FARLEY, ESQ.
P.O. Box 222
Cresco, PA 18326

PR - Feb. 7, Feb. 14, Feb. 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Darolyn Peterson, late of Barrett 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 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.

Roxanne Peterson,
Administratrix
7658 Hemlock Lane
Cresco, PA 18326

Elizabeth Bensinger Weekes, Esq.
Bensinger & Weekes, LLC
529 Sarah Street
Stroudsburg, PA 18360

PR - Jan. 31, Feb. 7, Feb. 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **EMELIA C. DUDSAK**, late of Stroudsburg Borough, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, 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 S. Dudsak, Jr., Executor
592 Quail Ridge Lane
Stroudsburg, PA 18360

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

PR - Feb. 14, Feb. 21, Feb. 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **FRANK J. GIANNOLLA**, a/k/a **FRANK E. GIANNOLLA**, a/k/a **FRANK J. GIANNOLLA JR.**, a/k/a **FRANK J. GIANNOLLA JR.**, deceased, late of Price Township, Monroe County, Pennsylvania.

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

Janet Giannolla, Executrix
c/o

Randall W. Turano, Esquire
802 Monroe Street
Stroudsburg, PA 18360

PR - Feb. 14, Feb. 21, Feb. 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **George F. Campbell** a/k/a **George Campbell**, deceased

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

Kimberly Anne Hoffman and Christine Houlihan,
Co-Executrices
c/o

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

PR - Jan. 31, Feb. 7, Feb. 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **GEORGE O. DIEHL**, a/k/a **GEORGE OSCAR DIEHL**, a/k/a **GEORGE DIEHL**

Late of the Township of Eldred, Monroe County, Pennsylvania

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

David W. Diehl
196 Spruce Street
Lehighton, PA 18235

Harry L. Diehl
P.O. Box 1289
Albrightsville, PA 18210
or to their Attorney:

THOMAS S. NANOVIC, ESQUIRE
NANOVIC LAW OFFICES
57 Broadway, P.O. Box 359
Jim Thorpe, PA 18229-0359

PR - Feb. 7, Feb. 14, Feb. 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **GLENN RYERSON** a/k/a **GLENN ALAN RYERSON**, DECEASED, late of 196 WELLINGTON ROAD, STROUDSBURG, PA 18360, (Died DECEMBER 9, 2019).

Notice is hereby given that Letters Testamentary on the above estate have been granted to KATHLEEN MARION BALLANTINE, Executrix.

All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Dante A. Cancelli, Esquire, 400 Spruce Street, Suite 401, Scranton, Pennsylvania, 18503.

DANTE A. CANCELLI, ESQUIRE

PR - Jan. 31, Feb. 7, Feb. 14

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **Henry L. Eggert**, late of Hamilton 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 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.

Executor:
Leanne Richards
121 Tannery Row
Stroudsburg, PA 18360

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

PR - Jan. 31, Feb. 7, Feb. 14

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **JAMES N. PRICE**, late of Pocono Township, Monroe County, Pennsylvania, deceased.

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

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

Keith D. Price, Co-Executor
2504 Jane Lane
Gilbertsville, PA 19525

Lindsey J. Price, Co-Executor
1798 Pottstown Pike
Glenmoore, PA 19343

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

PR - Feb. 14, Feb. 21, Feb. 28

PUBLIC NOTICE ESTATE NOTICE

Estate of James X. Mason a/k/a James Mason , deceased

Late of Mount Pocono Borough, 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 within the County where notice may be given to Claimant.

Elaine Mason, Executrix
c/o

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

PR - Feb. 14, Feb. 21, Feb. 28

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF JOANNE E. HORN , late of Stroud Township, Monroe County, Pennsylvania, deceased.

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

William Kuczewski, Executor
1369 Kelly Road
Stroudsburg, PA 18360

Lori J. Cerato, Esq.
Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360
570-424-3506

PR - Jan. 31, Feb. 7, Feb. 14

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF JO ANN WIDMER , 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 her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Jackie L. Widmer, Executrix

P.O. Box 1085
East Stroudsburg, PA 18301

Lori J. Cerato, Esq.
Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360
570-424-3506

PR - Feb. 14, Feb. 21, Feb. 28

PUBLIC NOTICE ESTATE NOTICE

Estate of JOHN DAVID LESOINE

Late of Monroe County, 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 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.

