

# Monroe Legal Reporter

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

**Vol. LXIX**

**Stroudsburg, PA, October 4, 2024**

**No. 40**

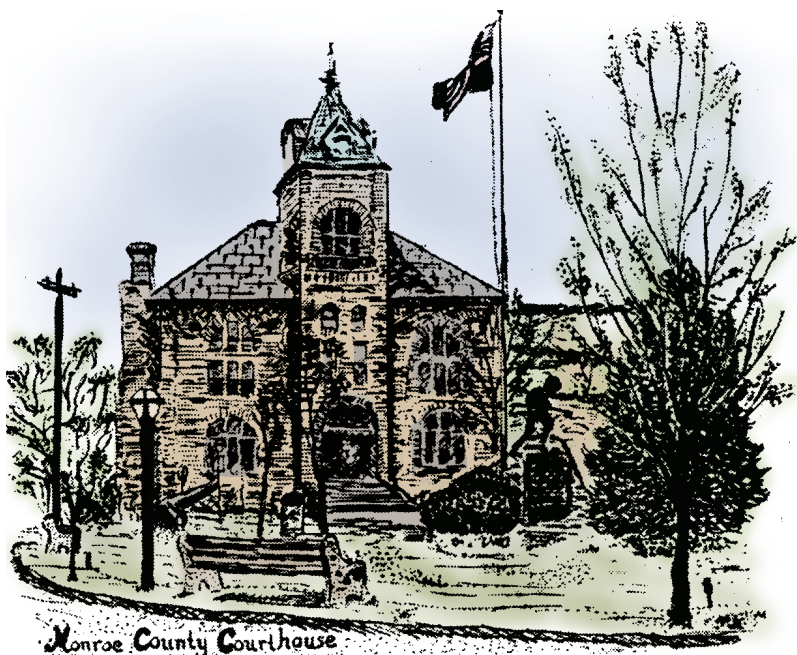
THE BENCH: Hon. Margherita Patti Worthington, President Judge; Hon. Arthur L. Zulick; Hon. Jonathan Mark;  
Hon. Jennifer H. Sibum; Hon. Stephen M. Higgins; Hon. David J. Williamson; Hon. C. Daniel Higgins, Jr.

**Todd W. Weitzmann, Editor**

**Noelle Wilkinson, Assistant Editor**

913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



*Monroe County Courthouse*

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.*

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**by: MONROE COUNTY BAR ASSOCIATION**

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## **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.

## OCTOBER 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	1 8:30 Jury Selection 11:45 PFA Ex Parte 3:30 PFA Ex Parte	2 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	3 11:45 PFA Ex Parte 3:30 PFA Ex Parte	4 9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Bench Bar	5
6	7 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Present Accounts	8 9:00 Sentencing 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last Day to File Accounts	9 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure	10 8:30 Final Call 9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	11 8:30 Arraignments 11:45 PFA Ex Parte 1:00 Bench Warrants 1:00 Plea/Sent/PTC/Omnibus 3:30 PFA Ex Parte	12
13	14 HOLIDAY Columbus Day	15 8:30 Jury Selection 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Mortgage Foreclosure	16 9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	17 9:30 Sentencing 9:00 Summary Court 9:00 Juvenile Court 11:45 PFA Ex Parte 1:30 License Susp. Appeals 3:30 PFA Ex Parte Mortgage Foreclosure	18 9:00 Juvenile Call 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Juvenile Dispositions 3:30 PFA Ex Parte	19
20	21 8:30 PFA 9:00 Cost Contempt/Violations 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	22 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	23 9:30 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	24 9:00 & 1:00 Support Rules 9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	25 8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	26
27	28 8:30 Arraignments 8:30 PFA 11:45 PFA Ex Parte 1:00 Plea/Sent/PTC/Omnibus 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing	29 8:30 Jury Selection 11:45 PFA Ex Parte 3:30 PFA Ex Parte	30 9:00 Juvenile Review 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	31 10:00 Sheriff Sales 11:45 PFA Ex Parte 3:30 PFA Ex Parte		

**2024 MCBA Event Calendar****OCTOBER**

- 5 Pardons and Expungements Clinic  
9:00 AM – 3:00 PM – MCBA
- 7 Nominating Committee Meeting  
12:00 PM – MCBA and Zoom
- 8 Diversity Committee Meeting  
12:00 PM – MCBA and Zoom
- 10 YLD Book Club  
12:00 PM – MCBA and Zoom
- 11 MCBF Trustees Meeting  
12:00 PM – MCBA and Zoom
- 14 Monroe County Court and MCBA Closed

For any additional information on the events  
listed above, please call the **MCBA at**

**570.424.7288,**

**or Email: [info2@monroebar.org](mailto:info2@monroebar.org). or**

**Check the Website: [www.monroebar.org](http://www.monroebar.org)**

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(570) 517-3009  
FAX (570) 517-3866

Cori Doughty  
District Court Administrator

Jessica L. Spencer, Esq.  
Deputy Court Administrator

Ellen DeMaio  
Deputy Court Administrator—Special Courts

Kelly Koehler  
Deputy Court Administrator

August 16, 2024

### **ACCEPTING LETTERS OF INTEREST**

The 43<sup>rd</sup> Judicial District, Court of Common Pleas, is accepting letters of interest for three separate appointments as a quasi-judicial officers. The appointments are for one custody conciliator and two juvenile delinquency hearing officers. Appointees are not employees of the 43<sup>rd</sup> Judicial District but rather are appointed by the President Judge to serve a one-year term, revocable or renewable at the discretion of the Court. All appointments receive guidance from the President Judge or her/his designee.

#### **Custody Conciliator**

This appointment primarily serves within the Custody Department. Responsibilities include, but are not limited to, meeting with parties to custody disputes via ACT or in person, attempting to facilitate resolution through the use of conflict resolution and mediation skills, and using the Court's case management system and Microsoft Word to review proposed recommendations and orders to the Court.

#### **Juvenile Delinquency Hearing Officer**

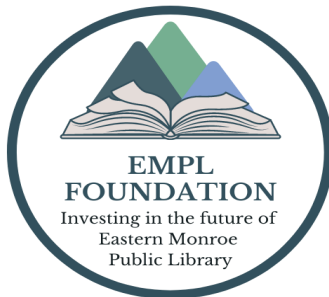
This position primarily serves within the Juvenile Division. Responsibilities include, but are not limited to, presiding over the adjudication and review of juvenile delinquency matters, utilizing the principles of balanced and restorative justice to recommend resolution, and using the Court's case management systems to review proposed recommendations and orders to the Court.

#### **Preferred Qualifications**

An individual seeking appointment to any position must be a member in good standing of the Pennsylvania Bar and possess a minimum of three (3) years of experience in a related practice area. Those individuals interested in the Custody Conciliator appointment must also complete or have completed forty (40) hours of mediation training and provide a certificate of completion. All appointees must complete a criminal records check and a Pennsylvania Child Abuse History Clearance check.

Interested individuals are encouraged to review Pa.R.C.P. 1920.52(a)(4) and 1915.4-3(a) related to the practice of law while serving in a court-appointed position. All appointees must comply with this rule to the extent it is applicable to the position. All appointees must show proof of professional liability insurance.

**Letters of interest should be sent, along with a current resume, to Cori Doughty, District Court Administrator, at the address listed above or via email at [cdoughty@monroepacourts.us](mailto:cdoughty@monroepacourts.us).**



Are your clients looking to leave a lasting legacy? The EMPL Foundation is a 501(c)3 non-profit organization that provides supplemental support to the Eastern Monroe Public Library's annual tax-based funding.

Incorporated in 1995, the EMPL foundation has been supporting and serving Eastern Monroe Public Library for over 25 years, which includes the Hughes Library, the Library of the Smithfields, Pocono Township Library, and EMPL's bookmobile. The Foundation invests with professional fund managers, which are under the direction of the Foundation's Board of Directors.

Through private fundraising, the Foundation helps to ensure that the Eastern Monroe Public Library is able to best meet the current and future needs of our community.

Our Foundation Gift Acceptance Policy is available on-line at the Eastern Monroe Public Library web page: [www.monroepl.org](http://www.monroepl.org), under the EMPL Foundation **tab**. Contact the Foundation directly with any questions at [emplfoundation@gmail.com](mailto:emplfoundation@gmail.com)



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**CIVIL COMPLAINTS**  
**WRIT OF SUMMONS**  
**REAL PROPERTY**

006230-CV-2024 Cherie Podolek; Michael Robert Podolek V John Doe - Real Property - Ejectment  
 006264-CV-2024 Mountain Edge Village Community Association V Kevin A Fabiano Khalid Mashriqi - Real Property - Ejectment  
 006277-CV-2024 James Martin; William Snyder V Jennifer Gricko - Real Property - Ejectment  
 006127-CV-2024 AmeriSave Mortgage Corporation V Stephen A. Labar - Real Property - Mortgage Foreclosure: Residential  
 006140-CV-2024 U.S. Bank National Association, As Trustee, For Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EFC2, V Ann M. Hill aka Ann Hill Rod D. Hill aka Rod Hill - Real Property - Mortgage Foreclosure: Residential  
 006143-CV-2024 Servbank, SB V Renean Gamble - Real Property - Mortgage Foreclosure: Residential  
 006148-CV-2024 Series 2021-R2 U.S. Bank Trust Company, National Association, As Trustee, As Successor-In-Interest To U.S. Bank National Association, Not In Its Individual Capacity But Solely As Indenture Trustee, For The Holders of the CIM Trust 2021-R2, Mortgage-Backed Notes, V Jacinta M McCombie Reginald Cates; United States Of America - Real Property - Mortgage Foreclosure: Residential  
 006149-CV-2024 PNC BANK, NATIONAL ASSOCIATION V Daniel Thomas Sperling Lisa Jo Shuman - Real Property - Mortgage Foreclosure: Residential  
 006302-CV-2024 U.S. Bank National Association, As Trustee, For The C-Bass Mortgage Loan Asset Backed Certificates, Series 2007-RPI V Leslie Jacobson Paul Jacobson a/k/a Paul F. Jacobson - Real Property - Mortgage Foreclosure: Residential  
 006314-CV-2024 Pentagon Federal Credit Union V Nancy Mae Dotter Aka Nancy Dotter Aka Nancy M Dotter; Raymond M. Dotter - Real Property - Mortgage Foreclosure: Residential  
 006317-CV-2024 Wells Fargo Bank, N.A. V Tysha Moon Tyson Moon - Real Property - Mortgage Foreclosure: Residential  
 006139-CV-2024 Christopher Daniel Wautel V April Yaeger aka April Yeager nka April Maresca - Real Property - Real Property: Other  
 006187-CV-2024 Falling Creek, LLC V Moses Foster Salvanita Foster - Real Property - Real Property: Other  
 006274-CV-2024 Tymar Holdings LLC V Monroe County Board of Assessment - Real Property - Real Property: Other

006304-CV-2024 Michael Schimpf V Citizens Bank, N.A.; Safeguard Properties, LLC - Real Property - Real Property: Other  
 006229-CV-2024 Nationstar Mortgage LLC V Elisa Holdings LLC Elizabeth Shewdat - Real Property - Mortgage Foreclosure: Commercial  
 006284-CV-2024 Heracles Agency Services, LLC; Mountain Edge Village Community Association V Meher Real Estate Investments, LLC - Real Property - Mortgage Foreclosure: Commercial

**MECHANICS AGREEMENTS**

**CONTRACT**

**CONTRACT EMPLOYMENT DISPUTE**

**CONTRACT-DEBT COLLECTION-CREDIT CARD**

006122-CV-2024 Discover Bank V Amy Hull - Contract - Debt Collection: Credit Card  
 006132-CV-2024 Bank of America NA V Berkis Beddoe - Contract - Debt Collection: Credit Card  
 006142-CV-2024 American Express National Bank V Lawton Auto Hauling LLC Sharrieff Lawton - Contract - Debt Collection: Credit Card  
 006146-CV-2024 Spring Oaks Capital, SPV, LLC V Margot C Schwenk - Contract - Debt Collection: Credit Card  
 006147-CV-2024 Bank of America, N.A V Stanley Shelton Murray - Contract - Debt Collection: Credit Card  
 006162-CV-2024 Frankie Brea LM General Insurance Company Individually and as Subrogee on Behalf of Frankie Brea V River Johnson - Contract - Debt Collection: Credit Card  
 006193-CV-2024 Barclays Bank Delaware V Sharleen Ayala - Contract - Debt Collection: Credit Card  
 006208-CV-2024 Discover Bank V Bryan Rupp - Contract - Debt Collection: Credit Card  
 006223-CV-2024 Bank of America, N.A. V Paul Bonaddio - Contract - Debt Collection: Credit Card  
 006226-CV-2024 Bank of America, N.A. V Muhammad Shabazz - Contract - Debt Collection: Credit Card  
 006232-CV-2024 Cavalry SPV I LLC V Cyranne Rattansingh - Contract - Debt Collection: Credit Card  
 006235-CV-2024 Cavalry SPV I LLC V Kareem A Robinson - Contract - Debt Collection: Credit Card  
 006236-CV-2024 Cavalry SPV I LLC V Nicholas Heckman - Contract - Debt Collection: Credit Card  
 006237-CV-2024 Cavalry SPV I LLC V Johnny Hines - Contract - Debt Collection: Credit Card  
 006238-CV-2024 Cavalry SPV I LLC V Michael LevinE - Contract - Debt Collection: Credit Card  
 006305-CV-2024 Discover Bank V Christopher Voelkl - Contract - Debt Collection: Credit Card



006306-CV-2024 Discover Bank V Bruno C. Hennings - Contract - Debt Collection: Credit Card  
 006311-CV-2024 Discover Bank V Nicholas Ramos - Contract - Debt Collection: Credit Card  
 006312-CV-2024 Discover Bank V Andre Marshall - Contract - Debt Collection: Credit Card  
 006313-CV-2024 Citibank, N.A. V Victoria Negra - Contract - Debt Collection: Credit Card  
 006318-CV-2024 Discover Bank V Neil Smiley - Contract - Debt Collection: Credit Card

#### **CONTRACT-DEBT COLLECTION-OTHER**

006144-CV-2024 Spring Oaks Capital SPV, LLC V Howard Dingle - Contract - Debt Collection: Other  
 006145-CV-2024 Spring Oaks Capital, SPV, LLC V Karven Laurent - Contract - Debt Collection: Other  
 006283-CV-2024 Credit Corp Solutions, INC. V Dillion Dunne Steven J. Dunne - Contract - Debt Collection: Other  
 006285-CV-2024 Portfolio Recovery Associates, LLC V Geraldine Jean - Contract - Debt Collection: Other

