

Monroe Legal Reporter

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

Vol. LXX

Stroudsburg, PA, May 2, 2025

No. 18

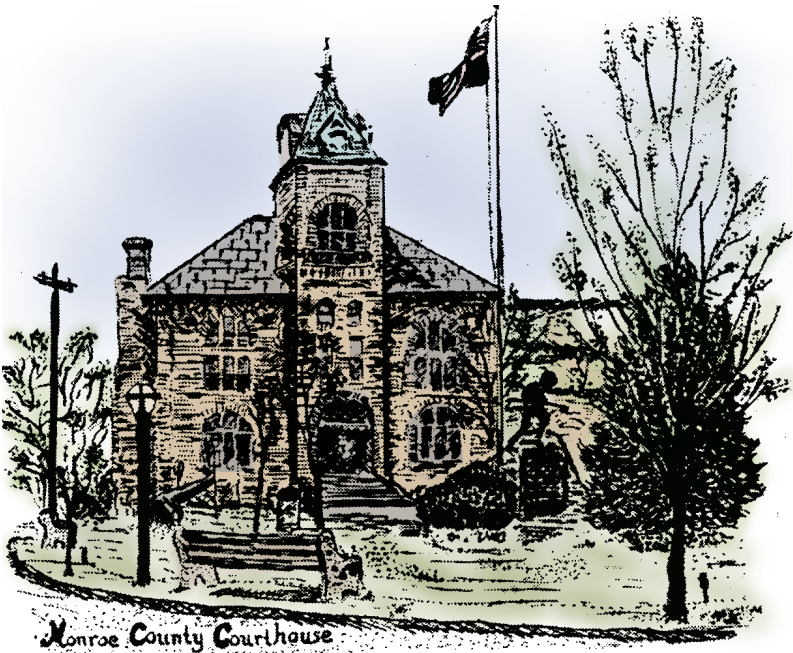
THE BENCH: Hon. Arthur L. Zulick, President Judge; Hon. Jonathan Mark; Hon. Jennifer H. Sibum;
Hon. Stephen M. Higgins; Hon. David J. Williamson; Hon. C. Daniel Higgins, Jr.

Todd W. Weitzmann, Editor

Robert J. Kidwell, III, Assistant Editor

913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Drawing Courtesy of Joyce Love

POSTMASTER: Send change of address notices to

MONROE LEGAL REPORTER, 913 Main Street, Stroudsburg, PA 18360

*All advertisements for the LEGAL REPORTER should be submitted no later
than Wednesday at 10:00AM one week prior to publication on Friday.*

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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.

MAY 2025

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

2025 MCBA Event Calendar**May**

- 5 Law Day/Fairy Tale Trial Meeting
4:00 PM – MCBA and Zoom
- 6 Monroe County's Children's Roundtable: Community Night
4:00 PM – Northampton Community College Pocono Campus
- 11 MCBF Trustees Meeting
12:00 PM – MCBA and Zoom
- 13 Investment & Financial Planning Committee
8:30 AM – MCBA and Zoom
- 15 YLD Board Meeting
12:00 PM – MCBA and Zoom
- 16 MCBA Board Meeting
12:00 PM – MCBA and Zoom

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

570.424.7288,

or Email: info2@monroebar.org. or

Check the Website: www.monroebar.org

You are cordially invited to join
Judges of the 43rd Judicial District Court of Common
Pleas, members of the Monroe County Bar Association,
and members of the community to celebrate



Friday, May 9, 2025

8:00 AM Reception

Siamsa Irish Pub

9:00 AM Ceremony

Monroe County Courthouse

Presentations Include



2025 Creativity Contest Winners



Monroe County Bar Foundation Scholarship Winners



Presentation of the Liberty Bell Award



Mock Trial District Championship Presentation

Please RSVP to the Monroe County Bar Association by Friday, May 2nd
Info2@monroebar.org or call 570.424.7288

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Leave a Legacy of Pride:

Support the future of LGBTQIA+ advocacy throughout the Pocono Mountains Region.

The Pocono Pride Coalition partnered with the Community Foundation of Monroe County, a 501(c)(3) nonprofit organization. Together, we work year-round to promote equality, celebrate diversity, and support LGBTQIA+ individuals through advocacy, education, and community programming.

By including the Pocono PRIDE Coalition Fund in your will or estate plans, you can help ensure that our mission continues for generations. Your legacy will empower change, create safe spaces, and keep Pride alive in the Poconos.

All contributions to the Community Foundation of Monroe County, Pocono Pride Coalition Fund, are tax-deductible as the law allows.

To learn more about planned giving opportunities, visit www.cfmcpa.org/pocono-pride-coalition-fund-donations/ or speak with a representative during the Annual Pocono PRIDE Festival, which will be held on Sunday, June 1, from 12 to 5 p.m. in Courthouse Square, Stroudsburg, PA 18360.

Pocono Pride Coalition

Pride. Community. Progress



The Wayne County Bar Association (WCBA) is looking for an attorney to join our low bono program in Wayne County.

The position of Panel Attorney involves responding (promptly) to requests and representing and advocating for qualified low-income people in Honesdale in three family law areas:

- PFA's (with most hearings on Friday mornings),
- contested custody matter (which are typically resolved during conferences), and
- child and spousal support issues (advice only).

Payments are made to Panel Attorneys through a fee-for-service schedule, with mileage and other expenses reimbursed. If you would be new to these areas of practice, you'll have the chance to learn them with the help of an experienced mentor. You'll also receive free membership in the WCBA and receive free CLE at our CLE Day in October.

Appointments have typically lasted 2-3 years, at the discretion of the Panel Attorney.

For more information and to apply, please contact our program administrator and Monroe County Bar Association member, Tobey Oxholm at wcba.pbp@gmail.com.

SAVE THE DATE

Bench Bar Conference

October 3, 2025

Northampton Community College

Pocono Campus - Tannersville, PA

~ Three Roads to Success ~

This year's Bench Bar Conference has a little
something for everyone!

Civil, Criminal, and Family law sessions!

Early Bird Registration Coming Soon!

Raffle Prizes



Now, this 21st day of April, 2025, pursuant to the authority contained in Pa.R.J.A. No. 1901, the attached list of summary cases from Magisterial District Court 43-2-02 within the Forty-Third Judicial District are being considered for Administrative Termination after 30 days of publication of this list, unless a party to the proceeding requests a hearing from the Magisterial District Court.

For any information regarding these cases please contact Deputy Court Administrator-Special Courts, at 570-517-3010 or the Magisterial District Court directly.

Docket Number Defendant Docket Number Defendant

NT 235-1992	Touw, Lisa L	NT 236-1992	Marchese, Carmen
NT 268-1992	Doyle, Patrick R	NT 274-1992	Geffers, Maria Ann
NT 298-1992	Beers, Brian E.	NT 306-1992	Newhart, Andrew
NT 307-1992	Newhart, Andrew	NT 345-1992	Heller, Steven A.
NT 348-1992	Sippel, Alfred J, Jr.	NT 352-1992	Singewald, Cary Costales
NT 364-1992	Fasig, Harold E.	NT 365-1992	Fasig, Harold E.
NT 366-1992	Fasig, Harold E.	NT 388-1992	Brodsky, Nicholas
NT 403-1992	Hesse, Matthew J	NT 404-1992	Richburg, Diana
NT 405-1992	Pecora, Kathleen M.	NT 421-1992	Logan, Laura L.
NT 426-1992	Rogers, Patrick A.	NT 427-1992	Lease, Faedra Ann
NT 436-1992	Mazur, Raymond J.	NT 18-1993	Carpenter, Sandra
NT 21-1992	Compton, Charlice	NT 29-1993	Hassett, Christopher Allan
NT 30-1993	Moskowitz, Howard	NT 31-1993	Hulser, Bryan E.
NT 38-1993	Torres, Aribel	NT 39-1993	Johnston, Jason Melville
NT 40-1993	Abedrabbu, Zahwa	NT 55-1993	Kopystecky, John
NT 77-1993	Dumitriu, Lisa	NT 100-1993	Henriksen, Eric Richard
NT 104-1993	Milliern, Robert Harrison	NT 107-1993	Haines, Mark James
NT 109-1993	Pierson, David J.	NT 110-1993	Horton, Herb
NT 120-1993	Pugh, Charles Andrew	NT 124-1993	Valence, John
NT 125-1993	Valence, john	NT 134-1993	Paolini, David W.
NT 139-1993	Sellers, Danny Ray	NT 141-1993	Johnson, Queen Asia
NT 145-1993	Potts, James S.	NT 146-1993	Hayes, Robert C.
NT 165-1993	Miller, Troy Aubrey	NT 200-1993	Butts, Patricia
NT 218-1993	Decker, Raymond J.	NT 252-1993	Accents by Cary
NT 256-1993	Joyner, Archie L.	NT 259-1993	Garrity, Kevin M.
NT 260-1993	Garrity, Kevin M.	NT 261-1993	Garrity, Kevin M.
NT 310-1993	Stout, Laurie T.	NT 331-1993	Mulligan, Michael
NT 332-1993	Brodsky, Nicholas	NT 353-1993	Hovan, Edward S. III
NT 430-1993	Erlich, Gilbert	NT 441-1993	Vanwhy, Cathy
NT 460-1993	Harris, James	NT 479-1993	Alderton, Jennifer
NT 484-1993	Carney, Robert F.	NT 14-1994	Pentation, Beta
NT 20-1994	Andershonis, Joseph	NT 22-1994	Harnstra, Michael
NT 27-1994	Alderton, Lovell	NT 29-1994	Andershonis, Joseph
NT 45-1994	Bloomfield, Richard	NT 61-1994	Hanna, Edward D.
NT 64-1994	Maynard, Chat L.	NT 70-1994	Tregidgo, Django Mark
NT 82-1994	Hardenstine, Carolyn P	NT 84-1994	Yearley, John W.
NT 85-1994	Fortunato, Richard E.	NT 145-1994	Kavanah, Grant

NT 164-1994	Fousek, David R.	NT 221-1994	Means, G. Robb
NT 229-1994	O'Connell, Michael J.	NT 230-1994	Defazio, Joseph B.
NT 242-1994	Donohue, William F. Jr.	NT 247-1994	Cochran, Susan Ellen
NT 256-1994	Baron, Kathleen	NT 257-1994	Baron, Kathleen
NT 275-1994	Buczek, David	NT 276-1994	Buczek, David
NT 304-1994	Mannino, Anthony	NT 309-1994	Williamson, Summer
NT 311-1994	West, Robert C.	NT 329-1994	Lockwood, Thomas
NT 376-1994	Singewald, William	NT 380-1994	Hahn, Joseph Carl
NT 399-1994	Green, Paul E.	NT 17-1995	Webb, Ken
NT 20-1995	Collins, Timothy A.	NT 21-1995	Kaplan, Ryan
NT 22-1995	Keane, James J.	NT 88-1995	Ditta, Christina A.
NT 134-1995	Ryan, Richard T. Jr.	NT 175-1995	Thurmond, Annie
NT 178-1995	Carlucci, Angelina	NT 180-1995	Codella, Ms Joseph
NT 196-1995	Elmore, Melinda S.	NT 199-1995	Reimann, Timmy Curtis
NT 212-1995	Anderson, Gerald	NT 215-1995	Singewald, William
NT 216-1995	Singewald, William	NT 252-1995	Gussoni, Martha
NT 259-1995	Singewald, Bill	NT 288-1995	Codella, Michelle Beatrice
NT 306-1995	Regan, Kelly	NT 340-1995	Fishkin, Evgenia Rachel
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NT 375-1995	Killeen, Mr. Donald	NT 395-1995	Scoble, Mrs. Linda
NT 28-1996	Sorger, Daniel	NT 82-1996	Certified Auto Specialists
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NT 104-1996	Keating, David	NT 145-1996	Thomas, James
NT 179-1996	Tremblay, Ronald Lionel	NT 195-1996	Minor, Christy
NT 205-1996	Mahdi, Ezzat I.	NT 218-1996	Pissarra, Stephen A.
NT 227-1996	Howatt, Elizabeth	NT 228-1996	Cooper, Angelina
NT 229-1996	Torres, Cesar	NT 243-1996	Brodsky, Nicholas
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NT 271-1996	Wey, Rita	NT 299-1996	Ewing, Paul
NT 328-1996	Gunderman, Tina	NT 342-1996	Greshko, Eric
NT 345-1996	Guyton, Kevin	NT 349-1996	Strouse, David A.
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NT 250-1997	Warholak, Paul	NT 253-1997	Locke, John K
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NT 271-1997	Konieczny, Nathan	NT 272-1997	Konieczny, Nathan
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NT 293-1997	Baker, Dwight L.	NT 324-1997	Kletzelman, Seymore M.
NT 354-1997	Proctor, Carol J.	NT 357-1997	Vaughn, Alaina
NT 366-1997	Martinez, Annette	NT 367-1997	Racz, Istvan
NT 373-1997	Jackson, Dwight E.	NT 376-1997	Zimmerman, Barbara A
NT 379-1997	Raymond, Leslie E	NT 387-1997	Raymond, Leslie E
NT 392-1997	Peterson, Kevin L	NT 393-1997	Peterson, Kevin L

NT 394-1997	Hagensen, Wendy M	NT 397-1997	Norman, Christopher L
NT 405-1997	Marsh, Wendy	NT 418-1997	Dossantos, Janvario
NT 419-1997	Dossantos, Janvario	NT 420-1997	Dossantos, Janvario
NT 680-1997	Singleman, Jared A	NT 695-1997	Pierce, Harry J IV
NT 746-1997	Tremblay, David Christopher	NT 751-1997	Greene, Lynnette
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NT 755-1997	Greene, Lynette,	NT 759-1997	Colihan, Scott B
NT 10-1998	Hayes, Alfonso	NT 12-1998	Hayes, Alfonso
NT 40-1998	Austin, Mrs Warren	NT 121-1998	Rivera, Mariah Lee
NT 123-1998	Flaherty, David A	NT 134-1998	Carmella, Thomas
NT 138-1998	Setteducato, Paul	NT 154-1998	Pinto, Kristie M
NT 182-1998	Dougherty, Gerald A	NT 183-1998	Dougherty, Gerald A
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NT 188-1998	Dougherty, James	NT 189-1998	Dougherty, James
NT 195-1998	Dougherty, James	NT 196-1998	Dougherty, James
NT 198-1998	Dougherty, James	NT 207-1998	Desimone, Donna M
NT 217-1998	Sarama, Jamal	NT 253-1998	Drumgold, Lysette
NT 254-1998	Stammond, Patrick	NT 294-1998	Williams, Earl
NT 302-1998	Williams, Earl L	NT 303-1998	Williams, Ear L
NT 310-1998	Mehta, Mukesh	NT 338-1998	Baker, Todd A
NT 414-1998	Williams, Benjamin E	NT 438-1998	Laws, Ernest
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NT 461-1998	Williams, David	NT 480-1998	Young, Laura L
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NT 50-1999	Smith, Connie F	NT 56-1999	Cunningham, Caroline
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NT 153-1999	Winfield, Jeryel	NT 159-1999	Winfield, Jeryel L
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NT 434-1999	Pale, Nicholas	NT 449-1999	Kinckiner, Michael Francis
NT 18-2009	Orfe, Kelsey E	NT 19-2015	Kallinteris, Panagiotis
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NT432-2019	Osorio, Sebastian	NT 433-2019	Osorio, Sebastian
NT 434-2019	Osorio, Sebastian	NT 435-2019	Osorio, Sebastian
NT 436-2019	Osorio, Sebastian	NT 437-2019	Osorio, Sebastian
NT 438-2019	Osorio, Sebastian		

