

# 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 23, 2025**

**No. 21**

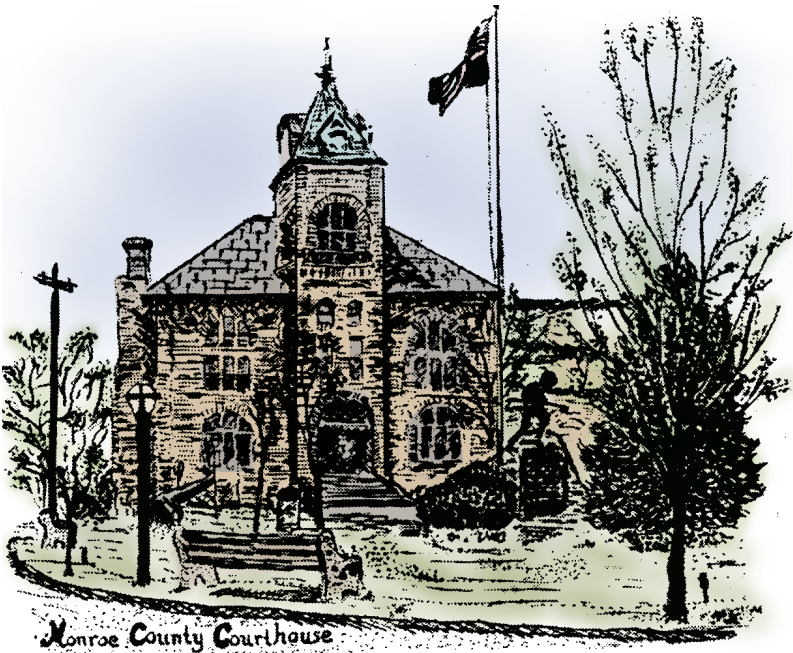
THE BENCH: Hon. Arthur L. Zulick, President Judge; Hon. Jonathan Mark; Hon. Jennifer H. Sibum;  
Hon. Stephen M. Higgins; Hon. David J. Williamson; Hon. C. Daniel Higgins, Jr.

**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.*

**MONROE LEGAL REPORTER, U.S.P.S. 359-520 is published every Friday**

**by: MONROE COUNTY BAR ASSOCIATION**

**913 Main Street, Stroudsburg, PA 18360**

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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 <b>Community Night</b>	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 <b>9:00 LAW DAY</b> 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 3:30 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
<b>HOLIDAY Memorial Day</b>	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**

- 21 Bylaws Committee Meeting  
4:00 PM – MCBA
- 22 Diversity Committee Meeting  
12:00 PM – MCBA and Zoom
- 26 Monroe County Courts & MCBA – Closed
- 27 Court & Government Relations Committee 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](mailto:info2@monroebar.org).** or

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

# William H. Clark

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## **PLAINTIFF PERSONAL INJURY FIRM SEEKING EXPERIENCED TRIAL ATTORNEY**

Longstanding and well-established Scranton firm seeking an experienced trial attorney to handle all aspects of personal injury cases from pre-litigation through trial.

Seeking candidates who are capable of complex legal research and case development, with excellent writing and communication skills and trial experience.

Negotiable base salary of \$90,000.00 per year, plus productivity bonuses, medical benefits, paid holiday, vacation, sick and personal time off.

Send cover letter and resume to: [pmazzie@omalleylangan.com](mailto:pmazzie@omalleylangan.com)

## **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/](http://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](mailto:wcba.pbp@gmail.com).



**MCBA**

# **MEMBER MEETING & CLE**

**THURSDAY, JUNE 5, 2025**

**LUNCH & MEMBER MEETING 11:30 AM**

**CLE 12:00 PM - 1:30 PM**



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**WOODSGATE**

**Stroudsmoor Country Inn**

**Stroudsburg, PA**

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## **CLE:**

"Avoiding Legal Malpractice:  
a Benefit Provided by the  
Pennsylvania Bar Association  
and USI Affinity"

All attorneys present for the entire seminar  
may receive 1.5 Ethics CLE credits

**RSVP by May 29, 2025**



**570.424.7288**



**monroebar.org**

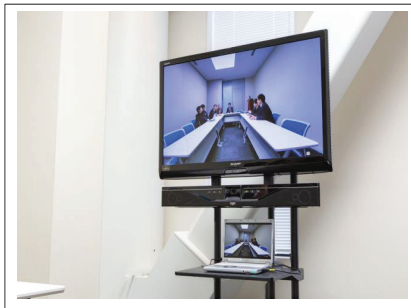


**info2@monroebar.org**

## Monroe County Bar Association

### Conference Room Rentals

### Now Offering Audio Visual (AV) Equipment!



Conference rooms are available with a 70" state-of-the-art screen, camera, and audio system. We can display your presentation on the screen and/or allow you to host or participate in a virtual meeting (you must have your own platform account, e.g., Zoom, Microsoft Teams, GoTo Meeting).

Monroe County Bar Association rents conference rooms to members, non-member attorneys, businesses, and non-profit organizations. Conference rooms may be rented during business hours for either a half- or full-day.

Various room sizes and set-ups are available, seating from six to a maximum of 50 people.

Rates are as follows:

	Conference Room Only		Conference Room w/AV Equipment	
	<i>Members</i>	<i>Non-Members</i>	<i>Members</i>	<i>Non-Members</i>
Half Day	\$25	\$125	\$ 75	\$200
Full Day	\$50	\$250	\$125	\$400

Please don't hesitate to contact us at 570.424.7288 or [info2@monroebar.org](mailto:info2@monroebar.org) for additional information or to reserve a conference room.

Our conference room guidelines and requirements are available at your request.

*\*We are currently adhering to social distancing as recommended by the CDC. The number of participants may be limited.*



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

003131-CV-2025 Pawel Bodys V George Rodriquez; Vivian Rodriquez - Real Property - Landlord/Tenant Dispute  
 003137-CV-2025 314-318 Main St LLC; Monroe Lake Property Owners Association V Pamela Keemer Uneke Bagley - Real Property - Landlord/Tenant Dispute  
 003087-CV-2025 Lakeview Loan Servicing, LLC; Steven A Bader Vicky C Bader V Gayle D. Guillaume; Unknown Occupants - Real Property - Ejectment  
 002909-CV-2025 PHH Mortgage Corporation V Allen Cooper; Robert Connor - Real Property - Mortgage Foreclosure: Residential  
 002912-CV-2025 Freedom Mortgage Corporation V Michael A. Slinger - Real Property - Mortgage Foreclosure: Residential  
 002945-CV-2025 JPMorgan Chase Bank, National Association V Kathleen I.M. Davis - Real Property - Mortgage Foreclosure: Residential  
 002989-CV-2025 Thrivent Federal Credit Union V the United States of America, Department of Treasury, Internal Revenue Service; Tony Aguilar - Real Property - Mortgage Foreclosure: Residential  
 003052-CV-2025 PennyMac Loan Services, LLC V Ralph B Pierson, Jr - Real Property - Mortgage Foreclosure: Residential  
 003108-CV-2025 MidFirst Bank V Carla D Bush - Real Property - Mortgage Foreclosure: Residential  
 003136-CV-2025 Amos Financial LLC V Mario A Thénier - Real Property - Mortgage Foreclosure: Residential  
 003122-CV-2025 Timber Hill Community Association V Mark C Clark, Sr.; Wendy Gonzalez - Real Property - Real Property: Other  
 003133-CV-2025 Fairway House Property Owners Association V Blanche Barth - Real Property - Real Property: Other

**MECHANICS AGREEMENTS**

002923-CV-2025 LTS General Contracting LLC V Ashley Emerson Christopher Emerson - Agreement - Mechanic's Agreement

**CONTRACT**

**CONTRACT EMPLOYMENT DISPUTE**

**CONTRACT-DEBT COLLECTION-CREDIT CARD**

002890-CV-2025 JPMorgan Chase Bank, N.A. V Bianca C Peterson - Contract - Debt Collection: Credit Card  
 002891-CV-2025 JPMorgan Chase Bank, N.A. V Melissa Bastos - Contract - Debt Collection: Credit Card  
 002892-CV-2025 JPMorgan Chase Bank, N.A. V Christine V Fontan - Contract - Debt Collection: Credit Card

002893-CV-2025 JPMorgan Chase Bank, N.A. V Michael J Rosario - Contract - Debt Collection: Credit Card  
 002894-CV-2025 JPMorgan Chase Bank, N.A. V Jose Arellano - Contract - Debt Collection: Credit Card  
 002895-CV-2025 JPMorgan Chase Bank, N.A. V Richard A James - Contract - Debt Collection: Credit Card  
 002896-CV-2025 JPMorgan Chase Bank, N.A. V Richard James - Contract - Debt Collection: Credit Card  
 002897-CV-2025 JPMorgan Chase Bank, N.A. V Atanas Ablanitchki - Contract - Debt Collection: Credit Card  
 002908-CV-2025 JPMorgan Chase Bank, N.A. V Fridon Matcharashvili - Contract - Debt Collection: Credit Card  
 002913-CV-2025 Bank of America NA V Daren Graham - Contract - Debt Collection: Credit Card  
 002918-CV-2025 JPMorgan Chase Bank, N.A. V Bernard F Lewis, JR - Contract - Debt Collection: Credit Card  
 002965-CV-2025 Citibank, N.A. V Rosalynn Rodriguez - Contract - Debt Collection: Credit Card  
 002967-CV-2025 Discover Bank V Natela U Matcharashvili - Contract - Debt Collection: Credit Card  
 002968-CV-2025 Wells Fargo Bank, N.A. V Jose M. Arellano - Contract - Debt Collection: Credit Card  
 002970-CV-2025 Citibank, N.A. V Sahra L Swift - Contract - Debt Collection: Credit Card  
 002971-CV-2025 Southwood Financial LLC as Trust Manager for Southwood Financial Trust I V - Contract - Debt Collection: Credit Card  
 002992-CV-2025 Citibank, N.A. V Angela M White - Contract - Debt Collection: Credit Card  
 003044-CV-2025 JPMorgan Chase Bank, N.A. V Albano Rainho - Contract - Debt Collection: Credit Card  
 003045-CV-2025 JPMorgan Chase Bank, N.A. V Robert J Storm - Contract - Debt Collection: Credit Card  
 003046-CV-2025 JPMorgan Chase Bank, N.A. V Abel Soto - Contract - Debt Collection: Credit Card  
 003047-CV-2025 JPMorgan Chase Bank, N.A. V Juan Nunez - Contract - Debt Collection: Credit Card  
 003048-CV-2025 JPMorgan Chase Bank, N.A. V Christopher Murphy - Contract - Debt Collection: Credit Card  
 003049-CV-2025 JPMorgan Chase Bank, N.A. V Elliott B Latorre - Contract - Debt Collection: Credit Card  
 003050-CV-2025 Westlake Services, LLC D/B/A Westlake Financial Services V Jesse Broome Teresa Broome - Contract - Debt Collection: Credit Card

003051-CV-2025 JPMorgan Chase Bank, N.A. V Robert J Storm - Contract - Debt Collection: Credit Card  
 003054-CV-2025 JPMorgan Chase Bank, N.A. V Essie Davis - Contract - Debt Collection: Credit Card  
 003055-CV-2025 JPMorgan Chase Bank, N.A. V Jermaine R Gayle - Contract - Debt Collection: Credit Card  
 003056-CV-2025 Wells Fargo Bank, N.A. V Steven Irwin - Contract - Debt Collection: Credit Card  
 003057-CV-2025 Citibank, N.A. V Amy Schmidt - Contract - Debt Collection: Credit Card  
 003058-CV-2025 JPMorgan Chase Bank, N.A. V Jermaine R Gayle - Contract - Debt Collection: Credit Card  
 003059-CV-2025 JPMorgan Chase Bank, N.A. V Cimarron Po - Contract - Debt Collection: Credit Card  
 003061-CV-2025 JPMorgan Chase Bank, N.A. V Cimarron L Po - Contract - Debt Collection: Credit Card  
 003066-CV-2025 JPMorgan Chase Bank, N.A. V Efigenia M Bonano - Contract - Debt Collection: Credit Card  
 003067-CV-2025 JPMorgan Chase Bank, N.A. V Catherine A Plasencia - Contract - Debt Collection: Credit Card  
 003068-CV-2025 Capital One, N.A. V Roy D Taylor - Contract - Debt Collection: Credit Card  
 003069-CV-2025 JPMorgan Chase Bank, N.A. V Susan Bennett - Contract - Debt Collection: Credit Card  
 003070-CV-2025 JPMorgan Chase Bank, N.A. V Abbie Hagopian - Contract - Debt Collection: Credit Card  
 003071-CV-2025 Capital One, N.A. V Kaitlyn Gilbert - Contract - Debt Collection: Credit Card  
 003076-CV-2025 JPMorgan Chase Bank, N.A. V Catherine A Plasencia - Contract - Debt Collection: Credit Card  
 003101-CV-2025 American Express National Bank V Christine Kinard - Contract - Debt Collection: Credit Card  
 003102-CV-2025 Bank of America, N.A. V Arianne B Carrington - Contract - Debt Collection: Credit Card  
 003103-CV-2025 Bank of America, N.A. V Arianne B Carrington - Contract - Debt Collection: Credit Card  
 003107-CV-2025 Bank of America, N.A. V Paul Fratarcangeli - Contract - Debt Collection: Credit Card  
 003113-CV-2025 Bank of America, N.A. V Paul Fratarcangeli - Contract - Debt Collection: Credit Card