Marilyn Lesoine, Administratrix
Michael Lesoine, Administrator
c/o

Christopher S. Brown, Esq.
11 North 8th Street
Stroudsburg, PA 18360

PR - Jan. 31, Feb. 7, Feb. 14

PUBLIC NOTICE ESTATE NOTICE

Estate of John M. Baran, a/k/a John Baran, a/k/a John A. Baran , deceased

Late of Coolbaugh 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 within the County where notice may be given to Claimant.

Nydia Robles, Executrix
c/o

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

PR - Jan. 31, Feb. 7, Feb. 14

PUBLIC NOTICE ESTATE NOTICE

Estate of Jozefa Szynalski , late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

PR - Jan. 31, Feb. 7, Feb. 14

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF LARRY A. KAUTZ, a/k/a LARRY ARTHUR KAUTZ, a/k/a LARRY KAUTZ late of Stroudsburg, Monroe County, Pennsylvania, deceased.

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

Kimberly M. Lyons, Executrix
c/o

Daniel P. Lyons, Esquire
11 North Eighth Street
Stroudsburg, PA 18360

PR - Feb. 7, Feb. 14, Feb. 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lydia A. Bulaon, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Michael Bulaon
1 Dickens Place
Haskell, NJ 07420

PR - Jan. 31, Feb. 7, Feb. 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Marie C. Downs, deceased
Late of Ross 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.

Kathleen DiCioccio, Executrix
c/o

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

PR - Feb. 7, Feb. 14, Feb. 21

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF MARION M. ALLEGER, late of Stroud Township, Monroe County, Pennsylvania, deceased.

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

a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Patricia Adelmann, Executrix
704 Thomas Street
Stroudsburg, PA 18360

Lori J. Cerato, Esq.
Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360
570-424-3506

PR - Feb. 14, Feb. 21, Feb. 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mark J. Horvath, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, deceased.

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

Paula Horvath Yoo
3206 S. Front St.
Whitehall, PA 18052

PR - Feb. 7, Feb. 14, Feb. 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Norma I. Carroll a/k/a Norma I. Roman, deceased

Late of Price 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.

Edward J. Carroll, Administrator
c/o

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

PR - Feb. 14, Feb. 21, Feb. 28

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF RAY M. SINGER, 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 their attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Alan R. Singer, co-Executor
121 Carbon St.
Easton, PA 18045

DeAnn M. Harris, co-Executor
130 Edward Smith Blvd.

East Stroudsburg, PA 18302

Lori J. Cerato, Esq.
Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360
570-424-3506

PR - Feb. 14, Feb. 21, Feb. 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **RONALD J. SCHRAEDER**, a/k/a **RONALD JOSEPH SCHRAEDER**,
Late of the Borough of Stroudsburg, County of Monroe
Commonwealth of Pennsylvania, Deceased
Letters Testamentary in the above named estate having been granted to the undersigned; all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County, 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 SCHRAEDER, Executor
1910 Wallace St.
Stroudsburg, PA 18360
OR TO:

CRAMER, SWETZ, McMANUS & JORDAN, P.C.
Attorneys at Law
By: **F. Andrew Wolf, Esquire**
711 Sarah Street
Stroudsburg, PA 18360

PR - Jan. 31, Feb. 7, Feb. 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **ROSEMARIE BERARDI**,
a/k/a **ROSE MARIE BERARDI**,
a/k/a **ROSE BERARDI**, late of Smithfield 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 them to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Courts of Common Pleas of the Forty-Third Judicial District, 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.
Bianca L. Berardi, Administratrix
P.O. Box 141706
Coral Gables, FL 33114
OR TO:

WEITZMANN, WEITZMANN & HUFFMAN, LLC
By: **Gretchen Marsh Weitzmann, Esquire**
700 Monroe Street
Stroudsburg, PA 18360

PR - Jan. 31, Feb. 7, Feb. 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Sarah A. Jones**, late of Township of Ross, County of Monroe, and State of Pennsylvania.
WHEREAS, Letters Testamentary in the above-named Estate have been granted to the undersigned, all persons indebted to the said Estate are requested to make immediate payment and those having claims or demands to present the same without delay to:
Douglas M. Metz
5 Garr Road
Easton, PA 18040
or

