

# 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 30, 2025**

**No. 22**

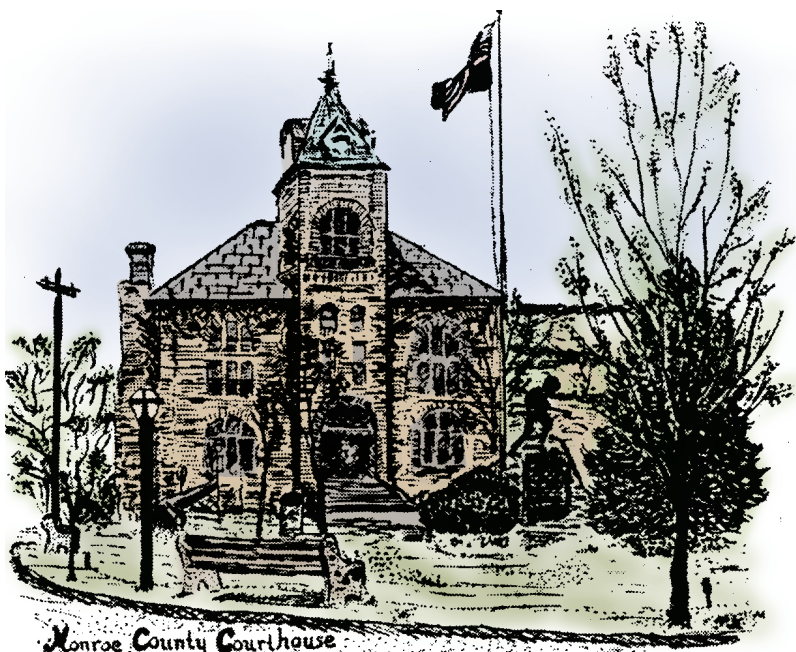
THE BENCH: Hon. Arthur L. Zulick, President Judge; Hon. Jonathan Mark; Hon. Jennifer H. Sibum;  
Hon. Stephen M. Higgins; Hon. David J. Williamson; Hon. C. Daniel Higgins, Jr.

**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  
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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.

## JUNE 2025

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

**2025 MCBA Event Calendar****June**

- 1 Pocono Pride Festival  
12:00 PM – 5:00 PM Courthouse Square
- 5 2Q Member Meeting and Continuing Legal Education Session  
Stroudsmoor – Woodgate  
11:30 AM – Member Meeting and Lunch  
12:00 PM – Continuing Legal Education Session
- 6 CLE Committee Meeting  
12:00 PM – MCBA and Zoom
- 9 Law Day Committee Meeting  
4:00 PM – MCBA and Zoom
- 11 Mediation / ADR Committee Meeting  
4:00 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)**

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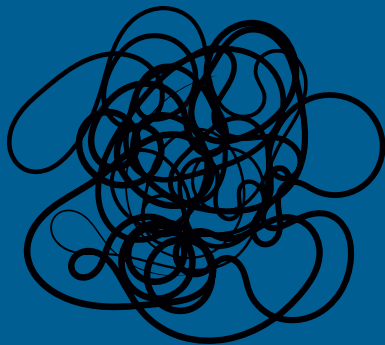
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**MCBA**

# **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

**CIVIL COMPLAINTS  
WRIT OF SUMMONS  
REAL PROPERTY**

003157-CV-2025 Eileen Mullins; Trinity Mullins Brown; Mount Pocono Municipal Authority V Judith Nielsen - Real Property - Landlord/Tenant Dispute  
003184-CV-2025 Marguerite Vecchio V Middle Smithfield Township Smithfield Township - Real Property - Ejectment  
003152-CV-2025 Wayne Bank V Debra Hovan - Real Property - Mortgage Foreclosure: Residential  
003187-CV-2025 Lakeview Loan Servicing, LLC V Mary Catherine Feldman F/k/a Mary Catherine Lannon , as Administratrix of the Estate of Sean P. Lannon A/k/a Sean Paul Lannon, Deceased - Real Property - Mortgage Foreclosure: Residential  
003196-CV-2025 Wilmington Savings Fund Society, FSB, as trustee of Quercus Mortgage Investment Trust V Kymberly A. Armstrong the United States of America - Real Property - Mortgage Foreclosure: Residential  
003200-CV-2025 Towd Point Master Funding Trust 2021-PM1 V Salina Martina-Amezquita Soliliana Cintron-Morales the United States of America - Real Property - Mortgage Foreclosure: Residential  
003154-CV-2025 Timber Hill Community Association V Amanda Rebecca Graham - Real Property - Real Property: Other  
003173-CV-2025 Dawn Brown V First United Land Transfer, Inc. Jeffrey M Yearwood Palmwood Enterprises LLC Victor Cimerol - Real Property - Quiet Title

**MECHANICS AGREEMENTS  
CONTRACT**

003181-CV-2025 Gerald Guevarra V Eric Flores Flores Tattoo LLC; Juanes Casallas - Contract - Contract: Other  
003234-CV-2025 Jeannette Sims V Christine Doran; Penn Realty Settlement Services, Inc - Contract - Contract: Other

**CONTRACT EMPLOYMENT DISPUTE  
CONTRACT-DEBT COLLECTION-CREDIT CARD**

003142-CV-2025 Bank of America, N.A. V Mike M Senflug - Contract - Debt Collection: Credit Card  
003143-CV-2025 Spring Oaks Capital SPV, LLC V James Williams - Contract - Debt Collection: Credit Card  
003144-CV-2025 Spring Oaks Capital SPV, LLC V Daniel Dickerson - Contract - Debt Collection: Credit Card  
003163-CV-2025 Capital One, N.A. V Jose L Figueroa - Contract - Debt Collection: Credit Card  
003164-CV-2025 Capital One, N.A. V Rocheline Georges - Contract - Debt Collection: Credit Card

003179-CV-2025 JPMorgan Chase Bank, N.A. V Juan Nunez - Contract - Debt Collection: Credit Card  
003191-CV-2025 JPMorgan Chase Bank, N.A. V Orlando Duverglas - Contract - Debt Collection: Credit Card  
003195-CV-2025 American Express National Bank f/k/a American Express Centurion Bank V Kerron Dick - Contract - Debt Collection: Credit Card  
003197-CV-2025 Discover Bank V Kelly D Remaley - Contract - Debt Collection: Credit Card  
003202-CV-2025 Discover Bank V Jennifer Dailey - Contract - Debt Collection: Credit Card  
003204-CV-2025 Citibank N.A. V Enomfon Usoro - Contract - Debt Collection: Credit Card  
003205-CV-2025 JPMorgan Chase Bank NA V Kimberlee C Peters - Contract - Debt Collection: Credit Card  
003206-CV-2025 JPMorgan Chase Bank NA V Heidy Peralta - Contract - Debt Collection: Credit Card  
003207-CV-2025 JPMorgan Chase Bank NA V Heidy M Peralta - Contract - Debt Collection: Credit Card  
003208-CV-2025 JPMorgan Chase Bank NA V Elizabeth Jacobus - Contract - Debt Collection: Credit Card  
003210-CV-2025 American Express National Bank V Ivan Artola Aka Ivan J Artola - Contract - Debt Collection: Credit Card  
003211-CV-2025 American Express National Bank V Helen Irwin Aka Helen P Irwin - Contract - Debt Collection: Credit Card  
003219-CV-2025 Discover Bank V Reynald Romain - Contract - Debt Collection: Credit Card  
003241-CV-2025 Discover Bank V Joe Adams - Contract - Debt Collection: Credit Card  
003248-CV-2025 PNC Bank National Association V Kenneth G Sanders - Contract - Debt Collection: Credit Card  
003255-CV-2025 Discover Bank V Doretta Cole - Contract - Debt Collection: Credit Card  
003258-CV-2025 Midland Credit Management, Inc. V John J. Gomez - Contract - Debt Collection: Credit Card