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

002898-CV-2025 Harley Davidson Credit Corp as Assignee of Eaglemark Savings Bank (HDCC)

V Brian John Albelli - Contract - Debt Collection: Other  
 002917-CV-2025 NCB Management Services, Inc. V Michael Martine - Contract - Debt Collection: Other  
 002969-CV-2025 Southwood Financial LLC as Trust Manager for Southwood Financial Trust I V Sheila Bastien - Contract - Debt Collection: Other  
 002975-CV-2025 First Technology Federal Credit Union V Dominic Lorenzetti - Contract - Debt Collection: Other  
 002979-CV-2025 Teachers Federal Credit Union V AJ Aubrey James Robinson, Jr - Contract - Debt Collection: Other  
 002987-CV-2025 Southwood Financial LLC as Trust Manager For Southwood Financial Trust I V Cory R Hull David A Hull - Contract - Debt Collection: Other  
 002995-CV-2025 Velocity Investments, LLC V Albert Issifu - Contract - Debt Collection: Other  
 002997-CV-2025 Velocity Investments, LLC V Ansel Castellano - Contract - Debt Collection: Other  
 002999-CV-2025 Velocity Investments, LLC V Kaseem Stephenson - Contract - Debt Collection: Other  
 003016-CV-2025 Velocity Investments, LLC V Oscar Rivera - Contract - Debt Collection: Other  
 003027-CV-2025 Velocity Investments, LLC V Brittany Powell - Contract - Debt Collection: Other  
 003028-CV-2025 Velocity Investments, LLC V Brandon Franco - Contract - Debt Collection: Other  
 003030-CV-2025 Velocity Investments, LLC V Andre Jackson - Contract - Debt Collection: Other  
 003040-CV-2025 CKS Prime Investments, LLC V Jessica Falcon - Contract - Debt Collection: Other  
 003043-CV-2025 Velocity Investments, LLC V Taylor Willis - Contract - Debt Collection: Other  
 003053-CV-2025 Velocity Investments, LLC V Angeline Morrison - Contract - Debt Collection: Other  
 003062-CV-2025 Velocity Investments, LLC V Ayanna Sivells - Contract - Debt Collection: Other  
 003063-CV-2025 Velocity Investments, LLC V Latricia Skeete - Contract - Debt Collection: Other  
 003065-CV-2025 Velocity Investments, LLC V Virginia Santiago - Contract - Debt Collection: Other  
 003072-CV-2025 Velocity Investments, LLC V Shakeem Nicholas - Contract - Debt Collection: Other  
 003073-CV-2025 Velocity Investments, LLC V Alyssa Thompson - Contract - Debt Collection: Other

003079-CV-2025 Velocity Investments, LLC V Paula Smith - Contract - Debt Collection: Other  
 003080-CV-2025 Velocity Investments, LLC V James Eilenberger - Contract - Debt Collection: Other  
 003081-CV-2025 Velocity Investments, LLC V Thomas Rodriguez - Contract - Debt Collection: Other  
 003083-CV-2025 Velocity Investments, LLC V Omayra Santiago - Contract - Debt Collection: Other  
 003084-CV-2025 Velocity Investments, LLC V Adriana Washington - Contract - Debt Collection: Other  
 003088-CV-2025 Portfolio Recovery Associates, LLC V Jennifer Shull - Contract - Debt Collection: Other  
 003093-CV-2025 Velocity Investments, LLC V Samantha Wismer - Contract - Debt Collection: Other  
 003094-CV-2025 Velocity Investments, LLC V Tamara King - Contract - Debt Collection: Other  
 003095-CV-2025 Velocity Investments, LLC V Dawn Sprague - Contract - Debt Collection: Other  
 003096-CV-2025 First Commonwealth Federal Credit Union V Brenda J Crowley - Contract - Debt Collection: Other  
 003097-CV-2025 Velocity Investments, LLC V Eric Nkaka - Contract - Debt Collection: Other

#### **TORT**

002899-CV-2025 Robert Edward Russian V - Tort - Motor Vehicle  
 002920-CV-2025 Ana Toalongo-Fajardo V Caleb Craig Hunter - Tort - Motor Vehicle  
 002921-CV-2025 State Farm Mutual Automobile Insurance Company a/s/o Novalene Ijenine V Christ LT Transport LLC Darwin Jimenez - Tort - Motor Vehicle  
 003077-CV-2025 Alberta Fraser; New Jersey Manufacturers Ins. Co. Scott Fraser V Jeremy Waltz; Tamara Keiper - Tort - Motor Vehicle  
 003078-CV-2025 Barbara Geiss; Steven Geiss V Joseph Cappa - Tort - Motor Vehicle  
 003106-CV-2025 California Casualty Indemnity Exchange a/s/o Jeff Carpenter V Gurjeet Singh MJKS Enterprise, LLC - Tort - Motor Vehicle  
 002922-CV-2025 Patel Aimee V David Harold Pinto; Pinto & Sons Unlimited Floor Covering and Concrete Prep LLC; Norris Taylor - Tort - Intentional Tort  
 003118-CV-2025 Keesha Bruno; Michael Dekalb V Penn Estates Property Association Board of Directors Phyllis Haase; George A Russel Joanna Russell individually and/or D/B/AJRR Properties, Inc.; Paul H Russell the Russell Family Partnership and/or the Russell Partnership and/or - Tort - Slander/Libel/Defamation

#### **PREMISES LIABILITY**

003105-CV-2025 Carina Amato; Michael Dekalb V Ann Russell Jacobs; George A Russel Joanna Russell individually and/or D/B/AJRR Properties, Inc.; Paul H Russell the Russell Family Partnership and/or the Russell Partnership and/or - Tort - Premises Liability  
 003135-CV-2025 Bruce Tirado; New Jersey Manufacturers Ins. Co. Scott Fraser V John Does 1-10 MVP Cutz Barbershop, LLC. XYZ Corporations 1-10; Tamara Keiper - Tort - Premises Liability

#### **PETITION**

#### **MASS TORT**

#### **PROFESSIONAL LIABILITY**

#### **MISCELLANEOUS**

002973-CV-2025 Ford Motor Credit Company LLC; Steven A Bader Vicky C Bader V A.M.J. Lighting Electrical Services, Inc.; Linda G Miller - Miscellaneous - Replevin  
 002900-CV-2025 Joseph A Gonzalez (EX 650 Ninja 650 Motorcycle) 2012 Kawasaki 649 CC - JKAEXEE11CDA03208 V - Miscellaneous - Civil Miscellaneous: Other  
 002961-CV-2025 Elizabeth F Phelan Jennifer R Bader; Steven A Bader Vicky C Bader V Linda G Miller - Miscellaneous - Civil Miscellaneous: Other  
 003089-CV-2025 Monroe Lake Property Owners Association V Laura Barone - Miscellaneous - Civil Miscellaneous: Other  
 003090-CV-2025 Commonwealth of Pennsylvania by District Attorney Michael Mancuso V Vivid Seats Inc. Vivid Seats LLC - Miscellaneous - Civil Miscellaneous: Other  
 003119-CV-2025 Kerri McCormack V CKS Prime Investments, LLC Halsted Financial Services, LLC - Miscellaneous - Civil Miscellaneous: Other  
 003120-CV-2025 Kerri McCormack V Asset Recovery Solutions, LLC - Miscellaneous - Civil Miscellaneous: Other  
 003104-CV-2025 2020 Suzuki VIN JS1SK44A9L7101993 Branden Utter V - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title

#### **WRIT OF EXECUTION**

#### **DEEDS**

#### **GRANTOR/GRANTEE**

Price, Albert/Artesona, Dana  
 Ohalloran, Patrick/Phaeton, Rebecca  
 Ranochak, Jill/McDonald, Patrick  
 Mason, Jonnelle Renee/Limack Enterprises LLC  
 King, Emmanuel/RDC Ventures LLC  
 Velez, Nicholas J/Velez & Ignieri LLC  
 Velez, Nicholas J/Velez & Ignieri LLC  
 Walp, Michael C/Walp, Tina Marie  
 Fabiano, Claudia/Infinite Construction Group LLC  
 Starr, Peter/Edwards, Robert  
 Kell, Larry R/Kell Rental Properties LLC

ABC Poconos , LLC/Cerda, Juana  
 Smith, Gregory/Smith, Gregory  
 Bruens, Pauline M/I-L-A&M Property LLC  
 Regan, Jack F Est/Volz, Vincent Jr  
 Kasperski, William/Yannaris, Panagiotis  
 Miller, Joan M Est/Miller, Glenn R  
 Mitchell, Deloris/White Rock Title LLC  
 Crank, Richard L Jr/White Rock Title LLC  
 Olijarczyk, Peter/White Rock Title LLC  
 Joffrion, Clarence/White Rock Title LLC  
 Nimz, Doris M/White Rock Title LLC  
 Rogers, Barbara A/White Rock Title LLC  
 John, Stanley A Est/John, Stanley J  
 Hathorn-Parker, Annette/Annette Hathorn  
 Living Trust  
 Vance, Morgan J/Bond, Evan  
 Nguyen, Hung M/N-L Holdings GRP LLC  
 Vereen, Wallace/Vereen, Wallace  
 Casa Bella Remodeling LLC/Veras Homes and  
 Hospitality Group LLC  
 Saldibar, Christian R/Saldibar, Christian R  
 Aastha Homes LLC/Tiger Funding LLC  
 Allen, Joseph D/MCLP Asset Company Inc  
 Aastha Homes LLC/TVC Funding IV Reo LLC  
 Frasier, Rodney E/PennyMac Loan Services LLC  
 Matteo, Michael/Carrington Mortgage  
 Services LLC  
 Fiorentino, Joseph/Rocket Mortgage LLC  
 Cannon, Geraldine M/Cannon, Geraldine M  
 Juarez, Juan Diego Saenz/Gaston, Eugene  
 Ovalle, Ramon A/Geo and Mi Property LLC  
 Sitko, Adam/Jend Home Investors Group LLC  
 Medina, Edwin A Jr/Nylander, Tara  
 Wilson, Eulalee Ionie/1929 Paradise Trail LLC  
 Atlas Elevated Solutions Inc/Santoro, Maria  
 Radu, Elizabeth/Pocono Prime Properties LLC  
 Vollenweider, Richard/Ryan, Mildred  
 White, John Walter Est/White, Alice J  
 Classic Quality Homes LLC/Avelares, Christine  
 Means, Andrew/Bank of New York Mellon  
 Neri, Joseph Jr/Wells Fargo Bank N A  
 Stlouis, Simon E/U S Bank Trust National  
 Association  
 Lane, Godfrey/US Bank Trust National  
 Association  
 Lugo, Elliot R/Lugo Living Trust  
 Gasimov, Taleh/Suni, Ozgur  
 Cauchois, Thomas G/Audrey J Cauchois  
 Revocable Trust  
 BWG Properties One LLC/Saifi, Minyang  
 Masullo, Michael A/Motaleb, Sheriaf  
 Fernandez-Chuquim, Darwin F/Repas, Lester  
 Seibert, Joseph/Houston, Kelly  
 Evergreen Real Estate Investments  
 LLC/Duketheking LLC  
 Adaramaja, Julie Iyabo/Adaramaja, Julie Iyabo  
 Wickham, Edgar R/Brooks, Christopher T  
 Vreeland, Michael/Vreeland, Michael  
 Belon, Robert/Belon, Robert  
 Maffia, Alfred Est/Sharp, Marissa L  
 Sauerwald, Andrew W/Sauerwald, Richard T  
 Gander, Nancy L Est/City Land Holding Co  
 Silfee, Arthur/Bruno, Carlo Jr