#### **TORT**

006119-CV-2024 Ana Mordan Sosa; Daniel G Pena Casado Dayamil Mordan Sosa V CMV Plates, Inc.; John Doe 1-3 John Doe Corp 1-3 MK Xpress, Inc. Shejad Singh - Tort - Motor Vehicle  
 006120-CV-2024 Nancy Kelly V Analisse Olivera Elvin Olivera Mirelda Olivera - Tort - Motor Vehicle  
 006174-CV-2024 Jill L Maxwell Mark D Maxwell V Glenda Otero Javier L Otero Javier R Otero - Tort - Motor Vehicle  
 006300-CV-2024 Jennifer Aleman V Wendy Bochicchio - Tort - Motor Vehicle  
 006301-CV-2024 Mercedes Artis V ABC Co. 1-10 (fictitiously named) Button Oil Co., INC. JOHN DOE 1-10 (fictitiously named); ROBERT MOSNE - Tort - Motor Vehicle  
 006308-CV-2024 Elmer Bautista Jessica Bautista; Collin Waas V David Santos; Rebecca Santos - Tort - Motor Vehicle  
 006172-CV-2024 Progressive Direct Ins. Co. a/s/o Marisela Gonzalez Alfonseca; Daniel G Pena Casado Dayamil Mordan Sosa V Alanna Larue; John Doe 1-3 John Doe Corp 1-3 MK Xpress, Inc. Shejad Singh - Tort - Tort: Other

#### **PREMISES LIABILITY**

#### **PETITION**

#### **MASS TORT**

#### **PROFESSIONAL LIABILITY**

#### **MISCELLANEOUS**

006134-CV-2024 United States of America V Joseph Cammarata - Miscellaneous - Civil Miscellaneous: Other

006197-CV-2024 Dodge Dart Custom LH41C5F182622 Ruth Hickey V - Miscellaneous - Civil Miscellaneous: Other  
 006258-CV-2024 FRC Properties, LLC V Tyler Guth - Miscellaneous - Civil Miscellaneous: Other - \$5,049.36  
 006276-CV-2024 NBT Bank, N.A.; Midland Credit Management, Inc. V Charles C Dinkel - Miscellaneous - Civil Miscellaneous: Other - \$9,888.46  
 006121-CV-2024 Erik Woronowicz Tabatha Raby V Candice Bustos - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title  
 006129-CV-2024 Jayne Lips (IECIB392542808028) V - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title  
 006251-CV-2024 2018 Infiniti Q50 JN1EV7AR5JM438619 Fitzroy Zavion Walters, Jr V - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title  
 006278-CV-2024 2004 Ford Explorer Vin 1FMZU73K34UA93480 Eli Calero; NBT Bank, N.A.; Midland Credit Management, Inc. V - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title

#### **WRIT OF EXECUTION**

#### **DEEDS**

#### **GRANTOR/GRANTEE**

Lynch, Andrew P/Stoltzfoos, Henry K Valentine, Rosemary C/Singer, Rosemary C Yeagle, Taylor J/Kalar, Kivanc Susan L Beck Living Trust/White Rock Title LLC White, Margaret Ann/Pitts, Brett Aghayev, Namig/Kunkel, Victoria Ruiz, Steven A/Godoy, Franco A Silva Wacker, Robert J Est/Albarran, Hector A Hochwind, William/Meek, Walter J Belalcazar, German/Radhay, Rosemarie Randis, Thomas A/Shohid, Romana Zameen Real Estate LLC/Maciaszek, Marzena Malgorzata Anderson, Scott G/Piulachs, Ferran Valldosera Delong, Ryan L/Weber, Daron Ramins, Mark D/Ramins, Todd G Miller, Romaine A/Commonwealth of Pennsylvania Hemphill, Sharyn Ann Est/Cunningham, Monique Monaghan, Larry S/Delacruz, Ljuba King, Joan A/Ellis, James Connolly, Laura L/Cerasia, Lisa Savvyshsee Investments LLC/Peak 2 LLC Baumbach, Lyudmila/Baumbach, Lyudmila Stofa, Elizabeth A/Champagnie, Kellie Castro, Oscar Angarita/Utalishvili, Daviti Fealy, Thomas B Est/Fealy, Elizabeth F Noble-Wright, Stefanie/Telesky, Trissa Cornell, Randy/TBY PA Com LLC Reynolds, Edward/Reynolds, Edward Plotino, Joanne A/ & M Acquisitions LLC



White, Richard M/Hadfield, James Barry  
 Gardner, Thomas Michael Jr/Roman, Serafin  
 Slaby, Leszek/Janeczko, Irena  
 Rodriguez, Olga I/Shiko, Donald L III  
 Dorjee, Sonam/Krol, Tommy  
 Bernstein, Keri/Zhang, Min  
 Goosebear Properties LLC/Krier, William  
 Duke, John A Jr/Ridgeview LLC  
 Zylinski, Stanislaw/Arzola, Eric  
 Knudsen, Stephen/Baffi, Tula  
 Raub, Michael A/Knudsen, Stephen  
 Fuller, Andrea D/Nicholson, Nanette  
 Oreilly, Philip A/Booth, Brett Stockard  
 Choina, Emilia/Brun, Jasmine  
 Altemose, Larue F/Altemose, Larue F  
 Coco, Jamie/Coco, Jamie  
 Grisin, Scott/Grisin, Scott  
 Hall, Norbert L/Bailey, Timothy  
 Palumbo, Michael J/Palumbo, Michael J Jr  
 White, Margaret Ann/Pitts, Brett Andrew  
 M & M Realty Partners LP/M & M Realty  
 Partners LP  
 Campbell, Mervyn E/Titkov, Igor  
 Colakyan, Garbis/Reed, Melissa  
 Malone, Margaret/Club Exploria LLC  
 Walton, Sandra/Club Exploria LLC  
 Banhardt, Sandra S/Club Exploria LLC  
 Rock, Owen E/Club Exploria LLC  
 Costello, Kenneth M/Club Exploria LLC  
 Wang, Susan/Club Exploria LLC  
 Maat, Vincent Jr Est/Recanati, Stacey  
 Moore, Charity U Marie/Riehl, Robert J  
 Kostovski, Katherine/Kostovski, Katherine  
 Smith, T David Est/Cottee, Dawn  
 Campbell, David/Hofmann, Jennifer  
 Z and A Properties LLC/SK Trust  
 Diamantos, Debra/Johnson, Hibatallah  
 Thomas Lindsey Small and Maxine Seifert Joint  
 Revocable Trust/Maguire, Henry C  
 New Vision Estates LLC/Almontaser, Adil  
 Mosad  
 Diver, Michael J/Remollino, Justin  
 Mccoy, Patricia/Tsybikov, Dugar  
 Buck Hill Falls Company/Walinchus, Robert E  
 Aim Gold Homes LLC/Sheerin, Joseph  
 Wehe, Doris/Leblond, Nancy  
 Valle, Maria Louise/Pearce, Jason R  
 Wilmot, Louise/Wilmot, Louise  
 Lopes, Curt D/Lameo, Joseph  
 Smith, Steven/Durbin, Brendan  
 Kemly, Tonya J/Wessner, Tonya J  
 Lyzenga, Debra J/Lyzenga, William J  
 Jimenez, Crismarlyn/Jimenez, Crismarlyn  
 Haufmann, Jeffrey/Brosnan, Denise  
 Sorbara-Marino, Donna/Donna Sorbara  
 Marino Revocable Trust  
 Murman, Kelly M/Murman, Kelly M  
 Lancho, Maria Isabel Chavez/Lancho, Maria  
 Isabel Chavez  
 Friedman, Lev/Friedman, Constantin  
 Chanaca, Jane/Grego, Thomas  
 Behrens, Ursula Est/Bebenek, Peter Krzysztof  
 Nagy, Bronislawa Bonczek/Bonczek, Richard

Astacio, Randy/Matos, Erick Guerrero  
 Condon, Robin W/Daniel Jerome Condon III  
 and Robin Weatherley Condon Trust  
 Reynolds, George/Gajadhar, Estherleen  
 Kessel, Gary/Kessel, Gary  
 Lassalle, Santa/Taylor, Jessica  
 Lechene, Fred W/Arocha, George  
 Gonzalez, Luis A Jr/Rapp, Josh  
 Pritchard, Thomas/Catherine E Nardone  
 Revocable Trust  
 New Day Storage LLC/New Day Storage LLC  
 Larsen, Margaret/Kennedy, Carol  
 Gubish, Richard/Maw, Garmani Lu  
 Shamp, Cynthia/Latone, Tonya  
 Delia, Matthew/Roselli, Timothy M  
 Kearns, John R/Braganza, William Ceasar  
 Brockwell, Benjamin G/Lupo, John M  
 Kresge, Phyllis J Est/Brady, William P  
 Lui, Nim Chi/Skursky, Michael D  
 Livshits, Grigory/Kayzerman, Diana  
 EB Anderson Holdings LLC/Carr, Michael B  
 Padiermos, Romel M/Martinez, Dante S  
 Konits, Leslie/Konits, Leslie  
 Ambrosino, Susana/Okie, Andrew Joseph

#### **DIVORCE**

006124-CV-2024 Marlene Ramos-Texidor V  
 Luis Texidor - Divorce - Divorce with 1 Count  
 006131-CV-2024 Doreene Monkowski V Eric  
 Gonzalez - Divorce - Divorce with 1 Count  
 006133-CV-2024 Kelly Sasso V Timothy Sasso -  
 Divorce - Divorce with 1 Count  
 006137-CV-2024 Raquel Gabrielle Jusino V  
 Kenjjay Malik Jusino - Divorce - Divorce with 1  
 Count  
 006138-CV-2024 Sonja Breithaupt-Pipolo V  
 William C Pipolo - Divorce - Divorce with 1  
 Count  
 006165-CV-2024 Paul Rittenhouse; Carlos  
 Barbosa V Bridgette Cortes - Divorce - Divorce  
 with 1 Count  
 006151-CV-2024 Harmeet Singh Sandhu V  
 Sukhpal Kaur - Divorce - Divorce with 3 Counts  
 006271-CV-2024 Ricardo Cardona V Lydia  
 Cardona - Divorce - Divorce with 3 Counts  
 006159-CV-2024 Nicole Hayes V David  
 Perticari - Divorce - Divorce with 5 Counts

#### **SUPPORT**

006130-CV-2024 Holly Conklin V Angel Collado  
 - Support - Support  
 006141-CV-2024 Ashley A Bravo V Dane M  
 King - Support - Support  
 006190-CV-2024 Kelly Sasso V Timothy Sasso -  
 Support - Support  
 006210-CV-2024 Cereta Webb V Keenen  
 Townes - Support - Support  
 006212-CV-2024 Jenafer M. Hagn V Randy  
 Boone - Support - Support  
 006228-CV-2024 Samantha Jackson V Arion  
 Moreno - Support - Support  
 006252-CV-2024 Adrienne M Donato V James  
 L Schwin - Support - Support

006256-CV-2024 Charlisha Foster V Joseph Pizzolo - Support - Support  
 006262-CV-2024 Collin Waas V Amber Mcalister - Support - Support  
 006266-CV-2024 Monroe County Children and Youth Services V Deon Alexander - Support - Support  
 006268-CV-2024 Monroe County Children and Youth Services V Lyeshia Alexander - Support - Support  
 006269-CV-2024 Justin Boswell V Faith Adams - Support - Support  
 006275-CV-2024 Devon Martin V Deirdra Keys - Support - Support  
 006320-CV-2024 Russell Joseph Delsole V Lori A Delsole - Support - Support

#### **CUSTODY AND VISITATION**

006135-CV-2024 Kelly Sasso V Timothy Sasso - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 006152-CV-2024 Dana Hangley V Jason Hangley - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 006188-CV-2024 Tray Phillips V Naomi Phillips - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 006214-CV-2024 Carlos Barbosa V Aaliyah Hardiman - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 006273-CV-2024 Jade Bonet V Marquise Lake - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 006286-CV-2024 Joseph Giampetro V Kaila Callahan - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 006298-CV-2024 Kaitlin A. Gearhart V Harvey R. Jennings, III - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 006315-CV-2024 Jason Baptist V Jaquiline Baptist - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 006168-CV-2024 Patricia Hamilton V James Curtis Marissa Turner; Timothy Sasso - Custody - Grandparent/Third Party Complaint for Custody/Partial Custody/Shared Custody/Visitation

#### **PLAINTIFF V DEFENDANT**

##### **JUDGMENTS**

##### **DEFAULT JUDGMENT**

##### **PRAECIPE FOR JUDGMENT**

006173-CV-2024 Alyssa L Gonzalez V William Dimola - Judgment - Transfer Judgment - \$3,954.40

#### **JUDGMENT ON TRANSCRIPT**

006153-CV-2024 A Pocono Country Place, POA V Howard I. Watson - Judgment - Judgment / Transcript - \$3,503.10  
 006155-CV-2024 LVNV Funding LLC V Kenneth Holdman - Judgment - Judgment / Transcript - \$1,388.25

006227-CV-2024 Diane Seidof V Roadworxx, LLC. - Judgment - Judgment / Transcript - \$12,201.75  
 006267-CV-2024 Midland Credit Management, Inc. V Brittany MacGrath - Judgment - Judgment / Transcript - \$786.74  
 006270-CV-2024 Joseph Cappa V Alexis M Ortiz - Judgment - Judgment / Transcript - \$4,834.93  
 006303-CV-2024 LVNV Funding LLC V Michael V Vasta - Judgment - Judgment / Transcript - \$1,048.85  
 006316-CV-2024 LVNV Funding LLC; PA Department of Revenue V Cedric L Daniel aka Cedric Daniel - Judgment - Judgment / Transcript - \$919.24

#### **CIVIL APPEALS: ADMINISTRATIVE AGENCIES**

006319-CV-2024 Beth McCarthy-Miller Eric Miller V Monroe County Board Of Assessment Revision - Civil Appeal - Board of Assessment

#### **CIVIL APPEALS: JUDICIAL APPEALS**

006136-CV-2024 Pedro Reveron V 611 Transmission and Auto - Civil Appeal - Civil Appeal: Other  
 006206-CV-2024 Stephanie Haines V Lendmark Financial Services, LLC - Civil Appeal - Civil Appeal: Other  
 006307-CV-2024 Jerry Perez V Wieslaw Gardocki - Civil Appeal - Civil Appeal: Other