**CONTRACT-DEBT COLLECTION-OTHER**

003161-CV-2025 Western Funding Incorporated V Jamique Levine - Contract - Debt Collection: Other  
003162-CV-2025 NCB Management Services, Inc. V Kevin Prashad - Contract - Debt Collection: Other  
003165-CV-2025 Starmark Financial LLC V Stedman Jackson - Contract - Debt Collection: Other  
003199-CV-2025 Velocity Investments, LLC V Jamie Chase - Contract - Debt Collection: Other

003203-CV-2025 Pocono Farms Country Club Association, Inc. V John Roginsky; Sandra A, Roginsky - Contract - Debt Collection: Other  
 003215-CV-2025 Accelerated Inventory Management, LLC V John Widdoss - Contract - Debt Collection: Other  
 003222-CV-2025 Service 1st Federal Credit Union V Cameron Wayne Pehowic George E. Stickle, III - Contract - Debt Collection: Other  
 003236-CV-2025 Wilderness Acres Property Owners Association, Inc V Gasper Saragusa - Contract - Debt Collection: Other  
 003237-CV-2025 Wilderness Acres Property Owners Association, Inc V Charmaine Gumbs - Contract - Debt Collection: Other  
 003239-CV-2025 Wilderness Acres Property Owners Association, Inc V Christopher Mucci Evelyn Mucci - Contract - Debt Collection: Other  
 003242-CV-2025 Wilderness Acres Property Owners Association, Inc V Eric Jacobson Family Villegas - Contract - Debt Collection: Other  
 003251-CV-2025 LVNV Funding LLCV Jackie Johnson - Contract - Debt Collection: Other  
 003261-CV-2025 Midland Credit Management, Inc.; JPMorgan Chase Bank NA V Ferria DeFoe - Contract - Debt Collection: Other

#### **TORT**

003140-CV-2025 State Farm Mutual Automobile Insurance Company a/s/o Lori Murphy V Live Forever LLC; Vladislav Ratkov - Tort - Motor Vehicle  
 003201-CV-2025 Government Employees Insurance Company V Daniele Reale; Raymond Richard Johnson - Tort - Motor Vehicle

#### **PREMISES LIABILITY**

003160-CV-2025 Charles E O'Rourke V Rebecca Keiper Ronald Haschak; Vladislav Ratkov - Tort - Premises Liability

#### **PETITION**

##### **MASS TORT**

##### **PROFESSIONAL LIABILITY**

##### **MISCELLANEOUS**

003185-CV-2025 Middle Smithfield Township V Oscar Brown - Miscellaneous - Civil  
 Miscellaneous: Other

#### **WRIT OF EXECUTION**

##### **DEEDS**

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

Red Rock Homes LLC/Lopez, Isabel  
 Doster, Sandra/HSBC Bank USA National Association  
 Leone, Erik C/Callace, Salvatore  
 Popovic, Jovan/Longo, Pasquale III  
 Mitchell-Raptakis, Karen M/Vargas, Alejandro  
 Get Connected Inc/Beltre, Kevin  
 Defrancesco, Ralph/Krysztoforski, Gina M  
 Souza, Gilbert/Siroti, Peter

Yarnall, Kimberly S/Filipkowski, Jacob E  
 Lewis, Harry/Hudy, Cynthia A  
 Marto, Denis/Lokam Realty LLC  
 Perron, Phyllis R/Monzo, Robert M  
 Lawrence, Carolyn G Est/Carriage House Country Club Inc  
 Lawrence, Carolyn G Est/Carriage House Country Club Inc  
 Caggia, Francesco/Perez, John Kevin  
 Vitiello, Jean Luc/Vitiello, Jean Luc  
 Vitiello, Jean-Luc/Vitiello, Silvio  
 Kirkpatrick, Tanner/Patel, Ashishkumar M  
 Caleca, Anthony J/Escaleit, Edwin  
 Chadury, Khalil/Wojcikowski, Janusz  
 Omalley, Cindy Rawlings/Ball, William Andrew  
 Zinszer, George/Cox, Thomas E  
 Duffy, Matthew J/Triple Net LLC  
 Leatherman, Drew/Shah, Chintav  
 Joshi, Amruta Anil/Pastarchuk, Vladislav  
 Buckley, James J/Howanitz, Martin  
 D E & S Properties Inc/Wedderburn, Jacqueline  
 Maarouf, Mustapha/Lehman, Loretta Lorie  
 Valenzuela, Justin/Valenzuela, Justin  
 Buskirk, Taren J/Underwood, Cynthia  
 Torres, Marcus/Dorantes, Hans W  
 Fehrenbacher, Christian/Martinez, Hector  
 Semenova, Kristina/Merwede, Shaye  
 Kirkwood, Charles/Kirkwood, Thomas D  
 Turner, John H/Osiecki, David Matthew  
 Loughran, Peter J/Peter Loughran Irrevocable Trust  
 Bowne, Charles C/Perdunn, Nicholas  
 Landyczkowski, Evelyn/Suren, Heriberto  
 Miller, Glenn R/Howell, Kristine A  
 Anewalt, Gloria J/Kenneth Larry Anewalt  
 Revocable Living Trust Agreement  
 Damato, John/Jerenashvili, Nadezhda  
 Cotter, Thomas A/Gomez, Alejandro J  
 Mager, Esther/Esther Vasil Living Trust  
 Mager, Esther L/Esther Vasil Living Trust  
 Mager, Esther/Esther Vasil Living Trust  
 Vasil, Esther/Esther Vasil Living Trust  
 Vasil, Esther/Esther Vasil Living Trust  
 Howard, Beth M Est/Bhola, Jonathan  
 Paradise Falls Lutheran Association/Paradise Falls Lutheran Association  
 Gearhart, Sally V/Picard, Deborah  
 Lake, Austin P/Lake, Austin P  
 Mager, Esther L/Esther Vasil Living Trust  
 Hanson, Barry/White Rock Title LLC  
 Weidman, Marty/Weidman, Danny  
 Armour, Erica/Ga Acquisitions LLC  
 Mcgee, Linda Ann/Living Trust of Linda Ann  
 Mcgee and Jill Anita Meyers  
 Mager, Esther L/Esther Vasil Living Trust  
 Reitmeyer, Robert K Jr/Latone, Tanya  
 Reigner, Vaughan/Reigner, Vaughan E Jr  
 Reigner, Vaughan E Jr/Reigner, Vaughan E Jr  
 Reigner, Vaughan E Jr/Reigner, Vaughan E Jr  
 Paradise Falls Lutheran Association/Paradise Falls Lutheran Association  
 Meka, Sushma/Meka, Sushma



