

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, June 6, 2025

No. 23

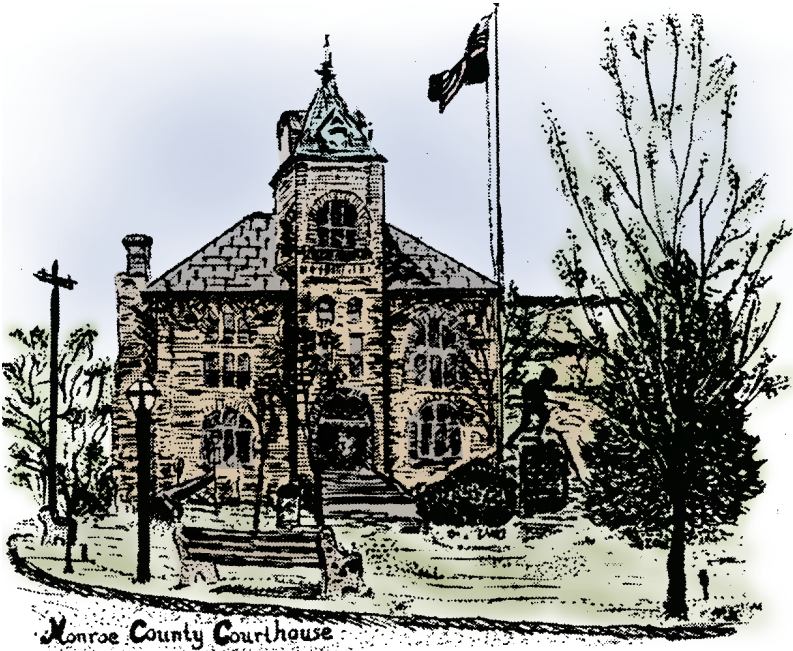
THE BENCH: Hon. Arthur L. Zulick, President Judge; Hon. Jonathan Mark; Hon. Jennifer H. Sibum;
Hon. Stephen M. Higgins; Hon. David J. Williamson; Hon. C. Daniel Higgins, Jr.

Todd W. Weitzmann, Editor

Robert J. Kidwell, III, Assistant Editor

913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Monroe County Courthouse

Drawing Courtesy of Joyce Love

POSTMASTER: Send change of address notices to
MONROE LEGAL REPORTER, 913 Main Street, Stroudsburg, PA 18360

*All advertisements for the LEGAL REPORTER should be submitted no later
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by: MONROE COUNTY BAR ASSOCIATION

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Monroe County Bar Association

Mission Statement

The mission of the Monroe County Bar Association is to maintain the honor and dignity of the profession of the law, to cultivate social interaction among its members and to increase its usefulness in promoting the due administration of justice.

In support of its mission, the Monroe County Bar Association shall:

- Provide quality continuing legal education programs;
- Work with the Court and County government to improve administrative procedures in the Monroe County Court system and related row offices:
- Provide opportunities for collegiality and networking among its members;
- Promote high standards of civility, professionalism and ethical conduct;
- Keep the community informed of the role and work of the legal profession; and
- Provide opportunities for its membership to contribute to the community through public education and charitable giving.

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 3:30 PFA Ex Parte 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**

- 9 Law Day Committee Meeting
4:00 PM – MCBA and Zoom
- 11 Mediation / ADR Committee Meeting
4:00 PM – MCBA and Zoom
- 16 YLD Mentor Luncheon
12:00 PM – Marita's Bar & Grill
- 17 Outfits for Opportunities Committee Meeting
4:00 PM – MCBA and Zoom
- 18 CLE: Name Change Clinic
4:00 PM – MCBA
- 20 MCBA Board Meeting
12:00 PM – MCBA and Zoom
- 20 YLD Member 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**. or
Check the Website: www.monroebar.org

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SAVE THE DATE

Bench Bar Conference

October 3, 2025

Northampton Community College

Pocono Campus - Tannersville, PA

Monroe County Bar Association
Continuing Legal Education Committee
Presents:



Name Change Clinic

Presented by: Noelle Wilkinson, Esq.

Wednesday, June 18, 2025

4:00 PM - 5:00 PM

913 Main Street

Stroudsburg PA 18360

This CLE will cover the basics of filing a Name Change Petition with the focus on helping adult Monroe County residents who are transgender, non-binary, gender non-conforming, and victims of abuse. Attorneys that are able to volunteer at the Name Change Clinic event on Saturday, June 28, 2025 will be able to attend this session for free!