#### **WRIT OF REVIVAL**

##### **CERTIFIED COPY LIENS**

006179-CV-2024 PA Department of Revenue V Sandra S Jones Thomas Jones - Judgment - Certified Copy of Lien - \$5,080.43  
 006189-CV-2024 PA Department of Revenue V Kathleen Kays - Judgment - Certified Copy of Lien - \$15,200.62  
 006191-CV-2024 PA Department of Revenue V Hillary K Eilber; Travis H Eilber - Judgment - Certified Copy of Lien - \$5,064.81  
 006194-CV-2024 PA Department of Revenue V Schoonover & Vanderhoof Architects LLC - Judgment - Certified Copy of Lien - \$2,938.65  
 006196-CV-2024 PA Department of Revenue V Bridget M Strunk - Judgment - Certified Copy of Lien - \$4,466.90  
 006198-CV-2024 PA Department of Revenue V Tasha D Thomas Mitchell - Judgment - Certified Copy of Lien - \$4,466.70  
 006199-CV-2024 PA Department of Revenue V Michael Pennino - Judgment - Certified Copy of Lien - \$4,461.73  
 006201-CV-2024 PA Department of Revenue V Linda A Carrier - Judgment - Certified Copy of Lien - \$2,115.19  
 006202-CV-2024 PA Department of Revenue V Capital Monetization Management LLC - Judgment - Certified Copy of Lien - \$333.91

006205-CV-2024 PA Department of Revenue V  
Timberland Trails LLC - Judgment - Certified  
Copy of Lien - \$1,245.14  
006207-CV-2024 PA Department of Revenue V  
Hill Top Estates Inc - Judgment - Certified Copy  
of Lien - \$225.70  
006211-CV-2024 PA Department of Revenue V  
Luis Bermudez; Patricia Bermudez - Judgment  
- Certified Copy of Lien - \$13,262.72  
006213-CV-2024 PA Department of Revenue V  
Abigail B Iovine Brandon M Iovine - Judgment  
- Certified Copy of Lien - \$6,004.91  
006215-CV-2024 PA Department of Revenue V  
Leslie Canfield; William S Canfield - Judgment -  
Certified Copy of Lien - \$2,487.76  
006216-CV-2024 PA Department of Revenue V  
Janira C Morales - Judgment - Certified Copy  
of Lien - \$4,622.67  
006217-CV-2024 PA Department of Revenue V  
Kelvin J Pena - Judgment - Certified Copy of  
Lien - \$4,607.18  
006218-CV-2024 PA Department of Revenue V  
Dawn H Davila; Sergio Davila - Judgment -  
Certified Copy of Lien - \$4,597.22  
006219-CV-2024 PA Department of Revenue V  
Amanda Alfaro Anthony Alfaro - Judgment -  
Certified Copy of Lien - \$4,598.60  
006220-CV-2024 PA Department of Revenue V  
John M Pennello Maria T Pennello - Judgment  
- Certified Copy of Lien - \$4,488.98  
006221-CV-2024 PA Department of Revenue V  
Autumn N Trunzo Gregory N Trunzo -  
Judgment - Certified Copy of Lien - \$4,486.26  
006222-CV-2024 PA Department of Revenue V  
Asif J Badar Responsible Part of Rapid Truck  
Repairs LLC - Judgment - Certified Copy of Lien  
- \$2,893.76  
006279-CV-2024 Commonwealth of PA Dept  
of Labor and Industry to the use of the  
Unemployment Compensation Fund V Crystal  
Price - Judgment - Certified Copy of Lien -  
\$3,244.74

## **FEDERAL TAX LIENS**

### **MUNICIPAL LIENS**

006154-CV-2024 Mount Pocono Municipal  
Authority V 21 Sterling Road LLC - Municipal  
Lien - Sewer - \$2,465.17  
006156-CV-2024 Mount Pocono Municipal  
Authority V Pedro Majao - Municipal Lien -  
Sewer - \$716.51  
006157-CV-2024 Mount Pocono Municipal  
Authority V Joan Rizcalla - Municipal Lien -  
Sewer - \$2,115.66  
006158-CV-2024 Mount Pocono Municipal  
Authority V Ella Baum - Municipal Lien - Sewer  
- \$2,886.12  
006160-CV-2024 Mount Pocono Municipal  
Authority V Phanessia Liano - Municipal Lien -  
Sewer - \$632.99  
006161-CV-2024 Mount Pocono Municipal  
Authority V Kouassi Kouadio - Municipal Lien -  
Sewer - \$4,400.53

006163-CV-2024 Mount Pocono Municipal  
Authority V Lenny Perez - Municipal Lien -  
Sewer - \$657.91  
006166-CV-2024 Mount Pocono Municipal  
Authority V Fadilj Decevic - Municipal Lien -  
Sewer - \$1,306.50  
006167-CV-2024 Mount Pocono Municipal  
Authority V Jennifer Cordero - Municipal Lien -  
Sewer - \$1,812.34  
006169-CV-2024 Mount Pocono Municipal  
Authority V Mr. & Mrs. Pierre Millien -  
Municipal Lien - Sewer - \$953.11  
006175-CV-2024 Mount Pocono Municipal  
Authority V Monise Cadesca Richard -  
Municipal Lien - Sewer - \$8,617.11  
006176-CV-2024 Mount Pocono Municipal  
Authority V Ralph B Pierson Jr. - Municipal  
Lien - Sewer - \$1,116.64  
006177-CV-2024 Mount Pocono Municipal  
Authority V K LW Investments LLC - Municipal  
Lien - Sewer - \$11,713.25  
006178-CV-2024 Mount Pocono Municipal  
Authority V Ralph and Nancy Palmigiano -  
Municipal Lien - Sewer - \$575.31  
006180-CV-2024 Mount Pocono Municipal  
Authority V Robert Stank - Municipal Lien -  
Sewer - \$3,545.40  
006181-CV-2024 Mount Pocono Municipal  
Authority Mount Pocono Municipal Authority  
V OV T INC - Municipal Lien - Sewer  
006182-CV-2024 Mount Pocono Municipal  
Authority V Brian S Kelly - Municipal Lien -  
Sewer - \$881.02  
006183-CV-2024 Mount Pocono Municipal  
Authority V Olga Krawec - Municipal Lien -  
Sewer - \$2,976.12  
006184-CV-2024 Mount Pocono Municipal  
Authority V Mark Hutson - Municipal Lien -  
Sewer - \$583.89  
006185-CV-2024 Mount Pocono Municipal  
Authority V Cecilia Mollica - Municipal Lien -  
Sewer - \$1,366.89  
006186-CV-2024 Mount Pocono Municipal  
Authority V Kathleen Sypniewski - Municipal  
Lien - Sewer - \$670.64  
006192-CV-2024 Mount Pocono Municipal  
Authority V Michelle McDowell - Municipal  
Lien - Sewer - \$704.39  
006195-CV-2024 Mount Pocono Municipal  
Authority V Jay Kim - Municipal Lien - Sewer -  
\$2,913.28  
006200-CV-2024 Mount Pocono Municipal  
Authority V Robert and Joy Kropiewnicki -  
Municipal Lien - Sewer - \$643.68  
006203-CV-2024 Mount Pocono Municipal  
Authority V Margaret Hollingsworth -  
Municipal Lien - Sewer - \$609.85  
006209-CV-2024 Mount Pocono Municipal  
Authority V Brian O'Keefe - Municipal Lien -  
Sewer - \$631.86  
006225-CV-2024 Mount Pocono Municipal  
Authority V Zoraya Curriel-Rodriguez -  
Municipal Lien - Sewer - \$855.70

006231-CV-2024 Mount Pocono Municipal Authority V Zoraya Curiel-Rodriguez - Municipal Lien - Sewer - \$1,611.64  
 006233-CV-2024 Mount Pocono Municipal Authority V Desiree Pretlow - Municipal Lien - Sewer - \$1,115.26  
 006234-CV-2024 Mount Pocono Municipal Authority V Karl A Small - Municipal Lien - Sewer - \$1,103.42  
 006239-CV-2024 Mount Pocono Municipal Authority V Kristen L Moll; Ryan A Alin - Municipal Lien - Sewer - \$655.77  
 006240-CV-2024 Mount Pocono Municipal Authority V Michael Fersner - Municipal Lien - Sewer - \$1,242.43  
 006241-CV-2024 Mount Pocono Municipal Authority V Yesenia Gonzalez - Municipal Lien - Sewer - \$638.30  
 006242-CV-2024 Mount Pocono Municipal Authority V ROBIN K WALKER - Municipal Lien - Sewer - \$826.05  
 006243-CV-2024 Mount Pocono Municipal Authority V PAUL and KAREN LUONGO - Municipal Lien - Sewer - \$615.99  
 006244-CV-2024 Mount Pocono Municipal Authority V John P Keeney Jr. - Municipal Lien - Sewer - \$694.78  
 006245-CV-2024 Mount Pocono Municipal Authority V Blanche Campbell - Municipal Lien - Sewer - \$775.63  
 006246-CV-2024 Mount Pocono Municipal Authority V Richard and Debra Simeone - Municipal Lien - Sewer - \$632.99  
 006247-CV-2024 Mount Pocono Municipal Authority V NARINDER and RASLEEN CHADHA - Municipal Lien - Sewer - \$684.09  
 006248-CV-2024 Mount Pocono Municipal Authority V Mr/Mrs Francisco Scarfo - Municipal Lien - Sewer - \$677.76  
 006249-CV-2024 Mount Pocono Municipal Authority V Charles & Cynthia Smith - Municipal Lien - Sewer - \$657.32  
 006250-CV-2024 Mount Pocono Municipal Authority V ECKHART SUSAN - Municipal Lien - Sewer - \$685.93  
 006253-CV-2024 Mount Pocono Municipal Authority V HARPER JEANETTE - Municipal Lien - Sewer - \$1,746.40  
 006254-CV-2024 Mount Pocono Municipal Authority V Mario & Phyllis Bonafede - Municipal Lien - Sewer - \$654.76  
 006255-CV-2024 Mount Pocono Municipal Authority V San Deep Grover - Municipal Lien - Sewer - \$2,547.06  
 006257-CV-2024 Mount Pocono Municipal Authority V Jeaseania Boyd - Municipal Lien - Sewer - \$632.99  
 006260-CV-2024 Mount Pocono Municipal Authority V Joelle Bowes - Municipal Lien - Sewer - \$632.99  
 006261-CV-2024 Mount Pocono Municipal Authority V BRIAN J RAGLAND - Municipal Lien - Sewer - \$631.81

006263-CV-2024 Mount Pocono Municipal Authority V SPEAKS RENEE - Municipal Lien - Sewer - \$1,643.92  
 006265-CV-2024 Mount Pocono Municipal Authority V VALERIE JORGENSEN - Municipal Lien - Sewer - \$4,375.75  
 006272-CV-2024 Mount Pocono Municipal Authority V Enellie B Cabrera Luis M Pimental - Municipal Lien - Sewer - \$965.45  
 006280-CV-2024 Mount Pocono Municipal Authority V JOSEPH SIMONE - Municipal Lien - Sewer - \$2,874.82  
 006281-CV-2024 Mount Pocono Municipal Authority V Jessica & Angel Falcon - Municipal Lien - Sewer - \$577.32  
 006282-CV-2024 Mount Pocono Municipal Authority V Elaine Johnson - Municipal Lien - Sewer - \$685.68  
 006287-CV-2024 Mount Pocono Municipal Authority V KEVIN MCKIE - Municipal Lien - Sewer - \$589.31  
 006288-CV-2024 Mount Pocono Municipal Authority V Thomas Harmon - Municipal Lien - Sewer - \$4,506.96  
 006289-CV-2024 Mount Pocono Municipal Authority V James and Jenine Samuel - Municipal Lien - Sewer - \$1,920.85  
 006290-CV-2024 Mount Pocono Municipal Authority V MEYLIN SOSA - Municipal Lien - Sewer - \$1,460.89  
 006291-CV-2024 Mount Pocono Municipal Authority V AUSTIN GOODE - Municipal Lien - Sewer - \$3,617.35  
 006292-CV-2024 Mount Pocono Municipal Authority V Julio Beltran - Municipal Lien - Sewer - \$551.79  
 006293-CV-2024 Mount Pocono Municipal Authority V Mary A O'Connor - Municipal Lien - Sewer - \$1,728.73  
 006294-CV-2024 Mount Pocono Municipal Authority V Kittatinny, LLC - Municipal Lien - Sewer - \$3,939.09  
 006295-CV-2024 Mount Pocono Municipal Authority V Hernan Usuga - Municipal Lien - Sewer - \$682.80  
 006296-CV-2024 Mount Pocono Municipal Authority V Enellie B Cabrera Luis M Pimental - Municipal Lien - Sewer - \$75.25  
 006297-CV-2024 Mount Pocono Municipal Authority V Nelva Davis - Municipal Lien - Sewer - \$677.29

**TAX CLAIM LIENS  
 LIEN FOR FINE  
 MECHANIC LIEN CLAIM  
 WAIVER OF LIENS  
 MISCELLANEOUS  
 GRANTOR/GRANTEE**

First Northern Bank and Trust Co/Nordmeyer,  
 Joel H/Trms  
 Dewitt, Ingrid/Commonwealth of  
 Pennsylvania/Notr