Santos, Kenneth L/Santos, Kenneth L  
 Saitta, Allen/Saitta, Allen  
 DaSilva, John A Est/Michaelson, Linda M  
 Lot Holding Company LLC/Laporta, Glenn  
 Gouger, William/Gouger, William  
 Smith, Henry K/Smith, Henry K  
 Swartz, Louise M/Swartz, Louise M  
 Sc Stream PA LLC/Cresco Holdings LLC  
 Catalanello, E Michael/Huber, Mary Lou A  
 Lynler Holdings LLC/Yankow, Jason E  
 Miller, Glenn E/Glenn E Miller and Barbara  
 Amiller Revocable Trust Agreement  
 Antonucci, Mark/Fortols, Robert M  
 Richmond, Sean Est/Richmond, Krista  
 Alirkam, Miryam/Joyner, Brian  
 Orellana, Walter V Cabrera/Rocha, Matthew  
 Lowris, Noreen H/Lowris, Jason  
 Valderrama, Olga/Jackson, Joseph Iv  
 Forsburg, Nelson Lee/Yeo, Sandra  
 Tchorzewski, Marek/Sepesi, Cheryl  
 Nelson, Lillian H Est/Leonard, Lillian Gail  
 Davis, William H/Davis, William H  
 Korejko, Kevin/1448 Lake Lane LLC  
 Albanese, Louis/Albanese, Louis  
 Hagerty, Eugene H Jr/Gaining Ground Assets  
 USA Corp  
 Mickens, Teresa A Est/Mickens, Jennifer M  
 Royael, George/Pineda, Alexey Milla  
 Kides, Allan D/Wilhovskoy, Diane  
 Oday, Carola Jean/Kosakowski, Wojciech  
 Bailey, Gerald C/Wint, Olivia  
 Anderson, Randy John/Samilo, Michael Robert  
 RDC Ventures LLC/Katala Ventures LLC  
 Smilek, Christopher G/Miller, Zachary  
 Classic Quality Homes/Gooden, Kim  
 Okeeffe Family 2012 Irrevocable  
 Trust/Benitez, Gilma  
 Carroll, Donna P/Skala, Dean  
 Armour, Erica/Ga Aquisitions LLC  
 Mendez, Chad J/Mendez, Maria T  
 Samilo, Michael Robert/Lindermuth, Evan  
 Betances, Roger/Locus Properties LLC  
 Tomlinson, Patrick G/Ellixson, James  
 Urry, Kenneth/Crane, Judith M  
 Haynes, Gloria A/Haynes, Gloria A  
 Nomad House LLC/Ash Holdings LLC  
 Bowman, John H Jr/Bowman, Barbara Jeanne  
 Sharp, Patrick P/Jimenez, Victor M  
 Andershonis, Charles J/K & V Interprise LLC  
 O'Neill, Thomas/Acevedo, Angelina  
 Farrell, Lawrence Selvy Jr/Farrell, Lawrence  
 Selvy Jr  
 Yu, Jiang/JHCB Investment LLC  
 Catagay, Sedat/Gulics, Patrick J  
 Caruso, Dominick/Caruso Family Trust  
 Rickerson, Donna/Rickerson, Donna  
 Cestare, Joseph F Jr/Cardona, Nelson  
 Finnerty, Laura E Est/Green, Kathleen Marie  
 Ali, Lina/Jrs Construction & Rehab LLC  
 Tchorzewski, Marek/Nest House LLC  
 Vanwhy, Lewis C/Hoffner, Christopher J  
 Salerno, Amanda C/Valverde, Steve  
 Gollapalli, Amarchand/Gollapalli, Amarchand

## **DIVORCE**

003155-CV-2025 Darryl Lynn Bryan V Kyle  
 Bryan, Sr - Divorce - Divorce with 1 Count  
 003159-CV-2025 Terea Griswold V Martin  
 Griswold - Divorce - Divorce with 1 Count  
 003182-CV-2025 Ms. Cindy Lee Padilla-  
 Acevedo V Mr. Armando Enrique Padilla-  
 Acevedo - Divorce - Divorce with 1 Count  
 003193-CV-2025 Angela L Zenner V Sascha I  
 Zenner - Divorce - Divorce with 1 Count  
 003216-CV-2025 Ellen DeMaio; Diana Santiago  
 V Danny C DeMaio - Divorce - Divorce with 1  
 Count  
 003221-CV-2025 Karem Vega V Andrew Edwin  
 Vega, Jr - Divorce - Divorce with 2 Counts

## **SUPPORT**

003166-CV-2025 Shanell Green V Thurston  
 Bosket - Support - Support  
 003168-CV-2025 Jillian E Swanby V Robert  
 Jackson - Support - Support  
 003177-CV-2025 Amber Lynn Koreyva V  
 Raymond Richard Johnson - Support - Support  
 003186-CV-2025 Kathleen A Springs V Ronald  
 Springs - Support - Support  
 003259-CV-2025 Joseph Carreras V Denise  
 Brybag - Support - Support  
 003260-CV-2025 Jessica M Blake V Kevin E  
 Nesbit - Support - Support

## **CUSTODY AND VISITATION**

003141-CV-2025 Richard Burger V Kayla Rice -  
 Custody - Custody/Partial Custody/Shared  
 Custody/Visitation  
 003146-CV-2025 Curzhey Loving V Markell  
 Culver - Custody - Custody/Partial  
 Custody/Shared Custody/Visitation  
 003180-CV-2025 Molly Cramer V Alek Cramer  
 - Custody - Custody/Partial Custody/Shared  
 Custody/Visitation  
 003194-CV-2025 Diana Santiago V Ceasar  
 Santiago - Custody - Custody/Partial  
 Custody/Shared Custody/Visitation  
 003233-CV-2025 Michael Anthony Ianniello V  
 Ebony Walton - Custody - Custody/Partial  
 Custody/Shared Custody/Visitation  
 003238-CV-2025 Justin Boswell V Afrikah  
 Lewis - Custody - Custody/Partial  
 Custody/Shared Custody/Visitation  
 003256-CV-2025 Alfonso Hernandez V Maria  
 Giales-Rosales - Custody - Custody/Partial  
 Custody/Shared Custody/Visitation

## **PLAINTIFF V DEFENDANT JUDGMENTS**

003139-CV-2025 Timber Hill Community  
 Association V Amanda Rebecca Graham -  
 Judgment - Agreement to Revive Judgment -  
 \$12,747.14