To register for this event scan the QR code below or contact MCBA.

Attorneys present for the entire session may earn one substantive credit.

Non-MCBA Member: \$40

MCBA Member: \$30

YLD Member: \$20



CIVIL COMPLAINTS
WRIT OF SUMMONS
REAL PROPERTY

003268-CV-2025 NewRez LLC D/B/A Shellpoint Mortgage Servicing V Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms Or Associations Claiming Right Title Or Interest From Or Under the Estate of Patricia Wlock, Deceased Brianne Nicole Wlock as Known Heir of the Estate of Patricia Wlock Deceased; the Estate of Patricia Wlock, Deceased - Real Property - Mortgage Foreclosure: Residential
 003283-CV-2025 Purple Orchid Trust V Randy D. Page Wakanda Properties LLC - Real Property - Mortgage Foreclosure: Residential
 003345-CV-2025 Rocket Mortgage, LLC F/K/A Quicken Loans, LLC V Quadeerah O. Adams A/K/A Quadeerah Adams - Real Property - Mortgage Foreclosure: Residential
 003374-CV-2025 U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for New Residential Mortgage Loan Trust 2020-NPL2; PA Department of Revenue V Maimouna Diarra A/K/A Diarra Maimouna Tyrone Shaw - Real Property - Mortgage Foreclosure: Residential

MECHANICS AGREEMENTS

003275-CV-2025 RGB Enterprises Inc D/B/A RGB Custom Home Builders V Glenn Laporta Monica Laporta - Agreement - Mechanic's Agreement
 003277-CV-2025 POM Contracting V Elliot Ace; Wendy L Ace - Agreement - Mechanic's Agreement
 003289-CV-2025 S & S Home Builders, Inc (Contractor) V Lorrie Anderson Randy Anderson - Agreement - Mechanic's Agreement

CONTRACT

003262-CV-2025 Larsen Lindsay Larsen Robert V Butko Michael; Tammy Huang - Contract - Contract: Other
 003341-CV-2025 Lindsay Larsen; Robert Larsen V Michael Butko; Tammy Tsiung - Contract - Contract: Other

CONTRACT EMPLOYMENT DISPUTE

CONTRACT-DEBT COLLECTION-CREDIT CARD

003265-CV-2025 American Express National Bank V Joseph Esposito Aka Joseph A Esposito - Contract - Debt Collection: Credit Card
 003281-CV-2025 Barclays Bank Delaware V Meichsner Monica - Contract - Debt Collection: Credit Card
 003282-CV-2025 Wells Fargo Bank, N.A. V Yoav Sassoun - Contract - Debt Collection: Credit Card

003284-CV-2025 Wells Fargo Bank, N.A. V Kathryn M. Newman - Contract - Debt Collection: Credit Card
 003285-CV-2025 Wells Fargo Bank, N.A. V Dawn Bair - Contract - Debt Collection: Credit Card
 003286-CV-2025 Midland Credit Management Inc V Eliot Sanders - Contract - Debt Collection: Credit Card
 003292-CV-2025 PNC Bank National Association V Wasyl Kucher - Contract - Debt Collection: Credit Card
 003297-CV-2025 Bank of America, N.A. V Eric J Palmer - Contract - Debt Collection: Credit Card
 003304-CV-2025 SoFi Bank N.A. V Jonah Lukaszewski - Contract - Debt Collection: Credit Card
 003309-CV-2025 Wells Fargo Bank, N.A. V Zachary J. Johnson - Contract - Debt Collection: Credit Card
 003310-CV-2025 LVNV Funding LLC V Sheila P Toney - Contract - Debt Collection: Credit Card
 003311-CV-2025 Citibank NA V Eugenio Nieves - Contract - Debt Collection: Credit Card
 003312-CV-2025 Citibank, N.A. V Dialna E Cintron - Contract - Debt Collection: Credit Card
 003315-CV-2025 JPMorgan Chase Bank, N.A. V Noboa Ulises - Contract - Debt Collection: Credit Card
 003316-CV-2025 JPMorgan Chase Bank, N.A. V Paul A Lambert - Contract - Debt Collection: Credit Card
 003326-CV-2025 Midland Credit Management Inc V Bret Noton - Contract - Debt Collection: Credit Card
 003330-CV-2025 Midland Credit Management Inc V Evangeline Albanian - Contract - Debt Collection: Credit Card
 003332-CV-2025 JPMorgan Chase Bank, N.A. V Albano Rainho - Contract - Debt Collection: Credit Card
 003340-CV-2025 Citibank NA V Christian A Curiel - Contract - Debt Collection: Credit Card
 003343-CV-2025 Citibank NA V Veronica McLaren - Contract - Debt Collection: Credit Card
 003356-CV-2025 Bank of America, N.A. V Kirk Maldonado - Contract - Debt Collection: Credit Card
 003357-CV-2025 Bank of America, N.A. V Christine Allen - Contract - Debt Collection: Credit Card
 003358-CV-2025 Bank of America, N.A. V Yaldaz Ball - Contract - Debt Collection: Credit Card
 003359-CV-2025 Bank of America, N.A. V James A Bandy - Contract - Debt Collection: Credit Card
 003375-CV-2025 Crown Asset Management LLC V Caitlin Rutigliano - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