Navarros Property LLC/Nomad Luxe LLC  
 Sommers, Jeffrey T/Sommers, Jeffrey T  
 Gorkaski, Marcia/Breezy Hilltop LLC  
 Frailey, Rick S/Cardwell, David A  
 Dirt Logic Inc/P & D Auto LLC  
 Kilian M Hendley Trust/Matos, Yeison  
 Kilian M Hendley Trust/Matos, Yeison  
 Soto, Alcides/W&W Property Group LLC  
 Omaha TRL Re LLC/Yu, Jing  
 Adriatic Plumbing & Heating/Loncar, Renata  
 Perez, Jeremy/D E & S Properties Inc  
 Rodriguez, Brendaliz/Baikal Construction LLC  
 Pritipal, Pooranchand P/Durst, Terry  
 Golabek, Robert S Jr/Appalachian Homes Inc  
 Picard, Ralph/Becker-Arnold, Andrea  
 Robertson, Sherma Veronica  
 Murilla/Robertson, Harold H  
 Muevecela, Jenny M Saldana/Wvm Estates  
 Corp  
 Boyd, Andrew Lange/Rjrm LLC  
 JP Property Buyers LLC/Gurski, Dana Elizabeth  
 Malarkey, Regina E/Khodjaev, Komronkhon  
 Munoz 2020 Living Trust/Munoz, Debra Ann  
 Alam, Mehreen/Alam, Mehreen  
 Fischer, Stephanie/Fisher, Susan  
 White Rock Title LLC/Craig, Timothy C  
 White Rock Title LLC/Hammond, Bryan  
 Kleynowski, Joan E/Schneider, Scott  
 Frey, Kevin F/Metropolitan Liffe Insurance  
 Company  
 Nedab, Raymond M/Mortgage Research  
 Center LLC  
 Dennis, Jean/Belleve Inc  
 Baringoldz, Cheryl/Fritchlee, Theodore  
 Meik Properties Corp/Everett, Alyssa Nicole  
 Butz, Larry M/Larry M and Clara S Butz  
 Revocable Living Trust  
 Butz, Larry M/Larry M and Clara S Butz  
 Revocable Living Trust  
 Butz, Larry M/Larry M and Clara S Butz  
 Revocable Living Trust  
 Butz, Larry M/Larry M and Clara S Butz  
 Revocable Living Trust  
 Butz, Larry M/Larry M and Clara S Butz  
 Revocable Living Trust  
 Butz, Larry M/Larry M and Clara S Butz  
 Revocable Living Trust  
 Efvsystem L L C/Monteforte, Nicholas  
 Justin, David Matthew/Welch, Matthew  
 Rudolf and Nataliya Khusid Living Trust/Tom  
 Staley Custom Woodworking LLC  
 Melendez, Julio T/Cohen, John A Jr  
 Babb, William Stanley Jr/Stewart, Patrick GJ  
 Wardzala, Sylvester/Felix, Erica  
 Palumbo, Lisa/McGregor, Nancy  
 Jeschonnek, Christa/Pocono Mountain  
 Rendezvous LLC  
 Gordon, Karen/Net LLC  
 Anglemeyer, Edward Allen/Anglemeyer, Edward  
 Allen  
 Scocozza, James/Jim and Deb Scocozza Living  
 Trust  
 Scocozza, James/Jim and Deb Scocozza Living  
 Trust  
 Dowd, Deborah/Buchalski, Kenneth

Rohan, Alexander V/Wilson, Gregory M  
Grater LLC/Blue Sail Investments LLC  
Vidal, Marc Anthony/Cronin, Matthew J  
Cabrera, Isabel/Henriquez, Carlos A  
Zavalick-Beatty, Diane L/Babu, Simona  
Reichard-Shickora, Brenda J/Weiss, Darren  
Bobbie Acopian Gst-Non-Exempt  
Trust/Bobbie Acopian Gst-Non-Exempt Trust  
Dwyer, Helen R Est/Igolnikov, Vladimir  
Keller, Jason/Spinks-Kevill, Kerry Ann  
Heller, Layton L Est/Denora, Keri  
PA Houses Inc/Husseini, Ali  
Emini, Resmije/Lot Holding Company LLC  
Cardinale, Thomas Vincent/Ortiz, Miguel  
Ali, Ricky L/Roa, Luz

## DIVORCE

002903-CV-2025 Adrienne Turko V Matthew  
Turko - Divorce - Divorce with 1 Count  
002907-CV-2025 Sam Clark V Lori Clark -  
Divorce - Divorce with 1 Count  
002962-CV-2025 Bobbi Jo Paige Maimone V  
Anthony Albert Maimone - Divorce - Divorce  
with 1 Count  
002964-CV-2025 John Charpentier V Miranda  
Charpentier - Divorce - Divorce with 1 Count  
003003-CV-2025 Peter Thomas LaSorsa V  
Matthew Johnathan LaSorsa - Divorce -  
Divorce with 1 Count  
003125-CV-2025 Matthew Hoppe V Amy  
Hoppe - Divorce - Divorce with 1 Count  
003129-CV-2025 Amanda M Roland V Daniel  
Roland - Divorce - Divorce with 1 Count  
003115-CV-2025 Ashley M Izarek V Matthew R  
Izarek - Divorce - Divorce with 2 Counts  
003130-CV-2025 Randy D Page V Karisma L  
Page - Divorce - Divorce with 2 Counts  
002985-CV-2025 Eugene Coar V Geralyn Coar -  
Divorce - Divorce with 3 Counts  
002988-CV-2025 Gordon Dickson MacGregor  
V JoAnne Bonafide MacGregor - Divorce -  
Divorce with 3 Counts  
002986-CV-2025 Natalie Martinez V Steven J  
Martinez - Divorce - Divorce with 5 Counts

## SUPPORT

002910-CV-2025 Kimberly A Killoran V Steven  
M Killoran Jr - Support - Support  
002911-CV-2025 Latanya Taylor V Norris  
Taylor - Support - Support  
002942-CV-2025 Cynthia L Sherman V Jave  
Butler - Support - Support  
002944-CV-2025 Ciara Desautel V Matthew  
Lee - Support - Support  
002991-CV-2025 Monroe County Probation V  
Pearl Graeff - Support - Support  
003037-CV-2025 Phalon Schaarschmidt V John  
Hartsworm - Support - Support  
003041-CV-2025 Monroe County Probation V  
Gillian Schneider - Support - Support  
003042-CV-2025 Monroe County Probation V  
Mark Schneider Sr - Support - Support

003099-CV-2025 Allison Lance V Ray Lance, III  
- Support - Support  
003123-CV-2025 Emily Kwasna V Mathew  
Johnson - Support - Support  
003124-CV-2025 Sade Pedroza V Joshua  
Morris - Support - Support  
003138-CV-2025 Kendall Glaster V Eric  
McNicholas; Peter J Kupselaitis - Support -  
Support

## CUSTODY AND VISITATION

002984-CV-2025 Natalie Martinez V Steven J  
Martinez - Custody - Custody/Partial  
Custody/Shared Custody/Visitation  
003064-CV-2025 Daniel Hopkins V Crystal  
Lampron - Custody - Custody/Partial  
Custody/Shared Custody/Visitation  
003111-CV-2025 Ashley M. Izarek V Matthew  
R. Izarek - Custody - Custody/Partial  
Custody/Shared Custody/Visitation  
003114-CV-2025 Victor Tello V Nicole  
Elizabeth Lee - Custody - Custody/Partial  
Custody/Shared Custody/Visitation  
003116-CV-2025 Jenna M. Heller V Gregory  
Alfinito - Custody - Custody/Partial  
Custody/Shared Custody/Visitation  
003134-CV-2025 Eric J Ortiz; Velocity  
Investments, LLC V Joelle Parasconda -  
Custody - Custody/Partial Custody/Shared  
Custody/Visitation  
002904-CV-2025 Brenda Dotta; James Dotta V  
Ceijai Picciotti; Matthew Dotta - Custody -  
Grandparent/Third Party Complaint for  
Custody/Partial Custody/Shared  
Custody/Visitation  
002981-CV-2025 Eric Hays Lisa Hays; Victor  
Tello V Amber Carroll Brian Shaller; Nicole  
Elizabeth Lee - Custody - Grandparent/Third  
Party Complaint for Custody/Partial  
Custody/Shared Custody/Visitation  
003127-CV-2025 Mr. Frederick Davis Santucci  
V Ms. Christina Maher - Custody - Foreign  
Custody/ Registration

## PLAINTIFF V DEFENDANT JUDGMENTS

002916-CV-2025 A Pocono Country Place  
Property Owners Association V Deborah A  
Russell Victor Russell - Judgment - Agreement  
to Revive Judgment - \$56,099.28  
002919-CV-2025 A Pocono Country Place Poa  
Inc V Deborah A Russell Victor J Russell -  
Judgment - Agreement to Revive Judgment -  
\$6,758.48  
003039-CV-2025 Timber Hill Community  
Association V Wendy Gonzalez - Judgment -  
Agreement to Revive Judgment - \$2,603.25  
003092-CV-2025 Hamilton Law Group PC  
assignee of Lehigh Valley Cardiology Assoc. PC  
V Andre A. Rasin Awilda Rasin - Judgment -  
Agreement to Revive Judgment



003098-CV-2025 TI Subs Inc V Guiffre Thomas  
R Tkrikj Subway Inc - Judgment - Agreement to  
Revive Judgment - \$54,107.23

#### **DEFAULT JUDGMENT**

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

002905-CV-2025 Commonwealth of  
Pennsylvania V Krystal K Zetina - Judgment -  
Criminal Cost Judgment- Adult - \$1,166.95  
003010-CV-2025 Commonwealth of  
Pennsylvania V Timothy W Hessek - Judgment  
- Criminal Cost Judgment- Adult - \$1,123.00  
003121-CV-2025 First Commonwealth Federal  
Credit Union V John H Krum, Jr. - Judgment -  
Foreign Judgments/Registration - \$16,084.80

#### **JUDGMENT ON TRANSCRIPT**

002901-CV-2025 Pocono Township V Thomas  
Palmeroni - Judgment - Judgment/Transcript -  
\$12,746.75  
002972-CV-2025 Credit Acceptance  
Corporation V Melissa Pardo - Judgment -  
Judgment/Transcript - \$7,237.29  
002976-CV-2025 Credit Corp Solutions, Inc. V  
Regina Waldron - Judgment -  
Judgment/Transcript - \$1,221.20  
002977-CV-2025 LVNV Funding LLC V Keenen  
C Allison - Judgment - Judgment/Transcript -  
\$2,151.90  
002978-CV-2025 Credit Corp Solutions, Inc. V  
Stacey Kroft - Judgment - Judgment/Transcript  
- \$3,688.44  
002980-CV-2025 Synchrony Bank V Rosa M  
Vega - Judgment - Judgment/Transcript -  
\$8,224.83  
002982-CV-2025 Credit Corp Solutions, Inc. V  
Annmarie Rinaldi - Judgment -  
Judgment/Transcript - \$1,549.04  
003074-CV-2025 Mariner Finance, LLC V  
Laurie R. Fox - Judgment -  
Judgment/Transcript - \$5,211.03  
003085-CV-2025 Dale Welsch V Nattie  
Archibald - Judgment - Judgment/Transcript -  
\$12,230.29  
003086-CV-2025 Berkheimer, Agent for  
Stroudsburg ASD & Stroud Township V Diane  
M Mcloskey - Judgment -  
Judgment/Transcript - \$3,914.60  
003110-CV-2025 Snowshoe at Mt. Pocono  
Condominium Association V Jay Ortega  
Rebecca Perez - Judgment -  
Judgment/Transcript - \$9,506.19  
003117-CV-2025 Portfolio Recovery  
Associates, LLC V Lamar Harris; Peter J  
Kupselaitis - Judgment - Judgment/Transcript -  
\$2,204.12

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

002915-CV-2025 Jessica Lynn Colon V  
Commonwealth of Pennsylvania, Department of  
Transportation, Bureau of Licensing - Civil  
Appeal - Department of Transportation

002974-CV-2025 Dean W Brockway V  
Commonwealth of PA Dept of Transportation,  
Bureau of Driver Licensing - Civil Appeal -  
Department of Transportation  
003060-CV-2025 Thomas M Spencer V  
Commonwealth of PA Dept of Transportation  
Bureau of Motor Vehicles - Civil Appeal -  
Department of Transportation  
003091-CV-2025 Samantha Miko V  
Commonwealth of PA Dept of Transportation,  
Bureau of Driver Licensing - Civil Appeal -  
Department of Transportation

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

002963-CV-2025 AiyanaLee Owens V Discover  
Bank - Civil Appeal - Civil Appeal: Other  
002966-CV-2025 Profixed Contracting LLC V  
Mt. Woodworks LLC - Civil Appeal - Civil  
Appeal: Other  
002990-CV-2025 Discover Bank V Shaelyn  
West - Civil Appeal - Civil Appeal: Other  
003100-CV-2025 Gerald Guevarra V Denise  
Davis - Civil Appeal - Civil Appeal: Other  
003112-CV-2025 Capital One N.A. V Lindsey M  
Hartman - Civil Appeal - Civil Appeal: Other

#### **WRIT OF REVIVAL**

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

002925-CV-2025 PA Department of Revenue V  
Robert P Tutrone - Judgment - Certified Copy  
of Lien - \$3,514.95  
002926-CV-2025 PA Department of Revenue V  
James Leach - Judgment - Certified Copy of  
Lien - \$14,524.89  
002928-CV-2025 PA Department of Revenue V  
El Cocinero Restaurant - Judgment - Certified  
Copy of Lien - \$1,131.85  
002929-CV-2025 PA Department of Revenue V  
Dianna N Tutrone Responsible Party of  
Tutrones LLC - Judgment - Certified Copy of  
Lien - \$3,514.95  
002931-CV-2025 PA Department of Revenue V  
J V Property Services LLC - Judgment -  
Certified Copy of Lien - \$1,380.39  
002932-CV-2025 PA Department of Revenue V  
Jaira Placide - Judgment - Certified Copy of  
Lien - \$2,100.30  
002933-CV-2025 PA Department of Revenue V  
Jacob McWilliams Responsible Party of Thats  
Gotta Go LLC - Judgment - Certified Copy of  
Lien - \$128,779.19  
002935-CV-2025 PA Department of Revenue V  
Maxwell Eugene Ecke Responsible Party of  
Gone Gaming LLC - Judgment - Certified Copy  
of Lien - \$2,475.57  
002936-CV-2025 PA Department of Revenue V  
Michelle Miller Responsible Party of Gone  
Gaming LLC - Judgment - Certified Copy of Lien  
- \$2,475.57  
002937-CV-2025 PA Department of Revenue V  
Niksam Corp - Judgment - Certified Copy of  
Lien - \$2,273.32