**DEFAULT JUDGMENT****PRAECIPE FOR JUDGMENT****JUDGMENT ON TRANSCRIPT**

003145-CV-2025 Synchrony Bank V Tony Bryant - Judgment - Judgment/Transcript - \$2,938.77  
 003147-CV-2025 Synchrony Bank V Justin L Landes, Sr - Judgment - Judgment/Transcript - \$4,781.94  
 003148-CV-2025 LVNV Funding LLC V Stephanie Torres - Judgment - Judgment/Transcript - \$1,024.22  
 003149-CV-2025 Synchrony Bank V Wanda Goodman - Judgment - Judgment/Transcript - \$3,024.62  
 003150-CV-2025 Synchrony Bank V Wiley E Chandler - Judgment - Judgment/Transcript - \$3,001.18  
 003151-CV-2025 Synchrony Bank V Tracy Miles - Judgment - Judgment/Transcript - \$2,701.46  
 003153-CV-2025 Synchrony Bank V Carlos Arias - Judgment - Judgment/Transcript - \$2,862.84  
 003156-CV-2025 LVNV Funding LLC V Alfonso Torres - Judgment - Judgment/Transcript - \$2,731.21  
 003158-CV-2025 TD Bank USA N.A. V Amy L Hull - Judgment - Judgment/Transcript - \$977.92  
 003188-CV-2025 Erick E Torres V Cleanroom Tecs Inc - Judgment - Judgment/Transcript - \$132.25  
 003244-CV-2025 Kobalt Construction, Inc. V Daniel Carrasquillo - Judgment - Judgment/Transcript - \$2,717.30  
 003246-CV-2025 Jefferson Capital Systems, LLC V Christina M Dunning - Judgment - Judgment/Transcript - \$3,524.93  
 003252-CV-2025 Cavalry SPV I, LLC; Midland Credit Management, Inc.; JPMorgan Chase Bank NA V Robert E Fetherman - Judgment - Judgment/Transcript - \$872.19

**CIVIL APPEALS: ADMINISTRATIVE AGENCIES**

003192-CV-2025 Alexandra Malcolm V Commonwealth of PA Dept of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation

**CIVIL APPEALS: JUDICIAL APPEALS****WRIT OF REVIVAL****CERTIFIED COPY LIENS****FEDERAL TAX LIENS**

003170-CV-2025 IRS Dept of the Treasury V Luis Bermudez - Lien - Federal Tax - \$195,501.25  
 003171-CV-2025 Department of the Treasury - Internal Revenue Service V Patricia Bermudez - Lien - Federal Tax - \$51,529.86  
 003172-CV-2025 Department of the Treasury - Internal Revenue Service V Luis Bermudez

Patricia Bermudez - Lien - Federal Tax -

\$266,534.68

003174-CV-2025 Department of the Treasury - Internal Revenue Service V Edward G

Dalessandro, Jr - Lien - Federal Tax - \$5,198.41

003175-CV-2025 Department of the Treasury - internal Revenue Service V James Murray -

Lien - Federal Tax - \$24,697.86

003176-CV-2025 Department of the Treasury - Internal Revenue Service V Richard B Thatcher - Lien - Federal Tax - \$397,576.25

**MUNICIPAL LIENS**

003212-CV-2025 Mount Pocono Municipal Authority V Olga Krawec - Municipal Lien - Sewer - \$1,707.70  
 003213-CV-2025 Mount Pocono Municipal Authority V C&S Pocono Properties - Municipal Lien - Sewer - \$2,514.33  
 003214-CV-2025 Mount Pocono Municipal Authority V Michael L Fersner - Municipal Lien - Sewer - \$2,617.68  
 003220-CV-2025 Mount Pocono Municipal Authority V Dejanai McInnis - Municipal Lien - Sewer - \$1,054.86  
 003223-CV-2025 Mount Pocono Municipal Authority V Joan Rizcalla - Municipal Lien - Sewer - \$681.97  
 003224-CV-2025 Mount Pocono Municipal Authority V Udele Taylor-Randall, MD - Municipal Lien - Sewer - \$1,298.53  
 003225-CV-2025 Mount Pocono Municipal Authority V E. Shapiro - Municipal Lien - Sewer - \$1,284.45  
 003226-CV-2025 Mount Pocono Municipal Authority V JoAnne Azar - Municipal Lien - Sewer - \$955.86  
 003227-CV-2025 Mount Pocono Municipal Authority V Nelva Davis - Municipal Lien - Sewer - \$1,094.32  
 003228-CV-2025 Mount Pocono Municipal Authority V Desiree Pretlow - Municipal Lien - Sewer - \$1,786.34  
 003229-CV-2025 Mount Pocono Municipal Authority V Harper Jeanette - Municipal Lien - Sewer - \$1,290.67  
 003235-CV-2025 Mount Pocono Municipal Authority V Estate of Paul A Callahan - Municipal Lien - Sewer - \$1,990.92  
 003245-CV-2025 Mount Pocono Municipal Authority V Enellie B Cabrera Luis M Pimental - Municipal Lien - Sewer - \$1,225.93  
 003247-CV-2025 Mount Pocono Municipal Authority V Luongo Karen Luongo Paul - Municipal Lien - Sewer - \$1,353.94  
 003249-CV-2025 Mount Pocono Municipal Authority V Jay Kim - Municipal Lien - Sewer - \$1,472.85  
 003250-CV-2025 Mount Pocono Municipal Authority V Mr. & Mrs. David Wengerd - Municipal Lien - Sewer - \$944.04

003253-CV-2025 Mount Pocono Municipal Authority V Carol Fitzsimmons - Municipal Lien - Sewer - \$1,083.12  
 003254-CV-2025 Mount Pocono Municipal Authority V 21 Sterling Road LLC - Municipal Lien - Sewer - \$1,846.17  
 003240-CV-2025 East Stroudsburg Borough V John J. & Constance B. Pentz, Jr. - Municipal Lien - Municipal Lien: Other - \$1,483.16  
 003243-CV-2025 East Stroudsburg Borough V John J & Constance B Pentz, Jr - Municipal Lien - Municipal Lien: Other

## **TAX CLAIM LIENS**

### **LIEN FOR FINE**

### **MECHANIC LIEN CLAIM**

### **WAIVER OF LIENS**

### **MISCELLANEOUS**

### **GRANTOR/GRANTEE**

Mortgage Electronic Registration Systems Inc/Lindsay, Shantel Y/Sat  
 Mortgage Electronic Registration Systems Inc/McDonagh, Patrick William/Sat  
 First Hope Bank N A/Blue Ridge Lumber Co/Ucc3term  
 First Hope Bank N A/Grater LLC/Ucc3term  
 Deutsch, Susan/Vasudevan, Ganesh/Sat  
 Community Bank N A/Mcguigan, Joseph Jr/Sat  
 Spear Ventures Group LLC/IFP Fund I LLC/Asle  
 Spear Ventures Group LLC/IFP Fund I LLC/Ucc1  
 Ramos, Angela A Lugo/Commonwealth of Pennsylvania/Notr  
 Foundation Finance Company LLC/Thompson, Joseph/Ucc3term  
 Souza, Jean R/Muratore, Joseph III/Powr Souza, Gilbert/Muratore, Joseph/Powr  
 Bank of America N A/Russell, Cynthia J/Sat  
 Holm, Charles/Sunnova Te Management LLC/Ucc1  
 Mortgage Electronic Registration Systems Inc/Vance, Morgan J/Sat  
 Mortgage Electronic Registration Systems Inc/Darien, Clive/Sat  
 JPMorgan Chase Bank N A/Defrancesco, Stephanie/Sat  
 Perron, Phyllis R/Perron, William J Jr/Powr  
 JPMorgan Chase Bank N A/Asanovic, Anne/Sat  
 Kiavi Funding Inc/Lehigh Development Group LLC/Sat  
 Perez, John Kevin/Perez, Marie N/Powr  
 Fifth Third Bank National  
 Association/Kichukov, Serafim/Sat  
 Loan Funder LLC/MBI Investments LLC/Ucc3term  
 PNC Bank National Association/Finesse LLC/Sat  
 Wells Fargo Bank N A/Hiland, Douglas/Sat  
 Manufacturers and Traders Trust Company/Smith, Diana/Sat  
 Manufacturers and Traders Trust Company/Amabile, Patricia/Sat  
 Mountain Vista Partners LLC/Sumrall, Patricia J/Rele