003274-CV-2025 First Commonwealth Federal Credit Union V Brooke Lynne Smith - Contract - Debt Collection: Other
 003305-CV-2025 Crown Asset Management, LLC V Keith Devos - Contract - Debt Collection: Other
 003342-CV-2025 LVNV Funding LLC V Nicole Rosa - Contract - Debt Collection: Other
 003353-CV-2025 Crown Asset Management LLC V Shermayne McIntosh - Contract - Debt Collection: Other
 003363-CV-2025 LVNV Funding LLC V Marcine Mitchell - Contract - Debt Collection: Other

TORT

003318-CV-2025 Nikita Holt Willie Holt V Lavyette Garcia - Tort - Motor Vehicle
 003331-CV-2025 Justine Roach- 2007 Honda Accord (1HGCM727X7A017608) V - Tort - Motor Vehicle
 003360-CV-2025 California Casualty Indemnity Exchange a/s/o Antonio Fuzio and Samantha Pabon V Dumitru Stefanuca Jardine Transport, Ltd; Roberto Otero Parrilla - Tort - Motor Vehicle

PREMISES LIABILITY

003351-CV-2025 Maryellen Baker V Hiramrest Corporation Individually and d/b/a Petrizzo's Italian-American Restaurant John Doe (1-10) John F. Petrizzo, Jr; Petrizzo's, Inc. individually and d/b/a Petrizzo's Italian-American Restaurant - Tort - Premises Liability

PETITION**MASS TORT****PROFESSIONAL LIABILITY**

003278-CV-2025 Chris Angelopolous; Sheyla Angelopolous; North Slope Phase 2 Owners Association, Inc. V Natale J. Falanga, MD, FACP Natale J. Falanga, MD, FACP, P.C. - Professional Liability Action - Medical
 003288-CV-2025 MOSHE TAL; North Slope Phase 2 Owners Association, Inc. V Elizabeth M. Field; Powlette & Field LLC - Professional Liability Action - Legal

MISCELLANEOUS

003306-CV-2025 Baxter Daphni V Cheri Lang - Miscellaneous - Civil Miscellaneous: Other
 003368-CV-2025 North Slope Phase 2 Owners Association, Inc. V Janice Williams - Miscellaneous - Civil Miscellaneous: Other
 003379-CV-2025 North Slope Phase 2 Owners Association, Inc. V AAA Pocono Real Estate LLC - Miscellaneous - Civil Miscellaneous: Other
 003354-CV-2025 Roben Jones- Chevy Trac (3GCJNSBOKL221858) V - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title
 003355-CV-2025 Luis Galdamez- 2021 Stirling Steel Utility Trailer 5x10

(2SSUBE1AOMB148420) V - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title
 003361-CV-2025 Peter Gonze- 16 Open Deck Trailer (1E9F5162XWA079281); North Slope Phase 2 Owners Association, Inc. V - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title