CIVIL COMPLAINTS
WRIT OF SUMMONS
REAL PROPERTY

002419-CV-2025 Dreher Estates LLC V Wendy Miller - Real Property - Landlord/Tenant Dispute
 002425-CV-2025 Jasmine Peterson V David Orlando - Real Property - Landlord/Tenant Dispute
 002410-CV-2025 Washington Velez V Monica Cabrera Occupants - Real Property - Ejectment
 002421-CV-2025 Hilltop Properties 2 LLC V Michelle Sezak Richard Sezak Robert Sezak - Real Property - Ejectment
 002441-CV-2025 Sean Wendling V Destinee Latzgo Diane Dunst Jessica Dunst; Serita Dunst - Real Property - Ejectment
 002477-CV-2025 Brandon L Green V Betty Anthony; Jazmine Moses - Real Property - Ejectment
 002417-CV-2025 Deutsche Bank National Trust Company as Trustee for GSAMP Trust 2004-OPT, Mortgage Pass-through Certificates Series 2004-OPT with offices located at c/o PHH Mortgage Corporation V Ann Marie Balla A/K/A Anne Marie Balla; Donald Jeffrey Stott - Real Property - Mortgage Foreclosure: Residential
 002424-CV-2025 Wintrust Mortgage, a Division of Barrington Bank and Trust CO., NA V Shirley A Drummond - Real Property - Mortgage Foreclosure: Residential
 002435-CV-2025 Freedom Mortgage Corporation V Diana Vargas; Patricio X Karolys - Real Property - Mortgage Foreclosure: Residential
 002438-CV-2025 PennyMac Loan Services, LLC V Ian G Totten - Real Property - Mortgage Foreclosure: Residential
 002452-CV-2025 First Northern Bank and Trust Co. V Andre A Askins - Real Property - Mortgage Foreclosure: Residential
 002454-CV-2025 First Northern Bank and Trust Co. V Andre A Askins - Real Property - Mortgage Foreclosure: Residential
 002430-CV-2025 River Village Owner's Association V Jay M Staple - Real Property - Real Property: Other
 002513-CV-2025 Timber Hill Community Association; Wintrust Mortgage, a Division of Barrington Bank and Trust CO., NA V Luis Ortega, Jr. - Real Property - Real Property: Other
 002491-CV-2025 Southwood Financial LLC as Trust Manager for Southwood Financial Trust I V Richard R Cundiff; Zachary R Cundiff - Real Property - Quiet Title
 002412-CV-2025 Borough of Delaware Water Gap V Susan Fine - Real Property - Eminent Domain/Condemnation
 002426-CV-2025 Borough of Delaware Water Gap V Douglas P Posten - Real Property - Eminent Domain/Condemnation

002428-CV-2025 Sean Wendling V Serita Dunst - Real Property - Eminent Domain/Condemnation

MECHANICS AGREEMENTS

002422-CV-2025 Peter Pederson D/B/A Solar Surroundings V Weir Lake Development Corporation - Agreement - Mechanic's Agreement

CONTRACT

002488-CV-2025 Melissa Marx; Ludmila Andrea Yazikov V Bob Eckhart Construction; Robert Eckhart - Contract - Contract: Other
 002420-CV-2025 Pocono Prime Properties, LLC V Elizabeth Radu - Contract - Buyer Plaintiff

CONTRACT EMPLOYMENT DISPUTE

CONTRACT-DEBT COLLECTION-CREDIT CARD

002414-CV-2025 Discover Bank V Jillian M Petrakis - Contract - Debt Collection: Credit Card
 002431-CV-2025 Bank of America, N.A. V Sean Christopher Stockdale - Contract - Debt Collection: Credit Card
 002436-CV-2025 JPMorgan Chase Bank, N.A. V Dion McRae - Contract - Debt Collection: Credit Card
 002437-CV-2025 JPMorgan Chase Bank, N.A. V Carolyn M Lara - Contract - Debt Collection: Credit Card
 002442-CV-2025 Citibank, N.A V Tamika Hilton - Contract - Debt Collection: Credit Card
 002443-CV-2025 Bank of America, N.A. V Claudia Guerrero - Contract - Debt Collection: Credit Card
 002444-CV-2025 Bank of America, N.A. V Kasey Leigh Paiva - Contract - Debt Collection: Credit Card
 002447-CV-2025 Bank of America, N.A. V Jamal K Grant - Contract - Debt Collection: Credit Card
 002448-CV-2025 Wells Fargo Bank, N.A. V Peter Ambush - Contract - Debt Collection: Credit Card
 002455-CV-2025 Bank of America, N.A. V Lydia Badillo - Contract - Debt Collection: Credit Card
 002458-CV-2025 Bank of America, N.A. V Maria McCall - Contract - Debt Collection: Credit Card
 002459-CV-2025 Discover Bank V Zyta J Sekowski - Contract - Debt Collection: Credit Card
 002460-CV-2025 Bank of America, N.A. V Lori A Bentley - Contract - Debt Collection: Credit Card
 002467-CV-2025 Bank of America, N.A. V Jessica Flannery - Contract - Debt Collection: Credit Card
 002472-CV-2025 Bank of America, N.A. V Helen Oni - Contract - Debt Collection: Credit Card

002476-CV-2025 American Express National Bank V Phillip J Jones - Contract - Debt Collection: Credit Card
 002486-CV-2025 Bank of America, N.A. V Gayle Pattison - Contract - Debt Collection: Credit Card
 002492-CV-2025 Southwood Financial LLC as Trust Manager for Southwood Financial Trust 1 V Cory R Hull David A Hull - Contract - Debt Collection: Credit Card
 002493-CV-2025 Bank of America, N.A. V Helen Oni - Contract - Debt Collection: Credit Card
 002496-CV-2025 Citibank, N.A. V Jonathan Dolphin - Contract - Debt Collection: Credit Card
 002510-CV-2025 American Express National Bank V ETF Enterprises LLC AKA Elegance That Fits LLC AKA Elegance That Fits AKA Elegance that Fits L Tammarrah Mccress - Contract - Debt Collection: Credit Card
 002514-CV-2025 JPMorgan Chase Bank, N.A. V Carl J Criscuoli - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

002440-CV-2025 Velocity Investments, LLC V Kevin Richards - Contract - Debt Collection: Other
 002451-CV-2025 Mission Financial Services Corporation V Massive Movement, Inc.; Stevan N Sam - Contract - Debt Collection: Other
 002461-CV-2025 Hughes Federal Credit Union V Steven M Trahan - Contract - Debt Collection: Other
 002487-CV-2025 Oliphant Financial, LLC V Jorge Quintero - Contract - Debt Collection: Other
 002512-CV-2025 Anthony Spencer Christina V Murray V Pennsylvania Lawn & Landscape LLC; Claudia Guerrero - Contract - Debt Collection: Other

TORT

002416-CV-2025 Stephen Kozak V Allstate Fire and Casualty Insurance Company Jan Iwanowski - Tort - Motor Vehicle
 002429-CV-2025 Angela Falletta V Gregory Ranzan - Tort - Motor Vehicle
 002473-CV-2025 Sara Bice V Jordana Mendelson - Tort - Motor Vehicle

PREMISES LIABILITY

002470-CV-2025 Anthony Romano V David Tretchel Tretchel Anthena - Tort - Premises Liability

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

002423-CV-2025 Estate of Catherine Sasz by Arthur E. Murch, III, Executor V Newrez, LLC d/b/a Shellpoint Mortgage Servicing - Miscellaneous - Civil Miscellaneous: Other
 002484-CV-2025 Members 1st Federal Credit Union V Dennis L. Hunsicker A/k/a Dennis Hunsicker, Jr. - Miscellaneous - Civil Miscellaneous: Other
 002413-CV-2025 Carol Curtis A/K/A Jerry & Sons Auto Body Inc. V Black 4 Door Tesla Model X- VIN 5YJXCBE28JF091162 - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title
 002504-CV-2025 Stephanie L. Chase V 2014 Honda Civic Vin 2HGFB2F56EH543117 - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Derosa, Denise/Bigkov Group LLC
 McMail, Veronica Est/Marathon Property Investments LLC
 Waszkielewicz, Janusz/Waszkielewicz, Lisa Mohamed, Fayza A/Elsayed, Mohamed Ramadan Kamel Osman
 NZN Investment Group LLC/Ramakrishna, Sukada Mundaje
 Bender, Thomas F/178 Linden Ave LLC
 Coleman, Claire/Petris, Nikolaos Koehler, Donna/Koehler, Donna
 Sollin, David/B&L Pocono Management Group LLC
 Fauteux, Robert/Fauteux, Robert
 Fauteux, Robert/Fauteux, Robert
 Keesler, Phyllis M/Clause, Phyllis Biel, Michael Jr/Sechler, Ronald G
 Deutsch, Gerard/Strohl, Shaun N
 Sutton, John/Durst, Terry
 Custom Visions LLC/Pine Creek Property Solutions LLC
 Jordan, Lionel/Jordan, Lionel
 Halgas, Robert/Benchener, Matthew John
 Ingber, Richard/Ingber, Richard
 Groves, Gregory V/Earl, Steven
 Torres, Carmen D Est/Morales, Javier
 Nowak, Nicole/Nowak Irrevocable Trust
 Nowak, Nicole/Nowak Irrevocable Trust
 Nowak, Andrzej/Nowak Irrevocable Trust
 Nowak, Nicole/Nowak Irrevocable Trust
 DCJ Property Group LLC/Mika, Bobbi Jo
 Suber, Ryan D/Sobolewska, Mariola
 Borger, Joan/Borger, Joan Ann
 Transue, Scott/Deluca, Nathan
 Chukwuma, Ifeanyi/Chukwuma, Ifeanyi J
 Leach, Debra/Leach, Walter
 Zambrano, Manuel A/Lacroix, Derrick
 Sorrentino, Danielle C/Skibber, Danielle C
 Sanders, Tandalia D/Cameron-Dixon, Kaydion
 Massa, Dyani/B&L Pocono Management Group LLC

Sanchez, Ishanie/Rivera, Yessenia Semidey
 Bury, Aldona/Bury, Slawomir
 Coss, Thomas/Pruden, Ashley V
 Padilla, Domingo/Jrheller.Com LLC
 Fehrenbacher, Christian D/Godown, Dennis
 Gentile, Victoria/2335 Beartown LLC
 Joseph S & Marietta N Sciulara Family
 Trust/Joseph S & Marietta N Sciulara Family
 Trust
 Dream Property Group LLC/Guevara Capital
 Inc
 Joseph, Pierrot/Darbouze, Peterson
 Fischman, Yaakov E/Crooke, Stephen Nicholas
 Saccheri, Adam Joseph Est/Transue, Kaitlynn
 Elizabeth
 Renovo Homes LLC/Spence, Franceta
 Lopardo, Evelyn/Bolotin, Dmitri
 Lopardo, Evelyn/Bolotin, Dmitri
 Northern Residential Solutions Inc/Delosrios,
 Hector
 Chan, Amy/Jones, Ashley R
 Marra, Elizabeth/Folklore Holdings LLC
 Gramaglia, Gerardo/Nispel, Michael T
 Compas, Aurore L/Compas, Aurore L
 Compas, Aurore L/Joseph Frantz Compas and
 Aurore Lauren Compas Irrevocable Living
 Trust
 LTS Homes LLC/Rosa, Julio
 David, Dumitru Est/David, Octavian
 Williams, Glenn Est/Rogers, Sheronia Radell
 Dillon, Donna P/Bove, Frank J Jr
 Millman, Dina/Picerno, John
 Martin, James J/Martin, James J
 Martin, James J/Snyder, William J
 Obrien, Timothy P/Pinecrest Lake Companies
 Inc
 Metz, Melissa/Silva, Lucelly Quintero
 Horowitz, Victor/Miller, Mark
 Infantine, Richard/Jakubowski, Anthony N
 Cusano, Louis J C/Lewis, Gregory
 Pliskin, Mark/Pliskin, Mark
 Niemczyk, Marcia M/Niemczyk, Marcia M
 Derenzis, Thomas R/Newell, Jeanna M
 Diendei LLC/Sircleanalot LLC
 Wintermute, Janet L/Wintermute, Janet L
 White Rock Title LLC/Friedl, Gus
 White Rock Title LLC/Talitian, Serena
 Pasternak
 White Rock Title LLC/Cooper, James F Jr
 Amato, Rebecca Ann/Amato, Ian J
 Contarino, Brian A/Pocono Dream Home LLC
 Keller, Jason/Luciano, Ryan J
 Fairbanks, Jonathan/Fairbanks, Stephanie A
 Federal Home Loan Mortgage
 Corporation/Central Penn Capital
 Management LLC
 Mills, Jeffrey/Solt, Kevin M
 Pazdan, Kristen/Yanek, Joshua
 Equitani, John/Keiser, Robert
 Merwine, Connie J/Merwine, Connie J
 Merwine, Connie J/Merwine, Connie J
 Ryan, John T/Pickard, Heidi A
 Appalachian Homes Inc/Anderson, Randy

O'Neill, Daniel J/Miceli, Morgan
 Connelly, Kevin J/Skr Jennifer Drive LLC
 Deihl, Andrew D/Deihl, Andrew D
 Lameo, Joseph/Lameo, Joseph
 Patrick Conway and Crystal Szymansky
 Revocable Trust/Brown, Martin T
 Salvatore, Carmine/Salvatore, Carmine
 Avotins, Anita/Avotins, Anita
 Charles H Lott 1999 Trust/Kathryn J Kehoe Gst
 Sheltered Lifetime Trust
 O'Neill, Mary Lynn/Mary Lynn O'Neill 2025
 Revocable Trust
 Rulo, Esther H/Rulo, Esther H
 Otoole, Joan M Est/Otoole, Virginia M
 Hines, Bryan/Kamwani, Lillian
 Cruz, Angel Eugenio Fontanez/Cruz, Angel
 Eugenio Fontanez
 Dombrowski, Robert/Dombrowski, Steven
 Middaugh, Michael/Middaugh, Michael
 Valle, Bana E Est/Casciani, Tina
 Cook Family Trust/Hardy, Amy
 Peter Properties LLC/Matarazzo, Enzo
 Horan, Tara K/Horan, Tara K
 19 Stanley Ave LLC/Badaya, Seema
 Cox, Caroline Kieserman/Bentz, Joseph P
 Cronshey, Christopher J/Moya, Gregory
 Blue Checkers Enterprises LLC/Depersia,
 Kristen