002938-CV-2025 PA Department of Revenue V Alex B Louissaint - Judgment - Certified Copy of Lien - \$175.25  
002939-CV-2025 PA Department of Revenue V Kathleen A Kupselaitis; Peter J Kupselaitis - Judgment - Certified Copy of Lien - \$3,193.91  
002940-CV-2025 PA Department of Revenue V Kelly D Rafferty Michael P Rafferty - Judgment - Certified Copy of Lien - \$4,165.26  
002941-CV-2025 PA Department of Revenue V Jordan J Flores - Judgment - Certified Copy of Lien - \$3,193.16  
002943-CV-2025 PA Department of Revenue V Transue Keith A - Judgment - Certified Copy of Lien - \$3,211.82  
002946-CV-2025 PA Department of Revenue V Eric Franchino Jennifer Vorhies - Judgment - Certified Copy of Lien - \$3,245.10  
002947-CV-2025 PA Department of Revenue V Alexandra Melendez - Judgment - Certified Copy of Lien - \$2,456.28  
002948-CV-2025 PA Department of Revenue V Garfield C Gordon - Judgment - Certified Copy of Lien - \$3,235.79  
002949-CV-2025 PA Department of Revenue V Denise Craig - Judgment - Certified Copy of Lien - \$3,225.03  
002950-CV-2025 PA Department of Revenue V John D Longenecker, Jr - Judgment - Certified Copy of Lien - \$3,243.74  
002951-CV-2025 PA Department of Revenue V Elizabeth Gardner Kevin Gardner - Judgment - Certified Copy of Lien - \$3,557.90  
002952-CV-2025 PA Department of Revenue V Tylor Hendricks Responsible Party of TH Tools Inc - Judgment - Certified Copy of Lien - \$3,077.61  
002953-CV-2025 PA Department of Revenue V Jose L Perez, Jr - Judgment - Certified Copy of Lien - \$3,229.06  
002954-CV-2025 PA Department of Revenue V Dandre Jackson - Judgment - Certified Copy of Lien - \$3,216.28  
002955-CV-2025 PA Department of Revenue V Corynne and Company LLC - Judgment - Certified Copy of Lien - \$415.71  
002956-CV-2025 PA Department of Revenue V Annamaria F Donnarumma - Judgment - Certified Copy of Lien - \$6,554.49  
002957-CV-2025 PA Department of Revenue V William L Page Responsible Party of Page Excavating Company - Judgment - Certified Copy of Lien - \$7,380.65  
002958-CV-2025 PA Department of Revenue V Carla Carchia - Judgment - Certified Copy of Lien - \$3,208.62  
002959-CV-2025 PA Department of Revenue V Maya H Levy - Judgment - Certified Copy of Lien - \$3,238.64  
002960-CV-2025 PA Department of Revenue V Brittany E Riley - Judgment - Certified Copy of Lien - \$4,929.53

002993-CV-2025 PA Department of Revenue V Edwards Vivian - Judgment - Certified Copy of Lien - \$3,064.33  
002994-CV-2025 PA Department of Revenue V Anthony Devaughn Letecia Tay - Judgment - Certified Copy of Lien - \$2,890.54  
002996-CV-2025 PA Department of Revenue V Powell Alan E - Judgment - Certified Copy of Lien - \$3,436.91  
002998-CV-2025 PA Department of Revenue V Gabrielle Sennon - Judgment - Certified Copy of Lien - \$2,862.80  
003000-CV-2025 PA Department of Revenue V Jon M Johnson, Sr - Judgment - Certified Copy of Lien - \$2,355.90  
003002-CV-2025 PA Department of Revenue V Darryl A Scott; Responsible party of Seafood Haven - Judgment - Certified Copy of Lien - \$2,874.77  
003004-CV-2025 PA Department of Revenue V Fiers Thomas W - Judgment - Certified Copy of Lien - \$11,044.22  
003005-CV-2025 PA Department of Revenue V Joseph M Stravinsky - Judgment - Certified Copy of Lien - \$590.97  
003006-CV-2025 PA Department of Revenue V Mary L Turnage - Judgment - Certified Copy of Lien - \$3,175.06  
003007-CV-2025 PA Department of Revenue V Justin S Luciano - Judgment - Certified Copy of Lien - \$3,172.39  
003008-CV-2025 PA Department of Revenue V Mercedes E Paul - Judgment - Certified Copy of Lien - \$2,827.19  
003009-CV-2025 PA Department of Revenue V Nicholis Alcantara - Judgment - Certified Copy of Lien - \$2,255.40  
003013-CV-2025 PA Department of Revenue V Kahyee T Jordine; Vincent M Jordine - Judgment - Certified Copy of Lien - \$3,417.11  
003015-CV-2025 PA Department of Revenue V Stephan B Dyson - Judgment - Certified Copy of Lien - \$11,154.37  
003018-CV-2025 PA Department of Revenue V Rafael Dionysius - Judgment - Certified Copy of Lien - \$2,438.34  
003019-CV-2025 PA Department of Revenue V AJBL Enterprises Inc - Judgment - Certified Copy of Lien - \$976.70  
003021-CV-2025 PA Department of Revenue V Kimberly Decker; Rafael Dionysius - Judgment - Certified Copy of Lien - \$1,099.58  
003022-CV-2025 PA Department of Revenue V Bridget K Keough; Patrick O Cheevers - Judgment - Certified Copy of Lien - \$3,466.18  
003023-CV-2025 PA Department of Revenue V James W Mason, Jr - Judgment - Certified Copy of Lien - \$4,314.82  
003024-CV-2025 Commonwealth of PA Dept of Labor and Industry to the use of the Unemployment Compensation Fund V Hotel Lock and Door Services LLC Trading as Hotel

Lock and Door Services - Judgment - Certified Copy of Lien - \$7,261.84  
 003025-CV-2025 PA Department of Revenue V Harris Julette Harris Keithly - Judgment - Certified Copy of Lien - \$3,461.46  
 003026-CV-2025 PA Department of Revenue V Igor Palka; Responsible party for Bagel N Go LLC - Judgment - Certified Copy of Lien - \$8,486.48  
 003029-CV-2025 PA Department of Revenue V Lisa L Hughes - Judgment - Certified Copy of Lien - \$3,448.25  
 003031-CV-2025 PA Department of Revenue V Nathaniel M Williams - Judgment - Certified Copy of Lien - \$3,446.20  
 003032-CV-2025 PA Department of Revenue V Anthony T Mundon - Judgment - Certified Copy of Lien - \$3,448.44  
 003033-CV-2025 PA Department of Revenue V Louis C. Tramosch - Judgment - Certified Copy of Lien - \$3,436.51  
 003034-CV-2025 PA Department of Revenue V Stephanie L Davis - Judgment - Certified Copy of Lien - \$3,449.01  
 003035-CV-2025 PA Department of Revenue V Gerard Kelly Jr Responsible Party of Next Level Auto - Judgment - Certified Copy of Lien - \$2,951.54  
 003036-CV-2025 PA Department of Revenue V Luis A Gualpa Caguana - Judgment - Certified Copy of Lien - \$3,438.99  
 003038-CV-2025 PA Department of Revenue V Diane M Sheppard; Richard C Waldvogel - Judgment - Certified Copy of Lien - \$3,425.93

#### **FEDERAL TAX LIENS**

002927-CV-2025 Department of Treasury- Internal Revenue Service V Garcia Justin Garcia Samantha - Judgment - Federal Tax Lien - \$66,915.50  
 002930-CV-2025 Department of Treasury- Internal Revenue Service; PA Department of Revenue V Curtis D Watson; Lenora Watson - Judgment - Federal Tax Lien - \$7,469.29

#### **MUNICIPAL LIENS**

##### **TAX CLAIM LIENS**

##### **LIEN FOR FINE**

##### **MECHANIC LIEN CLAIM**

002914-CV-2025 Servmate LLC V Jerome Francis Amato - Lien - Mechanic's Lien - \$35,876.95

#### **WAIVER OF LIENS**

##### **MISCELLANEOUS**

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

Penn Security Bank and Trust Company/Ammre Holdings LLC/Sat  
 KeyBank National Association/Breinich, Darryl F/Sat  
 Velez & Igneri LLC/Honesdale National Bank/Arnt

Velez & Igneri LLC/Honesdale National Bank/Arnt  
 Mortgage Electronic Registration Systems Inc/Hilbert, Rich/Sat  
 Mortgage Electronic Registration Systems Inc/Zambrano, Manuel A/Sat  
 Mortgage Electronic Registration Systems Inc/Battle, Roxana/Sat  
 Mortgage Electronic Registration Systems Inc/Bowne, Charles C/Sat  
 Mortgage Electronic Registration Systems Inc/Rodriguez, Henry/Sat  
 Mortgage Electronic Registration Systems Inc/Transue, Scott/Sat  
 Mortgage Electronic Registration Systems Inc/Cruz, Crusito/Sat  
 Mortgage Electronic Registration Systems Inc/Marryshow, Joseph/Sat  
 Mortgage Electronic Registration Systems Inc/Hilbert, Richard/Sat  
 Lakeview Loan Servicing LLC/John, Galbert/Sat  
 Johnson, Cathy/Goodleap LLC/Ucc1  
 Crooke, Stephen/Goodleap LLC/Ucc1  
 Valovich, Renee/Valovich, Renee/Maps  
 Mortgage Electronic Registration Systems Inc/Brothers Quality General Construction Inc/Sat  
 Zavalick, Diane L/Zavalick, Charles T/Powr Berardi, Bianca L/Franklin Hill Estates LLC/Asig  
 Mortgage Electronic Registration Systems Inc/Serrette, Crystal A/Sat  
 Wells Fargo USA Holdings LLC/McGowan, Brian/Sat  
 Leonard Sr and Arlette F Pope Family Trust/Leonard Sr & Arlette F Pope Family Trust/Misc  
 Fourleaf Federal Credit Union/Hinczewski, Wojciech/Sat  
 First Horizon Bank/Connor, H C/Sat  
 NE PA Credit Union/Buckley, James J/Sat  
 Santander Bank National Association/Banks, Diana Y/Sat  
 Prudential Insurance Company of America/Thomson Logistics Assets LLC/Sat  
 Prudential Insurance Company of America/Thomson Logistics Assets LLC/Trms  
 Mortgage Electronic Registration Systems Inc/Altanian, Nicholas/Sat  
 Mortgage Electronic Registration Systems Inc/Subhaschandruppa, Krishnamurthy Hullali/Sat  
 Freedom Mortgage Corporation/Morris, Donna/Sat  
 Mortgage Electronic Registration Systems Inc/Ferraro, Daniel J/Sat  
 Prudential Insurance Company of America/Thomson Logistics Assets LLC/Ucc3term  
 Cherry Valley Services LLC/Wilson, Eulalee Ionie/Sat  
 Mortgage Electronic Registration Systems Inc/Morrissey, Leilannie/Sat