Keene Jabbour, Attorney
701 Washington Street
Easton, PA 18042

PR - Jan. 31, Feb. 2, Feb. 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **William Christman**, Deceased
Letters of Administration on the Estate of William Christmas, late of the Township of Hamilton, Monroe County, Pennsylvania, who died on July 29, 2018, having been granted to Wayne Peterson, all persons indebted to the Estate are requested to make payment, and those having claims to present same without delay, to:
Wayne Peterson, Administrator
c/o

John L. Dewitsky, Jr., Esq.
41 N. 7th St.
Stroudsburg, PA 18360
(570) 424-0300

PR - Jan. 31, Feb. 7, Feb. 14

**PUBLIC NOTICE
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on Sept. 25, 2019.

The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **Widmer Enterprises Inc.**

PR - Feb. 14

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

**Term No. 7955CV2019
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

NATIONSTAR MORTGAGE LLC
D/B/A **MR. COOPER**
Plaintiff

vs.

DEBORA J. TAMRAZ and MICHAEL J. TAMRAZ
Mortgagor and Real Owner
Defendant

TO DEBORA J. TAMRAZ and MICHAEL J. TAMRAZ, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 6 Krystal Court Saylorburg, PA 18353.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, has 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. 7955CV2019 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 6 Krystal Court Saylorburg, PA 18353 whereupon your property will be sold by the Sheriff of Monroe.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after 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 claim in the Complaint of 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 LAW-

YER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, 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

570-424-7288

Michael T. McKeever

Attorney for Plaintiff

KML Law Group, P.C., PC

Suite 5000

BNY Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-627-1322

PR - Feb. 14

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS
Monroe COUNTY
CIVIL ACTION - LAW
ACTION OF**

MORTGAGE FORECLOSURE

Term No. 8469CV2019

NOTICE OF ACTION IN

MORTGAGE FORECLOSURE

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

vs.

KINA NICOLE HERNANDEZ as Executrix of the Estate of Irma Hernandez Deceased
Mortgagor and Real Owner

Defendant

TO KINA NICOLE HERNANDEZ as Executrix of the Estate of Irma Hernandez Deceased, MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 146 Pugsley Avenue, Apt 1A, Bronx, NY 10473.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP**, has 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. 8469CV2019 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1009 Lindbergh Avenue F/K/A 1021 Lindbergh Avenue Stroudsburg, PA 18360 whereupon your property will be sold by the Sheriff of Monroe.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after 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 claim in the Complaint of 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 OR CANNOT AFFORD ONE, 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

570-424-7288

Michael T. McKeever

Attorney for Plaintiff

KML Law Group, P.C., PC

Suite 5000

BNY Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-627-1322

PR - Feb. 14

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

Term No. 8641CV2019

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

PNC BANK, NATIONAL ASSOCIATION
Plaintiff

vs.

The Unknown Heirs of Larry W. Grabinski, Deceased Mortgagor and Real Owner
Defendant

TO The Unknown Heirs of Larry W. Grabinski Deceased, MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 1907 Johns Road Effort, PA 18330.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff **PNC BANK, NATIONAL ASSOCIATION**, has 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. 8641CV2019 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1907 Johns Road Effort, PA 18330 whereupon your property will be sold by the Sheriff of Monroe.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after 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 claim in the Complaint of 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 OR CANNOT AFFORD ONE, 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

570-424-7288

Michael T. McKeever

Attorney for Plaintiff

KML Law Group, P.C., PC

Suite 5000

BNY Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-627-1322

PR - Feb. 14

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION
19-013453 CM2**

Wells Fargo Bank, N.A.

Plaintiff(s),

vs.

Summer Malepeai, as believed Heir and/or Administrator to the Estate of Sean D. McCauley, a/k/a Sean David McCauley; Unknown Heirs and/or Administrators of the Estate of Sean D. McCauley, a/k/a Sean David McCauley
Defendants.

Case No.: 2019-03235

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

TO: Unknown Heirs and/or Administrators of the Estate of Sean D. McCauley, a/k/a Sean David McCauley, 414 Long Road, Canadensis, PA 18325

Your house (real estate) at 414 Long Road, Canadensis, PA 18325 is scheduled to be sold at Sheriff's Sale on **May 28, 2020 at 10 AM** in Monroe County Courthouse Annex, Stroudsburg, Pennsylvania to enforce the judgment of \$205,303.73 obtained by the judgment creditor against you.