Old Dominion Freight Line Inc/Old Dominion Freight Line Inc/Dec  
 PNC Bank National Association/Warren, Rosemary/Sat  
 PNC Mortgage/Dillon, Edward R Jr/Sat  
 First Hope Bank N A/Markou, George/Ucc3term  
 Buckley, James J/Covart, Maureen/Powr  
 Popular Bank/PHH Mortgage Corporation/Powr  
 Newrez LLC/Rogers, Curtis J/Sat  
 Mortgage Electronic Registration Systems Inc/Torres, Abimael J/Sat  
 Secretary of Housing and Urban Development/Vanwhy, Daisy/Sat  
 Mortgage Electronic Registration Systems Inc/Shupp, Eric/Sat  
 Mortgage Electronic Registration Systems Inc/Bowman, Kimberly/Sat  
 J P Morgan Mortgage Acquisition Corp/Jennings, Leroy D/Sat  
 Y/Leduc, Thomas/Sat  
 Deutsche Bank National Trust Company/Regina, Kim E/Sat  
 Mortgage Electronic Registration Systems Inc/Smith, Gregory/Sat  
 Mortgage Electronic Registration Systems Inc/Deperro, Richard T Sr/Sat  
 Mortgage Electronic Registration Systems Inc/Preston, Jillayne R/Sat  
 Fidelity Deposit and Discount Bank/Quadra Holdings/Trms  
 Maiga, Maimounatou/Sunnova Te Management LLC/Ucc1  
 Williams, Eugene/Sunnova Te Management LLC/Ucc1  
 First Hope Bank N A/Gangemi, Nicola/Sat  
 Mortgage Electronic Registration Systems Inc/Vasile, Rodica/Sat  
 United States of America/Williams, Andre/Sat  
 First Keystone Community Bank/Pohlman, Robert W/Sat  
 First Keystone Community Bank/302 Brown Street U S Living Trust/Sat  
 Fidelity Deposit and Discount Bank/Quadra Holdings/Sat  
 TD Bank N A/Cawley, Patrick E/Sat  
 Peoples Security Bank and Trust Company/6792 Rte 209 LLC/Sat  
 Peoples Security Bank and Trust Company/6792 Rte 209 LLC/Trms  
 Williams, John M/Tesla Inc/Ucc1  
 Truist Bank/Giordano, Martin/Sat  
 PNC Bank National Association/Thomas, Maria Teresa/Sat  
 PNC Bank National Association/Mina, Albert C/Sat  
 Dac Rentals LLC/ESSA Bank & Trust/Arnt  
 First Keystone Community Bank/Ufodu, Solibe/Sat  
 Nationstar Mortgage LLC/Graeber, Robert/Sat  
 Nationstar Mortgage LLC/Fernandez-Chuquim, Darwin F/Sat

Anthony, Kenneth/Goodleap LLC/Ucc1  
 Ogburn, William L/Goodleap LLC/Ucc1  
 Pishnick, Charles T/Goodleap LLC/Ucc1  
 Burgos, Jesus M Rivera/Goodleap LLC/Ucc1  
 Wagenblast, Frances B/Goodleap LLC/Ucc1  
 Anewalt, Gloria J/Anewalt, Kenneth  
 Larry/Powr  
 Secretary of Housing and Urban  
 Development/Bruck, Walter A/Sat  
 Secretary of Housing and Urban  
 Development/Bruck, Walter A/Sat  
 Wells Fargo Bank N A/Vereen, Kim/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Joseph, Pierrot/Sat  
 Newton, Darcel/Goodleap LLC/Ucc1  
 Mortgage Electronic Registration Systems  
 Inc/Velez, Nicholas J/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Diaz, Maritza/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Shook, Douglas/Sat  
 Loan Funder LLC/Residual Holdings  
 LP/Ucc3term  
 Pennsylvania Housing Finance  
 Agency/Vandergrinst, Mason Christopher/Sat  
 Shaffer, Eric/Monroe County/Prefast  
 Brodt, Malinda J/Lsf9 Master Participation  
 Trust/Ccorder  
 Scamordella, Vivian/Katz, Barry L/Ccorder  
 Peoples Security Bank and Trust  
 Company/Miller, Owen/Sat  
 Peoples Security Bank and Trust  
 Company/Miller, Owen/Trms  
 PNC Bank National Association/Monti,  
 Lucille/Sat  
 Parke Bank/Sc Stream PA LLC/Sat  
 Parke Bank/Sc Stream PA LLC/Trms  
 Parke Bank/Sc Stream PA LLC/Sat  
 Parke Bank/Sc Stream PA LLC/Trms  
 Parke Bank/Sc Stream PA LLC/Sat  
 Parke Bank/Sc Stream PA LLC/Trms  
 Sc Stream PA LLC/Cresco Holdings LLC/Ease  
 KeyBank National Association/Steigerwalt,  
 Keith/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Dascendis, Bernard J/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Bell, John/Sat  
 Secretary of Housing and Urban  
 Development/Toloz, Leonardo A/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Miranda, Suzanne Gail/Sat  
 Figure Lending LLC/Lastimosa, Almar/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Espinal, Ana/Sat  
 Mersini Enterprises LLC/First Keystone  
 Community Bank/Ucc3cont  
 Yankow, Jason E/Yankow, Jonathan K/Powr  
 Mortgage Electronic Registration Systems  
 Inc/Johnson, Juanetta Smith/Sat  
 RPC Stroudsburg LLC/Prudential Insurance  
 Company of America/Ucc1