Freedom Mortgage Corporation/Russell,  
 Ronald Jr/Sat  
 Freedom Mortgage Corporation/Massa,  
 Dyani/Sat  
 Haros, Bernadette/Commonwealth of  
 Pennsylvania/Notr  
 Park Place Finance LLC/Servis One Inc/Powr  
 Pacific Life Insurance Company/Servis One  
 Inc/Powr  
 Pacific Life Insurance Company/Dylans  
 Investment Properties LLC/Sat  
 People First Federal Credit Union/Schomoyer,  
 Ronald F/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Deodato, John J/Sat  
 First Keystone Community Bank/Dickison,  
 Karen/Sat  
 First Keystone Community Bank/Muntianov,  
 Leonid/Sat  
 First Keystone Community Bank/Ufondeu,  
 Solibe/Sat  
 First Keystone Community Bank/Ufondeu,  
 Solibe/Trms  
 Lindsay-Myers, Sharmaine/Sunnova Te  
 Management LLC/Ucc1  
 People First Federal Credit Union/Yerk, Bruce  
 E Jr/Sat  
 Ertle Development LLC/PPL Electric Utilities  
 Corporation/Rway  
 Wilmington Savings Fund Society FSB/Eck,  
 Timothy K/Sat  
 Peoples Security Bank and Trust  
 Company/Kretchik, Leo J/Sat  
 Gary, Michael/Watercress Financial Group  
 LLC/Ucc1  
 Watercress Financial Group LLC/Stegman,  
 Michael/Ucc3term  
 Repas, Lester/Ixonia Bank/Agre  
 Discover Bank/Doran, Hugh/Sat  
 PNC Bank National Association/Monteforte,  
 Marsha/Sat  
 TD Bank N A/Maarouf, Mustapha/Sat  
 First Northern Bank and Trust Co/MWM  
 Residential Services LLC/Sat  
 Oconnor, Brendan T/Oconnor, Brendan  
 T/Ccorder  
 Mortgage Electronic Registration Systems  
 Inc/Hunte, Alicia/Sat  
 First Northern Bank and Trust Co/MWM  
 Residential Services LLC/Trms  
 Cross River Bank/Leonard, Michael  
 Thomas/Ucc3term  
 Apbnb LLC/Newtek Bank National  
 Association/Arnt  
 Mortgage Electronic Registration Systems  
 Inc/Samilo, Michael Robert/Sat  
 Wickham, Edgar R/Wickman, Jason/Powr  
 Wickham, Jacquelyn A/Wickman, Jason/Powr  
 Wells Fargo Bank N A/Larue, Kristie L/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Alpaugh, Stacey/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Shaya, Samuel/Sat  
 Pennsylvania Housing Finance  
 Agency/Vanderginst, Mason/Sat  
 Lewis, William S/Lewis, William L/Maps  
 Rocket Mortgage LLC/Lippincott, Steven G/Sat  
 Counterman, Rebecca J/Commonwealth of  
 Pennsylvania/Notr  
 Sauerwald, Richard T/Sauerwald, Richard  
 T/Affd  
 KeyBank National Association/Spain,  
 Judson/Sat  
 Bank of America N A/Caicedo, Dixon E/Sat  
 Truist Bank/Mapp, Paul/Sat  
 ESSA Bank & Trust/Oddy, Clayton C/Sat  
 ESSA Bank & Trust/Sinisko, James P/Sat  
 ESSA Bank & Trust/Wirth, Jeffrey H/Sat  
 ESSA Bank & Trust/Flatts, Marilyn/Sat  
 Peters, Harry/Radiant Opco Trust/Ucc3amnd  
 ESSA Bank & Trust/Grady, Robert S/Sat  
 Secretary of Housing and Urban  
 Development/Battle, Roxana/Sat  
 Nauman, R Troy/Metropolitan Edison  
 Company/Ease  
 Penn Vista Associates LLC/Valdez,  
 Omelphis/Rele  
 PNC Bank National Association/Sarcone,  
 Joseph/Sat  
 Ertle Development LLC/PPL Electric Utilities  
 Corporation/Rway  
 Mortgage Electronic Registration Systems  
 Inc/Morales, Ruben/Sat  
 Roberts, Kelby/PPL Electric Utilities  
 Corporation/Rway  
 Mephram, Loree Guthrie/Franconia Mennonite  
 Camp Association Inc/Rightfr  
 Guthrie, Loree Price/Franconia Mennonite  
 Camp Association Inc/Rightfr  
 Cep Family LLC/PPL Electric Utilities  
 Corporation/Rway  
 Wells Fargo Bank N A/Balent, James L/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Cruz, Arnaud Camilo/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Saccheri, Adam/Sat  
 U S Bank Trust Company National  
 Association/Oney, Denise M/Sat  
 Lerner, Katherine/Commonwealth of  
 Pennsylvania/Notr  
 Affinity Federal Credit Union/Gootblatt,  
 Jeffrey R/Sat  
 JPMorgan Chase Bank National  
 Association/France, Jeffrey/Sat  
 Wieber, Kenneth M/Hannig, Susan A/Sat  
 Csmc 2018-Rpl3 Trust/Select Portfolio  
 Servicing Inc/Powr  
 Teada, Scott/Post, Richard G/Sat  
 Webster Bank N A/Horvath, Siegfried J/Sat  
 Dejesus, Angel/Fx2 TWG Hi Finance Co I  
 LLC/Ucc1  
 Jackson, Megan/FX, TWG Hi Finance Co I  
 LLC/Ucc1  
 Gutierrez, Luz/Service Finance Company/Ucc1  
 Bush, Richard Jr/Sunnova Te Management  
 LLC/Ucc1

Sahibzada, Souad/Sunnova Te Management LLC/Ucc1  
 Porter, Carlin/Sunnova Te Management LLC/Ucc1  
 Meadowbrook Realty LLC/Peoples United Bank N A/Ucc3cont  
 Meadowbrook Realty LLC/Peoples United Bank N A/Ucc3cont  
 Mortgage Electronic Registration Systems Inc/Lynch, Patrick/Sat  
 Mortgage Electronic Registration Systems Inc/Matirko, Christina/Sat  
 PNC Bank National Association/Lipe, John F/Sat  
 Devivo, John T/Maddpp Carney LLC/Sat  
 Almontaser, Adil/Dimola, William J III/Trms  
 Mortgage Electronic Registration Systems Inc/Counterterman, James P Jr/Sat  
 Sciota Building Investment LLC/Big Pines Investment Co LLC/Asle  
 Uzcatogui-Gaymon, Mabel L/Martin, Germin L/Power  
 Sayre, William R/JPMorgan Chase Bank National Association/Affd  
 JPMorgan Chase Bank N A/Vroom, Charlotte McCormack/Sat  
 Leggio, Amanda Lyn/Commonwealth of Pennsylvania/Notr  
 Truist Bank/Faherty, Michael T/Sat  
 Mortgage Electronic Registration Systems Inc/Metz, Melissa A/Sat  
 Mortgage Electronic Registration Systems Inc/Polizzi, Emanuel/Sat  
 NewRez LLC/Future Acquisitions LLC/Trms  
 Mortgage Electronic Registration Systems Inc/Mai-Molina, Linda/Sat  
 Wells Fargo Bank N A/Baehr, Joshua J/Sat  
 Wells Fargo Bank N A/Mignosi, Timothy/Sat  
 Wells Fargo Bank N A/Fodness, Peter K/Sat  
 New Tripoli Bank/Lynler Holdings LLC/Sat  
 Mortgage Electronic Registration Systems Inc/Rotenberry, Robert/Sat  
 Mortgage Electronic Registration Systems Inc/Omalley, Cindy Rawlings/Sat  
 Highland Capital Corp/JM 146 Airport LLC/Ucc3amnd  
 Sanchez, Claudia S/Commonwealth of Pennsylvania/Notr  
 Loan Funder LLC/Brothers Quality General Construction Inc/Ucc3term  
 Wayne Bank/Robert K Ace Jr Construction LLC/Sat  
 Wayne Bank/Robert K Ace Jr Construction LLC/Trms  
 Dowd, Deborah/Tollefson, Michael/Sat  
 Blue Sail Investments LLC/Jim Thorpe Neighborhood Bank/Arnt  
 PSECU/Saldibar, Christian R/Sat  
 Murphy, Steven S/Monroe County/Prefast Secretary of Housing and Urban Development/Thomas, Maria Teresa/Sat  
 Wayne Bank/Ozkenel, Andy/Sat  
 Wayne Bank/Brain, Alice M/Sat

Knighten, Nicole/Goodleap LLC/Ucc1  
 Citizens Savings Bank/Patel, Sunil/Sat  
 Mortgage Electronic Registration Systems Inc/Smalling, Andre/Sat  
 Wayne Bank/Singh, Satnem/Sat  
 Wayne Bank/Johnstone, Janice L/Sat  
 Mortgage Electronic Registration Systems Inc/Evers, Gregory/Sat  
 PNC Bank National Association/Carson, David/Sat  
 First Hope Bank N A/Grater LLC/Sat  
 Merwine, Warren M Jr/Monroe County/Prefast  
 RCN Capital LLC/310 W 12th LLC/Sat  
 Dunne Manning Realty LP/Blue Ridge Cable Technologies Inc/Rway  
 Palmerton Telephone Company/Blue Ridge Cable Technologies Inc/Rway

### **MORTGAGE GRANTOR/GRANTEE**

Sinisko, James P/Members 1st Federal Credit Union  
 Cekic, Edin/Mortgage Electronic Registration Systems Inc  
 Phaeton, Rebecca/JPMorgan Chase Bank N A  
 Velez & Igneri LLC/Honesdale National Bank  
 Velez & Igneri LLC/Honesdale National Bank  
 Sykes, Michael/Mortgage Electronic Registration Systems Inc  
 Goulbourne, Vashiti/Secretary of Housing and Urban Development  
 Guaba, Juan Dejesus Dominguez/HomeBridge Financial Services Inc  
 Nelson, Brian/Citizens Bank N A  
 Edwards, Robert/Mortgage Electronic Registration Systems Inc  
 Lovera, Joselin/Mortgage Electronic Registration Systems Inc  
 Cerda, Juana/Mortgage Electronic Registration Systems Inc  
 Cerda, Juana/Mortgage Electronic Registration Systems Inc  
 Berry, Kevin M/ESSA Bank & Trust  
 Smith, Gregory/Mortgage Electronic Registration Systems Inc  
 Beck, Edward R/First Northern Bank and Trust Co  
 Moro, Michael J/NewRez LLC/Modm  
 Bond, Evan/Guild Mortgage Company LLC  
 Bond, Evan/Pennsylvania Housing Finance Agency  
 Leonard Sr & Arlette F Pope Family Trust/Citizens Bank N A  
 Faherty, Michael T/Truist Bank  
 Bucko, Rafal/Mortgage Electronic Registration Systems Inc  
 Vereen, Wallace/Mortgage Electronic Registration Systems Inc  
 Saldibar, Christian R/Mortgage Electronic Registration Systems Inc  
 Nischan, Richard A/Secretary of Housing and Urban Development

Gaston, Eugene/Mortgage Electronic  
Registration Systems Inc  
Soodeen, Larry/Manufacturers and Traders  
Trust Company  
Nylander, Tara/Mortgage Electronic  
Registration Systems Inc  
Miranda, Joan Rose/Utilities Employees Credit  
Union  
Miterko, Lucas/Dart Collateral Manager LLC  
Nicholson, Dana/Dart Collateral Manager LLC  
Daly, Brian/PNC Bank National Association  
Eaglewood Property Solutions LLC/Mortgage  
Electronic Registration Systems Inc  
Luciano, Lavon/NewRez LLC/Modm  
Avelares, Christine/Mortgage Electronic  
Registration Systems Inc  
Saifi, Minyang/Metro City Bank  
Motaleb, Sheriaf/Mortgage Electronic  
Registration Systems Inc  
Quinn, Kevin/Mortgage Electronic Registration  
Systems Inc  
Repas, Lester/Mortgage Electronic  
Registration Systems Inc  
Amakye, Richard/Reliance Federal Credit  
Union  
Houston, Kelly/Mortgage Electronic  
Registration Systems Inc  
Duketheking LLC/Mortgage Electronic  
Registration Systems Inc  
Meickle, Anthony A/Secretary of Housing and  
Urban Development  
Apbnb LLC/Newtek Bank National Association  
Singh, Savitri/Lakeview Loan Servicing  
LLC/Modm  
Brooks, Christopher T/Mortgage Electronic  
Registration Systems Inc  
Dorn, Gregory/Mortgage Electronic  
Registration Systems Inc  
Ageyi, Isaac/Mortgage Electronic Registration  
Systems Inc  
Stewart, Joy/Planet Home Lending LLC/Modm  
Scott, Ricky Nelson/Secretary of Housing and  
Urban Development  
Stewart, Joy/Secretary of Housing and Urban  
Development  
Wooten-Francis, Anita V/TD Bank N A  
Vreeland, Michael/Mortgage Electronic  
Registration Systems Inc  
Belon, Robert/Mortgage Electronic  
Registration Systems Inc  
Sharp, Marissa L/Mortgage Electronic  
Registration Systems Inc  
Churchill, Laura Ann/NE PA Credit Union  
Leon, Johnny Jr/Secretary of Housing and  
Urban Development  
City Land Holding Co/Kellar, Kenneth  
Bruno, Carlo Jr/Mortgage Electronic  
Registration Systems Inc  
Nomad Luxe LLC/Cv3 Financial Services LLC  
Rudolph, Howard/Mortgage Electronic  
Registration Systems Inc  
Bloss, Eric E/Mortgage Electronic Registration  
Systems Inc  
Denniston, Jason/Mortgage Electronic  
Registration Systems Inc  
Groff, Holly/Secretary of Housing and Urban  
Development  
Concepcion, Adrian O/Freedom Mortgage  
Corporation/Modm  
Loncar, Renata/Adriatic Plumbing & Heating  
Corp  
Kleiman, Christina/Secretary of Housing and  
Urban Development  
Silfee, Russell J Jr/Mortgage Electronic  
Registration Systems Inc  
Leon, David D/First National Bank of  
Pennsylvania  
Baikal Construction LLC/Kiavi Funding Inc  
Lewicki, Rafaela Dias/Mortgage Electronic  
Registration Systems Inc  
Becker-Arnold, Andrea/Mortgage Electronic  
Registration Systems Inc  
Connor, Laurie Ann/Proponent Federal Credit  
Union  
Banner, Michele K/Bank of America Na  
Hoffer, Nicholas D/Secretary of Housing and  
Urban Development  
Regina, Jeremy L/Mortgage Electronic  
Registration Systems Inc  
Louis, Hugueline P/Mortgage Electronic  
Registration Systems Inc  
Pecha, Joseph W/PNC Bank National  
Association  
Wright, Rashida N/NewRez LLC/Modm  
Wright, Rashida N/Secretary of Housing and  
Urban Development  
Lambert, Michael John/Mortgage Electronic  
Registration Systems Inc  
Kurnas, Andrew/Mortgage Electronic  
Registration Systems Inc  
Iannotto, Robert/First Keystone Community  
Bank  
Gurski, Dana Elizabeth/Mortgage Electronic  
Registration Systems Inc  
Khodjaev, Komronkhon/Mortgage Electronic  
Registration Systems Inc  
Khodjaev, Komronkhon/Mortgage Electronic  
Registration Systems Inc  
Griesmann, Noah C/PNC Bank National  
Association  
Fritchlee, Theodore P/Mortgage Electronic  
Registration Systems Inc  
Everett, Alyssa Nicole/Mortgage Electronic  
Registration Systems Inc  
Parasram, Jeetananda K/Mortgage Electronic  
Registration Systems Inc/Modm  
Monteforte, Nicholas/Mortgage Electronic  
Registration Systems Inc  
Eck, Timothy K/Mortgage Electronic  
Registration Systems Inc  
Zielinski, Lukasz/Coastal Community Bank  
Welch, Cassidy/Mortgage Electronic  
Registration Systems Inc  
Tom Staley Custom Woodworking LLC/Kiavi  
Funding Inc