Mortgage Electronic Registration Systems Inc/Ault, Timothy/Sat  
 Mortgage Electronic Registration Systems Inc/Walsh, Brooke A/Sat  
 Mortgage Electronic Registration Systems Inc/Staton, Emmy/Sat  
 Santos, Miguel A/Csmc 2018-Rp19  
 Trust/Ccorder  
 Mannings, Herbert/Sunnova Sla Management LLC/Ucc1  
 First Northern Bank and Trust Co/Labar, Martin L/Sat  
 Goodleap LLC/Suarez, Matthew/Ucc3term  
 First Northern Bank and Trust Co/Mastruzzo, Thomas A/Sat  
 First Class Federal Credit Union/Degracia, Daniel R/Sat  
 ESSA Bank & Trust/Mease, Wayne D/Sat  
 ESSA Bank & Trust/Smith, June A/Sat  
 ESSA Bank & Trust/Hill, Scott E/Sat  
 Together Credit Union/Collado, Eduardo/Sat  
 Piccone, Vincent A Jr/Fall Spring Creek LLC/Agre  
 Mortgage Electronic Registration Systems Inc/Salgado, Waleska/Sat  
 PNC Bank National Association/Wade, Mark A/Sat  
 First Northern Bank and Trust Co/Wortmann, Paul G/Sat  
 Mortgage Electronic Registration Systems Inc/Benjamin, Kristopher/Sat  
 Mortgage Electronic Registration Systems Inc/Shachar, Tal/Sat  
 Dabrowski, Walerian/NBT Bank Na/Ucc3term  
 Wilmington Savings Fund Society FSB/Rainier Royce LLC/Sat  
 Daub, Thomas A/PPL Electric Utilities Corporation/Rway  
 Calka, Marek/Metropolitan Edison Company/Ease  
 Bank of America N A/Diamantos, Debra S/Sat  
 United Federal Credit Union/Greenya, Joseph/Sat  
 Mortgage Electronic Registration Systems Inc/Daniel, William E/Sat  
 1061 Associates/1061 Associates/Maps  
 1061 Associates/1061 Associates/Maps  
 1061 Associates/1061 Associates/Maps  
 ESSA Bank & Trust/Maresca, Christopher M/Sat  
 ESSA Bank & Trust/Zhang, Xuesong/Sat  
 ESSA Bank & Trust/Ross, Mitchell K/Sat  
 ESSA Bank & Trust/Frantz, Curtis William/Sat  
 Wells Fargo Bank N A/Dragomir, Florin/Sat  
 Penn Security Bank and Trust Company/Mirkin, Lance/Sat  
 Wells Fargo Bank N A/Burkhardt, Tracy/Sat  
 Mortgage Electronic Registration Systems Inc/Nagora, Robert/Sat  
 Mortgage Electronic Registration Systems Inc/Lopes, Curt D/Sat  
 Citizens & Northern Bank/Emery, Richard W Jr/Sat  
 S & S Speedways Incorporated/KeyBank National Association/Arnt  
 Peak Private Lending LLP/Legacy Associates Builders Corp/Sat  
 Univest Bank and Trust Co/Delong, Ryan/Sat  
 Polish and Slavic Federal Credit Union/Zambrzycki, Paulina/Sat  
 Mortgage Electronic Registration Systems Inc/Sell, Sean L/Sat  
 Mortgage Electronic Registration Systems Inc/Torres, Samuel Gregorio/Sat  
 Brighthouse Life Insurance Company/Fitch, Gary J/Sat  
 Frantz, Melanie/Commonwealth of Pennsylvania/Notr  
 M & M Realty Partners L P/M & M Realty Partners L P/Maps  
 Almazan, Ingrid/Sunnova TE Management LLC/Ucc1  
 Pinecrest Development Corporation/Pinecrest Development Corporation/Sat  
 Pinecrest Development Corporation/Pinecrest Development Corporation/Sat  
 Zions First National Bank/JLF Business and Management Company LLC/Misc  
 Flores, Joseph/Sunnova Sla Management LLC/Ucc1  
 Mitchell, Virgil/Sunnova Sla Management LLC/Ucc1  
 Dunbar, Tenealle/Foundtion Finance Company LLC/Ucc1  
 South End Developers Inc/Blue Ridge Technologies Inc/Rway  
 Rivera, Jimmy L/Blue Ridge Cable Technologies Inc/Rway  
 Pocono Township/Blue Ridge Cable Technologies Inc/Rway  
 Malone, Margaret/Dial, Matthew D/Powr  
 Walton, Sandra/Posey, Donna K/Powr  
 Banhardt, Sandra S/Dial, Matthew D/Powr  
 Rock, Owen E/Posey, Donna K/Powr  
 Costello, Kenneth M/Dial, Matthew D/Powr  
 Wang, Susan/Posey, Donna K/Powr  
 Mortgage Electronic Registration Systems Inc/Rota, Anthony/Sat  
 U S Bank National Association/Carrington Mortgage Services LLC/Powr  
 U S Bank Trust National Association/Giove, Thomas S/Sat  
 PNC Bank National Association/Dullen, Stephanie/Sat  
 ESSA Bank & Trust/Tuttle, Richard L/Sat  
 ESSA Bank & Trust/Yan, Wenjie/Sat  
 ESSA Bank & Trust/Salinas, Benjamin H/Sat  
 Norris, Jo Ann/Commonwealth of Pennsylvania/Notr  
 Monroe County Municipal Waste Management Authority/Metropolitan Edison Company/Ease  
 Citizens Bank N A/Quinn, Melanie/Sat  
 Mortgage Electronic Registration Systems Inc/Royalty, Ronald/Sat  
 Lebron, Cleo/Monroe County/Prefast



Stickerbush LLC/Monroe County/Prefast  
 Frei, Steven P/Monroe County/Prefast  
 Rennig, Jessica/Monroe County/Prefast  
 Grimes, Robert S/Monroe County/Prefast  
 Davies, John/Commonwealth of  
 Pennsylvania/Notr  
 Sparrow, Andrew R/Monroe County/Prefast  
 Brush, Scott O/Monroe County/Prefast  
 Greco, Anthony J/Monroe County/Prefast  
 Heckman, Lynn L/Monroe County/Prefast  
 Ace, George C/Monroe County/Prefast  
 Beizaeipour, Ali/Monroe County/Prefast  
 Mocenigo, John M/Monroe County/Prefast  
 Flemingham, Clint/Monroe County/Prefast  
 Sinclair, Joseph/Monroe County/Prefast  
 Fehrenbacher, Christian D/Monroe  
 County/Prefast  
 Matirko, Christina/Monroe County/Prefast  
 Lawler, Anna Devries/Monroe County/Prefast  
 Mortgage Electronic Registration Systems  
 Inc/Rodriguez, Olga I/Sat  
 Bogart, Randolph/Metropolitan Edison  
 Company/Ease  
 Faust, Kenneth J/Monroe County/Prefast  
 Brighthouse Life Insurance Company/Green  
 Paradise Acres LLC/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Connell, Jared William/Sat  
 Towd Point Mortgage Trust 2019-4/Davilar,  
 Allyson/Sat  
 Wilmington Savings Fund Society/MST Homes  
 LLC/Sat  
 U S Bank National Association/Gregory  
 Funding LLC/Powr  
 Mortgage Electronic Registration Systems  
 Inc/Cortez, Jazmine/Sat  
 Buck Hill Falls Company/Walinchus, Robert  
 E/Dec  
 Mortgage Electronic Registration Systems  
 Inc/Soeder, Colleen Marie/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Overpeck, Timohy L/Sat  
 PNC Bank National Association/Rinehimer,  
 Joan E/Sat  
 Truist Bank/Hellstrom, Jennifer Marie/Sat  
 Depg Bartonsville Route 611 Plaza L P/Plaza  
 611 Condominium Association/Asig  
 Depg Stroud Associates L P/Depg Bartonsville  
 Route 611 Plaza L P/Ease  
 Plaza 611 Condominium Association/Plaza 611  
 Condominium Association/Amen  
 Depg Bartonsville Route 611 Plaza L P/Depg  
 Bartonsville Route 611 Plaza L P/Misc  
 Nationstar Mortgage LLC/Brown, Frank G/Sat  
 Messer LLC/Messer LLC/Maps  
 Mortgage Electronic Registration Systems  
 Inc/Murphy, Michael E/Sat  
 Figueroa, Jaime/Sunnova Sla Mangement  
 LLC/Ucc1  
 Gredlein, Clara Jean/Chanaca, Jane G/Powr  
 Mortgage Electronic Registration Systems  
 Inc/Kinney, Alexandria A/Sat

Mortgage Electronic Registration Systems  
 Inc/Treible, Ronald/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Anthony, Eliseus/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Werner, Marc S/Sat  
 Turner, Patrick/Commonwealth of  
 Pennsylvania/Notr  
 Mount Airy #1 L L C/Peoples Security Bank and  
 Trust Company/Asle  
 Mortgage Electronic Registration Systems  
 Inc/Matuszewska, Agnieszka/Sat  
 US Bank National Association/Entvest Group  
 LLC/Trms  
 U S Bank National Association/Entvest Group  
 LLC/Sat  
 Bank of America Na/Pagliaro, Thomas Sr/Sat  
 MidFirst Bank/Richards, Shanell V/Sat  
 Ditech Financial LLC/Burke, Mary W/Sat  
 Wells Fargo Bank N A/Schmidt, Jolynn/Sat  
 Hilbert, Kaitlyn M/Commonwealth of  
 Pennsylvania/Notr  
 First Commonwealth Federal Credit  
 Union/Regalado, Endy/Sat  
 ESSA Bank & Trust/Guthrie, Mary G/Sat  
 ESSA Bank & Trust/Foote, Donald F/Sat  
 Shamp, Cynthia/Shamp, Cynthia/Affd  
 ESSA Bank & Trust/Storman, Deborah M/Sat  
 ESSA Bank & Trust/Katara, Rajkumar L/Sat  
 ESSA Bank & Trust/Kroll, Kathryn L/Sat  
 Santana, Dolly Marlene/Commonwealth of  
 Pennsylvania/Notr  
 Beggs, Barry/Sunnova TE Management  
 LLC/Ucc3cont  
 Amhurst, Stephanie/Sunnova Management  
 LLC/Ucc3cont  
 Fripp, Arnold/Sunnova Management  
 LLC/Ucc3cont  
 Bailey, Denise/Palmetto Solar LLC/Ucc1  
 ESSA Bank & Trust/Mazzucchelli, Maureen  
 P/Sat  
 ESSA Bank & Trust/Browning, Clarisa F/Sat  
 ESSA Bank & Trust/Canfield, Gerald D III/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Friedman, David G/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Paternoster, Anthony P/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Gallas, Michael J/Sat  
 Ankura Trust Company/Mount Airy #1 L L  
 C/Ucc3term  
 U S Bank Trust National Association/Select  
 Portfolio Servicing Inc/Powr  
 Pandas Pub LLC/First Keystone Community  
 Bank/Ucc3cont  
 PNC Bank National Association/Graci,  
 Tony/Sat  
 Wells Fargo Bank N A/Flaherty, Michael/Sat

#### **MORTGAGE GRANTOR/GRANTEE**

Stoltzfoos, Henry K/Bank of Bird-In-Hand  
 Phelps, William V/Upstart Mortgage LLC

Rivera, Matthew/Mortgage Electronic Registration Systems Inc  
Kalar, Kivanc/Mortgage Electronic Registration Systems Inc  
Pitts, Brett Andrew/Horizon Farm Credit Association  
Albarran, Hector A/Mortgage Electronic Registration Systems Inc  
Groff, Edgar/Kind Lending LLC  
Shohid, Romana/Mortgage Electronic Registration Systems Inc  
Piulachs, Ferran Valldosera/Mortgage Electronic Registration Systems Inc  
Weber, Daron/Mortgage Electronic Registration Systems Inc  
Wagner, Russel/First Keystone Community Bank  
Alicea, Jacqueline Cruz/Secretary of Housing and Urban Development  
Hannig Realty LLP/First Keystone Community Bank  
S & S Speedways Incorporated/KeyBank National Association  
Delacruz, Ljuba/Mortgage Electronic Registration Systems Inc  
Peak 2 LLC/Mortgage Electronic Registration Systems Inc  
Champagnie, Kellie/Mortgage Electronic Registration Systems Inc  
Utalishvili, Daviti/Mortgage Electronic Registration Systems Inc  
Nicholson, Kimberly A/First Northern Bank and Trust Co  
Hensler, Zach/Citizens Savings Bank  
Smeltz, Yvonne/NE PA Community Federal Credit Union  
Murgia, Daniel J/Citizens Bank N A  
Jablonski, Kenneth W/Mortgage Electronic Registration Systems Inc  
TBY PA Com LLC/First Keystone Community Bank  
Sierra, Renaldo/Secretary of Housing and Urban Development  
James, William/Coastal Community Bank  
Gonzalez, David/PNC Bank N A  
A&M Acquisitions LLC/Frankelli, Michael  
A&M Acquisitions LLC/Equity Trust Company  
Janeczko, Irena/Polish and Slavic FCU  
Shiko, Amanda M/Mortgage Electronic Registration Systems Inc  
Krol, Anita/Mortgage Electronic Registration Systems Inc  
Wireless Propco LLC/Wilmington Trust N A  
Zhang, Min/Mortgage Electronic Registration Systems Inc  
Nacinovich, Nicholas/Citizens Savings Bank  
Njankou, Ernestine Tchamy Billal/LoanCare LLC/Modm  
Cleaver, Christian/Mortgage Electronic Registration Systems Inc  
Fluegel, Anthony D/Peoples Security Bank and Trust Company  
Baffi, Tula/Mortgage Electronic Registration Systems Inc  
Knudsen, Stephen/Mortgage Electronic Registration Systems Inc  
Brun, Jasmine/Crosscountry Mortgage LLC  
Brun, Jasmine/Pennsylvania Housing Finance Agency  
Bauer, Kristie D/Peoples Security Bank and Trust Company  
Ramos-Ruiz, Juan/Secretary of Housing and Urban Development  
Coco, Jamie/Mortgage Electronic Registration Systems Inc  
Graham, Larry J/Secretary of Housing and Urban Development  
Hoff, Pamela Y/PSECU  
Goia, Peter P/Mortgage Electronic Registration Systems Inc  
Burns, Trevor C/Secretary of Housing and Urban Development  
Simoncelli, James/Merwine, Connie J/Modm  
VKS Realty LLC/M&T Bank  
Kugler, Katherine/Mortgage Electronic Registration Systems Inc  
Costa, Joann P/Mortgage Electronic Registration Systems Inc  
Petricari, David/Secretary of Housing and Urban Development  
Chlebovec, Ann Marie/Mortgage Electronic Registration Systems Inc  
Labastide, Rolston/Secretary of Housing and Urban Development  
Egnell, Alexandre/TD Bank N A  
Schmon, John W/PNC Bank National Association  
Mazol, David John/Pennsylvania Housing Finance Agency/Modm  
Mazol, David John/Secretary of Housing and Urban Development  
Mazol, David John/Pennsylvania Housing Finance Agency/Subm  
Vanderpool, Providencia/Pennsylvania Housing Finance Agency  
Gamba, Guillermo/Municipal Credit Union  
Reed, Melissa/Mortgage Electronic Registration Systems Inc  
Nesse, Aimee/Secretary of Housing and Urban Development  
Doyle, John/Secretary of Housing and Urban Development  
Melfy, Patricia/ESSA Bank & Trust  
Yeager, William/Police and Fire Federal Credit Union  
Schoenewald, John F/Police and Fire Federal Credit Union  
Fetherman, Robert/Mortgage Electronic Registration Systems Inc  
Cottee, Dawn/Mortgage Electronic Registration Systems Inc  
Hofmann, Jennifer/Mortgage Electronic Registration Systems Inc  
Johnson, Hibatallah/Wells Fargo Bank N A  
Pierre, Edzert/Mortgage Electronic Registration Systems Inc