WRIT OF EXECUTION**DEEDS****GRANTOR/GRANTEE**

Szumski, Dariusz/Gilmore, Ziera
 Barrett, Christopher/Menon, Gopa Kumar
 Bittner, Edward/Augello, Evelyn Martucci
 Augello, Angelo A/Shah, Samir
 Tibbs, Rann S/Motti, John L
 Oconnor, Timothy P Jr/Defreytag, Sam Leo
 Hasnik, Ronald/Hasnik, Joanne
 Dojer, Adolfo R/Maldonado, Joseph A
 Moser, Kathryn L/Sweeney, Robert L
 A & M Acquisitions LLC/Cullen, Connor
 Parnau, April J/Pullen, Andrew T
 Bush, Carla D Est/Edwards, Lindsey Patricia
 Gluck, Matthew Steven/Heisner, Kyle
 White Rock Title LLC/Chase, Rondel A
 Newell, Jeanna M/Newell, Jeanna M
 Carrero, Sylvana/Nationstar Mortgage LLC
 Marciano, Orriette Martina/Orriette Martina
 Marciano Revocable Living Trust
 U S Bank National Association/Issa, Rani
 U S Bank Trust N A/Vista Cir 2233 LLC
 Martinez, Angel/L & M Trust Agreement
 Jimenez, Edward/Callahan, Genevieve
 Espinal, Ana/Steele, Justin
 Zieba, Miroslaw J/Prasad, Nataliya
 MWM Residential Services LLC/Gould, Joseph
 Saldana, Nicole/LTS Homes LLC
 Burke, Peter J/Burke, Peter J
 Muller, Brian/Our Storybook LLC
 Rua-Aminyar, Kelly/Roussel, John
 Treible, Holly M/Marathon Property Investments LLC
 Goffredo, Mark/Dellalba, Brenda
 Marichal, Perla/MGJH1 LLC
 Grivalsky, Dennis J/Koutch, Stephen M
 Rosa, Cesar/Rosa, Cesar
 Osborne, Patrick M/Paul, David
 New Beginnings Capital Enterprises Inc/Coleman, Raymond
 Chapman, Laura E/Iannuzzi, Joseph A
 Iturriza, Alexandra M/Xu, Youyuan
 Peters, Jonathan T/Peters, Jonathan T
 D E & S Properties Inc/Joseph, Elienne
 Ribando, Nancy Est/Turs, Robert
 Baker, Charles S II/Castro, Idalia
 Vanderbilt, George W/Brenda Reish De Rodriguez Living Trust
 Epic Deed Service Corp 8987m/164 Iroquois LLC
 Classic Quality Homes/Auguste, Myrlande
 Ginther Family Trust/Ginther, John A
 Marchetta, Josephine/Wojtukiewicz, Miroslaw

Hofmann, Eva M/Mazzoni, Albert Jr
 Eno, Christopher N/Fernandez, Michael A
 Bala, Rahul/Konvalyuk, Oleksandr
 Vanbuskirk, Gerald J/Vanbuskirk, Gerald J
 Demichelis, Nestor/Tavares, Duverney
 Stillo, Joan W Est/Decker, Kathleen S
 Danowitz, David A/Elizabeth Gloria Teperov
 Revocable Trust
 Pupo, Michael Yunior/Pupo, Michael Yunior
 Young, John A/Young, Jason
 Young Family Trust/Young, Jason
 Krepps, C Andrew Jr/Krepps, C Andrew Jr
 Ledo LLC/Corbo Holdings LLC
 Integrity First Partners LLC/Novak, Vojtech
 Thompson, Denise D P/Zeng, Xian Y
 Campbell, John S/Cekic, Edin
 Zerilli, Joey/Gallego, Luis Fernando Rios
 Waszkielewicz, Lisa/Bottini, Lisa Marie
 Simon, Rosemarie/Simon, Michael A
 Incline Village LLC/RHG Real Estate LLC
 Blackman, Reinaldo/Buckland, Lori

DIVORCE

003290-CV-2025 Roberto Otero Parrilla V
 Daisyre Sanchez Rivera - Divorce - Divorce
 with 1 Count
 003307-CV-2025 Samantha Otero V Sayyid
 Otero - Divorce - Divorce with 1 Count
 003344-CV-2025 Robert W. Buarotti V Lauren
 Marie Nauman - Divorce - Divorce with 1
 Count
 003366-CV-2025 Dana M Borger V Matthew E
 Fehr - Divorce - Divorce with 1 Count
 003377-CV-2025 Dustin Gerard Thomas V
 Xihunelt Granados - Divorce - Divorce with 1
 Count
 003381-CV-2025 John F Reichenbach V Debra
 Sue Reichenbach - Divorce - Divorce with 1
 Count
 003266-CV-2025 Claudia Reyes V Shaun Reyes
 - Divorce - Divorce with 2 Counts
 003308-CV-2025 Michael J. Montero V
 Jennifer M. Montero - Divorce - Divorce with 3
 Counts
 003314-CV-2025 Courtney Pettersen V
 Michael Pettersen - Divorce - Divorce with 3
 Counts