Devellis, Lisa/Mortgage Electronic Registration Systems Inc  
 Landon, Linda D/Mortgage Electronic Registration Systems Inc  
 Green, Abraham/Citizens Bank N A  
 Net LLC/Velocity Commercial Capital LLC  
 Fardella, Blaine/Mortgage Electronic Registration Systems Inc  
 Anglemyer, Edward Allen/Mortgage Electronic Registration Systems Inc  
 Buchalski, Kenneth/Mortgage Electronic Registration Systems Inc  
 Ginsburg, Brian/ESSA Bank & Trust  
 Blue Sail Investments LLC/Jim Thorpe Neighborhood Bank  
 Caicedo, Kleiber Nadin/Mortgage Electronic Registration Systems Inc  
 Henriquez, Carlos A/Mortgage Electronic Registration Systems Inc  
 Nichols, Douglas W/First Northern Bank and Trust Co  
 Weiss, Darren/Mortgage Electronic Registration Systems Inc  
 Collura, Tiffany L/Secretary of Housing and Urban Development  
 Thompson, Denise/Mortgage Electronic Registration Systems Inc  
 Laky, Cassandra/Mortgage Electronic Registration Systems Inc  
 Chang, Clive O/Mortgage Electronic Registration Systems Inc  
 Spinks-Kevill, Kerry Ann/Mortgage Electronic Registration Systems Inc  
 Drozdowski, Linda A/First Northern Bank and Trust Co  
 Ortiz, Miguel/Mortgage Electronic Registration Systems Inc  
 Roa, Luz/Mortgage Electronic Registration Systems Inc  
 Hewko, Bohdan/Secretary of Housing and Urban Development/Asgn  
 Scretchen, Sandra/NewRez LLC/Asgn  
 Springer, Diane C/Select Portfolio Servicing Inc/Asgn  
 Unlock Partnership Solutions Ao, Inc/Padilla, Domingo/Relm  
 Gaffin, Karl/U S Bank Trust National Association/Asgn  
 Dylans Investment Properties LLC/Pacific Life Insurance Company/Asgn  
 McPeak, Tammy/NewRez LLC/Asgn  
 Sonora, Nelida/NewRez LLC/Asgn  
 Repas, Lester/Pennsylvania Housing Finance Agency/Asgn  
 Pophaly, Mukesh/NewRez LLC/Asgn  
 Clark, Jeffrey T/Redus Properties Inc/Asgn  
 Neu, Jennifer/Amerihome Mortgage Company LLC/Asgn  
 Direct Lending Partner LLC/Monocacy General Contracting LLC/Relm  
 DLP Lending Fund LLC/Monocacy General Contracting LLC/Relm

Fawcett, Oscar Harold/U S Bank Trust Company National Association/Asgn  
 Trebour, Christian L/NewRez LLC/Asgn  
 Luongo, Anthony/PennyMac Loan Services LLC/Asgn  
 Jordine, Vincent M/JPMorgan Chase Bank National Association/Asgn  
 Seeram, Mahendra/PHH Mortgage Corporation/Asgn  
 Smith, Ronald K Jr/U S Bank Trust National Association/Asgn  
 Smith, Michael T/Bank of America N A/Asgn

**Now**, this 21<sup>st</sup> day of May, 2025, pursuant to the authority contained in Pa.R.J.A. No. 1901, the attached list of summary cases from Magisterial District Court 43-3-01 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 1-2018	Garbatt, Kanish	NT 2-2018	Flowers, Avery
NT 4-2018	Thorne, Philip G.	NT 7-2018	Brown-Alder, Jason Jair
NT 10-2018	Cradle, Isaac Lee	NT 19-2018	Rojas, Brian
NT 32-2018	Eyo, Asuquo	NT 74-2018	Morrissey, Lindsey M.
NT 103-2018	Peterson, Anthony F.	NT 113-2018	Walkowiak, Delaina Ann
NT 115-2018	Hendricks, Evan E.	NT 116-2018	AASTHA Real Estate Investments, LLC
NT 130-2018	Ramires Franquil, Edwin	NT 140-2018	Lauray, Charli, L.
NT 141-2018	Eagan, Eymine R.	NT 142-2018	Hamchache, Mariam
NT 143-2018	Rivera, Tyra	NT 144-2018	Peters, Caswall W.
NT 174-2018	Pardo, Doris	NT 175-2018	Pardo, Oswaldo
NT 192-2018	Vedenitcheva, Zhanna	NT 201-2018	Harriath, Karen
NT 203-2018	Trainor, Shannon C.	NT 210-2018	Blamoville, Adonis M.
NT 211-2018	Ciesielski, Piotr	NT 212-2018	Vanvoorhis, James
NT 239-2018	Getz, Beth A.	NT 257-2018	Christie, Patrick H.
NT 10-2019	Davis, Dwayne	NT 14-2019	Muscolini, William C.
NT 47-2019	Phoenix, Alfred	NT 51-2019	Haughton, Howard
NT 57-2019	Thomas, Wayne A.	NT 69-2019	Pichardo, Sonero
NT 70-2019	Sorongan, Bernie	NT 74-2019	Rivera, Norberto A.
NT 83-2019	Svetnikov, Gennady	NT 99-2019	Lauchland, Josiah
NT 105-2019	Riggins, Dondra	NT 108-2019	Lewis, Veronica
NT 116-2019	Taylor, Sakinah Y.	NT 117-2019	Otis, Donald S.
NT 125-2019	Almanzar, Raymond	NT 154-2019	Robinson, Simone M.
NT 241-2019	Gavrilyuk, Oleg	NT 242-2019	Gavrilyuk, Oleg
NT 277-2019	Vanecek, Gregory P.	NT 282-2019	Agboreyong, Harrison A.
NT 321-2019	Tennett, Kristin A.	NT 396-2019	Demarsh, Thomas J.
NT 433-2019	Ortiz, Isaiah L.	NT 450-2019	Alicea, Fundador
NT 452-2019	Mungin, Nathaniel	NT 470-2019	Stathopoulos, Carmen
NT 476-2019	Allsop Family Trust Holding Pennsylvania Real Prop	NT 488-2019	Baez, Samuel

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

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

**Thursday, June 26, 2025  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel of piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot #188, Section No. F, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 page 11, 13, and 15. BEING KNOWN AS: 6456 MARVIN GARDENS AKA 188 MARVIN GARDENS, TOBYHANNA, PA 18466

BEING THE SAME PREMISES WHICH ELIZABETH RIVAS, AN INDIVIDUAL BY DEED DATED 9/25/2006 AND RECORDED 9/28/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2282 AT PAGE 3977, GRANTED AND CONVEYED UNTO PETER A. FORD, AN INDIVIDUAL.  
PIN #: 03635810452220  
TAX CODE #: 03.8C.1.252  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PETER A. FORD**  
TO ALL PARTIES IN INTEREST AND 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  
May 23, 30, Jun 6

**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 6487 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, June 26, 2025  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN Lot 327, Section C being situated and located in Tobyhanna Township, Monroe County, Pennsylvania, and encompassed and included within one of the following plats: a subdivision drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known and described as "Section C, Stillwater Lake Estates, Inc., dated July 2, 1960," and approved by the Supervisors of the Township of Coolbaugh on July 31, 1961, and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on the 16th Day of August, 1961, which said plat is recorded in Plat Book 8, on page 159, and a subdivision plat drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known as Section F of Stillwater Lake Estates Sundance Stillwater Corp., dated April 16, 1968 and approved by the Monroe County Planning and Zoning Commission on May 8, 1968 and duly filed and recorded in the Office for the Recording of Plats, in and for the County of Monroe on the 6th day of June, 1968, in Plat Book 11, page 131.

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

Parcel ID: 19.4C.1.67

Map No. 19634504749349

Property Address (for informational purposes only): 5253 Hummingbird Drive, Pocono Sum-



mit, PA 18346

BEING the same premises which Nationwide Realty Group, Inc., by deed dated July 14, 2006 and Recorded August 1, 2006 at Book 2276, Page 1107, Inst. No. 200632746 in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, granted and conveyed unto Alan Gonzalez and Andrea Moore Gonzalez, husband and wife, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Alan Gonzalez and Andrea Moore Gonzalez, husband and wife**  
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  
May 23, 30, Jun 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1667 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 26, 2025  
AT 10:00 A.M.**

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

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

LEGAL COUNSEL

ALL THAT CERTAIN lot or tract of land situate in the Township of Price, County of Monroe

and Commonwealth of Pennsylvania, being known as Lot No. 333, as shown on a certain plan entitled "Final - Section C, Pine Creek Estates", as recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plot Book Volume 30, Page 23.

BEING KNOWN AS: 399 Rose Marie Lane, East Stroudsburg, PA 18302

BEING THE SAME PREMISES WHICH Eleanor Eileen Thomas BY DEED DATED 8/23/2023 AND RECORDED 8/23/2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2636 AT PAGE 5105, GRANTED AND CONVEYED UNTO STEPHANIE LATTANZIO.

PIN #: 14639502889031

TAX CODE #: 14.8D.1.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **STEPHANIE MARIE LATTANZIO, ADMINISTRATRIX OF THE ESTATE OF ELEANOR E. THOMAS, 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  
Danielle DiLeva, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
May 23, 30, Jun 6

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

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

of Pennsylvania to 006694-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, June 26, 2025  
AT 10:00 A.M.**

By accessing the web address: [www.bid4as-](http://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 or parcel of land situate in the Township of Polk, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Southerly line of township Road 439 (Haney Road), a common corner of Lot No. 34 and Lot No. 35 as shown on a plan titled "Final Plan, Evergreen Lake Section 5, Clark H. George owner and developer", dated May 15, 1978 prepared by Robert G. Beers R. S. #23669-E, and recorded June 7, 1978 in Plot Book Volume 36, Page 71; thence along said Southeasterly line of Township Road No. 439 North 12 degrees 15 minutes 42 seconds East 61.67 feet to an iron pin, a point of curvature; thence by the same along a curve to the right having a radius of 150.00 feet for an arc length of 151.57 feet (chord bearing and distance being North 41 degrees 12 minutes 35 seconds East 145.20 feet) to an iron pin, a point of tangency; thence by the same North 70 degrees 09 minutes 28 seconds East 110.45 feet to an iron pin; thence by Lot No. 36 South 19 degrees 50 minutes 32 seconds East 244.94 feet to an iron pin; thence by Lot No. 38 South 15 degrees 19 minutes 33 seconds West 40.00 feet to an iron pin; thence by the afore-mentioned Lot No. 34 North 77 degrees 44 minutes 18 seconds West 291.88 feet to the place of BEGINNING.

CONTAINING 1.141 Acres and being Lot No. 35, Section 5, Evergreen Lake.

Being the same premises which Robert Paul Mangieri, executor of the Estate of Gussie Managieri, by Deed dated 02/24/2003 and recorded 03/04/2023, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2146, Page 4798, granted and conveyed unto Robert Paul Mangieri, in fee

Tax ID #: 13.7B.1.26 PIN 13622802770320

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ROBERT PAUL MANGIERI** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Carolyn Treglia, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
May 23, 30, Jun 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 007713 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, June 26, 2025  
AT 10:00 A.M.**

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

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

#### LEGAL DESCRIPTION

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

BEGINNING at a point on the easterly line of Brae Way "C", a common corner of Lot 11 and Lot 12, as shown on a map titled "Final Plan - Site Plan - Brae Hill Phase III", dated under revision 3-25-1994, and recorded in Map File 67, Page 153; thence along the easterly line of Brae Way "C" North 14 degrees 45 minutes 58 seconds West 173.65 feet to a point, a common corner of Lot 12 and Lot 13; thence by Lot 13 North 75 degrees 14 minutes 02 seconds East 241.59 feet to a point in line of lands now or formerly of Camp Cherith; thence by Camp Cherith South 20 degrees 52 minutes 10 seconds East 174.64 feet to a point, a common corner of Lot 11 and Lot 12; thence by Lot 11 South 75 degrees 14 minutes 02 seconds West 260.16 feet to the point of BEGINNING.

BEING Lot No. 12, Phase III as shown in Map



File 67, Page 153.

CONTAINING 1.000 acres, more or less UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 313 ROSEWOOD ROAD (F/K/A 53 BRAE WAY C, REEDERS, PA 18352) STROUDSBURG, PA 18360

PARCEL #: 08.89734

PIN#: 08-6352-00-52-6038

BEING THE SAME PREMISES WHICH Michael Raia, et ux., et al., by Deed dated December 28, 2010 and recorded January 14, 2011 in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania, Record Book 2381, page 8255, granted and conveyed unto Manuel G. Marinho.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Manuel G. Marinho**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Leon P. Haller, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
May 23, 30, Jun 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5675

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, June 26, 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 TRACT OR PARCEL OF LAND LOCATED IN STROUD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, AND KNOWN AS ESTATE LOT SITE NO. 575, LOCATED ON HILLTOP CIRCLE, AS SHOWN ON THE FINAL PLAN BLUE MOUNTAIN LAKE SUBDIVISION PHASE 5, APPROVED BY THE STROUD TOWNSHIP BOARD OF SUPERVISORS AS OF NOVEMBER 16, 1998, AND FILED OF RECORD IN THE OFFICE OF THE 'RECORDER OF DEEDS OF MONROE COUNTY, PENNSYLVANIA ON DECEMBER 10, 1998 IN PLOT BOOK 70 AT PAGES 257 AND 258.