Maguire, Henry C/Mortgage Electronic Registration Systems Inc  
 Musselman, Danielle E/Secretary of Housing and Urban Development  
 Remollino, Justin/Mortgage Electronic Registration Systems Inc  
 Tsybikov, Dugar/Mortgage Electronic Registration Systems Inc  
 Ayala, Ariel/Secretary of Housing and Urban Development  
 Trautman, John T Jr/Mortgage Electronic Registration Systems Inc  
 Guthrie, Mary G/ESSA Bank & Trust  
 Deluca, Richard P/ESSA Bank & Trust  
 Reid, Peter D/ESSA Bank & Trust  
 Lane, Debra/CMG Mortgage Inc  
 Mitsianis, Dionisios/Secretary of Housing and Urban Development  
 Pearce, Jason R/Mortgage Electronic Registration Systems Inc  
 Lameo, Joseph/Mortgage Electronic Registration Systems Inc  
 Lameo, Joseph/Fulton Bank N A  
 Bernard, Nicole G/Mortgage Electronic Registration Systems Inc  
 Grego, Thomas/Mortgage Electronic Registration Systems Inc  
 Bebenek, Peter Krzysztof/PennyMac Loan Services LLC  
 Masker, Alfred W/Citizens Savings Bank  
 Corson, Deborah A/Mortgage Electronic Registration Systems Inc  
 Charles, Barbara Mae/Mortgage Electronic Registration Systems Inc  
 Matos, Erick Guerrero/Mortgage Electronic Registration Systems Inc  
 Cruz, Francisco/Mortgage Electronic Registration Systems Inc  
 Ewer, Rhonda/Mortgage Electronic Registration Systems Inc  
 Simons, Justin/Coastal Community Bank  
 Dickerson, Gary E Jr/Northwest Bank  
 Mount Airy #1 L L C/Peoples Security Bank and Trust Company  
 Daniels, Herman Jr/Secretary of Housing and Urban Development  
 Daniels, Herman Jr/Freedom Mortgage Corporation/Modm  
 Gajadhar, Estherleen/Mortgage Electronic Registration Systems Inc  
 Kessel, Gary A/First Keystone Community Bank  
 Taylor, Jessica/Mortgage Electronic Registration Systems Inc  
 Arocha, George/Fidelity Deposit & Discount Bank  
 Joanna House Cleaning Service LLC/Mortgage Electronic Registration Systems Inc  
 Schenke, Matthew/Truist Bank  
 McNeilly, John/Police and Fire Federal Credit Union  
 Goss, Peter C/First Northern Bank and Trust Co

Duarte, Alex A/JPMorgan Chase Bank N A  
 Maw, Garmani Lu/Mortgage Electronic Registration Systems Inc  
 Gonzalez, Ivelisse/Mortgage Electronic Registration Systems Inc  
 Reed, Derrick/Mortgage Electronic Registration Systems Inc  
 Campbell, Amanza/Secretary of Housing and Urban Development  
 Benson, Robert/PenFed Credit Union/Modm  
 Braganza, William Caesar/Mortgage Electronic Registration Systems Inc  
 Lupo, John M/Mortgage Electronic Registration Systems Inc  
 Meran, Maria/Mortgage Electronic Registration Systems Inc  
 Brady, William/Mortgage Electronic Registration Systems Inc  
 Carr, Jennifer L/Mortgage Electronic Registration Systems Inc  
 Doheny, Daniel/Mortgage Electronic Registration Systems Inc  
 Festari, Diana/Mortgage Electronic Registration Systems Inc  
 Okie, Andrew Joseph/Mortgage Electronic Registration Systems Inc  
 Polish and Slavic FCU/Maciejewska, Malgorzata/Relm  
 Farmer, James G/FirstKey Mortgage LLC/Asgn  
 Thompson, Terrence G/U S Bank Trust Company National Association/Asgn  
 Mortgage Electronic Registration Systems Inc/Martinez, Jose A Herrera/Relm  
 Villalongo, Luis M/PennyMac Loan Services LLC/Asgn  
 Pacchioli, Thomas/Newrez LLC/Asgn  
 Reynolds, Josefine K/Newrez LLC/Asgn  
 Smith, Nicholas/Pennsylvania Housing Finance Agency/Asgn  
 Rosado, Eric/Citigroup Mortgage Loan Trust 2024-Rp3/Asgn  
 Metzgar, Harold J/Rocket Mortgage LLC/Asgn  
 Christian, Richard/Serbank Sb/Asgn  
 Oney, Denise M/U S Bank Trust N A/Asgn  
 Brown, Ryan/PennyMac Loan Services LLC/Asgn  
 Bonellis, Michelle/Union Home Mortgage Corp/Asgn  
 Liberty One Realty LLC/Constructive Loans LLC/Asgn  
 Butts, Michael G/MidFirst Bank/Asgn  
 Appah, Ritalorin/US Bank Trust National Association/Asgn  
 Marchman-McRae, Cheryl/Goldan Sachs Mortgage Company/Asgn  
 Giove, Thomas S/U S Bank National Association/Asgn  
 Levinson, Steven/US Bank Trust National Association/Asgn  
 Ledwell, Steven/U S Bank Trust National Association/Asgn  
 Kuhn, John C/U S Bank Trust National Association/Asgn

Davilar, Allyson/Towd Point Mortgage Trust  
2019-4/Asgn  
MST Homes LLC/Wilmington Savings Fund  
Society/Asgn  
Cook, Colin/Pennsylvania Housing Finance  
Agency/Asgn  
Frink, Sampson J/US Bank Trust National  
Association/Asgn  
Calderon, Mercedes Karlina/Crosscountry  
Mortgage LLC/Asgn  
Graves, Douglas E/Servbank Sb/Asgn  
Strickland, Tatyana S/Movement Mortgage  
LLC/Asgn  
Broadview Capital LLC/US Bank National  
Association/Asgn  
Katina, Ashley/Village Capital & Investment  
LLC/Asgn  
Mortgage Electronic Registration Systems  
Inc/Reed, Derrick/Relm  
Benson, Robert/PenFed Credit Union/Asgn  
Mangual, Luis M/Bravo Residential Funding  
Trust 2024-Rpl1/Asgn

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4566 CIVIL 2017 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period Nos. 33 and 34 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV- 107** on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises Security Bank and Trust Company, a Pennsylvania Banking Institution, by deed dated May 31, 1979, and recorded on October 5, 1984, in Record Book Volume 1403 at Page 33 granted and conveyed unto Melvin D. Binderman and Rochelle Binderman. The said Melvin D. Binderman died on August 29, 1997 while a resident of Montgomery County, MD, sole title to the timeshare thereby vested in Rochelle Binderman as surviving tenant by the entireties. The said Rochelle Binderman died on July 5, 2000 while a resident of Baltimore County, MD, and Warren S. Binderman was appointed Executor of her estate by the Baltimore County, Maryland Register of Wills office.

BEING PART OF PARCEL NO. 16.3.3.3-1-107 and PIN NO. 16733101091663107

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Warren S. Binderman, Executor of the Estate of Rochelle Binderman, deceased**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

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

of Pennsylvania to 1597 CIVIL 2019 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as **Interval No. 46** of **Unit No. RV-87** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee De-

velopment, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Mellon Bank, N.A. P.O.A. for Continental Bank, Successor Trustee to United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee by deed dated November 11, 1994 and recorded on November 25, 1994 in Record Book Volume 1983 at Page 0764 granted and conveyed unto Deloris Cherry. The said Deloris Cherry died on October 15, 2006 and Renee Cherry and Ronnie Cherry were appointed Co-Administrators of her estate by the Westchester County Surrogate Court in New York. The said Ronnie Cherry died on October 31, 2021 leaving Renee Cherry as sole Administrator.

BEING PART OF PARCEL NO. 16.2.1.1-9 and PIN NO. 16732101467354C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Renee Cherry, Co- Administrator of the Estate of Deloris Cherry** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2637 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE

TRANSFER NO LATER THAN 4:00PM THE DAY  
AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF POLK, COUNTY OF MONROE AND OF COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS LOT NO. 12, SECTION 2, AS SHOWN ON A PLAT KNOWN AS POCONO PLEASANT VALLEY LAKE ESTATES AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONROE, IN MAP BOOK 20 PAGE 83.

BEING THE SAME PREMISES which Robert J. Trivett, Jr., as Executor of the Estate of Robert J. Trivett, by Deed dated 1/14/2022 and recorded in the Office of the Recorder of Deeds of Monroe County on 1/18/2022 in Deed Book Volume 2599, Page 6136, Instrument 202201937, granted and conveyed unto Malissa A. Close.

IMPROVEMENTS: Residential property.

TAX CODE NO. 13.10C.1.25

PIN # 13621902693567

BEING known as 523 Sumac Court, Kunkletown, Pennsylvania 18058

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Malissa A. Close** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Harry B. Reese, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1863 CIVIL 2022 I, Nick Cir-

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

**Thursday, October 31, 2024  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR  
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK  
LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 3** of **Unit No. RV-51** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units. BEING THE SAME premises which Timeshare Free, LLC, A Missouri Limited Liability Company, by deed dated January 6, 2012 and recorded on January 11, 2012 in Record Book Volume 2396 at Page 6390 granted and conveyed unto Cooper Family Holdings, LLC, a Missouri Limited Liability Company. BEING PART OF PARCEL NO. 16.2.1.1-8 and PIN NO. 16732102562122 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Cooper Family Holdings, LLC** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

less exceptions are filed within said time.

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4386 CIVIL 2014 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot No. 452, Section F as shown on map of A Pocono Country Place on file in Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19, Pages 11, 13 and 15. IMPROVEMENTS: Residential property. PARCEL NUMBER 03.8C.1.234 PIN NUMBER 03635814342528 BEING THE SAME PREMISES WHICH Isaac Nachtigal and Mary M. Nachtigal, husband and wife, by Deed dated November 13, 2006 and recorded November 14, 2006 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2287, Page 4287, granted and conveyed unto RONALD H. DAVIS and TANYA X. EDWARD SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Ronald J. Davis and Tanya X. Edward**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their

website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Harry B. Reese, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000471 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

See attached legal description

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Middle Smithfield, County of Monroe, and State of Pennsylvania, being Lot No. 62 of Section No. 1 of Winona Lakes, as shown on map of Winona Lakes filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book No. 9, Page 119, and bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly side of Hollow Road, a corner common to lands now or formerly of Indian Lake Camp; thence,  
(1) along the northerly side of said road, North seventy-four degrees fifty-eight minutes West thirty-two and thirteen one-hundredths feet to an iron pin; thence,

(2) along the northerly side of said road, South seventy-three degrees fifty-eight minutes West sixty and ninety-nine one-hundredths feet to an iron pin; thence,

(3) along the northeasterly side of said road, South sixty-five degrees one minute West twenty-one and ninety-nine one-hundredths feet to an iron pin, a corner common to Lots 62 and 63; thence,

(4) leaving said road and along said Lot 63, North twenty-eight degrees one minute West one hundred fifty-one and forty-eight one-hundredths feet to an iron pin on line of Redbird Park, a corner common to Lots 62 and 63; thence,

(5) along said Redbird Park, North Sixty-one degrees fifty-nine minutes East ninety eight and twenty-seven

one-hundredths feet to an iron pin on line of lands of the aforementioned Indian Lake Camp; thence,

(6) along lands of said Indian Lake Camp, South thirty degrees six minutes East one hundred eighty-seven

and thirty-five one hundredths feet to the place of BEGINNING.

CONTAINING 16,323 square feet, more or less.

**BEING** James G. Rohan Jr., married by Deed dated August 5, 2005, and recorded in the Office of Recorder of Deeds of Monroe County on September 28, 2005, at Book 2241, Page 7338 granted and conveyed unto Bernadette Ebert-Johnson, single.

PARCEL: 09.3F.1.77

PIN: 09735403101317

Property Address: 835 Hidden Lake Dr., E Stroudsburg, PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Bernadette Ebert Johnson** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Matthew C. Fallings, Esquire

Sheriff's Office  
Stroudsburg, PA



Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 004262 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

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

BEGINNING at a pipe on the Southerly line of Mohawk Avenue, a common corner of Lot No. 40 and Lot No. 41, as shown on a plan titled, "Final Plan, Section No. 2, Pohopoco Creek Estates, Inc., Owner and Developer" dated April 26, 1976 prepared by Edward C. Hess Associates, Inc., and recorded in the Office for Recording of Deeds at Stroudsburg, Pa., in Plot Book Vol. 29, Page 89; thence along Lot No. 41, South 34 degrees 19 minutes 35 seconds East 295.00 feet to a point; thence along lands of Margaret H. Scheibe, South 55 degrees 40 minutes 25 seconds West 150.00 feet to a point; thence along Lot No. 39, North 34 degrees 19 minutes 35 seconds West 295.00 feet to a point in the Southerly line of Mohawk Avenue; thence along the said line of Mohawk Avenue, North 55 degrees 40 minutes 25 seconds East 150.00 feet to the place of BEGINNING.

CONTAINING 1.016 acres, more or less.

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

BEING THE SAME PREMISES which Edward J. Endrich, Jr. and Lisa Endrich, husband and wife by Deed dated August 29, 2016 and recorded on September 13, 2016, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2477 at Page 9991, as Instrument No. 201622053 granted and conveyed

unto Lisa Endrich.

Being Known as 1552 Mohawk Avenue, Effort, PA 18330

Tax Code No. 02.13A.2.12

Map No. 2623901377410

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lisa Endrich**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

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

of Pennsylvania to 002099 CIVIL 2018 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF STROUD, COUNTY OF MONROE AND STATE OF PENNSYLVANIA.

BEING KNOWN AS: 663 PENN ESTATES N/K/A 451 HYLAND DRIVE, EAST STROUDSBURG



(STROUD TOWNSHIP), PA 18301  
BEING PARCEL NUMBER: 17-6392-03-12-8398

MAP NUMBER: 100077910006014506  
IMPROVEMENTS: RESIDENTIAL PROPERTY  
SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: **Mary E. Eller and Richard  
Eller a/k/a Richard J. Eller**

TO ALL PARTIES IN INTEREST AND CLAIM-  
ANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Nicole Rizzo, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, Oct 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7535 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel of piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot #188, Section No. F, as shown on map of A Pocono Country Place, on file in the

Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 page 11, 13, and 15.  
BEING KNOWN AS: 6456 Marvin Gardens aka 188 Marvin Gardens, Tobyhanna, PA 18466  
BEING THE SAME PREMISES WHICH Elizabeth Rivas, AN INDIVIDUAL BY DEED DATED 9/25/2006 AND RECORDED 9/28/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2282 AT PAGE 3977, GRANTED AND CONVEYED UNTO Peter A Ford, AN INDIVIDUAL.

PIN #: 03635810452220

TAX CODE #: 03.8C.1.252

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: **PETER A. FORD**

TO ALL PARTIES IN INTEREST AND CLAIM-  
ANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Danielle DiLeva, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6391 CIVIL 17 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

AFTER AUCTION  
LEGAL DESCRIPTION

All that certain messuage or tenement and lot, piece or parcel of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 4, Block 3, as shown on Map of Timber Lake Estates, William R. Durland, Tobyhanna Township, County of Monroe, Commonwealth of Pennsylvania, February 12, 1965, made by Robert Felker, R.S., and recorded in the Office for the Recording of Deeds, at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plat Book Volume 9, page 125. TITLE TO SAID PREMISES IS VESTED IN Daniel Timko, by Deed from Jennifer Garcia, dated 01/21/2017, recorded 07/03/2017 in Book 2493, Page 8247.