DIVORCE

002411-CV-2025 Brooke Langan V Jerome
 Langan - Divorce - Divorce with 1 Count
 002474-CV-2025 Claribel Riss V Edward Louis
 Riss, Sr. - Divorce - Divorce with 1 Count
 002480-CV-2025 Kathleen Springs V Ronald
 Springs - Divorce - Divorce with 1 Count
 002497-CV-2025 Robert James Baldwin V
 Frances Bernadette Baldwin - Divorce -
 Divorce with 1 Count
 002508-CV-2025 Patricia Copp V Donald L
 Copp - Divorce - Divorce with 1 Count
 002439-CV-2025 Sutky Matranxhi V Rozeta
 Matranxhi - Divorce - Divorce with 2 Counts
 002489-CV-2025 Daniel Cascioli V Jennifer
 Cascioli - Divorce - Divorce with 2 Counts
 002506-CV-2025 Connie Meyer V Henry
 Meyer - Divorce - Divorce with 2 Counts
 002507-CV-2025 Bernice M Griffith-
 D'Ambrosio V Vincent D'Ambrosio - Divorce -
 Divorce with 2 Counts

SUPPORT

002415-CV-2025 Ana Temple V Robert Temple
 - Support - Support
 002434-CV-2025 Whitney Hubbard V Anthony
 Grosse - Support - Support
 002445-CV-2025 Brielle Kays V Kyle Getz -
 Support - Support
 002463-CV-2025 Catherine Santibanez V Kevin
 C Dixon - Support - Support
 002482-CV-2025 Antoinette Punla V Ruben
 Punla - Support - Support

CUSTODY AND VISITATION

002457-CV-2025 Alexandria Bell V Saquawn Davis - Custody - Custody/Partial
 Custody/Shared Custody/Visitation
 002462-CV-2025 Heath Bodell V Rebecca C. O'Grady - Custody - Custody/Partial
 Custody/Shared Custody/Visitation
 002481-CV-2025 Kathleen Anne Springs V Ronald Springs - Custody - Custody/Partial
 Custody/Shared Custody/Visitation
 002485-CV-2025 Anastasia Coffey V Brandon Coffey - Custody - Custody/Partial
 Custody/Shared Custody/Visitation
 002502-CV-2025 John Pendleton Page V Rose Marie Page - Custody - Custody/Partial
 Custody/Shared Custody/Visitation
 002503-CV-2025 Nicholas Brewer V Jane Berger - Custody - Custody/Partial
 Custody/Shared Custody/Visitation

**PLAINTIFF V DEFENDANT
JUDGMENTS****DEFAULT JUDGMENT****PRAECIPE FOR JUDGMENT**

002478-CV-2025 Portfolio Recovery Associates, LLC V Tracey M Joseph - Judgment
 - Transfer Judgment - \$3,542.54

JUDGMENT ON TRANSCRIPT

002456-CV-2025 UHG I LLC V JUSTYNA KIEC - Judgment - Judgment/Transcript - \$2,251.11
 002494-CV-2025 Mariner Finance, Inc. V Allen S Cooper - Judgment - Judgment/Transcript - \$3,010.93
 002495-CV-2025 Mariner Finance, LLC V Daniel A Nelson Jr - Judgment - Judgment/Transcript - \$3,690.59
 002498-CV-2025 Mariner Finance, LLC V Dwight R Foster - Judgment - Judgment/Transcript - \$4,236.49
 002499-CV-2025 Capital One, N.A. V Jazmine Moses - Judgment - Judgment/Transcript - \$4,316.41
 002501-CV-2025 Capital One, N.A. V Timothy Lapiere - Judgment - Judgment/Transcript - \$3,823.40
 002505-CV-2025 Capital One, N.A. V Patricia Hepburn - Judgment - Judgment/Transcript - \$3,037.28
 002509-CV-2025 Capital One, N.A. V Kimberly Virga - Judgment - Judgment/Transcript - \$3,826.86

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

002479-CV-2025 Danny Carlos Jesus V Commonwealth of PA Dept of Transportation - Civil Appeal - Department of Transportation
 002500-CV-2025 Ludmila Andrea Yazikov V Commonwealth of PA Dept of Transportation Bureau of Motor Vehicles - Civil Appeal - Department of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

002427-CV-2025 Jacqueline D. Pride V Synchrony Bank - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL**CERTIFIED COPY LIENS****FEDERAL TAX LIENS**

002432-CV-2025 Department of Treasury - Internal Revenue Service V George R Gilmore - Lien - Federal Tax - \$422,697.95

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

Secretary of Housing and Urban Development/King, Roslyn/Sat
 Wilmington Trust National Association/Vazquez, Michael A/Sat
 TD Bank N A/Ferraro, Alan E/Sat
 178 Linden Ave LLC/YS Capital Group/Ucc1
 Lopez, Mariano/Foundation Finance Company LLC/Ucc1
 Mortgage Electronic Registration Systems Inc/Kandorelashvili, David/Sat
 New Jersey Jaycee Foundation Inc/Blue Ridge Technologies Inc/Rway
 JPMorgan Chase Bank N A/Shevchuk, Maryna/Sat
 JPMorgan Chase Bank N A/Scagliotta, Kathleen G/Sat
 Almontaser, Dhabah S/Borough of Delaware Water Gap/Decl
 Fine, Susan/Borough of Delaware Water Gap/Decl
 Posten, Douglas P/Borough of Delaware Water Gap/Decl
 Kenny, Kirsten K/Commonwealth of Pennsylvania/Notr
 Secretary of Housing and Urban Development/Gitsit Solutions LLC/Powr
 Penn Vista Associates LLC/Hana Toby LLC/Rele
 Penn Vista Associates LLC/Torinese, Constantino L Est/Rele
 Teicher, Joan/Watercress Financial Group LLC/Ucc1
 Polk Township Volunteer Fire Co/First Northern Bank and Trust Co/Arnt Baader, Paul D/Metropolitan Edison Company/Ease
 Depg Stroud Associates II L P/Wilmington Trust National Association/Ucc3cont
 Mortgage Electronic Registration Systems Inc/Lomonte, James R/Sat
 Mortgage Electronic Registration Systems Inc/Bucco, Patricia/Sat
 Clearview Federal Credit Union/Anderson, Sonja M/Sat

[illegible]

Mortgage Electronic Registration Systems Inc/Chernyk, Mark/Sat
Mortgage Electronic Registration Systems Inc/Toole, Gerard M/Sat
Gonzalez, Michelle/Community 1st Credit Union/Ucc3cont
Mortgage Electronic Registration Systems Inc/Goldstein, Victoria L/Sat
Mortgage Electronic Registration Systems Inc/Bevilacqua, Ryan/Sat
Wells Fargo Bank N A/Keating, Michael E/Sat
Drysdale, Rohan/Sunnova Te Management LLC/Ucc1
Elmwardy, Mohamed/Sunnova Te Management LLC/Ucc1
Miller, Cynthia/Sunnova Te Management LLC/Ucc1
Sibilia, John/Sunnova Te Management LLC/Ucc1
Mortgage Electronic Registration Systems Inc/Rose, David/Sat
Mortgage Electronic Registration Systems Inc/Henriquez, Jose Benjamin Ramos/Sat
Vinayak Corporation/Wayne Bank/Arnt Anthony, Candacy/Tesla Inc/Ucc1
Mirkin, Celsea/Commonwealth of Pennsylvania/Notr
Muonio, Kathleen/Commonwealth of Pennsylvania/Notr
Truist Bank/Drozd, Edward M/Sat
KeyBank National Association/S& S Speedways Incorporated/Sat
Wells Fargo Bank National Association/Sheikh, Asmat Rauf/Sat
PSECU/Umstead, Kathryn A/Sat
ESSA Bank & Trust/Frantz, Jason T/Sat
ESSA Bank & Trust/Groves, Charles F/Sat
ESSA Bank & Trust/Lanza, Joseph R/Sat
Lakeview Loan Servicing LLC/Margretta, David E/Sat
Dabrowski, Leszek/Monroe County/Prefast Coulouris, Thomas/Monroe County/Prefast
PNC Bank National Association/Bonawits, Sharon/Sat
PNC Bank National Association/Bonawits, Sharon/Trms
Mortgage Electronic Registration Systems Inc/Coss, Claudia/Sat
Urban Revive LLC/19 Stanley Ave LLC/Sat
Bestway of Pennsylvania Inc/Blue Ridge Technologies Inc/Rway

Moultrie, Carolyn/Mortgage Electronic
Registration Systems Inc
Scheuch, Randy E/AmeriServ Financial Bank
Parshall, Jessica E/Mortgage Electronic
Registration Systems Inc
Varoqua, Aslan/Secretary of Housing and
Urban Development
Kerr, Kimberly/Secretary of Housing and
Urban Development

Kirton-Kerr, Kimberly/Mortgage Electronic Registration Systems Inc/Modm
 Plappert, John/Mortgage Electronic Registration Systems Inc
 Ramakrishna, Sukada Mundaje/Mortgage Electronic Registration Systems Inc
 178 Linden Ave LLC/Mortgage Electronic Registration Systems Inc
 Petris, Nikolaos/Utilities Employees Credit Union
 Sechler, Ronald G/PS Bank
 McGowan, Brian/Wells Fargo Bank N A
 Polk Township Volunteer Fire Co/First Northern Bank and Trust Co, 3
 Pine Creek Property Solutions LLC/Mortgage Electronic Registration Systems Inc
 Ragin, Chenell/Carrington Mortgage Services LLC/Modm
 Benchener, Matthew John/Citizens Bank N A
 Vanderginst, Mason Christopher/Mortgage Electronic Registration Systems Inc
 Quintero, Kevin F/Mortgage Electronic Registration Systems Inc
 Sobolewska, Mariola/Polish and Slavic FCU
 Borger, Joan Ann/Horizon Farm Credit Association
 Mendoza, Noel Ramos/U S Bank National Association
 Russell, Ronald Jr/Mortgage Electronic Registration Systems Inc
 Mayi, David Jr/Secretary of Housing and Urban Development
 Mayi, David Jr/Mortgage Electronic Registration Systems Inc/Modm
 Deluca, Nathan/Mortgage Electronic Registration Systems Inc
 Hamlet, Cheney B Jr/Nationstar Mortgage LLC/Modm
 Lawless, Mark E/Wells Fargo Bank N A/Modm
 Lacroix, Derrick/Mortgage Electronic Registration Systems Inc
 Skibber, Danielle C/Pennsylvania State Employees Credit Union
 Cameron-Dixon, Kaydion/Mortgage Electronic Registration Systems Inc
 Pruden, Christopher A/Mortgage Electronic Registration Systems Inc
 Jrheller.Com LLC/Fundamint Flips LLC
 Toman, Magdalena/Peoples Security Bank and Trust Company
 Lee, Tonia/Secretary of Housing and Urban Development
 Darbouze, Peterson/Mortgage Electronic Registration Systems Inc
 Crooke, Stephen Nicholas/JPMorgan Chase Bank N A
 Transue, Kaitlynn Elizabeth/Mortgage Electronic Registration Systems Inc
 Solt, Jerome/Federal Savings Bank/Modm
 Toner, Ryan/Citizens Bank N A
 Robinson, Roxanne/NewRez LLC/Modm
 Capotele, Peter J/Mortgage Electronic Registration Systems Inc
 Lauter, Maryellen/Discover Bank

Folklore Holdings LLC/Mortgage Electronic Registration Systems Inc
 Nispel, Michael T/ESSA Bank & Trust
 Rosa, Julio/Mortgage Electronic Registration Systems Inc
 Bennett, Susan Y/Secretary of Housing and Urban Development
 Apkarian, Aleksandra Mari/Quorum Federal Credit Union
 Jusino-Rios, Peter/Coastal Community Bank
 Vargas, Karina/Secretary of Housing and Urban Development
 Slocum, Sasha B/Mortgage Electronic Registration Systems Inc
 MBC Properties LP/Tompkins Community Bank
 Simpson, Edward M/ESSA Bank & Trust
 Bove, Frank J Jr/Mortgage Electronic Registration Systems Inc
 Simpson, Edward M/ESSA Bank & Trust
 Simpson, Edward M/ESSA Bank & Trust
 Picerno, John/Mortgage Electronic Registration Systems Inc
 Millos, Dorothea M/JPMorgan Chase Bank N A
 Jakubowski, Anthony N/Infantine, Richard
 Lewis, Gregory/NBT Bank National Association
 Temprow, Nicole L/Mortgage Electronic Registration Systems Inc
 Kaczorek, Tomasz L/Polish and Slavic FCU
 Ramirez, Francisco J Sr/First National Bank of Palmerton
 Amato, Ian J/ESSA Bank & Trust
 Luciano, Ryan J/Mortgage Electronic Registration Systems Inc
 Torres, Angel Jr/Carrington Mortgage Services LLC/Modm
 Fairbanks, Stephanie A/Mortgage Electronic Registration Systems Inc
 Dimarco, James/Mortgage Electronic Registration Systems Inc
 Friday, Daren A/Secretary of Housing and Urban Development
 Villacreses, Leonardo/PNC Mortgage/Modm
 Belsito, Robert Scott/Mortgage Electronic Registration Systems Inc/Modm
 Caesar, Jeniene/Mortgage Electronic Registration Systems Inc/Modm
 Monroe, Randy B/Mortgage Electronic Registration Systems Inc
 Simon, David/Manufacturers and Traders Trust Company
 Skarica, Branko/Mortgage Electronic Registration Systems Inc
 Blair, Jayne/PNC Bank National Association
 Field, Michael/Mortgage Electronic Registration Systems Inc
 Davis, Durell/Mortgage Electronic Registration Systems Inc
 Robinson, Kareem/Secretary of Housing and Urban Development
 Langan, Theresa/Citizens Bank N A
 Solt, Kevin M/Mortgage Electronic Registration Systems Inc