Mortgage Electronic Registration Systems  
 Inc/Ogrodzinski, Joanna/Sat  
 Wells Fargo Bank N A/Yu, Judy/Sat  
 First Northern Bank and Trust Co/Martin, Terri  
 A/Sat  
 First Northern Bank and Trust Co/Bardonnex,  
 Robert F/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Valdez, Martin/Sat  
 Arsha Vidya Gurukulam/Arsha Vidya  
 Gurukulam/Maps  
 Arsha Vidya Gurukulam/Arsha Vidya  
 Gurukulam/Maps  
 Citizens Bank N A/Elbassiouni, Hossam E/Sat  
 Citizens Bank N A/McMail, Veronica/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Hill, Robert M/Sat  
 Cross River Bank/Monserrate,  
 Irizarry/Ucc3term  
 Mortgage Electronic Registration Systems  
 Inc/Rivera, Madelaine/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Shaya, Samuel/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Johnson, Juanetta Smith/Sat  
 NBT Bank National Association/Wieczorek,  
 Stephanie/Sat  
 Nationstar Mortgage LLC/Lastimosa,  
 Almar/Sat  
 Wilson, Kenneth J/Wilson, Jennifer R/Powr  
 Pennsylvania Historical and Museum  
 Commission/Monroe County Historical  
 Association/Dec  
 NewRez LLC/ABC Pocono Homes LLC/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Simon, Felma/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Schmidt, John P/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Velez, Joseph Thomas/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Saldibar, Christian R/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Vreeland, Michael/Sat  
 Wells Fargo Bank N A/Pulaski, Beth A/Sat  
 Wells Fargo Bank N A/Bloss, Eric E/Sat  
 Wells Fargo Bank N A/Kuzma, John/Sat  
 Wells Fargo Bank N A/Vanwhy, Matthew/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Petrole, Katie/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Dolan, Eydyth/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Lora, Jose M/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Quinn, Kevin/Sat  
 Secretary of Housing and Urban  
 Development/Bloss, Eric E/Sat  
 RCN Captal LLC/2188 Deer Track LLC/Sat  
 Griffin, Richard L/Hil Properties LLC/Sat  
 Trap Enterprises LLC/Ppl Electric Utilities  
 Corporation/Rway  
 Fulton Bank N A/Crouthamel, Brian D/Sat

Navy Federal Credit Union/Holmes,  
Edward/Sat  
Kiavi Funding Inc/Efvsystem LLC/Sat  
Irizarry, Monserrate/Cross River Bank/Ucc1  
Truist Bank/Bianchi, Robert P Jr/Sat  
ESSA Bank & Trust/Balzafiore, Ricky/Sat  
ESSA Bank & Trust/Balzafiore, Ricky/Trms  
Varela, Jesse M/Blue Ridge Cable Technologies  
Inc/Rway  
Schultz, Michael Patrick III/Blue Ridge Cable  
Technologies Inc/Rway  
Barley Creek Associates LP/Blue Ridge Cable  
Technologies Inc/Rway  
Bruch, Clinton E/Blue Ridge Cable  
Technologies Inc/Rway  
ESSA Bank & Trust/Balzafiore/Sat  
ESSA Bank & Trust/Balzafiore, Ricky/Trms  
Pennsylvania State Employees Credit  
Union/Feinberg, Marea S/Sat  
First IC Bank/Huang, Xiao Xiao/Sat  
ESSA Bank & Trust/Moody, Alissa Lainez/Sat  
Frailey, Michael J/Brandamore, William S  
Jr/Sat  
Redevelopment Authority of the County of  
Monroe/Ciesla, Edward/Sat  
Hollick, Lucas George/PPL Electric Utilities  
Corporation/Rway  
Pentagon Federal Credit Union/Bowne,  
Charles C/Sat  
Servion Inc/Disabella, Peter D/Sat  
Mortgage Electronic Registration Systems  
Inc/Justin, David Matthew/Sat  
5 Earth Group Family Limited  
Partnership/Beltville Enterprises LLC/Sat  
PNC Bank National Association/Rivera,  
Angel/Sat  
ATQ Group LLC/Beltville Enterprises LLC/Sat  
Bank of America N A/Amador, Juan Jr/Sat  
Loan Funder LLC Series 6247/Elite Tech Jersey  
Inc/Sat

## **MORTGAGE GRANTOR/GRANTEE**

Smith, Thomas W Jr/First Northern Bank and  
Trust Co  
Hinczewski, Wojciech/Fourleaf Federal Credit  
Union  
Lopez, Isabel/Mortgage Electronic Registration  
Systems Inc  
McTeer, Tamar C/Secretary of Housing and  
Urban Development  
Heath, Jessica/Secretary of Housing and Urban  
Development  
Franzone, Albert J/Mortgage Electronic  
Registration Systems Inc  
Zetrenne, Haendel/Secretary of Housing and  
Urban Development  
Callace, Salvatore/Mortgage Electronic  
Registration Systems Inc  
Longo, Pasquale III/Mortgage Electronic  
Registration Systems Inc  
Spear Ventures Group LLC/IFP Fund I LLC

Vargas, Cesar/Mortgage Electronic  
Registration Systems Inc  
Beltre, Kevin/Mortgage Electronic Registration  
Systems Inc  
Krysztoforski, Gina M/Mortgage Electronic  
Registration Systems Inc  
Gardner, Kristen McDonald/Secretary of  
Housing and Urban Development  
Lutz, Joshua/Mortgage Electronic Registration  
Systems Inc  
Lasalle, Julio/Mortgage Electronic Registration  
Systems Inc  
Erdman, Brian M/U S Bank National  
Association  
Perez, Marie N/Mortgage Electronic  
Registration Systems Inc  
Feldmann, Eric/Mortgage Electronic  
Registration Systems Inc  
Patel, Nimisha/Mortgage Electronic  
Registration Systems Inc  
Esalet, Edwin/United Federal Credit Union  
Wojcikowski, Janusz/Mortgage Electronic  
Registration Systems Inc  
Ball, William Andrew/Proponent Federal  
Credit Union  
Cox, Thomas E/Mortgage Electronic  
Registration Systems Inc  
Triple Net LLC/Mortgage Electronic  
Registration Systems Inc  
Johnson, Gail J/Mortgage Electronic  
Registration Systems Inc  
Banks, Diana Y/Citizens Bank N A  
Shah, Chintav/Mortgage Electronic  
Registration Systems Inc  
Pastarchuk, Vladislav/Mortgage Electronic  
Registration Systems Inc  
Wedderburn, Jacqueline Marie/Mortgage  
Electronic Registration Systems Inc  
Valenzuela, Justin/Mortgage Electronic  
Registration Systems Inc  
Underwood, Cynthia/Mortgage Electronic  
Registration Systems Inc  
Sun, Michael/Citizens Bank N A  
Bernardi, Michael/Secretary of Housing and  
Urban Development  
Zambri, Tara Ann/TD Bank N A  
Dorantes, Hans W/Mortgage Electronic  
Registration Systems Inc  
Barry, Steve A/Secretary of Housing and  
Urban Development  
Fickling, James C/Mortgage Electronic  
Registration Systems Inc  
Trotter, Joseph Douglas/PNC Bank National  
Association  
Cortese, Marian/PSECU  
Osiecki, David Matthew/Mortgage Electronic  
Registration Systems Inc  
Barry, Steve A/Mortgage Electronic  
Registration Systems Inc/Modm  
Perdunn, Nicholas/Mortgage Electronic  
Registration Systems Inc  
Niharika Limited/Alliance Energy LLC