SUPPORT

003269-CV-2025 Antoinette Deresky V Tariel
 Shontae Jackson - Support - Support
 003279-CV-2025 Ricardo H Jaramillo V Alma
 Moreira - Support - Support
 003293-CV-2025 Daisyre Sanchez Rivera V
 Roberto Otero Parrilla - Support - Support
 003294-CV-2025 Leyla Romero V Kenny
 Bonilla - Support - Support
 003346-CV-2025 Stacy Davis V Emmitt S
 Charles - Support - Support
 003367-CV-2025 Teresa A Pinder V Alijah K
 Pinckney - Support - Support
 003370-CV-2025 Destony Griffin V De'Marco
 Tyrone Stevens - Support - Support

003371-CV-2025 Miranda Velez Quiles V
 Jonathan Velez - Support - Support
 003383-CV-2025 Janaina Delziona V Tyrone A
 Lewis - Support - Support
 003384-CV-2025 Virginia Jones V Justin
 Anthony Debow - Support - Support

CUSTODY AND VISITATION

003317-CV-2025 Brianna Hardy V Ben Hardy -
 Custody - Custody/Partial Custody/Shared
 Custody/Visitation
 003347-CV-2025 Terry Rocker V Barbara
 Rocker - Custody - Custody/Partial
 Custody/Shared Custody/Visitation
 003364-CV-2025 Holly Bianchino V
 Christopher Hagan - Custody - Custody/Partial
 Custody/Shared Custody/Visitation
 003376-CV-2025 Jean Eddy Morisseau;
 Midland Credit Management Inc V Sophonie
 Petit-Frere - Custody - Custody/Partial
 Custody/Shared Custody/Visitation
 003352-CV-2025 Atiya I. Falana-Brant V
 Charles Dover Nasir Wynn; Tahira C. Wynn
 (Deceased) - Custody - Grandparent/Third
 Party Complaint for Custody/Partial
 Custody/Shared Custody/Visitation
 003372-CV-2025 Jasmine Shelly Karyn
 Shoffner; Holly Bianchino V Khylen Shoffner
 Raevon Britt; Christopher Hagan - Custody -
 Grandparent/Third Party Complaint for
 Custody/Partial Custody/Shared
 Custody/Visitation

PLAINTIFF V DEFENDANT JUDGMENTS

003365-CV-2025 Better Homes and Gardens
 Real Estate; Thomas R Wilkins Wilkins &
 Associates Wilkins & Associates Real Estate Inc
 TDBA Wilkins & Associates Real Estate, Inc.
 Wilkins Thomas R V Calvo Maybetty Trustee
 Calvo Trust Calvo Trust, Maybetty Calvo
 Trustee Paul Ross Bonaddio Richard Feleccia;
 Michael Pettersen - Judgment - Agreement to
 Revive Judgment - \$8,100.00
 003263-CV-2025 Advest Short Duration Real
 Estate Fund I LLC V Ismail Mohammed JP
 Zubish LLC - Judgment - Confession of
 Judgment: Money-Miscellaneous -
 \$619,408.16
 003362-CV-2025 Thomas R Wilkins Wilkins &
 Associates Wilkins & Associates Real Estate,
 Inc. t/d/b/a Better Homes and Gardens Real
 Estate V MayBetty Calvo Trustee Paul Ross
 Bonaddio Richard Feleccia the Calvo Trust -
 Judgment - Judgment - \$9,300.00

DEFAULT JUDGMENT PRAECIPE FOR JUDGMENT

003291-CV-2025 Jorge Aragon; Sunrays
 Trucking, Inc. Trucking Logics LLC V Boi
 Management Inc. Igor Gorbach; Lesya
 Maydanskyy Mr. Route Inc. Oleh Maydanskyy
 Olexandr Maydanskyy; Ucha Matcharashvili

William Collins; Gwendolyn Riley Naya Riley - Judgment - Transfer Judgment - \$640,335.96
 003327-CV-2025 Commonwealth of Pennsylvania V Sid Daniel Blauvelt - Judgment - Criminal Cost Judgment- Adult - \$1,167.23
 003321-CV-2025 Rosy Mizrahi V Stephen Blanco D/B/A PAJS Real Estate - Judgment - Foreign Judgments/Registration - \$284,800.00