Yanek, Joshua/Mortgage Electronic
Registration Systems Inc
Keiser, Robert/Mortgage Electronic
Registration Systems Inc
Wimberly, Ira/PNC Bank National Association
Todora, Richard/Mortgage Electronic
Registration Systems Inc
Fitz, William M/Mortgage Electronic
Registration Systems Inc
Repasy, Marlene A/PNC Bank National
Association
Sandru, Nichita/Crosscountry Mortgage
LLC/Modm
Vinayak Corporation/Wayne Bank
Owens, William M Jr/Secretary of Housing and
Urban Development
Neely, Marc Allen/NE PA Credit Union
Hodson, Tobin/ESSA Bank & Trust
Oddy, Clayton/ESSA Bank & Trust
Salzman, Louis D/ESSA Bank & Trust
Allen, Tyrone/Mortgage Electronic
Registration Systems Inc
Miceli, Morgan/Mortgage Electronic
Registration Systems Inc
Brown, Martin T/Mortgage Electronic
Registration Systems Inc
Hardy, Amy P/Mortgage Electronic
Registration Systems Inc
Matarazzo, Enzo D/Mortgage Electronic
Registration Systems Inc
Badaya, Seema/Mortgage Electronic
Registration Systems Inc
Levan, Melissa/CF Fund II LLC
Mangar, Angela D/Nationstar Mortgage
LLC/Asgn
White, Barbara E/Nationstar Mortgage
LLC/Asgn
Bioh, George/Nationstar Mortgage LLC/Asgn
Michaylira, Nicholas/Lakeview Loan Servicing
LLC/Asgn
Josephs-Clement, Hyacinth/Nationstar
Mortgage LLC/Asgn
Guayaquil 1 LLC/Anchor Assets XVIII/Asgn
Myers, Bryant/Nationstar Mortgage LLC/Asgn
Award Investing L L C/Wilmington Savings
Fund Society FSB/Asgn
Hansen, Johnna J/NewRez LLC/Asgn
Lauer, Randall Scott/Crosscountry Mortgage
LLC/Asgn
Davis, Keisha/Crosscountry Mortgage
LLC/Asgn
Moser, Jutta/Secretary of Housing and Urban
Development/Asgn
Pushpam Reality LLC/JPMorgan Chase Bank
National Association/Asgn
Mohed, Harb/Crosscountry Mortgage
LLC/Asgn
Conwell, Debra/Nationstar Mortgage
LLC/Asgn
Guayaquil 1 LLC/U S Bank Trust National
Association/Asgn
Whatley, Romano/Freedom Mortgage
Corporation/Asgn
Claudio, Elias/Lakeview Loan Servicing
LLC/Asgn
Shewnarain, Kapeel/Crosscountry Mortgage
LLC/Asgn
Ribera, Genevieve/Finance of America Reverse
LLC/Asgn
Gomes, Jeanette/NewRez LLC/Asgn
Mortgage Electronic Registration Systems
Inc/Santos, Jonathan/Relm
Hardy, Christopher P/Lakeview Loan Servicing
LLC/Asgn
Sosa, Miguel/Mortgage Research Center
LLC/Asgn
Reyes, Herbert/Nationstar Mortgage LLC/Asgn
Harris, Lamar S/Nationstar Mortgage LLC/Asgn
Mayi, David Jr/Nationstar Mortgage LLC/Asgn
Garland, Andrew/Crosscountry Mortgage
LLC/Asgn
Champion, John A Jr/Mortgage Research
Center LLC/Asgn
Montesano, Robert W/Wilmington Savings
Fund Society/Asgn
Chalmers, Shawn D/Nationstar Mortgage
LLC/Asgn
Turinsky, Thomas P/Carrington Mortgage
Services LLC/Asgn
Tanksly, Marsha Anne/Nationstar Mortgage
LLC/Asgn
541 Upper Deer Valley LLC/U S Bank Trust
National Association/Asgn
541 Upper Deer Valley LLC/U S Bank Trust
Company National Association/Asgn
Chavar, Dina K/Carrington Mortgage Services
LLC/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 7397 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, May 29, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots, pieces, parcels or tracts of land lying and being situate in the Township of Hamilton, being in the County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL No. 1:

BEGINNING at a point, the most westerly corner of Lot 19, as shown on Plan of lots of Hillside Avenue, Walter D. May, Hamilton and Ross Townships, dated June 25, 1938, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book 5, Page 5 said point being also a corner of lands of Harry Seiss; THENCE by lands of the said Harry Seiss, lands now or formerly of Seiss and lands of Nathan Kresge (Bearings from a former Meridian) North sixty seven (67) degrees East two hundred ninety (290) feet to an iron pipe on the northwesterly line of Lot 13 on the aforesaid Plan of Lots THENCE by lands of James G. Eckley and Bertha Eckley, his wife, of which this tract was formerly a part, North twenty-three (23) degrees West one hundred fifty (150) feet to a pipe; THENCE by the same South sixty-seven (67) degrees West two hundred eighty-four and eight-tenths (284.8) feet to a point on line of lands of the aforementioned Harry Seiss; THENCE by Seiss lands South twenty-one (21) degrees East one hundred fifty and one-tenth (150.1) feet to the place of Beginning.

Containing ninety-nine one-hundredths (0.99) acre, more or less.

PARCEL No. 2:

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

BEGINNING at the northern most corner of Lot No. 18, as shown on a plan marked "Lot Plan of lands of Walter D. May, Saylorsburg, Hamilton and Ross Twps. Monroe Co., Pa., June 25, 1938" THENCE by said Lot No. 18 South twenty-two (22) degrees fifteen (15) minutes East one hundred fifty (150) feet to a corner on the northerly side of a proposed forty (40) foot street to be known as Hillside Avenue and being also the southerly corner of said Lot No. 18; THENCE South sixty-seven (67) degrees forty-five (45) minutes West eighteen (18) feet to a point of Lot No. 19 as same abuts said Hillside Avenue; THENCE by other lands now or formerly of Harry Seiss North twenty (20) degrees fifteen (15) minutes West one hundred fifty (150) feet in a line parallel with the first mentioned course to a point in the northern boundary of said Lot No. 19; THENCE North sixty-seven (67) degrees forty-five (45) minutes East eighteen (18) feet to the point of Beginning.

BEING KNOWN AS: 1138 Hillside Avenue AKA 19 Hillside Avenue, Saylorsburg, PA 18353

BEING THE SAME PREMISES WHICH KEN MORRIS, SHERIFF OF MONROE COUNTY BY DEED DATED 12/4/2023 AND RECORDED 12/4/2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2641 AT PAGE 9855, GRANTED AND CONVEYED UNTO JAMES ACE. PIN #: 07627713230843

TAX CODE #: 07.12.4.55-2

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JAMES ACE, LORI ANN ACE A/K/A LORI ANN RUPRECHT**

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
Geraldine M. Linn, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 6319 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, May 29, 2025
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. RV92** 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 Edward H. Anderson, Jr. and Anita M. Anderson, husband and wife, by deed dated November 17, 2006 and recorded on January 22, 2007 in Record Book Volume 2294 at Page 3229 granted and conveyed unto Edward H. Anderson, Jr. and Anita Marie Anderson, as Trustees of the Ed & Anita Anderson Family Trust dated 2006. Edward H. Anderson Jr., Trustee, died on January 17, 2019 and Anita M. Anderson, Trustee died on March 27, 2016.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Edward Anderson, Jr. and Anita M. Anderson, Trustees, deceased, and any Successor Trustees to the Ed & Anita Anderson Family Trust**

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 Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 002686 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, May 29, 2025
AT 10:00 A.M.**

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

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

ALL THAT CERTAIN lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 5885, Section P, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" and recorded in Monroe County, Pennsylvania, in Plot Book No. 15, Page 61.

TOGETHER with all rights and privileges and UNDER and SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

BEING THE SAME PREMISES which Keith Guarino and Felicia Guarino, his wife by Deed dated June 30, 2005 and recorded on July 6, 2005, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2231 at Page 4357, as Instrument No. 200529271 granted and conveyed unto Aldona Bury and Slawomir Bury, wife and husband.

Being Known as 2150 Onondaga Way f/k/a 5885 Onondaga Way, Tobyhanna, PA 18466 Tax Code No. 03.71.1.106

Map No. 03635704608766

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Aldona Bury and Slawomir Bury**

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
Apr 25, May 2, 9

**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 6823 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, May 29, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

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

BEGINNING at a point in the middle of Easton and Belmont Turnpike, now Penna. State Highway R. 107 leading from Snyder'sville to Neola, at the intersection of another road into Jackson Township; thence by land of Clinton Kresge (passing over an iron stake twenty eight and eight tenths feet said point) South eighty four and one half degrees East one hundred fifteen feet and eight inches to an iron stake; thence by land of the said grantors hereof of which this is a part North thirty one and one half degrees East sixty eight feet to an iron stake; thence by same North fifty seven and one half degrees West (passing on the west side of a cherry tree) ninety seven feet to an iron bolt in the middle of said Highway; thence in the middle of the same South thirty five and one half degrees West one hundred twenty feet to the place of BEGINNING.

BEING KNOWN AS: 178 North Easton Belmont Pike, Stroudsburg, PA 18360

BEING THE SAME PREMISES WHICH JENNIFER P. RUTT, UNMARRIED BY DEED DATED 7/23/2019 AND RECORDED 8/6/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2533 AT PAGE 5478, GRANTED AND CONVEYED UNTO MICHAEL G. BUTTS, UNMARRIED.

PIN #: 07637004719213

TAX CODE #: 07.8.1.56

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MICHAEL G. BUTTS**
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
Geraldine M. Linn, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 004740 CIVIL 2024 1, 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, May 29, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT, PIECE OR PARCEL OF LAND, SITUATE IN THE TOWNSHIP OF MIDDLE SMITHFIELD, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:
LOT#2

BEGINNING AT A PIPE IN LINE OF LANDS OF BOY SCOUTS OF AMERICA, SAID PIPE BEING DISTANT THREE HUNDRED SIXTY-TWO AND SEVEN-TENTHS FEET ON A COURSE OF SOUTH EIGHTY-THREE DEGREES TWENTY-THREE MINUTES WEST FROM THE SOUTHEAST CORNER OF THE LARGER TRACT OF WHICH THIS LOT WAS FORMERLY A PART; THENCE RUNNING FROM SAID BEGINNING PIPE BY SAID LANDS OF THE BOY SCOUTS OF AMERICA SOUTH EIGHTY-THREE DEGREES TWENTY-THREE MINUTES WEST (AT 362.83 FEET PASSING OVER A PIPE) THREE HUNDRED EIGHTY-EIGHT AND FORTY-FOUR ONE-HUNDREDTHS FEET TO A POINT IN THE CENTER OF PENNSYLVANIA STATE HIGHWAY NO. 402; THENCE ALONG THE CENTER OF SAID HIGHWAY BY OTHER LANDS OF RUSSELL HAMLIN AND OTHERS, THE GRANTORS HEREIN, OF WHICH THIS LOT WAS FORMERLY A PART NORTH THIRTY-THREE DEGREES TWENTY-SEVEN MINUTES EAST TWO HUNDRED FIFTY FEET TO A POINT; THENCE LEAVING SAID HIGHWAY BY LANDS OF THE SAME SOUTH FIFTY-SIX DEGREES THIRTY-THREE MINUTES EAST (AT 19.7 FEET PASSING OVER A PIPE) TWO HUNDRED NINETY-SEVEN AND TWENTY-TWO ONE-HUNDREDTHS FEET TO THE PLACE OF BEGINNING. CONTAINING 37,125 SQUARE FEET, MORE OR LESS

Parcel ID 09.5.1.8-1

Map No. 09733501293852

Title vested into Michael Donlan by deed dated July 31, 1998 and recorded on August 5, 1998 in the office of the Recorder of Deeds of Monroe County as Instrument # 199824974.

On 4/29/2021 Michael P. Donlan departed this life intestate. Lucas D. Donlan was appointed the Administrator of the Estate of Michael P. Donlan. JoAnn Donlan is the known heir of the Estate of Michael P. Donlan. An Estate was raised under the Monroe County Register of Wills No. 4521-0699.

TITLE TO SAID PREMISES IS VESTED IN Joanne Donlan, by deed from Michael Donlan, recorded on 9/27/2024, by the Monroe County Recorder of Deeds Office, in Book 2657, Page 5869.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lucas D. Donlan, Administrator of the Estate of Michael P. Donlan and JoAnn Donlan, Known Heir**
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to par-

ticipate 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
Daniel J. Capecci, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 8179 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, May 29, 2025

AT 10:00 A.M.

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

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

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being lot/lots No. 149, Section No. L, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plat Book 24 Pages 7, 9, and 11.

BEING THE SAME PREMISES which Ronald W. Andrews & Angela M. Andrews his wife, by deed dated December 19, 1997 and recorded January 2, 1998 in Monroe County in Record Book 2043 Page 6754, conveyed unto Angela Edwards, in fee.

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

Tax Code No. 3.9D.1.4

PIN NO. 03-6359-19-71-4818

a/k/a/ 2570 Waterfront Drive, Tobyhanna, PA, 18466, Lot 149, Section L, Pocono Country Place, Coolbaugh Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANGELA EDWARDS**
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
Nicholas Charles Haros, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 004840 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, May 29, 2025

AT 10:00 A.M.

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

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

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania being Lot No. 172, Section No. K as shown on map of A Pocono Country Place, on file in the Records Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Page 1, 3 and 5.

EXCEPTING THEREOUT AND THEREFROM that portion of the subject premises lying within the bounds of Black Birch Way.

BEING Lot No. 172 as shown on said Plan.

BEING known as 1552 Black Birch Way, Tobyhanna, PA 18466

BEING County Parcel No. 03.9E.1.104.

BEING Map No. 03635920905011.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Elis Holdings, LLC**
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

Douglas J. Ferguson, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick Best, Sheriff's Solicitor

Apr 25, May 2, 9

**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 5965 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, May 29, 2025

AT 10:00 A.M.

By accessing the web address: www.bid4as-

sets.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 BOUND SITUATED IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, BEING LOT NO. 509, SECTION J AS SHOWN ON MAP OF A POCONO COUNTRY PLACE ON FILE IN THE RECORDERS OFFICE AT STROUDSBURG, PENNSYLVANIA IN PLOT BOOK NO. 22, PAGES 11, 13, 15 AND 17. BEING LOT NO. 509 AS SHOWN ON SAID PLAN BEING KNOWN AS 9474 JUNIPER DRIVE.

BEING COUNTY PARCEL 3/9C/1/413

BEING THE SAME PREMISES conveyed to Elis Holdings LLC, under deed from Aastha Homes, LLC, dated February 1, 2024, recorded in the Monroe Recorder of Deeds Office on February 7, 2024 as Instrument No. 202402859

Parcel ID# 03.9C.1.413

PIN #03635915532084

Commonly known as: 9474 Juniper Drive, Tobyhanna, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF: **ELIS HOLDINGS LLC**

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

Jill M. Fein, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Apr 25, May 2, 9

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 6997 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, May 29, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot situate in the Township of Paradise, County of Monroe, and Commonwealth of Pennsylvania, marked and designated as Lot 2919 as shown on Plotting V, Timber Hill, Inc., Monroe County, Pennsylvania made by Achterman Associates and recorded in the Recorder's Office, Stroudsburg, Pennsylvania in and for the County of Monroe in Map Book No. 21, Page 27.

BEING Lot No. 2919 as shown on said Plan.