PARCEL: 17.91091

Map Pin No. 17730303125094

Property Address: 164 Blue Mountain Lakes a/k/a 5244 Hilltop Circle, East Stroudsburg, PA 18301

BEING THE SAME PREMISES AS Mirriam A. Omala and Julius P. Ouko, by Deed dated March 3, 2010, and recorded on March 11, 2010, by the Monroe County Recorder of Deeds in Record Book 2367, at Page 8779, as Instrument No. 201005728, granted and conveyed unto Mirriam A. Omala, an Individual

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Julius P. Ouko and Mirriam A. Omala**

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  
Matthew C. Fallings, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
May 23, 30, Jun 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5116 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, June 26, 2025  
AT 10:00 A.M.**

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

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

**LEGAL DESCRIPTION**

All that certain lot, piece or parcel of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit; Being Lot 60 of Laurel Springs Estates, Pocono Township, Monroe County and State of Pennsylvania having a Tax Identification Number of 12/11A/1/75, more fully as shown on Plot Map of Laurel Springs Estates, Isaac B. Miller recorded in Monroe County Recorder of Deeds at Stroudsburg, Pennsylvania in Plot Book 30, Page 91.

TAX CODE: 12.11A.1.75

PIN NO: 12636404930816

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Bidesh A. Persaud  
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

Patrick J. Best, Sheriff's Solicitor  
May 23, 30, Jun 6

**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 5521 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, June 26, 2025  
AT 10:00 A.M.**

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lots/lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being lots/lot No. 501, Section No. G as shown on map of A Pocono Country Place, on file in the Office of the Recorder of Deeds in and for Monroe County at Stroudsburg, PA. in Plot Book Volume 19 at Pages 11, 17 and 19.

**BEING** Mary Rhodes and Joseph Rhodes by Deed dated July 25, 2003 and recorded in the Office of Recorder of Deeds of Monroe County on August 8, 2003 at Book 2162, Page 9646 Instrument#200338861 granted and conveyed unto Harry Anthony Santory. Harry Anthony Santory departed this life on February 25, 2023.

PARCEL: 03.8D.1.228

PIN: 03635810256401

Property Address: 7393 Ventnor Drive, Tobyhanna, PA 18466

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Antasia Santory, solely in her capacity as known heir of Harry Anthony Santory a/k/a Harry A. Santory a/k/a Harry Santory, deceased**

**Gabriella Quinones, solely in her capacity as known heir of Harry Anthony Santory a/k/a Harry A. Santory a/k/a Harry Santory, deceased**

**K. S., solely in her capacity as known heir of Harry Anthony Santory a/k/a Harry A. Santory a/k/a Harry Santory, deceased**  
**The Unknown Heirs of Harry Anthony Santory a/k/a Harry A. Santory a/k/a Harry Santory, deceased**

Sheriff's Office  
Stroudsburg, PA

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 Fallings, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
May 23, 30, Jun 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 007679-CV-2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 26, 2025  
AT 10:00 A.M.**

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

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tunkhannock, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 3, Section 2, Candlewick, 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 61, Page 70.

Being the same premises which Duane Allen, by Deed dated 08/26/2022, and recorded 09/09/2022, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2617, Page 4355, granted and conveyed unto Alex Trepanier, in fee.

Tax ID #: 20.86200 PIN 20632102780180  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Alex Trepanier**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Carolyn Treglia, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
May 23, 30, Jun 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8307 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, June 26, 2025  
AT 10:00 A.M.**

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

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

**LEGAL DESCRIPTION**

Tract No. 1

All that certain lot or piece of ground, together with the buildings thereon erected, situate in the Township of Polk, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the northerly side of Red Oak Lane, said point also being the southwest corner of Lot Number 19; thence North 01 degree 59 minutes East, 150 feet to a point; thence North 85 degrees 40 minutes

West, 100 feet to the northeast corner of Lot Number 24; thence South 01 degree 59 minutes West, 150 feet to a point on the North side of Red Oak Lane; thence along the northerly side of Red Oak Lane, South 85 degrees 40 minutes East 100 feet to the place of beginning. Bounded on the North by Lot Number 22, on the East by Lot Number 19, on the South by Red Oak Lane, and on the West by Lot Number 23.

Being Lot #21 on the North side of Red Oak Lane, Section A., on the plan or plot of lots surveyed and drawn by Elwood Beers and Howard Dotterer in March 1960, designated as the Plan of El-Do Lake Development, Inc.

Being Parcel No. 13/11A/1/9  
Tract No. 2

All that certain westerly one-half of Lot No. 19, Section A, Red Oak Lane, as shown on the final plan of the minor subdivision of El-Do Lake, Sections A and B, as recorded in File No. 58-68, in the Recorder of Deeds Office in and for the County of Monroe, and being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Red Oak Lane, said point being the southwesterly most corner of the herein conveyed lot; thence in and along the boundary line between Lot No. 21 and the westerly one-half of Lot No. 19 herein conveyed, north one degree, fifty-nine minutes east (N. 1 degree 59' E.) one hundred fifty (150.00') feet to a point, said point being the northwesterly most corner of the lot herein conveyed; thence in and along the boundary line between the westerly one-half of Lot No. 19, herein conveyed and Lot No. 20, south eighty-five degrees thirty three minutes east (S. 85 degrees 33' E.) fifty (50.00') feet to a point, said point being the northeasterly most corner of the lot herein conveyed; thence in and along the boundary line between the westerly one-half of Lot No. 19 herein conveyed and the easterly one-half of Lot No. 19, south one degree, fifty-nine minutes west (S. 1 degree, 59' W.) one hundred fifty (150.00') feet to a point on the northerly right-of-way line of Red Oak Lane; thence in and along the northerly right-of-way line of Red Oak Lane, north eighty-five degrees, thirty-three minutes west (N. 85 degrees 33' W.) fifty (50.00') feet to a point, said point being the place of beginning. Being Bounded on the north by Lot No. 20, on the east by the easterly one-half of Lot No. 19, on the south by Red Oak Lane and on the West by Lot No. 21.

Being Parcel No. 13.11A.1.72

Tax ID: 13.11A.1.9 and 13.11A.1.72

Property Address (for informational purposes only): 2112 Sassafrafs Ln. and Red Oak Lane,

Kunkletown, PA 18058

BEING the same premises which Sokolj Preljvukaj and Murija Medunjanin, husband and wife, and Sanjin Preljvukaj a single person, by deed dated November 29, 2021 and recorded December 2, 2021 at Book 2595, Page 5399, Instrument No. 202141867 in the Office of the Recorder of Deeds of Monroe County, PA, granted and conveyed unto Joseph Adam Winder, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Joseph Adam Winder**  
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  
May 23, 30, Jun 6

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Joseph Anthony Guerra, a/k/a Joseph Guerra**, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 11/19/2024 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.

Robin Cartagena

1220 Valley Forge Road, Ste. 37B

Phoenixville, PA 19460

Law Offices of Leo T. White, LLC

1220 Valley Forge Road

Phoenixville, PA 19460

May 9, 16, 23

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Michael Lee**, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, 4/1/2025 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.

Olivia Lee

2001 Bellflower Ln

Center Valley, PA 18034

Courtney Wiggins, Esq.

211 N Walnut St, 1st Floor

West Chester, PA 19380

May 9, 16, 23

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Harvey Franklin Lyon, aka Harvey F. Lyon**, late of Hamilton, Monroe County, Commonwealth of Pennsylvania, March 27, 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.

Donna Ace

108 Ace LN

Stroudsburg PA 18360

May 9, 16, 23

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Thomas Cornelius Curry a/k/a Thomas C. Curry a/k/a Thomas Curry**, late of Paradise Township, Monroe County, Commonwealth of Pennsylvania, May 5, 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.

Sharon Curry

P.O. Box 265

Cresco, PA 18326

Jason R. Costanzo, Esq.

115 E Broad St

Bethlehem, PA 18018

May 9, 16, 23

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Ronald J. Petro**, late of Pocono Lake, Monroe County, Commonwealth of Pennsylvania, 3/17/2025 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 Polgar  
85 Red Maple Drive  
Brick NJ 08724

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

May 9, 16, 23

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Rose E. Felker a/k/a Rose Felker**, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 4/7/2025 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.

Diane Chafin Fudjinks  
17 North Sixth Street  
Stroudsburg, PA 18058

Mark A. Primrose, Esq.  
17 North Sixth Street  
Stroudsburg, PA 18058

May 9, 16, 23

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Patricia A. Clark**, late of Mount Pocono, Monroe County, Commonwealth of Pennsylvania, 12/29/2024 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. Melissa D. St. Hilaire  
31 Holly Forest Road  
Mt Pocono, PA 18344

Zoe Otway, Esq.  
2573 Route 6  
Hawley, PA 18428

May 9, 16, 23

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**PUBLIC NOTICE  
ESTATE NOTICE**

**ESTATE OF NANCY J. SHERICH-GREEN**, deceased, late of Eldred Township, Kunkletown, Monroe County, PA, Letters Testamentary have been granted to the undersigned, who requests all persons having claims or demands against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments without delay to:

CAROL JANE MOORE  
c/o Keith W. Strohl  
Steckel and Stopp LLC  
125 S. Walnut Street, Suite 210  
Slatington PA 18080  
May 9, 16, 23

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Ted William Armstrong, a/k/a Ted W. Armstrong**, late of East Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, 02/28/2025 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.  
Lisa C. Hall  
712 Monroe Street  
Stroudsburg, PA 18360

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

May 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of John J. Kline, Sr. a/k/a John J. Kline,** late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 03/02/25 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.  
Kevin J. Kline  
135 Majestic Dr.  
Saylorsburg, PA 18353

John Kline, Jr.  
5 Barbara Ave.  
Leighton, PA 18235

Vary L. Ledee de Leon, Esquire  
1935 Center Street  
Northampton, PA 18067

May 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of James Wilbur Hay,** late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 04/23/2025 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.  
Peggy Pomerleau  
712 Monroe Street  
Stroudsburg, PA 18360

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

May 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Dorothy N. Perio,** late of Borough of Saylorsburg, Monroe County, Commonwealth of Pennsylvania, 03/24/2025 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.

Tina Palenchar  
c/o Bruno Law  
PO Box 468  
Easton, PA 18044-0468

Charles Bruno, Esquire  
Bruno Law  
44 N. 2nd Street  
Easton, PA 18042

May 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Gaetano Pace,** late of Barrett Twp., Monroe County, Commonwealth of Pennsylvania, 1/30/25 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. Stephanie A. Pace, 127 Timber Lake Dr. Canadensis, PA 18325

Alfred J. Merlie, Atty.  
422 Town Center, #193  
New Britain, PA 18901

May 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Patricia Pumm**, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, November 24, 2024 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Veronica Nash  
180 Thomas Road  
Blakeslee, PA 18610

Brian J Stone, Esq.  
21509 Island Club Road  
Tilghman, MD 21671

May 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Roland Edward Pumm**, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, January 27, 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. Veronica Nash  
180 Thomas Road

Blakeslee, PA 18610

Brian J Stone, Esq.  
21509 Island Club Road  
Tilghman, MD 21671

May 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Martin J. Klett aka Martin Klett aka Martin John Joseph Klett**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 03/09/2025 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. Marian Nasta  
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 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Benjamin Awe Apogo aka Benjamin Apogo**, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, 07/31/2023 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. Sylvia Apogo



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 16, 23, 30

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Sarah James Harvey, a/k/a Sarah James-Harvey**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, January 21, 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.

Karen A. Matthew

984 Ashford St.

Brooklyn, NY 11207

Patricia D. James / Jesse Collins

767 Country Place Dr.

Tobyhanna, PA 18466

John L. Dewitsky, Jr., Esq.

17 N. 6th St.

Stroudsburg, PA 18360

May 23, 30, Jun 6

---

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Anna M. LeFante**, late of Mount Pocono, Monroe County, Commonwealth of Pennsylvania, 02/01/2025 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.  
John LeFante

58 Swiftwater Avenue  
Pocono Manor, PA 18349

John P. Sanderson III, Esq.

1 Terrace Drive

Olyphant, PA 18447

May 23, 30, Jun 6

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Theresa Trinkley a/k/a Theresa M. Trinkley**, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, 09/07/2024 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.

Jenna Crisman

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 23, 30, Jun 6

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Rosemarie Ferrante**, late of Cresco, Monroe County, Commonwealth of Pennsylvania, 12/16/2024 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.

Holly A. Heinz

c/o Fitzpatrick Lentz & Bubba, P.C.,  
645 West Hamilton Street, Suite 800

Allentown, PA 18101

May 23, 30, Jun 6

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Barabra Pawlicki**, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, 03/02/2024 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.

Mark T. Pawlicki

1708 Upper Valley Road

Effort, PA 18330

Connie J. Merwine, Esq.