JUDGMENT ON TRANSCRIPT

003271-CV-2025 Sandy L Tsang V Christine Phelan - Judgment - Judgment/Transcript - \$7,840.65
 003348-CV-2025 Spruce Hill Property Owners Association V Wayne Planker - Judgment - Judgment/Transcript - \$2,498.25
 003369-CV-2025 Credit Acceptance Corporation V Gwendolyn Riley Naya Riley - Judgment - Judgment/Transcript - \$9,839.70

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

003313-CV-2025 Manuel A. Varela V Pocono Township Pocono Township Zoning Hearing Board - Civil Appeal - Zoning Hearing Board
 003350-CV-2025 Thomas Jude Hutchinson V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

003287-CV-2025 Nicholas M Straka V LVNV Funding LLC - Civil Appeal - Civil Appeal: Other
 003320-CV-2025 Mike Farnan MJF Plumbing & Heating, LCC V Karin Beck - Civil Appeal - Civil Appeal: Other
 003380-CV-2025 Ann Modeste Lisa Marie Charles; S & S Home Builders, Inc (Contractor) V Steven J. Inc - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

CERTIFIED COPY LIENS

003295-CV-2025 PA Department of Revenue V Julio Amenero, Responsible Party of Llama Ice Cream LLC - Judgment - Certified Copy of Lien - \$3,341.96
 003299-CV-2025 PA Department of Revenue V John Novello, Responsible Party of Novellos Pizzeria & Restaurant Inc. - Judgment - Certified Copy of Lien - \$4,049.59
 003300-CV-2025 PA Department of Revenue V Tiffany C Ayers, Responsible Party of Gambino's LLC - Judgment - Certified Copy of Lien - \$26,187.16
 003301-CV-2025 PA Department of Revenue V Tequan D Lino - Judgment - Certified Copy of Lien - \$3,288.19
 003302-CV-2025 PA Department of Revenue V Jessica L Ruocco Michael A Ruocco - Judgment - Certified Copy of Lien - \$1,523.29
 003303-CV-2025 PA Department of Revenue V Dewey L Tally, Jr - Judgment - Certified Copy of Lien - \$3,289.89

FEDERAL TAX LIENS

003319-CV-2025 Department of Treasury- Internal Revenue Service; Sunrays Trucking, Inc. Trucking Logics LLC V William Duran; Lesya Maydanskyy Mr. Route Inc. Oleh Maydanskyy Olexandr Maydanskyy; Ucha Matcharashvili William Collins; Gwendolyn Riley Naya Riley - Lien - Federal Tax - \$169,927.85
 003270-CV-2025 Department of Treasury- Internal Revenue Service V Antonio Visconti Carol Visconti - Judgment - Federal Tax Lien - \$74,559.07
 003272-CV-2025 Department of Treasury- Internal Revenue Service V Fiers Thomas W - Judgment - Federal Tax Lien - \$363,319.11
 003273-CV-2025 Department of Treasury- Internal Revenue Service V Frank Quinteros - Judgment - Federal Tax Lien - \$77,634.87

MUNICIPAL LIENS

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

Aqua Pennsylvania Inc/Bank of New York Mellon Trust Company N A/Suin
 JNS Holding LLC/Dime Bank/Ucc3cont
 JNS Holding LLC/Dime Bank/Ucc3cont
 JNS Holding LLC/Dime Bank/Ucc3cont
 Mortgage Electronic Registration Systems Inc/Wilson, Richard Thomas Jr/Sat
 Lima One Capital LLC/ABC Pocono Prime LLC/Sat
 Mortgage Electronic Registration Systems Inc/Devellis, Lisa/Sat
 Mortgage Electronic Registration Systems Inc/Agyel, Isaac/Sat
 United Nations Federal Credit Union/Abimana, Chaste/Sat
 Cherubini, Linda Kay/Cross River Bank/Ucc1
 Popular Bank/Vargas, Rebecca/Sat
 Mortgage Electronic Registration Systems Inc/Leone, Janice M/Sat
 Pocono Rocks Inc/Wayne Bank/Ucc3cont
 Equity Trust Company/A & M Acquisitions LLC/Sat
 Loan Funder LLC Series 68844/Wolf and Rabbit LLC/Ucc3term
 First Keystone Community Bank/Moore, Jeffrey A/Sat
 Allen, Anisha/Commonwealth of Pennsylvania/Notr
 Mortgage Electronic Registration Systems Inc/Wright, Philip A/Sat
 Mortgage Electronic Registration Systems Inc/Buskirk, Taren J/Sat
 Mortgage Electronic Registration Systems Inc/Petrovski, Maria/Sat
 Mortgage Electronic Registration Systems Inc/Bucko, Rafal/Sat
 Citizens Bank N A/Beverly, Mathew G/Sat