BEING known as 240 Powderhorn Road.

BEING County Parcel 11.3B.1.24.

BEING THE SAME PREMISES which Aastha Real Estate Investments, LLC by deed dated December 29, 2023, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania on January 9, 2024 in Instrument No. 202400747, granted and conveyed unto Elis Holdings LLC.

Parcel ID# 11.3B.1.24

PIN #11639503241228

Commonly known as 240 Powderhorn Road, Henryville, PA 18332

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ELIS HOLDINGS LLC**
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
Jill M. Fein, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 8642 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, May 29, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot being Number Eight (8), Unit 4 on a Map of Section ten, Lake Naomi, Pocono Pines, Tobyhanna Township, Monroe County, Pennsylvania and recorded in Plot Book No. 10, Page 57, in the Monroe County Recorder's Office.

Property Address (for informational purposes only): 258 Aspen Road, Pocono Pines, PA 18350

BEING the same premises which Edward J. Walsh and Rosemary J. Walsh, husband and wife, by deed dated March 1, 2002 and recorded April 9, 2002 at Instrument No. 200214339, Book 2119, Page 3399 in the Office of the Recorder of Deeds of Monroe County, PA, granted and conveyed unto Eddie H. Elkhort, in fee.

Tax ID #: 19.5G.1.57

PIN #: 19633502862133

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Eddie H. Elkort**
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
Samantha Gable, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 85 CIV-IL 2025 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, May 29, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL the following lot situate in the Township of Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 307 as shown on "Plotting No. IV, Lake Valhalla, Inc., Smithfield Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr., Revised 7/24/67" and recorded in Monroe County, Pennsylvania, in

Plot Book No. 11, Page 65.

BEING THE SAME premises which Oscar Harold Fawcett, by deed dated September 22, 1998 and recorded October 23, 1998 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2055, Page 1417, granted and conveyed unto Oscar Harold Fawcett and Leslie G. Fawcett, husband and wife.

Tax Code No. 16.10B.1.64

PIN NO. 16-7312-01-28-2382

a/k/a/ , Lot 307, Plotting IV, Lake Valhalla, 3195 Dogwood Terrace, Smithfield Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **LESLIE FAWCETT**
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.

Sheriff's Office Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Gregory D. Malaska, Esquire

Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 6348 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, May 29, 2025
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. 11** of **Unit No. R77** 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 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 9, 1994 and recorded on August 16, 1994 in Record Book Volume 1967 at Page 0472 granted and conveyed unto John B. Flomo, Jr., a single person. BEING PART OF PARCEL NO. 16.2.1.1-9 and PIN NO. 16732101467354C1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **John B. Flomo, Jr.**
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
Apr 25, May 2, 9

**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 007270 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, May 29, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN pieces or parcels of land formerly situate in the Township of Penn Forest, County of Carbon, Commonwealth of Pennsylvania, but now, by county line change, situate in Polk Township, County of Monroe, Commonwealth of Pennsylvania bounded and described as follows to wit:

LOT NO. 84

BEGINNING at an iron pin on the Southerly sideline of a fifty-foot right-of-way known as East Point Road. Said point of beginning being located the following courses and distances from the

intersection of the Southerly sideline of East Point Road and the Easterly sideline of Gower Road: (1) Northeasterly on a curve to the right with a radius of 25.00 feet an arc length of 39.27 feet; (2) N 73° 56' 31" E a distance of 501.89 feet; (3) On a curve to the left with a radius of 225.00 feet, an arc length of 158.03 feet; and (4) N 33° 42' 00" E a distance of 245.04 feet. Thence (1) along the Easterly sideline of Lot 85, S 61° 24' 40" E a distance of 873.47 feet to an iron pin. (2) N 15° 49' 25" W a distance of 507.37 feet to an iron pin. (3) along the Southerly sideline of Lot 83, N 89° 33' 29" W a distance of 548.76 feet to an iron

pin on the Westerly sideline of a cul-de-sac. (4) Southwesterly along the sideline of the cul-de-sac on a curve to the right with a radius of 60.00 feet an arc length of 81.38 feet to an iron pin. (5) along the Southerly sideline of East Point Road, S 33° 42' 00" W a distance of 18.77 feet to the point and place of beginning. CONTAINING 4.08 acres, more or less. Being all of Lot 84 as shown on a plan of lots known as Final Plan, Jonas Mountain, Phase 2, prepared by Penn Forest Associates, Inc., Consulting Engineers and Land Surveyors, Albrightsville, Pennsylvania and recorded in Map Book 2, page 147, Office of Recorder of Deeds, Carbon County, Jim Thorpe, PA.

BEING THE SAME PREMISES which Wachovia Bank, N.A., as Trustee Pooling and Servicing Agreement dated as November 1, 2004, Asset Backed Pass-Through Certificates Series 2004-WWF1, by its Attorney in Fact Wells Fargo Bank, N.A. SBM to Wells Fargo Home Mortgage, Inc. by Deed dated February 11, 2008 and recorded on March 13, 2008, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2329 at Page 851, as Instrument No. 200807618 granted and conveyed unto Dennis J. Grivalsky.

Being Known as 38 East Point Road f/k/a 84 East Point Road, Albrightsville, PA 18210

Tax Code No. 13.93621

Map No. 13631000843241

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Dennis J. Grivalsky**
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
Apr 25, May 2, 9

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 4824 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, May 29, 2025
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffssales
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 and lying in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 129, Section North Two of Stone Crest Park as recorded in Plot Book Volume 9, Page 213.

PARCEL: 20.8F.1.155

PIN: 20632102570244

Property Address: 419 Skyline Drive f/k/a 68 Stonecrest Rd, Blakeslee, PA 18610-9425

BEING the Same premises Andrew F. Gvoth and Maureen T. Peterson by Deed dated January 16, 2007 and recorded in the Office of Recorder of Deeds of Monroe County on January 26, 2007 at Book 2294, Page 8447 Instrument#200703652 granted and conveyed unto Andrew F. Gvoth and Maureen T. Gvoth. SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Andrew F. Gvoth and Maureen T. Gvoth**
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
Apr 25, May 2, 9

**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 6083 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, May 29, 2025
AT 10:00 A.M.**

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

ALL that certain tract, piece or parcel of land, situate in the Borough of Mount Pocono, County of Monroe, State of Pennsylvania, bounded and described as follows, viz: BEGINNING at a point on the North side of Fairview Avenue, formerly Heller Avenue, said beginning point being South sixty three degrees forty five minutes West seven hundred feet from the intersection of the North side of said Fairview Avenue with Elm Alley and being also corner of Lot No. 13 on revised map of Fairview Addition to Mount Pocono, made by Westbrook and Voss in May 1911; thence, along said Lot No. 13, lands of William Graham, North twenty six degrees sixteen minutes West two hundred seventy two feet to a point on the South side of a public alley; thence, along said public alley, South sixty three degrees forty five minutes West sixty five feet to a corner of other lands of the grantors, being part of Lot No. 15 on said map; thence South twenty six degrees sixteen minutes East one hundred thirty two (erroneously omitted on prior deed) feet to a point in other lands of said grantor; thence, along other lands of grantor, of which this was for-

merly a part, North sixty three degrees, forty five minutes East fifty five feet to a point in other lands of the grantor; thence, along other lands of grantor, South twenty six degrees sixteen minutes East one hundred forty feet to a point on the North side of said Fairview Avenue; thence, along the North side of said Fairview Avenue, North sixty three degrees forty five minutes East ten feet to the place of BEGINNING.

BEING part of Lots Nos. 14 and 15 on the hereinabove referred to map.

BEING KNOWN AS: 31 Mt Pocono Ct, Mount Pocono, PA 18344

BEING THE SAME PREMISES WHICH ALICE R. THOMPSON, A SINGLE WOMAN BY DEED DATED 3/13/2015 AND RECORDED 4/14/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2452 AT PAGE 2557, GRANTED AND CONVEYED UNTO JEANETTE HARPER, A SINGLE WOMAN.

PIN #: 10635512860387

TAX CODE #: 10.8.3.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JEANETTE HARPER**
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
Geraldine M. Linn, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 7212 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, May 29, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Stroud, County of Monroe and State of Pennsylvania, being Lot 401 set forth on the Plot Map of Mill Brooke Farms, dated March 14, 2002 and recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 74, Page 195.

BEING KNOWN AS: 401 Millbrooke Farms a/k/a 302 Addison Road, Stroudsburg, PA 18360

BEING THE SAME PREMISES WHICH LTS DEVELOPMENT, LLC, SUCCESSOR BY MERGER TO LTS DEVELOPMENT INC. BY DEED DATED 12/27/2007 AND RECORDED 1/7/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2324 AT PAGE 6922, GRANTED AND CONVEYED UNTO CINDY S. HOLIFIELD.

PIN #: 17639012856110

TAX CODE #: 17.96670

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CINDY S. HOLIFIELD** 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

Geraldine M. Linn, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 005267 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, May 29, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of land situate in Chestnuthill Township, Monroe County, Pennsylvania, marked and designated as Lot No. 3 and Lot No. 3A as shown on Map of Lots situate in Brodheads ville, Chestnuthill Township, Monroe County, Pennsylvania, belonging to Nathan Abeloff, surveyed and drawn August, 1963 by Michael A. Policelli, R. E. and recorded in Plot Book 9, Page 15, bounded and described as follows, to wit:

LOT NO. 3. BEGINNING at a point in the middle of the public road leading from Brodheads ville to McMichaels, said point being located South thirty four (34) degrees thirty five (35') minutes West one hundred fourteen and fifteen one-hundredths (114.15) feet from the Northeast corner of the hereinafter recited tract conveyed by Irwin F. Hartzell, et ux., to Nathan Abeloff, of which the herein described lot is a part; thence along the South side of Lot No. 2 North sixty one (61) degrees fifty five (55') minutes West one hundred ninety nine and six tenths (199.6) feet to an iron pin on line of Lot No. 1 this course crossing a service line to a septic tank on Lot No. 2, which tank is located North forty five (45) degrees thirty (30') minutes West ninety five and no one-hundredths (95) feet from

said point of beginning; thence along the East side of said Lot No. 1 South twenty three (23) degrees eighteen (18') minutes West twelve and eight tenths (12.8) feet to an iron pin, which pin is three and six tenths (3.6) feet Southeast of a nine-inch maple; thence by the same South fifty four (54) degrees thirty nine (39') minutes West nineteen (19.5) feet to an iron pin, which pin is four and five tenths (4.5) feet Northwest of a ten inch maple; thence along the same South nineteen (19) degrees forty five (45') minutes West forty two and no one-hundredths (42.0) feet to an iron pin, a corner of Lot No. 4; thence along the North side of said Lot No. 4; South fifty four (54) degrees twenty three (23') minutes East passing an iron pin at one hundred seventy three and three tenths (173.3) feet, for a total distance of one hundred ninety one and three tenths (191.3) feet to a point in the middle of the public road, first above mentioned, this course passing twelve (12) feet South of a Deep Well at a distance of approximately ninety (90) feet from its beginning thence along the middle of said public road North thirty four (34) degrees thirty five (35') minutes East ninety seven and thirty five one-hundredths (97.35) feet to the place of beginning.

Lot No. 3A. Beginning at a point in the middle of the public road leading from Brodheads-ville, to McMichaels, said point being located North thirty four (34) degrees thirty five (35') minutes East forty and eight tenths (40.8) feet from the Northeast corner of Lot No. 3, above described thence along the North side of Lot No. 2, North fifty five (55) degrees thirty three (33') minutes West one hundred nine and four tenths (109.4) feet to an iron pin, this course passing the Southeast corner of a frame garage at four and eighty two one-hundredths (4.82) feet and passing the Southwest corner of same at five and no tenths (5.0) feet; thence still along said Lot No. 2 and running parallel to the Westerly side of said frame garage and five and no tenths (5.0) feet distant therefrom North thirty four (34) degrees thirty four (34') minutes East fourteen and sixty one-hundredths (14.60) feet to an iron pin, a corner of Lot No. 2A; thence along the South side of said Lot No. 2A, running through the said frame garage, South fifty five (55) degrees thirty three (33') minutes East one hundred nine and forty six one hundredth (109.46) feet to a point in the middle of the public road, above mentioned; thence along said road South thirty four (34) degrees thir-

ty five (35') minutes West fourteen and sixty one-hundredths (14.60) feet to the place of beginning.

This conveyance is made together with the right and privilege to the grantees, their heirs and assigns, to use a septic tank located on Lot No. 2. As designated on the aforesaid map in common with the owner of Lot No. 2. Said septic tank being located North forty five (45) degrees thirty (30') minutes West ninety five and no one-hundredths (95.00) feet from the point of beginning of Lot No. 3 above described, together with the right to use the present underground pipe line leading from the dwelling house on Lot No. 3 above described, to the septic tank, and the right to maintain, repair and replace said pipe line, and to enter upon Lot No. 2 for the purpose of effecting such maintenance, repairs or replacement, provided, however, that Lot No. 2 shall be restored to its original condition within thirty (30) days after making such entry. The cost of maintenance of the septic tank and the equipment used in connection therewith shall be borne equally by the owners of Lots Nos. 2 and 3. The cost of maintaining, repairing and replacing the pipe line extending from the dwelling house on Lot No. 3 to the septic tank shall be borne entirely by the owner of Lot No. 3 as shall be any costs incurred in connection with restoring Lot No. 2 to its original condition following entry thereon to effect maintenance, repairs or replacement of the pipe line. BEING THE SAME PREMISES which Arthur J. Dorshimer and Bonnie L. Dorshimer, his wife by Deed dated July 13, 2001 and recorded on July 20, 2001, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2100 at Page 8363, as Instrument No. 200148997 granted and conveyed unto Arthur J. Dorshimer and Bonnie L. Dorshimer, his wife. The said Arthur J. Dorshimer departed this life on or about November 29, 2006, thereby vesting title solely to Bonnie L. Dorshimer by operation of law. The said Bonnie L. Dorshimer departed this life on or about May 25, 2023. The Monroe County Register of Wills has confirmed that no estate has been raised. Upon information and belief, her known surviving heirs are Debra L. Hovan, Edward S. Hovan, III, and Joseph S. Hovan, Sr. Whereby operation of law, title vested in Debra L. Hovan, as Surviving Heir of Bonnie L. Dorshimer, Deceased, Edward S. Hovan, III, as Surviving Heir of Bonnie L. Dorshimer, Deceased, Joseph S. Hovan, Sr., as Surviving Heir of Bonnie L. Dor-

shimer, Deceased and the Unknown Surviving Heirs of Bonnie L. Dorshimer, Deceased. Being Known as 197 Route 715 f/k/a Box 47 HCR 1, Brodheadsville, PA 18322
Tax Code Nos. 02.3.1.64-3 & 02.3.1.64-4
Map Nos. 02625801078041 & 02625801079039

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Debra L. Hovan, as Surviving Heir of Bonnie L. Dorshimer, Deceased, Edward S. Hovan, III, as Surviving Heir of Bonnie L. Dorshimer, Deceased, Joseph S. Hovan, Sr., as Surviving Heir of Bonnie L. Dorshimer, Deceased and the Unknown Surviving Heirs of Bonnie L. Dorshimer, Deceased**
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 4040 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, May 29, 2025
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. **11** of Unit No. **RT-21** of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Gunt-er-Hayes & Associates, LLC, Successor Trustee, by deed dated November 30, 2010 and recorded on February 3, 2011, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2382 at Page 5967 granted and conveyed unto Edward Irons and Joanne Bennett, Joint Tenants With the Right of Survivorship.