TAX CODE: 19.8.I.18  
TAX PIN: 19632401055158

The improvements thereon being known as 4 Hemlock Road, a/k/a 2140 Timberlake Road, Pocono Lake, PA 18334  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Jennifer A. Garcia and Daniel G. Timko**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Sarah K. McCaffery, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

Sheriff's Sale  
OF VALUABLE  
REAL ESTATE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5582 CIVIL 2018 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the fol-

lowing described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

ALL THAT certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 36 of Unit No. **RT-84** of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Guntter-Hayes & Associates, LLC, Successor Trustee by deed dated May 1, 2014 and recorded on July 18, 2014, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2440 at Page 8626 granted and conveyed unto Antonio George, Sole Owner.

BEING PART OF PARCEL NO. 16.88083.U84 and PIN NO. 16732102694232

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Antonio George**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

Sheriff's Sale  
OF VALUABLE  
REAL ESTATE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1624 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Common-

wealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024**

**AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**EXHIBIT A**

ALL THAT CERTAIN lot or tract of land situate in the Township at Pocono, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 23, Section 1, as shown on a certain plan entitled Tanbark Acres, as recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book Volume 9, Page 217.

PARCEL NUMBER: 12.7A.1.17

BEING the same premises which Ventures Trust 2013-I-H-R by MCM Capital Partners, LLP, f/k/a MCM Capital Partners, LLC, its Trustee, by Deed dated 01/30/2017 and recorded 02/07/2017 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2486, Page 4368, granted and conveyed unto Daniel J. Aquilino.

PIN NUMBER: 12637202590122

BEING KNOWN AS: 139 TANBARK LANE, TANNERSVILLE, PA 18372.

Title to said premises is vested in Gayle D. Guillaume by deed from Daniel J. Aquilino dated March 26, 2021 and recorded March 29, 2021 in Deed Book 2572, Page 9826 Instrument Number 202110367.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Gayle D. Guillaume**

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania

Natalie Paul, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 003697 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024**

**AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

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

BEGINNING at a point in the middle of a private road now known as Cherry Blossom Lane, said point of beginning being distant South 71 degrees 45 minutes West 166.0 feet from a point formed by this intersection of the center line of Legislative Route 45039 with the center line of said Cherry Blossom Lane, thence (1) along the center line of said Lane South 71 degrees 46 minutes West 100.0 feet. to a point; thence (2) passing over an iron pin distance 25.0 feet from said center line North 18 degrees 15 minutes west 150.00 feet to an iron pipe; thence (3) North 71 degrees 46 minutes east 100.0 feet to an iron pipe; thence (4) passing over an iron pin distance 25.0 feet from said center line, South 18 degrees 15 minutes east 150.00 feet to the point and place of beginning.

BEING THE SAME PREMISES which Robin Hess, a Married Woman f/k/a Robin Guent by Deed dated April 23, 2008 and recorded on May 2, 2008, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2332 at Page 6263, as Instrument No. 200813245 granted and conveyed unto Robin Hess, A Married Woman. James D. Hess is not an owner, but he is a co-signer of the mort-

gage and note.

Being Known as 8108 Cherry Blossom Lane  
f/k/a 2330 Cherry Blossom Lane, Pocono Lake,  
PA 18347

Tax Code No. 03.20.1.20-3

Map No. 03539704502330

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **James D. Hess**

**and Robin Hess A/K/A Robin Guenst**

TO ALL PARTIES IN INTEREST AND CLAIM-  
ANTS:

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Robert W. Willaims, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 007417-CV-2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024**

**AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE

TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 1424, Section S-1,

Stonecrest Park, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 9, page 211 and more particularly described as follows: Special Warranty Deed-1424 Mountain Road a/k/a 613 Mountain Road, Albrightsville, PA 18210-Page 1.

BEGINNING at a point on the Northerly side of Township Road, as shown on the above captioned map, said point being a corner common to lots Nos. 1423 and 1424; thence along the Northerly side of said road, South 82 degrees 36' 45" West 125 feet to a point, a corner common to Lots Nos. 1424 and 1425; thence leaving said road and along said Lot No. 1425, North 7 degrees 23' 15" West, 195 feet to a point, said point being a corner common to Lots Nos. 1424, 1425, 1412 and 1413; thence along said Lot No. 1412, South 82 degrees 36' 45" East 125 to a point, a corner common to Lots Nos. 1423, 1424, 1413, 1414; thence along said Lot No. 1423, South 7 degrees 23' 15" East, 195 feet to the place of BEGINNING.

BEING the same premises which Laurentiu D. Babu, by Deed dated 1/26/2018 and recorded 2/7/2018 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2505, Page 7431, and Instrument Number 201803131, granted and conveyed unto Walter F. Hubbard, Jr., in fee.

Parcel ID Numb 20.8E.1.162 – Map Number 20632103443150

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **WALTER F HUBBARD, JR**

TO ALL PARTIES IN INTEREST AND CLAIM-  
ANTS:

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Carolyn Treglia, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5655 CIVIL 2016, I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

All that certain lot, parcel or piece of ground situated in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 7114, Section D-II, according to Plan of Emerald Lakes, recorded in the Monroe County Recorder of Deeds, Stroudsburg, Pennsylvania in Plot Book Volume 19 and Page 113, bounded and described as follows, to wit: LOT 7114 SEC DII in Plot Book Volume 19 and Page 113 according to Plan of Emerald Lakes. BEING the same premises which Builders Mortgage Service, Inc. by deed dated November 2, 2001 and recorded May 23, 2007 in Monroe County Recorder of Deeds, Book 2306 and Page 630, at Instrument No. 200720106, granted and conveyed to **Yonel S. Jasmin, Sr. aka Yonel S. Jasmin aka Yonel Jasmin and Ninfa T. Jasmin aka Ninfa Tyler Jasmin aka Ninfa Jasmin** and the same premises which was granted and conveyed from Yonel S. Jasmin and Nina T. Jasmin, his wife to **Steven Joseph** by deed dated August 24, 2016 and recorded August 30, 2016 in Monroe County Recorder of Deeds, Book 2477 and Page 2786 at Instrument No. 201620925, and being the premises granted and conveyed by a deed dated May 22, 2019 and recorded May 22, 2019 in Monroe County Book 2529 and Page 1527 at Instrument No. 201912024 from Steven Joseph to Janice Bailey, subsequently granted and conveyed by a deed dated May 23, 2019 and recorded May 24, 2019 in Monroe County Book 2529 and Page 2998 at Instrument No. 201912272, from Janice Bailey to Karen Gordon, and thereafter granted and conveyed by a deed

dated September 30, 2019 and recorded November 22, 2019 in Monroe County Recorder of Deeds, Book 2538 and Page 8645 at Instrument No. 201929081 from Karen Gordon to Orville Clendenen.

Known and numbered as: 1254 Glade Drive, Long Pond, PA 18334

Tax Code: 20.1C.1.30

Parcel Identification No.: 20634301183788

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Yonel S. Jasmin, Sr. aka Yonel S. Jasmin Yonel Jasmin; Ninfa T. Jasmin aka Ninfa Tyler Jasmin aka Ninfa Jasmin; Steven Joseph;**

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

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Roger Fay, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

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

of Pennsylvania to 2552 CIVIL 2018 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS . . . WHICHEVER IS HIGHER BY CASHIERS CHECK**  
**LEGAL DESCRIPTION**

**ALL THAT** certain interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 10 of Unit No.



**RT-158** of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Ridge Top Village Owners Association, by deed dated December 8, 2006 and recorded on January 24, 2007, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2294 at Page 6323 granted and conveyed unto Rolston Jeffrey and Melva Davis, individuals.

BEING PART OF PARCEL NO. 16.110438 and PIN NO. 16732102591106U158

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Rolston Jeffrey and Melva Davis**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5904 CIVIL 2019 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

ALL THAT CERTAIN interest in land situate in

Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 31 of Unit No. R26, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Jerry D. Alston and Nancy Alston, together as Joint Tenants with Right of Survivorship, by deed July 26, 2009, and recorded September 9, 2009, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 2359 at Page 4986 granted and conveyed unto Jason Lebron.

BEING PART OF PARCEL NO. 16.2.1.1-7-7C and PIN NO. 16732102771324

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Jason Lebron**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

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

of Pennsylvania to 406 CIVIL 2020 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR  
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK  
LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 26 of Unit No. RV155** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated December 22, 1987 and recorded on February 5, 1988 in Record Book Volume 1602 at Page 869 granted and conveyed unto Russell Lomax and Jane Lomax, his wife.

BEING PART OF PARCEL NO. 16.2.1.1-11 and PIN NO. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Russell Lomax and Jane Lomax**

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

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania

Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

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

of Pennsylvania to 9935 CIVIL 2012 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024**

**AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR  
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK  
LEGAL DESCRIPTION**

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. **13** in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 45B** on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated August 29, 1991 and recorded on September 4, 1991 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1792, at Page 1030, granted and conveyed unto Raymond H. Magarie and Eleonore Magarie, his wife. The said Eleonore Magarie died on July 15, 1997, sole title thereby vesting in Raymond H. Magarie as surviving tenant by the entireties. The said Raymond H. Magarie died on August 13, 2006, leaving no will or estate, title thereby vesting in Ronald L. Magarie, Tammy Magarie and any unknown heirs of Raymond H. Magarie.

BEING PART OF PARCEL NO. 16.4.1.48-45B and PIN NO. 16732102886214845B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Ronald L. Magarie, Tammy Magarie and any unknown heirs of Ray-**



**mond H. Magarie, deceased**

TO ALL PARTIES IN INTEREST AND CLAIM-  
ANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 001628 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, being known as lot No. 5, Section B, as more particularly set forth on Map of Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 13, Page 3.

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

BEING THE SAME PREMISES which Anthony Maynor by Deed dated December 26, 2003

and recorded on January 6, 2004, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2178 at Page 5862, as Instrument No. 200400709 granted and conveyed unto Anthony Maynor and Lisa Maynor. Being Known as 1205 Beech Place, East Stroudsburg, PA 18301

f/k/a 5 Beech Place, P.O. Box 627, Tannersville, PA 18372

Tax Code No. 12.3A.1.196

Map No. 12638201291468

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Anthony Maynor and Lisa Maynor**

TO ALL PARTIES IN INTEREST AND CLAIM-  
ANTS:

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

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

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

of Pennsylvania to 002196 CIVIL 2019 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel, or tract of land lying, situate and being in the State of Pennsylvania, County of Monroe, Township of Jackson being more particularly described as follows:

BEGINNING at a point on the right of way line of Eagles View Court being the common corner of Lots 15 and 16 shown on a map entitled "Final Major Subdivision; Shadow Ridge" as found in the Monroe County Courthouse in Plat Book Volume 79, page 102, thence,

1. Running along said right of way line North 63 degrees 38 minutes 20 seconds West 140.00' to a point being the common corner of Lot 16 and 17, thence leaving said right of way line and running along the common line of Lot 16 and Lot 17 the following two courses  
2. North 26 degrees 21 minutes 40 seconds East 123.12' to a point, thence  
3. North 16 degrees 31 minutes 10 seconds West 38.45' to an iron pipe being the common corner of Lot 16, Lot 17 and in the outside tract line, thence

4. Running along the outside tract line and Lot 16 North 73 degrees 28 minutes 50 seconds East 375.72' to an iron pipe, thence

5. Still running along said tract line South 12 degrees 00 minutes 36 seconds East 133.70' to a point, thence leaving said outside tract and running along the common line of Lot 15 and Lot 16 the following two courses

6. South 77 degrees 59 minutes 24 seconds West 245.08' to a point, thence

7. South 26 degrees 21 minutes 40 seconds West 150.00' to the point and place of beginning.

CONTAINING 1.360 gross acres to be the same more or less (59244 s.f. more or less)

Being shown as Lot 16 on a map entitled "Final Major Subdivision; Shadow Ridge" as found in the Monroe County Courthouse Recorders Office located in Stroudsburg, Pennsylvania in Plat Book Volume 79, page 102.

Subject to any restrictions, covenants, exceptions that may be found in the chain of title and on the above referenced map

BEING THE SAME PREMISES which Classic Quality Homes by Deed dated January 6, 2014 and recorded on January 14, 2014, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2432 at Page 9207, as Instrument No. 201400973 granted and conveyed unto Jacqueline Moore-Price and Stephen Joseph, Jr., as tenants by the entirety. Being Known as 1522 Eagles View Court, Stroudsburg, PA 18360

Tax Code No. 08.98944  
Map No. 8636101351190

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF: **Jacqueline Moore-Price and Stephen Joseph, Jr.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

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

of Pennsylvania to 1957 CIVIL 2018 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in Stroud Township, Monroe County, Pennsylvania, being Lot No. 20, as shown on Plan entitled "Final Plan, Rockdale Estates, Section 5", Stroud Township, Monroe County, PA., prepared by R.K.R. Hess Associates, Surveyors, last revised May 31, 1988 and recorded August 29, 1989, in the Office for the Recording of Deeds, &c., in and for Monroe County, at Stroudsburg, Pa., in Map File 61,

Page 354.

**UNDER AND SUBJECT** to the restrictions, covenants and notes as set forth in the chain of title and as fully set forth in Map File 61, Page 354.

**ALSO UNDER AND SUBJECT to AND TOGETHER WITH** the private right to use Bridle Road.

Lot No. 20 is **ALSO UNDER AND SUBJECT** to the following conditions and restrictions:

(1) that no above-ground swimming pool shall be permitted on the above-described premises and only an in-ground swimming pool shall be permitted.

(2) that plans for construction of a single-family residence shall contain a minimum of 2,800 square feet for a two-story home or a minimum of 2,200 square feet for a one-story home, plus an attached two-car garage. Said plans shall be approved by Seller prior to commencement of construction.

BEING KNOWN AS: 116 Bridle Road a/k/a 5529 Bridle Road, Stroudsburg, PA 18360

BEING THE SAME PREMISES WHICH Rybner Corp., a New Jersey Corporation BY DEED DATED 7/22/2010 AND RECORDED 7/23/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2373 AT PAGE 6877, GRANTED AND CONVEYED UNTO Wilfred L. Mungro.

PIN #: 17639000448093

TAX CODE #: 17.87226

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **WILFRED L. MUNGRO** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Danielle DiLeva, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of

the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 5705 CIVIL 2013 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR  
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK  
LEGAL DESCRIPTION**

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. **23** in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV- 102** on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises Security Bank and Trust Company, Trustee, by deed dated June 8, 1982, and recorded on June 30, 1982, in Record Book Volume 1192 at Page 289 granted and conveyed unto David A. Nelson. David A. Nelson died on April 9, 2011, leaving no will or estate, title thereby vesting in Jeffrey Frank Nelson and any unknown heirs of David A. Nelson.