First National Bank of Pennsylvania/Big Pines Investment Co LLC/Sat
 First National Bank of Pennsylvania/Big Pines Investment Co LLC/Trms
 PNC Bank National Association/Werkheiser, David A/Sat
 PNC Bank National Association/Pecha, Joseph W/Sat
 Great Bend Holdings Inc/PPL Electric Utilities Corporation/Rway
 Secretary of Housing and Urban Development/Alcantara, Nicholis/Sat
 Mortgage Electronic Registration Systems Inc/Brandes, Evan S/Sat
 Mortgage Electronic Registration Systems Inc/Omelczenko, Mary T/Sat
 Nationstar Mortgage LLC/Masullo, Michael A/Sat
 Baxter Credit Union/Fox, Jennifer/Sat
 Mortgage Electronic Registration Systems Inc/Leatherman, Drew L/Sat
 Katz, Andelina Andie/Commonwealth of Pennsylvania/Notr
 Mortgage Electronic Registration Systems Inc/Sevenhill Real Estate LLC/Sat
 Mortgage Electronic Registration Systems Inc/Torres, Lester/Sat
 Mortgage Electronic Registration Systems Inc/Masiello, Michael J/Sat
 Mortgage Electronic Registration Systems Inc/Mallikarjunan, Badri/Sat
 Pocono Mountain School District/Pocono Mountain School District/Dec
 Ragin, Dolores/Commonwealth of Pennsylvania/Notr
 Fifth Third Bank National Association/Gander, Nancy L/Sat
 Our Storybook LLC/Members 1st Federal Credit Union/Asle
 Davis, Cole James Sr/Commonwealth of Pennsylvania/Notr
 Citizens Bank N A/Lambert, Michael John/Sat
 PNC Bank N A/Fleegle, Deborah/Sat
 Nichols, Douglas W/Nicholas, Douglas W/Sat
 Dellalba, David/Dellalba, Brenda/Powr
 Fidelity Deposit and Discount Bank/Skytop Lodge Corporation/Sat
 Fidelity Deposit and Discount Bank/Skytop Lodge Corporation/Trms
 NBT Bank National Association/Jones, William G/Sat
 Irco Community Federal Credit Union/Keegan, Michael/Sat
 Commercial Lender LLC/ABC Poconos 1 LLC/Sat
 Mortgage Electronic Registration Systems Inc/Tengco, Myrna C/Sat
 Deutsche Bank National Trust Company/Lastimosa, Almar/Sat
 Isaac, Rupert N Jr/U S Bank Trust National Association/Asig
 Mortgage Electronic Registration Systems Inc/Sykes, Michael/Sat
 Mortgage Electronic Registration Systems Inc/Cays, Robert E/Sat
 Mortgage Electronic Registration Systems Inc/Price, Albert/Sat
 MidFirst Bank/Lent, William E Jr/Sat
 U S Bank National Association/Oday, Carola Jean/Sat
 Ruby Stone Trust/Bush, Maurice M/Sat
 Kovacs, John R III/Metropolitan Edison Company/Ease
 Mortgage Electronic Registration Systems Inc/Rodriguez, Brendaliz/Sat
 Secretary of Housing and Urban Development/Turbolski, John/Sat
 NewRez LLC/Reggetto, Laurence A/Sat
 New Residential Mortgage LLC/Luzieer, David/Sat
 FNCB Bank/Dangelo, Nicole/Sat
 Mortgage Electronic Registration Systems Inc/Werner, Timmy/Sat
 Tower Federal Credit Union/Pernia, Alan/Sat
 ESSA Bank & Trust/Cummins, Laura J/Sat
 ESSA Bank & Trust/Sobrinski, Michael A/Sat
 ESSA Bank & Trust/Micklos, Michael M Jr/Sat
 Serratti, Sheldon/Ispec/Ucc1
 Gilbert, Kevin/Ispec/Ucc1
 Mortgage Electronic Registration Systems Inc/Lundy, Frantz/Sat
 SBA Towers X LLC/Beaty, Donald/Trms
 ESSA Bank & Trust/Buzzuro, Susan L/Sat
 Mortgage Electronic Registration Systems Inc/Broxton, Chanel/Sat
 NewRez LLC/Seibert, Joseph/Sat
 Es Hospitality LLC/First Keystone Community Bank/Ucc1
 Horizon Farm Credit/Boddu, Srikanth Reddy/Sat
 Third Federal Savings and Loan Association of Cleveland/Morrissey, Leilannie/Sat
 Secretary of Housing and Urban Development/Hanson, Sylvia/Sat
 Teachers Federal Credit Union/Kernes, Kevin/Sat
 Wells Fargo Bank N A/Chang, Clive O/Sat
 Mortgage Electronic Registration Systems Inc/Janssens, Frank/Sat
 Mortgage Electronic Registration Systems Inc/Cheng, Carlos A/Sat
 Mortgage Electronic Registration Systems Inc/Seibert, Joseph/Sat
 Malanyuk, Liliya/Commonwealth of Pennsylvania/Notr
 Holmes, Jennifer M/Commonwealth of Pennsylvania/Notr
 Strouse, Charlene R/Commonwealth of Pennsylvania/Notr
 Mortgage Electronic Registration Systems Inc/Aziz, Rupa Dhanwatie/Sat
 Mortgage Electronic Registration Systems Inc/Lipinski, Peter S/Sat
 Demichelis, Nestor Javier/Zorrilla, Carolina Roxana/Powr