BEING PART OF PARCEL NO. 16.88020.U21 and PIN NO. 16732102686098

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Edward Irons and Joanne Bennett**

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
Apr 25, May 2, 9

**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 5038 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 conduct-

ed by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, May 29, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, marked and designated as Lot No. 5529, Sec. V, Pocono Farms-East, as recorded in Monroe County Plot Book Volume 17, Page 23.

BEING the same premises which the Tax Claim Bureau, of the County of Monroe, Pennsylvania, as Trustee, by deed dated 5/7/12 and recorded 6/1/12, in the Office for the Recording of Deeds, in and for Monroe County, at Stroudsburg, Pennsylvania, in Record Book Volume 2403, Page 2899, granted and conveyed unto Classic Quality Homes, grantor hereof, in fee.

UNDER AND ASUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

BEING the same premises conveyed to Ean R. Linton, by deed from Classic Quality Homes, dated May 28, 103, recorded May 30, 20213 in the Monroe County Clerk's/Register's Office in Deed Book 2420, Page 8909.

Parcel ID# 03.111450

PIN #03636601299689

Commonly known as 265 Coach Road, Tobyhanna, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Ean R. Linton**

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

Jill M. Fein, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick Best, Sheriff's Solicitor

Apr 25, May 2, 9

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 007042 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, May 29, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN real property situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron on the Westerly side of the Macadam Road leading from Tobyhanna to Wamertown, said iron being the Southeast corner of lot of Chauncey Wilton; thence by lot of the said Chauncey Wilton North sixty-one degrees twelve minutes West four hundred eighteen and three-tenths feet to an iron in line of the U.S. Military Reservation; thence along the said Reservation South twenty-eight degrees thirty-one minutes West one hundred feet to a corner, a corner of land of William Meno; thence by the said Meno property South sixty-one degrees twelve minutes East four hundred eighteen and three-tenths feet to a corner in the Westerly edge of the above mentioned highway; thence along the Westerly edge of the said highway North twenty-eight degrees thirty-one minutes East one hundred feet to the place of BEGINNING.

CONTAINING 0.96 Acres, more or less.
BEING THE SAME PREMISES which Alfonso Gonzalez and Ascuncion Gonzalez, his wife, by and through their agent and attorney-in-fact, Lillian Torres by Deed dated August 3, 2004 and recorded on August 24, 2004, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2200 at Page 1015, as Instrument No. 200438805 granted and conveyed unto Ruth Lopez.

Being Known as 1403 Prospect Street f/k/a 114 Prospect Street, Tobyhanna, PA 18466

Tax Code No. 03.15.1.19

Map No. 03633704749498

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Ruth Lopez**

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

Apr 25, May 2, 9

**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 1179 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, may 29, 2025

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. **17** 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- 80D** 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 18, 1976, and recorded on February 7, 1977, in Record Book Volume 767 at Page 343 granted and conveyed unto Irwin P. Frack and Dorothy I. Frack, his wife. Irwin P. Frack died on November 5, 1993, sole title vested in Dorothy I. Frack, as surviving tenant by the entirety. Dorothy I. Frack died on November 9, 2017, leaving no will or estate, title thereby vesting in Brenda L. Mace and any unknown heirs, in their capacity as Heirs of Dorothy I. Frack, deceased.

BEING PART OF PARCEL NO. 16.3.3.3-1-80D and PIN NO. 16732102996490B80

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF: **Brenda L. Mace and any unknown heirs, in their capacity as Heirs of Dorothy I. Frack, 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

Apr 25, May 2, 9

**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 3133 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, May 29, 2025
AT 10:00 A.M.**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lots 13 & 14, Block B, Whispering Hills Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 10, Page 119 and Plot Map Volume 47, Page 39.

BEING KNOWN AND NUMBERED AS: 256 WHISPERING HILLS DRIVE, EAST STROUDSBURG, PENNSYLVANIA 18301
BEING THE SAME PREMISES CONVEYED TO JOHN KANALEY FROM MILOSLAV LIM AND LYDIA LIM BY DEED DATED 8/1/14 AND RECORDED 8/4/14 IN BOOK 2441 PAGE 6359.
TAX NUMBER:16/6C/1/109

PIN # 16731303439276

BEING KNOWN AS: 256 WHISPERING HILLS DRIVE, EAST STROUDSBURG, PENNSYLVANIA 18301.

Title to said premises is vested in John Kanaley by deed from Miloslav Lim and Lydia Lim dated August 1, 2014 and recorded August 4, 2014 in Deed Book 2441, Page 6363. The said John Kanaley died on October 3, 2019 without a will or appointment of an Administrator, thereby vesting title in Irma Maher, Known Surviving Heir of John Kanaley, Michelle McCrudden, Known Surviving Heir of John Kanaley, Theresa Romayo, Known Surviving Heir of John Kanaley, Kevin Kanaley, Known Surviving Heir of John Kanaley, Mark Kanaley, Known Surviving Heir of John Kanaley, Richard Kanaley, Known Surviving Heir of John Kanaley,

John Kanaley Jr., Known Surviving Heir of John Kanaley, Michael Kanaley, Known Surviving Heir of John Kanaley, Joseph Emery, Known Surviving Heir of John Kanaley, James M. Emery, Known Surviving Heir of John Kanaley, and Unknown Surviving Heirs of John Kanaley by operation of law.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Irma Maher, Known Surviving Heir of John Kanaley, Michelle McCrudden, Known Surviving Heir of John Kanaley, Theresa Romayo, Known Surviving Heir of John Kanaley, Kevin Kanaley, Known Surviving Heir of John Kanaley, Mark Kanaley, Known Surviving Heir of John Kanaley, Richard Kanaley, Known Surviving Heir of John Kanaley, John Kanaley Jr., Known Surviving Heir of John Kanaley, Michael Kanaley, Known Surviving Heir of John Kanaley, Joseph Emery, Known Surviving Heir of John Kanaley, James M. Emery, Known Surviving Heir of John Kanaley, and Unknown Surviving Heirs of John Kanaley**

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
Apr 25, May 2, 9

**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 005547-CV-2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the follow-

ing 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, May 29, 2025

AT 10:00 A.M.

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

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

AFTER AUCTION

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Monroe, Commonwealth of Pennsylvania, and is described as follows:

ALL THAT CERTAIN lot, parcel or piece of ground, situate in Middle Smithfield Township, Monroe County, Pennsylvania, being Lot No. 54, Phase I, as is more Completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp., which plan is duly recorded in the Office of the Recorder of Deeds, Stroudsburg, Monroe County, Pennsylvania at Plot Book Volume 61, Page 100; Revised in Plot Book Volume 64, Page 219.

PARCEL NO. 09.86809

Being the same premises which Bill Beltran Jr., and wife Debra Beltran. by Deed dated 11/04/2021 and recorded 11/09/2021, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2593, Page 3903, granted and conveyed unto DeNiqua Matias and husband Chrsitopher Matias, in fee.

Tax ID #: 09.86809 PIN 09733301096710

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DeNiqua Matias, Christopher Matias**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 6044 CV 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, May 29, 2025

AT 10:00 A.M.

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

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

AFTER AUCTION

LEGAL DESCRIPTION

All the following lot situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2, Section Three as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, made by Elliott and Associates" and recorded in Monroe County, Pennsylvania, in Plot Book 18, Page 19 on October 30, 1972.

TAX CODE: 09.4C.3.5

PIN NO: 09734403414559

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Tammy McPeak, Eric W. Dais**
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
Ed E. Qaqish, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 007408 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, May 29, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THOSE THREE CERTAIN lots or pieces of land situate in the Township of Stroud, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

No. 1 BEGINNING at a point on the Westerly line of Ann Lane, said point being the Southeasterly corner of Lot No. 5, Block B, as shown on map entitled "Plotting No. 1, Hill Meadow Manor"; thence along the Westerly line of Ann Lane, South sixteen degrees eighteen minutes East eighty feet to a point, the Northeasterly corner of Lot No. 7, Block B; thence along Lot No. 7, Block B, South seventy three degrees forty two minutes West one hundred twenty and seventy three one-hundredths feet to a point, the Northwestern corner of Lot No. 7, Block B; thence along lands now or formerly of Emma Fargo, North sixteen degrees fourteen minutes West eighty feet to a point, the Southwesterly corner of Lot No. 5, Block B; thence along Lot No. 5, Block B, North

seventy three degrees forty two minutes East one hundred twenty and fifty nine one-hundredths feet to the place of BEGINNING. CONTAINING 0.22 acres, more or less. BEING Lot No. 6, Block B, as shown on the aforesaid map. No. 2 BEGINNING at a point on the Westerly line of Ann lane, said point being the South-easterly corner of Lot No. 7, Block B, as shown on map entitled "Plotting No. 1, Hill Meadow Manor"; thence along the Westerly line of Ann Lane, South sixteen degrees eighteen minutes East eighty feet to a point, the Northeasterly corner of Lot No. 9, Block B; thence along Lot No. 9, Block B, South seventy three degrees forty two minutes West one hundred twenty one and one-hundredths feet to a point, the Northwesterly corner of Lot No. 9, Block B; thence along lands now or formerly of Emma Fargo, North sixteen degrees fourteen minutes West eighty feet to a point, the Southwesterly corner of Lot No. 7, Block B; thence along Lot No. 7, Block B, North seventy three degrees forty two minutes East one hundred twenty and eighty seven one-hundredths feet to the place of BEGINNING. CONTAINING 0.22 acres, more or less. BEING Lot No. 8, Block B, as shown on the aforesaid map.

No. 3 BEGINNING at a point on the Westerly line of Ann Lane, said point being the Southeasterly corner of Lot No. 6, Block B, as shown on map entitled "Plotting No. 1, Hill Meadow Manor"; thence along the Westerly line of Ann Lane, South sixteen degrees eighteen minutes East eighty feet to a point, the Northeasterly corner of Lot No. 8, Block B; thence along Lot No. 8, Block B, South seventy three degrees forty two minutes West one hundred twenty and eighty seven one-hundredths feet to a point in line of lands now or formerly of Emma Fargo; thence along lands now or formerly of Emma Fargo, North sixteen degrees fourteen minutes West eight feet to a point, the Southwesterly corner of Lot No. 6, Block B; thence along Lot No. 6, Block B, North seventy three degrees forty two minutes East one hundred twenty and seventy three one-hundredths feet to the place of BEGINNING. CONTAINING 0.22 acres, more or less. BEING Lot No. 7, Block B, as shown on the aforesaid map. TOGETHER with the free and uninterrupted right of ingress, egress and regress in common with the Grantors and other grantees of lots from said plotting over and along the roads as shown on said plotting.

ALL of the three aforesaid lots are conveyed under and subject to the covenants, condi-

tions and restrictions set forth in the chain of title.

BEING THE SAME PREMISES which Eleanor M. Rolph, widow by Deed dated April 2, 2002 and recorded on April 3, 2002, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2118 at Page 9353, as Instrument No. 200213472 granted and conveyed unto Mitchell A. Merring.

Being Known as 1124 Atwood Lane a/k/a RD 2 Box 2149, Stroudsburg, PA 18360

Tax Code No. 17.11.2.34

Map No. 17639003243461

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Mitchell A. Merring**
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 Best, Sheriff's Solicitor

Apr 25, May 2, 9

**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 87 CIVIL 2023 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, May 29, 2025

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 lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot 456, Section J, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 22, Pages 11, 13, 15 & 17.

BEING the same premises which Julio C. Pluas, by deed dated the 4th day of October, 2006, and recorded 10/16/2006, in and for the Office of the Recorder of Deeds, for Monroe County, Pennsylvania, in Deed Volume 2284, Page 4002, did grant and convey unto Caswell Morgan.

Tax Code No. 3.9C.1.360

PIN NO. 03-6359-19-52-7024

a/k/a/ 9434 Juniper Drive, Tobyhanna, PA, 18466, Lot 456, Section J, A Pocono Country Place, Coolbaugh Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CASWELL MORGAN**
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

Nicholas Charles Haros, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick Best, Sheriff's Solicitor

Apr 25, May 2, 9

**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 001748 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, May 29, 2025

AT 10:00 A.M.

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

ALL THESE CERTAIN LOTS OR PIECES OF GROUND IN THE TOWNSHIP OF CHESTNUTHILL, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 2280 REO DRIVE A/K/A 29 REO DRIVE, EFFORT, PA 18330
BEING PARCEL NUMBER: 02.89639
MAP NUMBER: 02623900304645
IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DARRIN J. MUNFORD AND ZAMORA MUNFORD**
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
M. Troy Freedman, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 003939 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 conduct-

ed by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, May 29, 2025

AT 10:00 A.M.

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

ALL 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. 442, SECTION NO. L AS SHOWN ON MAP OF A POCONO COUNTRY PLACE, ON FILE IN THE RECORDER'S OFFICE OF STROUDSBURG, PENNSYLVANIA IN PLOT BOOK VOL. 24, PAGE 7, 9, AND 11. SAID LOT HAVING FRONTAGE ON FAIRHAVEN DRIVE.

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO JOSEPH OCASIO ON MARCH 30, 2006, FROM THOMAS P. ANNARUMMA AND RECORDED ON APRIL 19, 2006 IN INSTRUMENT NO. 200616571
PARCEL ID NO. 03.9D.1.146
MAP NO. 03635916942195
PROPERTY BEING KNOWN AS: 2846 Fairhaven Drive, Tobyhanna, PA 18466
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Joseph Ocasio**
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 P. Wendt, Esquire, Counsel for Plaintiff
Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 6727 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, May 29, 2025
AT 10:00 A.M.**

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

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

ALL THAT CERTAIN tract, piece or parcel of land situate in the Borough of Stroudsburg, County of Monroe and state of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a post on the North side of Scott Street, a corner of land of Ernest H. Lomax; thence, along the North Side of said Scott Street, North seventy two degrees fifteen minutes East forty eight feet six inches to a post; thence by other land of Jacob Wesley Shiffer, of which this was formerly a part, North fifteen degrees thirty minutes West two hundred and ninety six feet, six inches more or less, to the line of land formerly of David Keller, now Ella M. I. Shafer; thence by land of Ella M. I.