BEING PART OF PARCEL NO. 16.3.3.3-1-102 and PIN NO. 16733101090547B102

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Jeffrey Frank Nelson and any unknown Heirs of David A. Nelson, deceased** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1868 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR  
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK  
LEGAL DESCRIPTION**

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. **27** in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV- 86** on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated February 19, 1982, and recorded on March 24, 1982, in Record Book Volume 1173 at Page 139 granted and conveyed unto Raymond Ott and Theresa Ott, his wife. The said Theresa Ott died on January 8, 2012, sole title thereby vesting in Raymond Ott as surviving tenant by the entireties. The said Raymond Ott died on September 3, 2013, leaving no will or estate, title thereby vesting in Raymond Ott, Jr., Norman K. Ott, Lois Caprio, Norma Pytlak, Norine Dilisio, in their capacity as Heirs of Raymond Ott.

BEING PART OF PARCEL NO. 16.3.3.3-1-86 and PIN NO. 16732102996567B86  
AND

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. **28** in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of

Pennsylvania, shown and designated as Unit No. **DV- 110** on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated July 9, 1981, and recorded on July 17, 1981, in Record Book Volume 1120 at Page 165 granted and conveyed unto Raymond Ott and Theresa Ott, his wife. The said Theresa Ott died on January 8, 2012, sole title thereby vesting in Raymond Ott as surviving tenant by the entireties. The said Raymond Ott died on September 3, 2013, leaving no will or estate, title thereby vesting in Raymond Ott, Jr., Norman K. Ott, Lois Caprio, Norma Pytlak, Norine Dilisio, in their capacity as Heirs of Raymond Ott.

BEING PART OF PARCEL NO. 16.3.3.3-1-110 and PIN NO. 16733101092723B110

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Raymond Ott, Jr., Norman K. Ott, Lois Caprio, Norma Pytlak, Norine Dilisio and any unknown heirs, in their capacity as Heirs of Ramond Ott, deceased**

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

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000412 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at

a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**AFTER AUCTION  
LEGAL DESCRIPTION**

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

BEGINNING at an iron pipe on the easterly line of Huntingdon Road, said iron pipe being the most westerly corner of Lot No. 320 as shown on a map entitled "Plotting III, Pleasant Valey Estates, 28 August 1964;" thence along Lot No. 320 as shown on said map, (a radial line to the second hereinafter described curve) South fifty-three degrees seven minutes forty-five seconds East one hundred eighty-three and seventy-six hundredths feet (S 52° 07' 45" E. 183.76') to an iron pipe; thence along Lot No. 318 as shown on said map, South thirty-three degrees fifty minutes twenty seconds West one hundred thirteen and eleven hundredths feet (S 33° 50' 20" 113.11') to an iron pipe; thence along an unnamed street as shown on said map, North fifty-two degrees twenty-seven minutes no seconds West one hundred ninety-four and eight hundredths feet (N 52° 27' 00" W 194.08') to an iron pipe; thence along the easterly line of Huntingdon Road as shown on said map, on a curve to the right having a radius of 1660.00 feet to an arc length of 66.35 feet to a point of reverse curvature; thence by the same, on a curve to the left having a radius of 695.00 feet an arc length of 44.39 feet to the place of BEGINNING.

CONTAINING 0.49 acre more or less.

BEING Lot No. 319, Sec III on the plot or plan of lots known as "Pleasant Valley Estates, Inc.," as laid out for Pleasant Valley Estates, Inc. by Leo Achterman, Jr., R.P.E., Stroudsburg, Pennsylvania, and recorded in the Office of the Recorder of Deeds of Monroe County in Map Book 13, Page 67.

BEING THE SAME PREMISES which Rafael Perez, Maria Gonzales and Ali Yusuf by Deed dated September 15, 1995 and recorded on October 3, 1995, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2018 at Page 7598, as Instrument No. 199523417 granted and conveyed unto Rafael

Perez and Maria Perez.

Being Known as 105 Wedgewood Court f/k/a 319 Huntington Road, Kunkletown, PA 18058

Tax Code No. 13.8C.1.13

Map No. 13621902865012

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Rafael Perez and Maria Perez** TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Sep 27, Oct 4, 11

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

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

of Pennsylvania to 2469 CIVIL 23 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**AFTER AUCTION  
LEGAL DESCRIPTION**

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot/Lots No. 371, Section No. F as shown on Map of A Pocono County Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Page 11, 13



and 15. Being further described as follows: BEGINNING at an iron pin in the Northerly edge of the county Place drive said pin also marking the Southeastern corner of Lot No. 372 North 19 degrees 22 minutes 55 seconds West 100.00 feet to an iron pin; thence along Lot No. 348 and 349 North 72 degrees 30 minutes 33 seconds East 75.00 feet to an iron pin; thence along Lot No. 370 South 17 degrees 29 minutes 27 seconds East 100.00 feet to an iron pin set; thence along the Northerly edge of County Place Drive south 72 degree 30 minutes 33 seconds east 75.00 feet to the place of Beginning.

BEING THE SAME PREMISES which Michael A. Pryor, by Deed dated October 10, 1995 and recorded February 12, 1996 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in the Record Book Volume 2022, Page 2596, granted and conveyed unto Michael A. Pryor and Loretta M. Pryor, Grantor (s) herin. ALSO BEING THE SAME PREMISES which Michael Anthony Pryor by Deed dated January 13, 2005 and recorded March 17, 2006 in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book Volume 2261, Page 1996, granted and conveyed unto Loretta Martha Pryor, grantor (s) herin.

PARCEL ID: 03.8C.1.429

TITLE TO SAID PREMISES IS VESTED IN Lisa M. Robinson-McGee, married, by deed from Loretta M. Pryor, a/k/a Loretta Martha Pryor, single, dated April 3, 2006, recorded April 4, 2006 in the Monroe County Clerk's/Registrar's Office in Deed Book 2262, Page 9507

Tax Map # 0365814432711

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lisa M. Robinson-McGee** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Emmanuel J. Argentieri, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Sep 27, Oct 4, 11

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

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

of Pennsylvania to 4652 CIVIL 2013 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024**

**AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR

SHERIFF'S COSTS . . . WHICHEVER IS HIGHER BY CASHIERS CHECK

LEGAL DESCRIPTION

ALL THAT CERTAIN interest in land situate in Smithfield Township, Monroe County, Pennsylvania, known as Interval No. 24 of Unit No. R17, of Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. the said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage I, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at Page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises Security Bank and Trust Company, Trustee, by deed December 16, 1995, and recorded March 5, 1986, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 1480 at Page 1278 granted and conveyed unto John H. McCarter and Arleen E. McCarter, his wife. The said John H. McCarter died on September 15, 1989 sole title vested in Arleen E. McCarter, as surviving tenant by the entireties. The said Arleen E. McCarter died on April 2, 2009, leaving no will or estate, title thereby vesting in Michael George Sande and any unknown heirs, in their capacity as Heirs of Arleen E. McCarter, deceased.

BEING PART OF PARCEL NO. 16.2.1.1-7-5C and PIN NO. 16732102772471

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF: **Michael George Sande and any unknown heirs in their capacity as Heirs of Arleen E. McCarter, deceased**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1058 CIVIL 2020 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

An undivided one fifty-second (1/52) co-tenancy interest being designated as Time Period No. 5 in that certain piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as Unit No. **DV- 93** on a certain "Declaration Plan Phase II of Stage I", of DePuy House Planned Residential Area. Said Declaration Plan is duly filed in the Office for the Recording of Deeds etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on August 1, 1977 at Plat Book Volume 33, Page 67 for Plan Phase IIB of Stage 1, and on October 26, 1977 at Plat Book Volume 34, Page 73 for Plan Phase IIC of Stage 1.

BEING THE SAME premises Security Bank and Trust Company, Trustee, by deed dated November 10, 1977, and recorded on July 30, 1982, in Record Book Volume 1198 at Page

254 granted and conveyed unto James Saunders and Barbara H. Saunders, his wife. James Saunders died on January 2, 2003, sole title thereby vesting in Barbara H. Saunders as surviving tenant by the entirety.

BEING PART OF PARCEL NO. 16.3.3.3-1-93 and PIN NO. 16732102998482B93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **James Saunders (deceased) and Barbara H. Saunders**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

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

of Pennsylvania to 8372 CIVIL 2014, I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

An undivided (1/52) co-tenancy interest being designated as **Interval No. 39 of Unit No. R86** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of PennsylvaniaTemp, as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the



same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units. BEING THE SAME premises which Security Bank and Trust Company, Trustee by deed dated May 29, 1981 and recorded on June 9, 1981 in Record Book Volume 1111 at Page 273 granted and conveyed unto Joseph F. Schneider and Kathryn H. Schneider. The said Kathryn H. Schneider died in January 1990, sole title in the timeshare thereby vested in Joseph F. Schneider as surviving tenant by the entireties.

BEING PART OF PARCEL NO. 16.2.1.1-9 and PIN NO. 16732101467354C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Joseph F. Schneider and Kathryn H. Schneider, deceased** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6389 CIVIL 2013 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg,

Monroe County, Pennsylvania on:  
**Thursday, October 31, 2024**  
**AT 10:00 A.M.**

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

AN UNDIVIDED one fifty-second (1/52) co-tenancy interest being designated as Use Period No. **50** in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. **FV 15D** on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, Trustee, by deed dated March 26, 1976 and recorded on June 2, 1976 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1538, at Page 1203, granted and conveyed unto John F. Seibel and Gayanne Seibel, his wife and also Donald W. Donovan and Jane Donovan, his wife. The said John F. Seibel died on April 5, 1982, title to the Seibels' 50% share of the timeshare interest thereby vesting in Gayanne Seibel as surviving tenant by the entireties. The said Donald W. Donovan died on September 24, 1990, title to the Donovan's 50% share of the timeshare interest thereby vesting in Jane Donovan as surviving tenant by the entireties. Jane Donovan died on July 24, 1996, leaving no will or estate, Donald William Donovan, Jr., is the only known Heir of Jane Donovan.

BEING PART OF PARCEL NO. 16.4.1.48-15D and PIN NO. 16732102878952B15D  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Gayanne Seibel, an individual and Donald William Donovan, Jr., in his capacity as Heir of Jane Donovan, deceased** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania

Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4722 CV 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

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

**AFTER AUCTION  
LEGAL DESCRIPTION**

All that certain piece or parcel or tract of land, situate, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Being Lot No. 501 on the map or plan bearing title or legend "Section F, Locust Lake Village, Tobyhanna Twp., Monroe Co., PA., Scale 1" = 100' Date: L.A. Achterman, Jr., P. E., East Stroudsburg, PA., Revised 2 April 1965", bounded and described as follows, to wit:

Beginning at a point, the northeasterly corner of the intersection of Lake Lane and Locust Lane; North 78D-16'-40" East along the northerly line of Lake Lane for a distance of 95 feet to a point, the southwesterly corner of Lot No. 502; thence extending of that 95 foot width or breadth (between the easterly line of Locust Lane and westerly line of Lot No. 502) in length or depth northwardly and at right angles with Lake Lane for a distance of 213.90 feet to the southerly line of Lot No. 530.

TAX CODE: 19.11A.1.133

PIN NO: 19630604512980

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Thomas Smith, The United States of America, Department of Treasury, Internal Revenue Service**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bi-

d4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Cristina L. Connor, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

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

of Pennsylvania to 3360 CIVIL 2017, I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS . . . WHICHEVER IS HIGHER BY CASHIERS CHECK  
**LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 22 of Unit No. RV67** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and de-

scribed on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Security Bank and Trust Company, Trustee by deed dated February 4, 1986 and recorded on April 4, 1986 in Record Book Volume 1483 at Page 1778 granted and conveyed unto Margaret A. Thompson, a single woman.

BEING PART OF PARCEL NO. 16.2.1.1-9 and PIN NO. 16732101467354C1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Margaret A. Thompson**

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

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 782 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

**PARCEL 1**

ALL THAT CERTAIN tract or piece of land situate in the Township of Polk, County of Monroe and State of Pennsylvania, designated as Lot E-21, in a Plan of Lots entitled Pleasant View Lake, bounded and described as follows:

BEGINNING at a point in Pleasant View Drive and corner common to Lot E-20; thence running along Pleasant View Drive North 3 degrees 13 minutes 0 seconds East 75 feet to a point common to Lot E-22; thence running along line of Lot E-22 South 86 degrees 47 minutes 0 seconds East 265 feet to an iron pin; thence running along line of Lot E-16 South 3 degrees 13 minutes 0 seconds West 75 feet to an iron pin; thence running along line of Lot E-19 and Lot E-20 North 86 degrees 47 minutes 0 seconds West 365 feet to the place of beginning.

**PARCEL 2**

ALL THAT CERTAIN tract or piece of land situate in the Township of Polk, County of Monroe and State of Pennsylvania, designated as Lot E-22 in a Plan of Lots entitled Pleasant View Lake, bounded and described as follows:

BEGINNING at a point in Pleasant View Drive and corner common to Lot E-21; thence running along Pleasant View Drive North 3 degrees 13 minutes 0 seconds East 75 feet to a point common to Lot E-23; thence running along line of Lot E-23 South 86 degrees 47 minutes 0 seconds East 265 feet to an iron pin; thence running along line of Lot E-15 South 3 degrees 13 minutes 0 seconds West 75 feet to an iron pin; thence running along line of Lot E-21 North 86 degrees 47 minutes 0 seconds West 265 feet to the place of beginning.

UNDER AND SUBJECT to all Covenants, Conditions and Restrictions as appear in the chain of title in the Monroe County Courthouse.

BEING KNOWN AS: 3037 Pleasant View Drive, Kunkletown, PA 18058

BEING THE SAME PREMISES WHICH Jacqueline L. Harris BY DEED DATED 1/31/2023 AND RECORDED 2/3/2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2625 AT PAGE 6973, GRANTED AND CONVEYED UNTO Dina Van Dyk.