McGuinness, Timothy/First Commonwealth Federal Credit Union  
 Fagan, Peter/First Commonwealth Federal Credit Union  
 Huge, Pamela/First Commonwealth Federal Credit Union  
 Pontillo, Frank/Mortgage Electronic Registration Systems Inc  
 Guzman, Albert/Coastal Community Bank  
 Dac Rentals LLC/ESSA Bank & Trust  
 Howell, Kristine Amy/Mortgage Electronic Registration Systems Inc  
 Jerenashvili, Nadezha/Mortgage Electronic Registration Systems Inc  
 Caulfield, Kevin R/Municipal Credit Union  
 Jardiniano, Jerome/Citizens Bank N A  
 Gomez, Alejandro J/Mortgage Electronic Registration Systems Inc  
 Austin, Brianna L/Mortgage Electronic Registration Systems Inc/Modm  
 Rivera, Madelaine/Mortgage Electronic Registration Systems Inc  
 Pitter, Marlene/Secretary of Housing and Urban Development  
 Pedler, Arthur J/Unlock Partnership Solutions Ao, Inc  
 Bowman, Kimberly/Mortgage Electronic Registration Systems Inc  
 Williams, Joel/Secretary of Housing and Urban Development  
 Soto, Kimberly/Guaranteed Rate Inc  
 Carollo, Paul/APCI Federal Credit Union  
 Cooke, Stephen P/Police and Fire Federal Credit Union  
 Schmon, John W/Mortgage Electronic Registration Systems Inc  
 Majao, Pedro A/Secretary of Housing and Urban Development  
 Besser, Ronald/Secretary of Housing and Urban Development  
 Laporta, Glenn/ESSA Bank & Trust  
 Huber, Mary Lou A/Catalanello, E Michael  
 Turnberg, Martha/Citizens Bank N A  
 Negron, Allen/Mortgage Electronic Registration Systems Inc  
 Yankowy, Jason E/Mortgage Electronic Registration Systems Inc  
 Cardella, Paulina/Secretary of Housing and Urban Development  
 Ravenell, Steven B/Freedom Mortgage Corporation/Modm  
 Fortois, Robert M/Mortgage Electronic Registration Systems Inc  
 Carifi, Kenneth J/Mortgage Electronic Registration Systems Inc  
 Princivil, Rachelle/Secretary of Housing and Urban Development  
 Rocha, Matthew/Mortgage Electronic Registration Systems Inc  
 Pocono Luxury Retreats LLC/Mortgage Electronic Registration Systems Inc  
 Seeley, Karin L/Secretary of Housing and Urban Development  
 Grace, Christopher/Carrington Mortgage Services LLC/Modm  
 Mak-Com Properties LLC/Makosky, Frank  
 Lundy, Frantz/Mortgage Electronic Registration Systems Inc  
 Henke, Melissa A/Mortgage Electronic Registration Systems Inc  
 Sepesi, Cheryl/Tchorzewski, Marek  
 Muniz, Sharon/Secretary of Housing and Urban Development  
 Rehrig, Michael P/First Commonwealth Federal Credit Union  
 Bletka Properties LLC/Mortgage Electronic Registration Systems Inc  
 Kosakowski, Wojciech/Mortgage Electronic Registration Systems Inc  
 Jones, Gregory A/American Surety Company  
 Wint, Olivia/Mortgage Electronic Registration Systems Inc  
 Hanson, Sylvia/Point Titling Trust  
 Wilson, Kenneth J/Senior Planning Services LLC  
 Amatrudi, Edward/Mortgage Electronic Registration Systems Inc  
 Keane, Tomas/Mortgage Electronic Registration Systems Inc  
 Harris, Tyshawn/Mortgage Electronic Registration Systems Inc/Modm  
 Katala Ventures LLC/Kiavi Funding In  
 Ace, Elliott A/ESSA Bank & Trust  
 Yearwood, Holly C/Mortgage Electronic Registration Systems Inc  
 Miller, Zachary/Mortgage Electronic Registration Systems Inc  
 Gonzalez, Maddiel/Citizens Bank N A  
 Kachline, Kristine/Mortgage Electronic Registration Systems Inc  
 Foote-McCool, Christine/Bank of America Na  
 Espinoza, Agustin Hernandez/Crosscountry Mortgage LLC  
 Hernandez, Susana/Dart Collateral Manager LLC  
 Gooden, Kim/Mortgage Electronic Registration Systems Inc  
 Logoyda, Stephen M/JPMorgan Chase Bank N A  
 DeLeo, Stephen/Mortgage Electronic Registration Systems Inc  
 Skala, Dean/Mortgage Electronic Registration Systems Inc  
 Walker, Dyrrell Phillip/Secretary of Housing and Urban Development  
 Mendez, Maria T/Mortgage Electronic Registration Systems Inc  
 Flyte, Nicole/Mortgage Electronic Registration Systems Inc  
 Bombaggio, Joseph/Upstart Mortgage LLC  
 Crane, Judith M/Mortgage Electronic Registration Systems Inc  
 Ash Holdings LLC/Citizens Bank N A  
 Acevedo, Angelina/Mortgage Electronic Registration Systems Inc



Gulics, Patrick J/Mortgage Electronic  
Registration Systems Inc  
Kremer, Patricia Sharon/Redevelopment  
Authority of the County of Monroe  
Ackerman, Dawn L/Picatinny Federal Credit  
Union  
Moody, Alissa Lainez/ESSA Bank & Trust  
Antonopoulos, Georgios/Redevelopment  
Authority of the County of Monroe  
Antonopoulos, Georgios/Redevelopment  
Authority of the County of Monroe  
Jrs Construction & Rehab LLC/Shah, Vipul  
Valverde, Steve/Mortgage Electronic  
Registration Systems Inc  
Rochester, Simone/Mortgage Electronic  
Registration Systems Inc  
Gollapalli, Amarchand/Mortgage Electronic  
Registration Systems Inc  
Terpoilli, Robert C/US Mortgage Resolution  
Trust/Asgn  
Fernndez-Chuquim, Darwin F/Nationstar  
Mortgage LLC/Asgn  
Suber, Ryan D/JPMorgan Chase Bank National  
Association/Asgn  
Hill, Oneil E/Mortgage Electronic Registration  
Systems Inc/Asgn  
Hill, Oneil E/Bank of America N A/Asgn  
Hill, Oneil E/U S Bank Trust Company National  
Association/Asgn  
Woody, Carl Jr/Carrington Mortgage Services  
LLC/Asgn  
Thomas, Tanya/Carrington Mortgage Services  
LLC/Asgn  
Williams, Joel/BankUnited N A/Asgn  
Mortgage Electronic Registration Systems  
Inc/Gorman, Gerard/Relm  
Oconnor, Patricia A/Deutsche Bank National  
Trust Company/Asgn  
Gonzalez, Elizabeth/Wilmington Savings Fund  
Society FSB/Asgn  
Santos, Paula Cristina/Nationstar Mortgage  
LLC/Asgn  
Sanchez, William/Crosscountry Mortgage  
LLC/Asgn  
Castro, Miguel Angel III/PHH Mortgage  
Corporation/Asgn  
Perruso, Anthony/Freedom Mortgage  
Corporation/Asgn  
Lalchan, Nadia/MidFirst Bank/Asgn  
Hildebrant, Andrew Sr/PennyMac Loan  
Services LLC/Asgn  
Roach, Robert/Rocket Mortgage LLC/Asgn  
Brooks, Andre R/Th MSR Holdings LLC/Asgn  
Mortgage Electronic Registration Systems  
Inc/New American Funding LLC/Asgn  
Mortgage Electronic Registration Systems  
Inc/Nationstar Mortgage LLC/Asgn  
Ambani, Mark/Selene Finance LP/Asgn  
Rich&Leon Realty LLC/Fidelis 3 - Mortgage  
Trust 2022-I/Asgn