Shafer, South sixty eight degrees thirty minutes West forty eight feet six inches, more or less, to a post, a corner of land of Ernest H. Lomax, thence by land of said Ernest H. Lomax, South fifteen degrees thirty minutes East two hundred and ninety four feet to the place of BEGINNING.

PARCEL NUMBER: 18.3.1.4.29

MAP NUMBER: 18730006393520

BEING KNOWN AS: 876 SCOTT STREET, STROUDSBURG, PENNSYLVANIA 18360.

Title to said premises is vested in Larry J. Ospa and Minnie V. Ospa, husband and wife, by deed from Peter Marini and Allison E. Marini, husband and wife, dated September 25, 2006 and recorded October 10, 2006 in Deed Book 2283, Page 7634 Instrument Number

200643315.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Larry J. Ospa and Minnie V. Ospa**

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
Jerome Blank, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 3326 CIVIL 2015 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, May 29, 2025
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.9 of Unit No. R19, 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 April 26, 1980, and recorded July 31, 1984, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed book Volume 1378 at Page 101 granted and conveyed unto William H. Burnham. The said William H. Burnham died January 8, 2009 and Deborah Palumbo f/k/a/Deborah Baldwin was appointed Executrix of his estate by the Bucks County, Pennsylvania Register of Wills.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Deborah Palumbo f/k/a Deborah Baldwin, Executrix of the Estate of William H. Burnham**

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
Apr 25, May 2, 9

**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 3239 CIVIL 2020 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, May 29, 2025
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot No. 387, Section G, as shown on map of A Pocono Country Place, on filed in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Page 11, 17 & 19.

BEING the same premises which Jeridene Penn-Carpenter by deed dated the 17th day of November, 2014, and recorded on November 19, 2014, in and for the Office of the Recorder of Deeds, for Monroe County, Pennsylvania, in Deed Volume 2446, Page 4408, did grant and convey unto Sky Jennifer H.J. Carpenter and Jeridene Penn-Carpenter.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversions, remainders, rent, issues and profits thereof. AND also, the estates, right, title, interest property, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part, of, in or to the above-described premises, and every part and

parcel thereof with the appurtenances.

Tax Code No. 3.8D.1.360

PIN NO. 03-6358-09-26-3824

a/k/a/ 8929 Deerfield Road, Tobyhanna, PA, 18466, Lot 387, Section G, Pocono Country Place, Coolbaugh Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JERIDENE PENN-CARPENTER AND , SKY JENNIFER H.J. CARPENTER**
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

Nicholas Charles Haros, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 002573 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, MAY 29TH, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

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

BEGINNING at a pipe on the easterly side of Smith Street, a corner of lands of Bernard Peters, thence along the easterly side of Smith Street North twenty-six degrees seventeen minutes West 55 feet to a pipe; thence by lands of Nathan Abeloff North sixty-three degrees forty-three minutes East 150.1 feet to a pipe; thence by lands of Nathan Abeloff, crossing the easterly end of an alley 9 feet in width and by lands of Floyd R. Holloway North twenty-six degrees seventeen minute West (at 64.5 feet passing a pipe) 114.5 feet to a

pipe; thence by lands of Floyd R. Holloway South sixty-three degrees forty-one minutes West 150.08 feet to a pipe; thence along the easterly side of Smith Street and crossing the westerly end of a road leading to Notre Dame Junior-Senior High School North twenty-six degrees twenty-two minutes West (at 60.9 feet passing a pipe at the intersection of the easterly side of Smith Street with the southerly side of road) 110.96 feet to a steel plate; thence by lands of Albert F. Smith and lands of Ruth Flory and along the northerly side of said road leading to Notre Dame Junior-Senior High School North sixty-six degrees twenty minutes East 1190.88 feet to a pipe; thence by lands of St. Matthew Roam Catholic Church and crossing the easterly end of said road leading to Notre Dame Junior-Senior High School South twenty-eight degrees eleven minutes East (at 50.16 feet passing a pipe) 293.16 feet to a pipe; thence by lands formerly of George R. Spangenburg, now lands of Frank E. Taylor, Jr., Donald C. Gage, David Swank and others South sixty-seven degrees thirty-seven minutes West 860.23 feet to a pipe; thence by lands of Eugene Bossman South sixty-five degrees six minutes West 207.16 feet to a pipe; thence by lands of Bernard Peters South sixty-five degrees thirteen minutes West 133.93 feet to the place of beginning.

EXCEPTING AND RESERVING BEGINNING AT A PIPE ON THE EASTERLY SIDE OF SMITH STREET, A CORNER OF LANDS NOW OR FORMERLY OF FLOYD R. HOLLOWAY; THENCE ALONG THE EASTERLY SIDE OF SMITH STREET NORTH 26 DEGREES 22 MINUTES WEST 60.90 FEET TO A PIPE ON THE SOUTHERLY SIDE OF A 50 FOOT WIDE RIGHT OF WAY; THENCE ALONG SAID 50 FOOT WIDE RIGHT OF WAY NORTH 66 DEGREES 20 MINUTES EAST 150.33 FEET TO A POINT; THENCE ALONG LANDS OF JOHN PENTZ SOUTH 26 DEGREES 17 MINUTES EAST 53.95 FEET TO A PIPE; THENCE ALONG LANDS NOW OR FORMERLY OF FLOYD R. HOLLOWAY SOUTH 63 DEGREES 41 MINUTES WEST 150.88 FEET TO THE PLACE OF BEGINNING. CONTAINING 8621 SQ. FT., MORE OR LESS, AND BEING DEPICTED ON A PLAN ENTITLED "MAP OF LOT OF JOHN PENTZ, EAST STROUDSBURG, MONROE CO., PA.", DATED AUGUST 4, 1975, PREPARED BY EDWARD C. HESS ASSOC., INC. AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY, PA. IN MAP BOOK VOL. 31, PAGE 37

BEING the same premises conveyed to Roz

Land, LLC as recorded in record book 2536 page 8381 and deed dated 10/01/2019.

County PIN No. 05-7311/09/15/4140. County Parcel Nos. 5-2/2/1/3.

BEING Walter Olenick and Ann Olenick, by Deed dated January 29, 1968 and recorded in the Office of Recorder of Deeds of Monroe County on February 20, 1968 at Book 357, Page 698 granted and conveyed unto Constance B Pentz A/K/A Constance Pentz, John Pentz Jr.

THE SAID "Constance B Pentz A/K/A Constance Pentz" having departed this life on February 7, 2023.

THE SAID "John Pentz JR" having departed this life on June 28, 2012.

PARCEL: 5-2/2/1/3

PIN: 05731109154140

Property Address: 1 Highland Road, East Stroudsburg, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **John Pentz III, solely in her capacity as known heir of Constance B Pentz A/K/A Constance Pentz, deceased , The Unknown Heirs of Constance B Pentz A/K/A Constance Pentz**

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 Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 8643

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, May 29, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being known as Lot No. 2906, Section B, as shown on a certain plan entitled "Plotting of Pocono Farms, Inc." as recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book 10, Page 13. NOTICE- THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L. 984 as amended, and is not intended as notice of unrecorded instruments, if any). TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT TO all of the rights, privileges, easements, covenants, conditions and restrictions, which shall run with the land as appear in the chain of title.

Parcel ID: 03.7B.1.7; Map Number 03635704545138

Property Address (for informational purposes only): 621 Washington Place, Tobyhanna, PA 18466

BEING the same premises which Monocacy General Contracting, LLC, by deed dated April 16, 2019 and recorded April 30, 2019 at Instrument No. 201910198, Book 2528, Page 587 in the Office of the Recorder of Deeds of Monroe County, PA, granted and conveyed unto Tyeisha I. Peter and Gillian M. Peter, wife and husband, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Tyeisha I. Peter and Gillian M. Peter**

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
Samantha Gable, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

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

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

**Thursday, May 29, 2025
AT 10:00 A.M.**

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

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

**AFTER AUCTION
LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot 8, as shown on a plan of lots entitled "Final Subdivision Plan of Greenwood Forest", recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 64, Pages 76 through 83.

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

Being Known as 123 Greenwood Court f/k/a 8 Greenwood Court, Tobyhanna, PA 18466
Tax Code No. 03.88704

Map No. 03634702876114

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Thomas Ridley**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 6851 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, MAY 29, 2025
AT 10:00 A.M.**

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

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

ALL THAT CERTAIN lot, Situate in the Township of Coolbaugh, Country of Monroe and Commonwealth of Pennsylvania, being Lot No 5708, Section R, of Pocono Farms as shown on plan of lots as recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 14, page 113.

Parcel Number: 03.71.3.10

PIN Number 03635704713285

Premise being : 5708 Onandago Way, Tobyhanna, Pa 18466

BEING the same premises which Precision Home Builders III, Inc. by Deed dated March 19, 1999 and recorded in the Office of Recorder of Deeds of Monroe County on March 22, 1999 at Book 2061, Page 3680 Instrument Number 200641688 granted and conveyed unto Claude Slue and Keitha Samms. SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Claude Slue and Keitha Samms**

Samms
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
Apr 25, May 2, 9

**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 5323 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, May 29, 2025
AT 10:00 A.M.**

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

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 10, Section One, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by Lawrence R. Bailey and recorded in Monroe County, Pennsylvania, in Plot Book No. 29, page 57.

UNDER AND SUBJECT to Covenants, Conditions, Restrictions, etc., as of record.

BEING KNOWN AS: 171 Foothill Boulevard AKA 1-10 Foothill Blvd, Effort, PA 18330
BEING THE SAME PREMISES WHICH Paul Sommers and Cathie Sommers, husband and wife BY DEED DATED 3/6/2023 AND RECORDED 3/6/2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2627 AT PAGE 2269, GRANTED AND CONVEYED UNTO Paul Sommers.

PIN #: 02633103403266

TAX CODE #: 02.14B.1.201

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CATHIE SOMMERS, PAUL N. SOMMERS AKA PAUL SOMMERS**

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
Geraldine M. Linn, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 8133 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, May 29, 2025
AT 10:00 A.M.**

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

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

ALL THAT CERTAIN double messuage and tenement and lot or piece off and situate in the Borough of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a cut on the concrete sidewalk on the Northerly side of Garfield Street, from which a cut on the concrete sidewalk at the intersection of the Northerly side of Garfield Street and the Westerly side of First Street bears North seventy degrees East one hundred feet; thence along the Northerly side of Garfield Street, South seventy degrees West fifty feet to a cut in the sidewalk at the intersection of the Northerly side of Garfield Street with the Easterly side of a ten feet alley;

thence along the Easterly side of said ten feet alley North twenty degrees West seventy-five and forty-two one hundredths feet to a pipe; thence by lands of Howard M. Abeloff, of which this lot was formerly a part, North seventy degrees East fifty feet to a pipe; thence by the same, South twenty degrees East seventy-five and forty-two one hundredths feet to the place of BEGINNING.

Parcel ID: 18-1.1.3.15; Map #18730119617718
Property Address (for informational purposes only): 10-12 Garfield Street, Stroudsburg, PA 18360

BEING the same premises which Claudy Charles, by deed dated April 29, 2022 and recorded May 10, 2022 at Instrument #202214970, Book 2608, Page 7743 in the Office of the Recorder of Deeds of Monroe County, PA, granted and conveyed unto Caliphe A. Stephenson, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Caliphe A. Stephenson**
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
Samantha Gable, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 6088 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, May 29, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND, SITUATE IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT 6, SECTION E, LAUREL VIEW VILLAGE, 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 14 PAGE 119.

TITLE TO SAID PREMISES VESTED IN Jolena Chante Stewart, by Deed from Steven A. Padilla and Rosemary Padilla, dated April 14, 2020, recorded April 28, 2020, in Book 2548, Page 2137.

PARCEL #03.8A.1.185

PIN number: 03635702560576

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOLENA CHANTE STEWART** 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

JARED M. GREENBERG, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Apr 25, May 2, 9

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 2818 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, May 29, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania. Being designated as Lot No. 20, Phase 1 of Big Ridge, 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 63, page 17.

BEING THE SAME premises which Aaron Stowers and Megan Stowers, by deed dated January 29, 2016 and recorded March 1, 2016 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2467, Page 7598, granted and conveyed unto Jerome Taylor.

Tax Code No. 09.86769

PIN NO. Unavailable from the Assessment Office

a/k/a/ 337 Rolling Hills Drive, East Stroudsburg, PA 18302, Lot 20, Phase 1, Big Ridge, Middle Smithfield Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JEROME TAYLOR**

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
Gregory D. Malaska, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 6059 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, May 29, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL the following lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 5522, Section 5, as shown on "Plotting of Pocono Farms-East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achtermann Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, Page 23.

Property Address: 287 Coach Rd., Tobyhanna, PA 18466

Tax ID: 03.4D.1.160; Map Number 03636601294344

BEING the same premises which Gregory R. Ziegler and Sandra J. Ziegler, husband and wife, by deed dated December 23, 2009 and recorded January 6, 2010 at Book 2365, Page 1027 in the Office of the Recorder of Deeds of Monroe County, PA, granted and conveyed unto Angel Torres, Jr., in fee.

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF: **Angel Torres, 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
Samantha Gable, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 7157 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, May 29, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

All that certain parcel of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania bounded and described as follows:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania being Lot 56 as shown on plan entitled "Final

Plan, Cobble Creek Estates East, Owner and Developer - James Gravatt, Tannersville, Pennsylvania, November 30, 1973", and recorded in the aforesaid Recorder's Office in Plot Book 22, Page 59.

UNDER AND SUBJECT to the Declaration of Mutual Sight Easement as recorded in the aforesaid Recorder's Office in Record Book Volume 2308, page 9107.

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

BEING KNOWN AS: 1645 SULLIVAN TRAIL, TANNERSVILLE, PA 18372

BEING THE SAME PREMISES WHICH EPIPHANY PROPERTIES, INC. BY DEED DATED 6/13/2018 AND RECORDED 6/21/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2512 AT PAGE 2045, GRANTED AND CONVEYED UNTO ROBERT TURNER.

PIN #: 12636303436161

TAX CODE #: 12.10A.1.13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ROBERT TURNER**

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

Geraldine M. Linn, Esquire

Sheriff's Office
Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

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 6685 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, May 29, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land located in Stroud Township, Monroe County, Pennsylvania, and known as Estate Lot Site Number 325 located on Escoll Drive, as shown on the Final Plans Phase 7, Blue Mountain Lake, A Planned Unit Development, approved by the Stroud Township Board of Supervisors as of April 14, 1997 and filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania on April 22, 1997 in Plot Book 69 at Page 71.

The improvements thereon being known as 2468 Horseshoe Drive, East Stroudsburg, Pennsylvania - 18301.