PIN #: 13623803206667 & 13623803206754  
TAX CODE #: 13.2A.1.128 & 13.2A.1.129

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DINA VAN DYK**

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

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the proper-

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Danielle DiLeva, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5925 CIVIL 2019 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

**PURCHASERS MUST IMMEDIATELY PAY 10%  
OF THE PURCHASE PRICE OR  
SHERIFF'S COSTS . . . WHICHEVER IS HIGHER  
BY CASHIERS CHECK  
LEGAL DESCRIPTION**

An undivided (1/52) co-tenancy interest being designated as **Interval No. 9 of Unit No. RV152** of Phase IIIB, Area 2, River Village, Stage 1, Shawnee Village Planned Residential Development situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania as said Unit and Interval are described in a certain Declaration of Protective Covenants, mutual Ownership and Easements, dated February 22, 1980, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1016, page 103 and at the same has been amended by a Supplementary Declaration dated June 2, 1980 and recorded as aforesaid in Deed Book Volume 1037, page 309, and a further Supplementary Declaration dated August 20, 1981 and recorded as aforesaid in Deed Book Volume 1130, page 67. The said Unit is more particularly shown and described on the Final Plans for Phase IIIB, River Village, Stage 2 Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Penn-

sylvania, in Plot Book Volume 42, page 103 et. seq., and Plot Book Volume 47, page 27, subject however, to the right of Shawnee Development, Inc. to amend the said Final Plans to reflect the "as built" status of the Units.

BEING THE SAME premises which Mellon Bank, N.A. P.O.A. for Continental Bank Successor Trustee to United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated March 16, 1992 and recorded on May 21, 1992 in Record Book Volume 1830 at Page 0418 granted and conveyed unto P.E. Waddell, a married person.

BEING PART OF PARCEL NO. 16.2.1.1-11 and PIN NO. 16732100340877

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **P.E. Waddell**  
TO ALL PARTIES IN INTEREST AND CLAIM-ANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jeffrey A. Durney, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

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

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

of Pennsylvania to 002062 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 31, 2024  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

ALL THAT CERTAIN lot, parcel, or piece of ground situate in the Township of TOBYHAN-

NA, County of MONROE, and Commonwealth of Pennsylvania, being Lot Number 202, SECTION B, as shown on map of WAGNER FOREST PARK on file in the Recorder of Deeds Office at STROUDSBURG, Pennsylvania, in Plat Book No. 12 at Page(s) 69.

BEING THE SAME PREMISES which Cost Control Marketing and Management, Inc., a Pennsylvania corporation, by its deed dated February 21, 1989 and recorded February 21, 1989 at Stroudsburg in the Office of the Recording of Deeds, in and for the County of Monroe, in Record Book Volume 1667, page 1703, granted and conveyed unto Alfred H. Pessoni and Pamela G. Pessoni, his wife, granters herein in fee.

SUBJECT to conditions, restrictions, covenants and reservations as contained in Schedule "a" of Deed Book Volume 609, Page 226 in the aforementioned Recorders Office.

PARCEL #: 19.12D.1.37

TAX MAP #: 19-6305-04-94-9998

BEING KNOWN AS: 2512 Forest Dr E, Pocono Lake, PA 18347

Title to said premises is vested in Carla Gail Wilson by deed from Alfred H. Pessoni and Pamela G. Pessoni dated June 4, 2003 and recorded June 10, 2003 in deed Book 2156, Page 1160.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CARLA GAIL WILSON.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Jennie Shnyder, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 27, Oct 4, 11

PO Box 396  
Gouldsboro, PA 18424

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of David P. Pope, Sr., a/k/a David P. Pope**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 06/08/2024 deceased.

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

Sherilynn Ostopick  
1411 Murray Street  
Forty Fort, PA 18704

Kim M. Gillen, Esquire  
613 Blakeslee Boulevard East  
Suite 103  
Lehighton, PA 18235

Sep 20, 27, Oct 4

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Joan Bredesen**, late of Coolbaugh Township, Monroe, Commonwealth of Pennsylvania, 06/27/2024 deceased.

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

Vincent Messina  
Fisher & Fisher Law Offices LLC  
525 Main Street  
PO Box 396  
Gouldsboro, PA 18424

Timothy B. Fisher II, Esq.  
Fisher & Fisher Law Offices LLC  
525 Main Street,

Sep 20, 27, Oct 4

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Sheila Eckmann**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 06/05/2024 deceased.

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

Andrew Eckmann  
Fisher & Fisher Law Offices LLC  
525 Main Street  
PO Box 396  
Gouldsboro, PA 18424

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

Sep 20, 27, Oct 4

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Geraldine R. Lenhart a/k/a Geraldine Lenhart**, late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, 08/18/2024 deceased.

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

Alicia R. Lenhart



Fisher & Fisher Law Offices LLC  
525 Main Street  
PO Box 396  
Gouldsboro, PA 18424

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

Sep 20, 27, Oct 4

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**PUBLIC NOTICE**  
**ESTATE NOTICE**

**Estate of Norman Albert Slansky**, late of Price Township, Monroe County, Commonwealth of Pennsylvania, July 13, 2024 deceased.

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

Yvette J. Wolter  
63 Lenape Drive  
East Stroudsburg, PA 18302

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

Sep 20, 27, Oct 4

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**PUBLIC NOTICE**  
**ESTATE NOTICE**

**Estate of Anthony James Roche a/k/a Anthony Roche**, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 08/20/2024 deceased.

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

County where notice may be given to Claimant.

Jeanmarie Roche  
Fisher & Fisher Law Offices LLC  
525 Main Street  
PO Box 396  
Gouldsboro, PA 18424

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

Sep 20, 27, Oct 4

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**PUBLIC NOTICE**  
**ESTATE NOTICE**

**Estate of Claire Brown a/k/a Claire M. Brown**, late of Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, August 7, 2024 deceased.

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

Donna Pysczuk  
289 Crescent Lake Road  
Scotrun, PA 18355

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

Sep 27, Oct 4, 11

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**PUBLIC NOTICE**  
**ESTATE NOTICE**

**Estate of DORIS JEAN OAKLEY, A/K/A DORIS OAKLEY**, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 11/11/2024 deceased.

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

the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Barbara Lynn Kohler  
383 Warner Drive  
Saylorsburg, PA 18353

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

Sep 27, Oct 4, 11

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Robert L. Coscia a/k/a Robert Louis Coscia**, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 12/20/2021 deceased.

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

Iris Coscia  
Fisher & Fisher Law Offices LLC  
525 Main Street  
PO Box 396  
Gouldsboro, PA 18424

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

Sep 27, Oct 4, 11

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Richard Franklin Smith**, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 06/19/2024 deceased.

Letters of Administration in the above named estate having been granted to the under-

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

Dianne B. Strouse  
712 Monroe Street  
Stroudsburg, PA 18360

David L. Horvath, Esquire  
712 Monroe Street  
Stroudsburg, PA 18360

Sep 27, Oct 4, 11

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**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on September 12, 2024, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Laura Ann Maas to Laurie A. Maas**.

The Court has fixed the day of October 31, 2024 at 2:00 PM in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Oct 4

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**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on 09/12/2024, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Joseph M. Scotchlas, also known as Joseph Scotchlas to Joseph M. Scotchlas**.

The Court has fixed the day of 10/31/2024 at 2:00 p.m. in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Oct 4

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**PUBLIC NOTICE****PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on 7/25/2024, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Williams James Mew to William James Mew.**

The Court has fixed the day of 10/31/2024 at 1:30pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Oct 4

**PUBLIC NOTICE****PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on July 31st 2024, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Jillian Arianna Kandatyan to Jillian Arianna Bruno.**

The Court has fixed the day of October 31st at 1:30 PM in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Oct 4

**PUBLIC NOTICE****INCORPORATION NOTICE**

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

Oct 4

**PUBLIC NOTICE****COURT OF COMMON****PLEAS OF MONROE COUNTY****FORTY-THIRD JUDICIAL DISTRICT****COMMONWEALTH OF PENNSYLVANIA****NO. No. 4615 CV 2024 Civil**

**Northpointe Bank,**

Plaintiff(s),

**Phyllis A. Wood,**

Defendant(s)

TO Northpointe Bank, defendant(s): The Plaintiff, Northpointe Bank, has commenced a civil action against you for Foreclosure Name of Attorney GREGORY JAVARDIAN Attorney's Firm Name GREGORY JAVARDIAN, LLC Attorney's Address 1310 Industrial Blvd., 1st Fl., #101, Southampton, PA 18966, 215.942.9690 Attorney's City, State, and ZIP Southampton, PA 18966. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

Monroe County Bar Association

Find a Lawyer Program

P.O. Box 591

Stroudsburg, PA 18360

Telephone (570) 424-1340

Fax (570) 424-8234

GREGORY JAVARDIAN

1310 Industrial Blvd.

1st Fl., #101

Southampton, PA 18966

Oct 4

**PUBLIC NOTICE****COURT OF COMMON****PLEAS OF MONROE COUNTY****FORTY-THIRD JUDICIAL DISTRICT****COMMONWEALTH OF PENNSYLVANIA****NO. 1243-CV-2023 Civil**

**WAYNE BANK,**

Plaintiff(s),

**RONALD WILFRED GUPPY,**

Defendant(s)

TO WAYNE BANK, defendant(s): The Plaintiff, WAYNE BANK, has commenced a civil action against you for COMPLAINT IN REPLEVIN Name of Attorney STEPHEN G. BRESSET Attorney's Firm Name BRESSET & SANTORA,

LLC Attorney's Address 812 COURT STREET  
Attorney's City, State, and ZIP HONESDALE,  
PA 18431. The Court has authorized service of  
the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a writ-  
ten appearance personally or by attorney and  
file your defenses or objections in writing with  
the court. You are warned that if you fail to  
do so the case may proceed against you and a  
judgment may be entered against you without  
further notice for relief requested by Plaintiff.  
You may lose money or property or other  
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Stroudsburg, PA 18360  
Telephone (570) 424-1340  
Fax (570) 424-8234

STEPHEN G. BRESSET  
BRESSET & SANTORA, LLC  
812 COURT STREET  
HONESDALE, PA 18431

Oct 4

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**IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

**NO: 002179-CV-2024**

**U.S. BANK TRUST COMPANY, NATIONAL  
ASSOCIATION, AS TRUSTEE, AS SUCCE-  
SOR-IN-INTEREST TO U.S. BANK NATIONAL  
ASSOCIATION, SUCCESSOR TRUSTEE TO LA-  
SALLE BANK NATIONAL ASSOCIATION, ON  
BEHALF OF THE HOLDERS OF BEAR STEARNS  
ASSET BACKED SECURITIES I TRUST 2006-  
HE6, ASSET-BACKED CERTIFICATES SERIES  
2006-HE6**

vs.

**CHRISTOPHER MCQUEEN, AS SURVIVING  
HEIR OF HUBERT R. MCQUEEN, DECEASED,  
HUBERT R. MCQUEEN, JR, AS SURVIVING  
HEIR OF HUBERT R. MCQUEEN, DECEASED,  
LESLIE MCQUEEN, AS SURVIVING HEIR OF  
HUBERT R. MCQUEEN, DECEASED, UN-  
KNOWN SURVIVING HEIRS OF HUBERT R.  
MCQUEEN, DECEASED,**

**NOTICE**

TO THE DEFENDANTS:

You are hereby notified U.S. Bank Trust Com-  
pany, National Association, as Trustee, as  
successor-in-interest to U.S. Bank National  
Association, successor trustee to LaSalle Bank  
National Association, on behalf of the hold-  
ers of Bear Stearns Asset Backed Securities  
I Trust 2006-HE6, Asset-Backed Certificates  
Series 2006-HE6, has filed a Complaint in  
Mortgage Foreclosure with regard to 109 Ice  
House Court (f/k/a 107 Pine Lane, Reeders,  
PA 18352), Stroudsburg, PA 18360, endorsed  
with a Notice to Defend, against you at No.  
002179-CV-2024 in the Civil Division of the  
Court of Common Pleas of Monroe Coun-  
ty, Pennsylvania, wherein plaintiff seeks to  
foreclose on the mortgage encumbering said  
property, which foreclosure would lead to a  
public sale by the Monroe County Sheriff.

If you wish to defend, you must enter a writ-  
ten 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.

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LAWYER AT ONCE. IF YOU DO NOT HAVE

A LAWYER, GO TO OR TELEPHONE THE  
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HIRING A LAWYER.

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

Monroe County Lawyer Referral Services

Monroe County Bar Association

PO Box 591

Stroudsburg, PA 18360

(570) 424-1340

PLAINTIFF'S ATTORNEY:

ROBERT W. WILLIAMS, ESQUIRE

HLADIK, ONORATO & FEDERMAN, LLP

298 WISSAHICKON AVENUE

NORTH WALES, PA 19454

(215) 855-9521

Oct 4

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**IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

**NO: 005025-CV-2024**

**TOWD POINT MORTGAGE TRUST 2022-2,**

**U.S. BANK TRUST COMPANY, NATIONAL  
ASSOCIATION AS INDENTURE TRUSTEE**

vs.

**DANIELLE GREENBERG, AS SURVIVING HEIR  
OF MAX GREENBERG, JR., DECEASED, JAMES  
GREENBERG, AS SURVIVING HEIR OF MAX  
GREENBERG, JR., DECEASED, UNKNOWN  
SURVIVING HEIRS OF MAX GREENBERG, JR.,  
DECEASED,**

**NOTICE**

TO THE DEFENDANTS:

You are hereby notified Towd Point Mortgage Trust 2022-2, U.S. Bank Trust Company, National Association as Indenture Trustee, has filed a Complaint in Mortgage Foreclosure with regard to 412 Lower Seese Hill Road, Canadensis, PA 18325 f/k/a 305 M Lower Seese Road, Canadensis, PA 18325, endorsed with a Notice to Defend, against you at No. 005025-CV-2024 in the Civil Division of the Court of Common Pleas of Monroe County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Monroe County Sheriff.

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.

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PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County Lawyer Referral Services  
Monroe County Bar Association  
PO Box 591

Stroudsburg, PA 18360  
(570) 424-1340

PLAINTIFF'S ATTORNEY:

STEPHEN M. HLADIK, ESQUIRE  
HLADIK, ONORATO & FEDERMAN, LLP  
298 WISSAHICKON AVENUE

NORTH WALES, PA 19454, (215) 855-9521



Our panel of experienced Mediators and Arbitrators provide attorneys and their clients, businesses, and families a way to resolve legal matters.

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- Knowledgeable and experienced professionals
- The opportunity for you to select a Mediator or Arbitrator experienced in a wide variety of legal matters such as business, contract law, personal injury, insurance, family law, civil rights, employment, planned communities, wills and estates, discrimination and more
- A professional and neutral environment for your use
- An affordable alternative to a court trial

For more information regarding the MCBA program and to review our panel of Mediators and Arbitrators go to:

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

Monroe County Bar Association  
913 Main Street  
Stroudsburg PA 18360  
570.424.7288



**Jerome P. Cheslock**  
Retired Judge  
Monroe County  
Court of Common Pleas



**Daniel E. Cummins**  
Cummins Law



**Thomas F. Ford**  
Tom Ford Business  
Law Office PC



**Gerard J. Geiger**  
Newman Williams PC



**Tobey Oxholm**  
Just Resolutions ADR



**Charles J. Vogt**  
Law Offices of  
Charles J. Vogt LLC