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

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

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 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

**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 ES-  
TATE LOT SITE NO. 575, LOCATED ON HILLTOP  
CIRCLE, AS SHOWN ON THE FINAL PLAN BLUE  
MOUNTAIN LAKE SUBDIVISION PHASE 5, AP-  
PROVED 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 CLAIM-  
ANTS:

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

**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 Cir-  
ranello, Sheriff of Monroe County, Common-  
wealth of Pennsylvania will expose the follow-  
ing described real estate to be sold at a public  
online auction conducted by Bid4Assets, 8757  
Georgia Ave., Suite 520, Silver Springs, MD  
20910 on:

**Thursday, June 26, 2025**

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

By accessing the web address: [www.bid4as-  
sets.com/monroecountysheriffsales](http://www.bid4as-<br/>sets.com/monroecountysheriffsales)

PURCHASERS MUST PAY 10% OF THE PUR-  
CHASE PRICE OR SHERIFF'S COSTS, WHICH-  
EVER 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 Penn-  
sylvania having a Tax Identification Number  
of 12/11A/1/75, more fully as shown on Plot  
Map of Laurel Springs Estates, Isaac B. Mill-  
er 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 CLAIM-  
ANTS:

Prospective bidders must complete the Bi-  
d4Assets on-line registration process to par-  
ticipate in the auction. The highest bid plus  
costs shall be paid to bid4assets, on their  
website, as the purchase price for the prop-  
erty 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 un-  
less exceptions are filed within said time.

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Ed E. Qaqish, 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 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**

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 CLAIM-  
ANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Carolyn Treglia, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
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 Sassafraus 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

### **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 674 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 the following lot situate in the Township of Tunkhannock County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEGINNING at an iron pipe, said iron pipe being the intersection of the Easterly line of Beech Lane with the Southerly line of Summit Drive as shown on map entitled "Section H, Indian Mountain Lake, 12 February 1965", thence along the Southerly line of Summit Drive as shown on said map, North 73 degrees 25 minutes 50 seconds East 95 00 feet to an iron pipe; thence along Lot No. 209 as shown on said map South 16 degrees 34 minutes 10 seconds East 170.00 feet to a point; thence along Lot No. 211 as shown on said map, South 73 degrees 25 minutes 50 seconds West 95.00 feet to an iron pipe; thence along the Easterly line of Beech Lane as shown on said map, North 16 degrees 34 minutes 10 seconds West 170.00 feet to the place of beginning.

BEING Lot No. 210. Section H, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr. dated February 12. 1965

PARCEL NO 20/8D/1/87

PIN 20631116948866

FOR INFORMATIONAL PURPOSES ONLY: Being known as 118 Beech Lane, Albrightsville, PA 18210

BEING THE SAME PREMISES which GRANTORS Leo J. Shane, Jr. and Mary Alice Shane, by Deed dated April 4, 2018 and recorded May



2, 2018 in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania in Book 2509, Page 8099, Instrument No. 201810565 granted and conveyed unto Michael A. Zayas in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Michael A. Zayas**  
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 30, Jun 6, 13

**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.  
Lehighon, PA 18235

Yary 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

**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

**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

**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

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**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

**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

**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

**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

**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

**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  
ESTATE NOTICE**

**Estate of Randy E. Bender**, late of Paradise Township, Monroe County, Commonwealth of Pennsylvania, May 4, 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.

Kimberly Bender, Executrix  
364 Upper Swiftwater Road  
Cresco, PA 18326

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

May 30, Jun 6, 13

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Norman DeLano**, late of Mount Pocono Borough, Monroe County, Commonwealth of Pennsylvania, 02/13/2025 deceased.

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

Norman A. DeLano  
17 North Sixth Street  
Stroudsburg, PA 18360

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

May 30, Jun 6, 13

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Linda M. DeStefano a/k/a Linda DeStefano a/k/a Linda Mae DeStefano**, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 04/13/2025 deceased.

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

Wayne Muffley  
2621 West View Drive  
Saylorsburg, PA 18353  
Lana Muffley  
P.O. Box 164  
Gilbert, PA 18331

David A. Martino, Esq.  
1854 Route 209  
Brodheads ville, PA 18322

May 30, Jun 6, 13

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Joseph Hudy**, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 03/03/2025 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.

Cynthia Hudy  
2603 Highview Drive  
Brodheads ville PA 18322

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

May 30, Jun 6, 13

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Ignard Rondon**, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, 12/6/2022 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.

Esther Watkins  
141 Upper Notch Road  
Albrights ville, PA 18210

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

May 30, Jun 6, 13

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Elvis Burgos Sr. aka Elvis Burgos**, late of Chestnuthill Township, Monroe County,

Commonwealth of Pennsylvania, 03/01/2025 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.

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

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

May 30, Jun 6, 13

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of James Joseph Diana**, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, February 12, 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.

Suzanne Dolores Gibson  
995 West Main Street, Apartment A  
Plymouth, PA 18651

Douglas J. Tkacik, Esq.  
18 East Market Street  
Bethlehem, PA 18018

May 30, Jun 6, 13

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Joann Elizabeth Kiefer A/K/A Joann E. Kiefer**, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, 03/15/2025 deceased.

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

4779 Aziza Road  
New Tripoli, PA 18066

Gladys E. Wiles, Esq.  
7731 Main Street  
Fogelsville, PA 18051

May 30, Jun 6, 13

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Cherylynn Frantz**, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, 03/15/2025 deceased.

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

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 30, Jun 6, 13

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Elsa Klara Direnga aka Elsa C. Direnga**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 11.11.2024 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. Mary Kathleen Sanelli

P.O. Box 754  
Pocono Summit, PA 18346

Jennifer Ann Wise, Esq.  
P.O. Box 218  
Scotrun, PA 18355

May 30, Jun 6, 13

**PUBLIC NOTICE  
FICTITIOUS NAME REGISTRATION**

**NOTICE IS HEREBY GIVEN THAT** Mitchell Schaffer of Monroe County, Pennsylvania, has filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA as of 5/18/2025, an application for a certificate to do business under the assumed or fictitious name of **1sixty8 AI**, said business to be carried on at 273 Smith Road, Kunkletown, PA 18058.

May 30

**PUBLIC NOTICE  
INCORPORATION NOTICE**

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

May 30

**PUBLIC NOTICE  
ORGANIZATION NOTICE**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization-Domestic Limited Liability Company has been filed and approved with the Department of State, Harrisburg, Pennsylvania, on January 31, 2025, under the Business Corporation Law of 1988, as amended, for the organization of: **Tanite Properties LLC.**

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

May 30

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
NO. 4311-CV-2024**

**Greenwood Acres Property Owners Association, Inc.,**  
Plaintiff(s),  
vs.

**Meher Real Estate Investments LLC,**  
defendant(s)

TO Meher Real Estate Investments LLC, defendant(s): The Plaintiff, Greenwood Acres Property Owners Association, Inc., has commenced a civil action against you for Collection of HOA Assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed 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

Edward Hoffman, Jr., Esq.  
Hoffman Law LLC  
PO Box 609  
Montgomeryville, PA 18936

May 30

**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