501 New Brodheadsville Blvd N  
Brodheadsville PA 18322

May 23, 30, Jun 6

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Lorraine Marie Borek a/k/a Lorraine Borek**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 02/04/2025 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.

Theodore T. Borek, Jr.  
5153 Cresco Drive  
Pocono Lake, PA 18347

Lori J. Cerato, Esq.

729 Sarah Street

Stroudsburg, PA 18360

May 23, 30, Jun 6

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Nancy Swingle Fritz aka Nancy E. Fritz**, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, 07/01/2018 deceased.

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

William E. Swingle

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 23, 30, Jun 6

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of James Archer, Sr.**, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, January 8, 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.  
Jason M. Archer  
709 Grace Hodge Drive  
Cary, NC 27519

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

May 23, 30, Jun 6

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

NOTICE IS HEREBY GIVEN that on 4/4/25, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Ishani Agneshkumar Patel to Ishani Himil Desai**.

The Court has fixed the day of 6/6/25 at 1:30 PM in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

May 23

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

NOTICE IS HEREBY GIVEN that on 5/5/2025, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Sherry Lynn Marie Schick-DesChenes to Sherry Lynn Marie Schick**.

The Court has fixed the day of June 12, 2025 at 1:00PM 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 23

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

NOTICE IS HEREBY GIVEN that on April 22nd, 2025, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Jeffery Allen Weiss to Jeffrey Allen Weiss**.

The Court has fixed the day of June 6th, 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.  
May 23

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**PUBLIC NOTICE**  
**COURT OF COMMON**  
**PLEAS OF MONROE COUNTY**  
**FORTY-THIRD JUDICIAL DISTRICT**  
**COMMONWEALTH OF PENNSYLVANIA**  
**NO.972 CV 2014**

**River Village Phase IIIB Owners Association,**  
Plaintiff(s),

vs.

**Marianne Margaret Farrell, James P. Farrell, Jr. and Unknown Heirs in their capacity as Heirs of Carmella Farrell, deceased,**  
defendant(s)

TO Marianne Margaret Farrell, James P. Farrell, Jr. and Unknown Heirs in their capacity as Heirs of Carmella Farrell, deceased, defendant(s): The Plaintiff, River Village Phase IIIB Owners Association, has commenced a civil action against you for Collection of Maintenance fees in the amount of \$4,902.66 for Shawnee Timeshare River Village Unit 163, Int. 16. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

Monroe County Bar Association  
Find a Lawyer Program  
P.O. Box 591  
Stroudsburg, PA 18360  
Telephone (570) 424-1340  
Fax (570) 424-8234

Jeffrey A Durney, Esq.  
Durney, Worthington & Madden, LLC  
2937 Route 611 Merchants Plaza Suite 8  
Tannersville PA 18372

May 23

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**PUBLIC NOTICE  
CIVIL ACTION  
COURT OF COMMON PLEAS  
MONROE COUNTY, PA  
CIVIL ACTION-LAW  
NO. 003812-CV-2024**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

**MORTGAGE ASSETS MANAGEMENT, LLC,**  
Plaintiff  
v.

**JOHN JEKER, IN HIS CAPACITY AS HEIR OF NICOLINA JEKER A/K/A NICOLINA JAKER; UNKNOWN HEIRS, SUCCESSORS, ASSINGS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NICOLINA JEKER A/K/A NICOLINA JAKER,** Defendants

To: JOHN JEKER, IN HIS CAPACITY AS HEIR OF NICOLINA JEKER A/K/A NICOLINA JAKER; UNKNOWN HEIRS, SUCCESSORS, ASSINGS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NICOLINA JEKER A/K/A NICOLINA JAKER Defendant(s), 2582 SKYWAY DRIVE F/K/A 68 EVERGREEN LAKE KUNKLETOWN, PA 18058

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC, 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. 003812-CV-2024, seeking to foreclose the mortgage secured on your property located, 2582 SKYWAY DRIVE F/K/A 68 EVERGREEN LAKE KUNKLETOWN, PA 18058.

**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 23

**PUBLIC NOTICE**

**AMENDED**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO PA. R.C.P.  
3129(2)**

**IN THE COURT OF COMMON PLEAS  
OF MONROE COUNTY, PENNSYLVANIA  
NO. 5162-2023**

**ACTION IN MORTGAGE FORECLOSURE  
CITIZENS SAVINGS BANK,**

Plaintiff

vs.

**ALL UNKNOWN HEIRS, devisees, executors, administrators, personal representatives, grantees, successors, assigns, and all persons, firms, associations or legal entities claiming right, title or interest from, under or through JANUSZ ZAWADZKI, deceased mortgagor and grantee in last recorded deed, 28 Skyline Drive, Mount Pocono, Pennsylvania 18344, and MAREK ZAWADZKI,**  
Defendants

**NOTICE TO:**

**All Unknown Heirs, Devisees, Executors, Administrators, Personal Representatives, Grantees, Successors, Assigns, and All Persons, Firms, Associations or Legal Entities Claiming Right, Title or Interest From, Under or Through Janusz Zawadzki, Deceased Mortgagor and Grantee in Last Recorded Deed, and Marek Zawadzki.**

**NOTICE IS GIVEN** that by virtue of a Writ of Execution issued under the judgment entered in the above-captioned action and directed to the Monroe County Sheriff, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, a public online auction found at <https://www.bid4assets.com/monroecountysheriffsales>, on Thursday, **September 25, 2025 at 10:00 a.m.**, in the forenoon of the said day, all your right title and interest in and to all certain piece of parcel of land situate in Borough of Mount Pocono, Monroe County, Pennsylvania, more particularly described in Monroe County Deed Book 2234, page 3350.

**NOTICE OF SHERIFF'S SALE** of Real Property (real estate) on Thursday, September 25, 2025 at 10:00 a.m., at a public online auction found at: <https://www.bid4assets.com/monroecountysheriffsales>.

**THE PROPERTY TO BE SOLD** is located at: 28 Skyline Way, Mount Pocono, Monroe County, Pennsylvania 18344 and is improved with a home.

**THE PROPERTY TO BE SOLD** is assessed under **PARCEL ID NO.** 10.4.1.16-23 and **PIN Number** 10636505183164.

**Being** the same premises which George R. Sawyer Sr., by his Deed dated, 2005 and recorded in Record Book Volume 2234, Page 3350; granted and conveyed to Janusz Zawadzki, the mortgagor, in fee.

**THE JUDGMENT ON WHICH THE SALE IS BEING HELD** is a judgment in mortgage foreclosure in the amount of \$106,616.16 docketed in Monroe County to the above term and number, as reflected in the Writ of Execution, plus additional interest, attorney's fees, late charges, costs and escrow advances through the date of payment in full.

**THE OWNER(S) OR REPUTED OWNER(S) OF THE PROPERTY IS:** All Unknown Heirs, Devisees, Executors, Administrators, Personal Representatives, Grantees, Successors, Assigns, and All Persons, Firms, Associations or Legal Entities Claiming Right, Title or Interest From, Under or Through Janusz Zawadzki, Deceased Mortgagor and Grantee in Last Recorded Deed, and Marek Zawadzki.

**NOTICE IS GIVEN** to all parties and claimants in interest that the sheriff will, for all sales where the filing a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days of sale, in his office, where the same will be available for inspection, and that distribution will be made

in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

**SEIZED AND TAKEN IN EXECUTION** at the suit of Citizens Savings Bank vs. All Unknown Heirs, Devisees, Executors, Administrators, Personal Representatives, Grantees, Successors, Assigns, and All Persons, Firms, Associations or Legal Entities Claiming Right, Title or Interest From, Under or Through Janusz Zawadzki, Deceased Mortgagor and Grantee in Last Recorded Deed, and Marek Zawadzki. Sheriff to collect \$106,616.16 as reflected in the Writ of Execution, plus additional interest, attorney's fees, late charges and escrow advances through the date of payment in full.

David K. Brown, Esquire  
KREDER BROOKS HAILSTONE LLP  
Attorneys for Plaintiff  
220 Penn Avenue, Suite 200  
Scranton, PA 18503  
(570) 346-7922

May 23

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**PUBLIC NOTICE**  
**COURT OF COMMON PLEAS OF MONROE**  
**COUNTY**  
**FORTY-THIRD JUDICIAL DISTRICT**  
**COMMONWEALTH OF PENNSYLVANIA**  
**ORPHAN'S COURT DIVISION**  
**NO. 5 O.C.A. 2025**

IN RE: ADOPTION OF  
A.S.H.

A MINOR

**IMPORTANT NOTICE – NATURAL FATHER**

To: Jesse Overton Helsley

A petition has been filed asking the court to put an end to all rights you may have to your child, A.S.H. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Monroe County Courthouse, 7th & Monroe Street, Stroudsburg, Pennsylvania 18360, on July 14, 2025 at 2:00 p.m. in Courtroom TBD. You are warned that your rights may also be subject to termination pursuant to §2504(c) of the Adoption Act, 23 Pa.C.S.A., if you fail to file either an acknowledgement of paternity or claim of paternity pursuant to 23 Pa.C.S.A. §5103 (relating to acknowledgment and claim of paternity) and fail to either appear at the hearing for the purpose of objecting to the termination of your rights or file a written objection to such termination with the Court prior to the hearing.

YOU HAVE A RIGHT TO BE REPRESENTED AT

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

Monroe County Bar Association  
Find A Lawyer Program  
P.O. Box 591  
Stroudsburg, PA 18360  
Telephone 570-424-1340  
Fax – 570-424-8234

Hillary A. Madden, Esq.  
Attorney for Petitioner  
Durney, Worthington & Madden LLC  
P.O. Box 536  
Tannersville, PA 18372  
(570) 620-0320

May 23

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**PUBLIC NOTICE**  
**COURT OF COMMON PLEAS**  
**CIVIL DIV. - MONROE COUNTY**  
**NO. 8473 CV 2024**  
**MORTGAGE FORECLOSURE**

**Citizens Bank, N.A. s/b/m Citizens Bank of Pennsylvania**

Plaintiff  
vs.

**John G. Mazso, Lisa C. Mazso & June M. Forrie, Life Estate,**

Defendants –

To: John G. Mazso & Lisa C. Mazso, Defendants –

You are hereby notified that on 12/17/24, Plaintiff, 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. 8473 of 2024. An amended complaint was filed on 3/6/25, wherein plaintiff seeks to foreclose on the mortgage secured on your property located at 701 Ramapo Ln. n/k/a 2213 Wallace St., Stroudsburg, PA 18360 whereupon your property would be sold by the Sheriff of Monroe County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE - You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defense 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 INFO. ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County Bar Assn  
Lawyer Referral Service  
P.O. Box 591  
Stroudsburg, PA 18360  
570.424.1340

LAW OFFICES OF GREGORY JAVARDIAN, LLC  
Atty. for Plaintiff  
1310 Industrial Blvd., 1st Fl., #101  
Southampton, PA 18966  
215.942.9690

May 23

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**PUBLIC NOTICE**  
**MONROE COUNTY**  
**COURT OF COMMON PLEAS**  
**Number: 001522-CV-2025**

**Notice of Action in Mortgage Foreclosure**  
**Bank of America, N.A.,**  
Plaintiff

v.

**Richard Powell,**  
Defendant

**TO: Richard Powell.** Premises subject to foreclosure: 395 Sullivan Trail, Long Pond, Pennsylvania 18334. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot



afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Monroe County Bar Assoc.

Find a Lawyer Program  
P.O. Box 591

Stroudsburg, Pennsylvania 18360  
(570) 424-1340

McCabe, Weisberg & Conway, LLC  
Attorneys for Plaintiff  
1420 Walnut St., Ste. 1501  
Phila., PA 19102  
215-790-1010

May 23

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**PUBLIC NOTICE**  
**MONROE COUNTY**  
**COURT OF COMMON PLEAS**  
**Number: 003723-CV-2023**

Notice of Action in Mortgage Foreclosure  
**Citizens Bank, N.A.**  
Plaintiff

v.  
**Jillianne Richardson, Ashley J. Richardson,**  
**Known Surviving Heir of Jillianne Richard-**  
**son, and Unknown Surviving Heir of Jillianne**  
**Richardson**  
Defendants  
**TO: Unknown Surviving Heir of Jillianne**  
**Richardson.**

Premises subject to foreclosure: 321 Lake Road, Tobyhanna, Pennsylvania 18466-8038. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Monroe County Bar Assoc.  
Find a Lawyer Program  
P.O. Box 591  
Stroudsburg, Pennsylvania 18360  
(570) 424-1340

McCabe, Weisberg & Conway, LLC  
Attorneys for Plaintiff  
1420 Walnut St., Ste. 1501  
Phila., PA 19102  
215-790-1010

May 23

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

**ORPHANS' COURT DIVISION**

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

In Re: **ESTATE OF KATHLEEN TOLAND a/k/a**  
**KATHLEEN A. TOLAND, DECEASED**  
First and Final Account of Joseph J. Pula,  
Administrator

**NOTICE**

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on the 2<sup>nd</sup> day of June 2025, at 9:30 A.M. All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

/s/ GEORGE J. WARDEN  
Clerk of Orphans' Court  
May 23, 30



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

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

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

Monroe County Bar Association  
913 Main Street  
Stroudsburg PA 18360  
570.424.7288



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



**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