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price of the bid by calling the Monroe County Sheriff's Office, Real Estate Division at (570) 517-3309.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office, Real Estate Division at (570) 517-3309.

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

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

ance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

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

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

Lawyer Referral Service

Monroe County Bar Association

Find A Lawyer Program

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Stroudsburg, PA 18360

(570) 424-7288

monroebar.org

PR - Feb. 14

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
CIVIL ACTION**

Wells Fargo Bank, N.A.

Plaintiff(s),

vs.

Barbara O'Neill Simpson, as Executor to the Estate of Esteban E. Williams
Defendant.

Case No.: 2019-04047

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

TO: Barbara O'Neill Simpson, as Executor to the Estate of Esteban E. Williams
5584 Seven Nations Drive
a/k/a 1012 Seven Nations Drive
and

c/o Marshall Cruz

14 Woods Road

East Stroudsburg, PA 18301

Your house (real estate) at 5584 Seven Nations Drive, AKA 1012 Seven Nations Drive, Tobyhanna, PA 18466 is scheduled to be sold at Sheriff's Sale on **May 28, 2020 at 10:00 AM** in Monroe County Courthouse Annex, Stroudsburg, Pennsylvania to enforce the judgment of \$160,635.59 obtained by the judgment creditor against you.

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price of the bid by calling the Monroe County Sheriff's Office, Real Estate Division at (570) 517-3309.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office, Real Estate Division at (570) 517-3309.

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

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

are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

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

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

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PR - Feb. 14

PUBLIC NOTICE NON-PROFIT INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on the January 25, 2020 with respect to the proposed nonprofit corporation, **MakeBenProud Corp.**,

which will be incorporated under the Nonprofit Corporation Law of 1988.

A brief purpose or purposes for which said corporation is organized is: reduce greenhouse gas by running and promoting website for environmental education of homeowners.

PR - Feb. 14

PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 2019-06643

WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION

vs.

GAIL PHILLIPS

NOTICE TO: GAIL PHILLIPS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 1464 Indian Mountain Lakes, a/k/a 349 Mountain Road, Albrightsville, PA 18210-7708

Being in Tunkhannock Township, County of Monroe, Commonwealth of Pennsylvania,

TAX CODE: 20/8A/1/123

TAX PIN: 20631120824340

Improvements consist of residential property.

Sold as the property of **GAIL PHILLIPS**

Your house (real estate) at 1464 Indian Mountain Lakes, a/k/a 349 Mountain Road, Albrightsville, PA 18210-7708 is scheduled to be sold at the Sheriff's Sale on **05/28/2020 at 10:00 AM**, at the **MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115**, to enforce the Court Judgment of \$85,932.77 obtained by, **WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION** (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - Feb. 14

PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA NO. 2019-07518

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3

vs.

BEVERLY DENIS PAYTON, IN HER CAPACITY AS HEIR OF JANIE WOODS, DECEASED AND IN HER CAPACITY AS HEIR OF DWAYNE HAZEL WOODS, DECEASED AND IN HER CAPACITY AS HEIR OF DEXTER W. WOODS, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANIE WOODS, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DWAYNE HAZEL WOODS, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEXTER W. WOODS, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANIE WOODS, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DWAYNE HAZEL WOODS, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEXTER W. WOODS, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 5429 Ridgefield Drive, Tobyhanna, PA 18466-3128

Being in Coolbaugh Township, County of Monroe, Commonwealth of Pennsylvania,

TAX CODE: 3/9A/1/356

TAX PIN: 03635816831714

Improvements consist of residential property.

Sold as the property of **BEVERLY DENIS PAYTON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANIE WOODS, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DWAYNE HAZEL WOODS, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEXTER W. WOODS, DECEASED**

Your house (real estate) at 5429 RIDGEFIELD DRIVE, TOBYHANNA, PA 18466-3128 is scheduled to be sold at the Sheriff's Sale on **05/28/2020 at 10:00 AM**, at the **MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115**, to enforce the Court Judgment of \$61,934.01 obtained by, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3** (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - Feb. 14



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