PARCEL ID: 17.90414

PIN Number: 17730202692743

Property Address: 2468 Horseshoe Drive, East Stroudsburg, PA 18301

Title vested with Lyle G. Watson, Sr., unmarried by Deed from Christopher R. Martinez, a single man dated July 30, 2015 and recorded on July 30, 2015 with the Monroe County Recorder of Deeds as Book 2457, Page 5040, and Instrument Number: 201517581.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lyle G. Watson, Sr.**
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 3537 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, May 29, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot 85, Section C, Pocono Wild Haven Estates, 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 11, page 41.

BEING THE SAME PREMISES which Kevin Kelly and Jessica Kelly by deed dated October 26, 2007, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania on October 29, 2007 in Instrument No. 200740184, granted and conveyed unto Conroy Williamson and Johanna Alvarez.

Parcel ID# 09.18A.1.94
PIN #09730504911037

Commonly known as 12626 Big Bear Drive, East Stroudsburg, PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CONROY WILLIAMSON and JOHANNA ALVAREZ**

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
Jill M. Fein, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Apr 25, May 2, 9

**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 4615 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, MAY 29, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THE FOLLOWING lot(s) situate in the Township of Paradise, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 303 as shown on Plot-

ting III-A Timber Hill, Inc., Monroe County, Pennsylvania made by Leo A. Achterman, Jr., R.E. and recorded in Monroe County, Pennsylvania in Plot Book No. 11, Page 171.

UNDER AND SUBJECT to the reservations and covenants contained in the aforesaid deeds.

BEING THE SAME PREMISES WHICH Douglas Luisi, by Deed dated 6/17/2022 and recorded 7/20/2022 in the Office of the Recording of Deeds, in and for Monroe County, in Instrument No. 202222892, granted and conveyed unto Phyllis A. Wood.

IMPROVEMENTS: Residential property.

TAX CODE NO. 11.3A.1.51

PIN #11-6395-03-12-5671

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Phyllis A. Wood**
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

Gregory Javardian, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Apr 25, May 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Robert F. Campfield, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, January 19, 2025 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. Robert Campfield, Jr.

7711 Sechler Rd.
New Tripoli, PA 18066

Rebecca L. Bell, Esq.
1095 Ben Franklin Hwy E
Douglassville, PA 19518

Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Peter J. Meachini, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, 11/26/2024 deceased.

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

1548 Kunkletown Road
Saylorsburg, PA 18353

James G. Murphy, Esq.
P.O. Box 97
Pen Argyl, PA 18072

Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Edward Baker, late of Chestnuthill Township, Saylorsburg, Monroe County, Commonwealth of Pennsylvania, March 6, 2025 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. Joyce Baker

2937 Route 611
PO Box 536
Tannersville, PA 18372

Jeffrey A. Durney, Esq.
2937 Route 611
PO Box 536
Tannersville, PA 18372

Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Stephen A. Smith a/k/a Stephen Allen Smith, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 02/10/2025 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. Bryan Jeffrey Smith

330 W. Lynnwood Street
Allentown, PA 18104
Brad A. Smith
320 S 17th Street
Allentown, PA 18104

Daniel G. Dougherty, Esquire
881 3rd Street, B-3
Whitehall, PA 18052

Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jennifer Catherine Lugo aka Jennifer Lugo, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 03/05/2025 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. Catherine Lugo

c/o 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

Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Marta Irma Berge aka Marta Berge, late of Tunkhannock Township, Monroe, Commonwealth of Pennsylvania, 01/23/2024 deceased.

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

c/o 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

Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Hugh C. McNaughton, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 12/27/2023 deceased.

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

1546 Schulte Hill Dr
Maryland Heights, MO 63043

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

Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Michael J. Vanchieri a/k/a Michael John Vanchieri, late of Chestnuthill Twp., Monroe County, PA, Commonwealth of Pennsylvania, 12/12/19 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. Jeralyn C. Vanchieri, Administratrix

112 Maple Lake Rd., Apt. B
Moscow, PA 18444

David E. Schwager, Esq.
183 Market St., #100
Kingston, PA 18704-5444

Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Helen Edwina O'Brien aka Helen E. O'Brien, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, 07/25/2024 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. Erin O'Brien

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

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

Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jane Elizabeth Wisser AKA Jane S. Wisser AKA Jane E. Schott, late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, 01/13/2025 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. Patricia Wisser

425 Forest Road
Scotch Plains NJ 07076

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

Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Julio Martinez SanJose, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 12/31/2021 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. Chad A. Martinez

49 Gold St.
East Stroudsburg, PA 18301
Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Anthony J. Martignetti, a/k/a Anthony Joseph Martignetti, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, 10/07/2024 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. Anthony Martignetti

PO Box 5506
Emerald Isle, NC 28594

Michelle F. Farley, Esq.
c/o Farley Law, LLC
PO Box 702
Swiftwater PA 18370

Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Shirley J. Smith, late of Kunkletown, Monroe County, Commonwealth of Pennsylvania, 1/18/2025 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.

Randy J. Smith a/k/a Randy James Smith
344 Correll Road
Kunkletown, PA 18058
Kelly A. Hendricks
3 Bellis Lane
Frenchtown, NJ 08825

Matthew G. Schnell, Esquire
505 Delaware Avenue
Palmerton, PA 18071-0158

Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Anthony P. Catizone, late of Township of Tobyhanna, Monroe County, Commonwealth of Pennsylvania, 01/31/2025 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.

William P. Catizone
4532 Upper Road
Shamokin, PA 17872

Todd P. Kerstetter, Esquire
Schlesinger & Kerstetter, LLP
545 North Second Street
Shamokin, PA 17872

Apr 18, 25, May 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Clara M. McHugh, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 1/27/25 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.

Hubert P. McHugh, III
22 Market Street
Bangor PA 18013

David J. Ceraul, Esquire
22 Market Street
Bangor, PA 18013

Apr 25, May 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Frank Kleinsorge, late of Paradise Township, Cresco, Monroe County, Commonwealth of Pennsylvania, March 6, 2025 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.

Arlene Kleinsorge, Executrix
2937 Route 611
PO Box 536
Tannersville, PA 18372

Jeffrey A. Durney, Esq.
2937 Route 611
PO Box 536
Tannersville, PA 18372

Apr 25, May 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Alexi R. Garcia a/k/a Alexi Garcia, Deceased, late of Mt. Pocono Borough, Monroe County, Commonwealth of Pennsylvania, 8/13/24 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. Brooke Ann Garcia, Administratrix
c/o Larry Feinman
1560 E. Cheltenham Ave.,
Phila. PA 19124

Larry Feinman, Esq.
1560 E. Cheltenham Ave.
Phila., PA 19124

Apr 25, May 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Doris E. Philips, late of Borough of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, January 15, 2025 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. Lee Edward Philips
919 Mount Zion Avenue
Stroudsburg, PA 18360
Carol Sue Decker
111 Bobwhite Lane
East Stroudsburg, PA 18301

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

Apr 25, May 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John Walter White, Deceased, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, 02/10/2009 de-

ceased.

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. Alice J. White
c/o 1 W. Broad Street, Suite 700
Bethlehem, PA 18018

Kirby G. Upright, Esquire
1 West Broad Street Suite 700
Bethlehem PA 18018

Apr 25, May 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Pearl K Manning, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, Sept 19, 2024 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Peter A Capone, Administrator
P.O. Box 516
Delaware Water Gap, PA 18327

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

Apr 25, May 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joan W. Stillo, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, November 26, 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. Kathleen S. Decker
124 Belvidere Street
Nazareth, PA 18064

Alfred S. Pierce, Esquire
124 Belvidere Street
Nazareth, PA 18064

Apr 25, May 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Alan David Hulsman, a/k/a Alan D. Hulsman, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, August 6, 2024 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Christopher Frank Hulsman
20 Milton Avenue
Stanhope, NJ 07874

Ryan J. Griffin, Esquire, CPA
623 N. Pottstown Pike
Exton, PA 19341

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Charles E. Felloni, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 9/22/24 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. Micjele Felloni
300 Betty Street, Suite 2
Eynon, PA 18403

Lance J. Fanucci, Esq.
300 Betty Street, Suite 2
Eynon, PA 18403

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gerald R. Griffin, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 7/17/2023 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Jeanie F. Griffin
22 E. Grant St
New Castle, PA, 16101

Brian F. Levine, Esq.
22 E. Grant St
New Castle, PA, 16101

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Teresa M. Kurnik aka Teresa Kurnik, late of Suffolk County, NY, with probate assets only in Monroe County, PA, Commonwealth of Pennsylvania, 12/29/2024 deceased.

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

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

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Adell L. Jiles, Jr., late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, 5/29/2024 deceased.

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

141 Lexington Lane
Blakeslee, PA 18610

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

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph DeFalco, Jr., late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, 07/06/2024 deceased.

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

or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Kara Mudge
7 Campfire Lane
Gouldsboro, PA 18424

Mattes & Mattes, P.C.
P.O. Box 222
Dalton, PA 18414

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John T. Onderko a/k/a John Onderko, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 02/18/2025 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. Michael J. Onderko

102 James Street
Leola, PA 17540

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

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Drupad Dilipkumar Bhatt a/k/a Drupad D. Bhatt a/k/a Drupad Bhatt, late of Township of Hamilton, Monroe County, Commonwealth of Pennsylvania, 10/14/2024 deceased.

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

the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Raksha D. Bhatt, Executrix
983 Summit Drive
Stroudsburg, PA 18360

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

May 2, 9, 16

PUBLIC NOTICE
PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 7, 2025, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Ariadne Marie Bross to Rose Marie Bross**. The Court has fixed the day of June 6, 2025 at 1:30 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.
May 2

PUBLIC NOTICE
PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on 04/02/2025, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **JONATHON FREDERICK CARDELL to JONATHAN FREDERICK CARDELL**. The Court has fixed the day of 06/06/2025 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.

RANDALL MCCORMICK, ESQ.
933 N CHARLOTTE STREET, SUITE 3-B
POTTSTOWN, PA 19464

May 2

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

NO.: 005033-CV-2022

**U.S. BANK NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY
AS TRUSTEE FOR RMTP TRUST, SERIES 2021
COTTAGE-TT-V,**

Plaintiff

vs.

THOMAS GREMPEL JR.; GAIL R. GREMPEL,
Defendant(s)

**ACTION IN MORTGAGE FORECLOSURE
NOTICE**

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

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

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

Monroe County Bar Association

Find a Lawyer Program

P.O. Box 591

Stroudsburg, PA 18360

(570) 424-1340

May 2

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 6708-CV-2024**

**LEATHERNECK AUTO TECH
& REPAIR, LLC,**

Plaintiff

vs.

BRYAN PITTS
Defendant

**PETITION FOR OWNERSHIP
OF ABANDONED VEHICLE**

To Bryan Pitts:

On October 4, 2024, Plaintiff in the above matter filed a Petition to Obtain Motor Vehicle Title for the above identified vehicle. A hearing is scheduled on the Petition for May 15, 2025, at 2:30 p.m. in a Courtroom to be determined at the Monroe County Courthouse, Stroudsburg, PA.

The Court issued an Order dated March 6, 2025, permitting service of this notice via publication.

A full copy of the Petition is available by contacting the undersigned.

Daniel F. Dolan, Esq.
Attorney for Plaintiff
Attorney ID 333658
712 Monroe Street
Stroudsburg PA 18360

May 2

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 000382-CV-2025**

Wilmington Savings Fund Society, FSB not in its individual capacity but solely as trustee of Reliant Trust, Series DE IV,
Plaintiff(s),
vs.

Johnnie Gregg,
Defendant(s)

TO Johnnie Gregg, defendant(s): The Plaintiff, Wilmington Savings Fund Society, FSB not in its individual capacity but solely as trustee of Reliant Trust, Series DE IV, has commenced a civil action against you for Complaint in Mortgage Foreclosure. 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

Jill M. Fein, Esq.
Hill Wallack LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067

May 2

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 005028-CV-2023**

Rocket Mortgage, LLC F/K/A Quicken Loans, LLC F/K/A Quicken Loans Inc.,,
Plaintiff(s),
vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID W PAOLINI, DECEASED,
defendant(s)

TO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID W PAOLINI, DECEASED, defendant(s): The Plaintiff, Rocket Mortgage, LLC F/K/A Quicken Loans, LLC F/K/A Quicken Loans Inc., has commenced a civil action against you for complaint. 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

Carolyn Treglia, Esq.
Brock and Scott
2011 Renaissance Blvd STE 100
King of Prussia, PA 19406

May 2

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 000810-CV-2025**

Planet Home Lending, LLC,
Plaintiff(s),

vs.

James J. Salamone,
defendant(s)

TO James J. Salamone, defendant(s): The Plaintiff, Planet Home Lending, LLC, has commenced a civil action against you for Complaint in Mortgage Foreclosure. 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

Jill M. Fein, Esquire
Hill Wallack LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067

May 2

**PUBLIC NOTICE
CIVIL ACTION
COURT OF COMMON PLEAS
MONROE COUNTY, PA
CIVIL ACTION-LAW
NOTICE OF ACTION IN MORTGAGE FORE-
CLOSURE
NO. 000971-CV-2025**

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff
v.

**MICHAEL ACOSTA, IN HIS CAPACITY AS HEIR
OF GILDA Y. CUNNINGHAM A/K/A GILDA
CUNNINGHAM; ET AL,**

Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GILDA Y. CUNNINGHAM A/K/A GILDA CUNNINGHAM Defendant(s), 185 MCMICHAELS COURT STROUDSBURG, PA 18360
COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, PNC BANK, NATIONAL ASSOCIATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, PA docketed to No. 000971-CV-2025, seeking to foreclose the mortgage secured on your property located, 185 MCMICHAELS COURT STROUDSBURG, PA 18360.

NOTICE

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES

THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.
 Monroe County Bar Association
 Find A Lawyer Program
 913 Main Street
 Stroudsburg PA, 18360
 Telephone: 570-424-1340
 Fax: (570) 424-8234
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 A Florida professional limited liability company
 ATTORNEYS FOR PLAINTIFF
 Troy Freedman, Esq. ID No. 85165
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
 855-225-6906

May 2

the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

LAWYER REFERRAL SERVICE
 Monroe County Bar Association
 Find A Lawyer Program
 P.O. Box 591
 Stroudsburg, PA 18360
 Telephone (570) 424-1340
 May 2

PUBLIC NOTICE
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 000561-CV-2025
FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1, Plaintiff,
vs.
Smajl S. Ukaj, AKA Smajl Ukaj; Deborah L. Ukaj,
 Defendants
 TO: Smajl S. Ukaj, AKA Smajl Ukaj; Deborah L. Ukaj

You are hereby notified that Plaintiff, Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2022-1, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 000561-CV-2025, seeking to foreclose the mortgage secured by the real estate located at 335 Sugarbush Road, Henryville, PA 18332. A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so



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

The Monroe County Bar Association's (MCBA) ADR program provides:

- Knowledgeable and experienced professionals
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- 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

Monroe County Bar Association
913 Main Street
Stroudsburg PA 18360
570.424.7288



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



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