Zorrilla, Carolina Roxana/Demichelis, Nestor
 Javier/Powr
 Manufacturers and Traders Trust
 Company/Zajac, Chester/Sat
 Baney, Trever/Goodleap LLC/Ucc1
 Skytop Lodges Inc/Fidelity Deposit and
 Discount Bank/Asle
 Mortgage Electronic Registration Systems
 Inc/Turner, John H/Sat
 Mortgage Electronic Registration Systems
 Inc/Fardella, Blaine/Sat
 Mortgage Electronic Registration Systems
 Inc/Ruiz, Ruben Jr/Sat
 Wengerd, David S/Fisher, Bernard/Ease
 Fisher, Bernard/Metropolitan Edison
 Company/Ease
 Wengerd, David S/Metropolitan Edison
 Company/Ease
 KeyBank National Association/Dorshimer,
 Colin D/Sat
 263 On 447 LLC/Adams Outdoor
 Advertising/Leas
 KeyBank National Association/Dorshimer,
 Colin D/Sat
 Fette, Jolene/Adams Outdoor Advertising
 Limited Partnership/Leas
 Service Finance Company/Morales,
 Rodolfo/Ucc1
 Young Family Trust/Young, John A/Ease
 Brown, Aisha/Commonwealth of
 Pennsylvania/Notr
 PNC Bank National Association/Marra,
 Elizabeth/Sat
 S Doncses Protection Trust/Ppl Electric
 Utilities Corporation/Rway
 ESSA Bank & Trust/G&G Properties PA LLC/Sat
 ESSA Bank & Trust/G&G Properties PA
 LLC/Trms
 MNG Deer Lake LLC/Irco Community Federal
 Credit Union/Arnt

MORTGAGE

GRANTOR/GRANTEE

Gilmore, Ziera/Mortgage Electronic
 Registration Systems Inc
 Gilmore, Ziera/Redevelopment Authority of
 the County of Monroe
 Rhodes, Kenneth Jr/Mortgage Electronic
 Registration Systems Inc
 Burris, Edward/Mortgage Electronic
 Registration Systems Inc/Modm
 Menon, Gopa Kumar/Mortgage Electronic
 Registration Systems Inc
 Augello, Evelyn Martucci/Mortgage Electronic
 Registration Systems Inc
 Shah, Samir/Mortgage Electronic Registration
 Systems Inc
 Alpaugh, Stacey/Mortgage Electronic
 Registration Systems Inc
 Motti, John L/Mortgage Electronic
 Registration Systems Inc
 Hill, Robert M/Mortgage Electronic
 Registration Systems Inc

Henning, Harley D/Mortgage Electronic
 Registration Systems Inc
 Budner, Jared/PNC Bank National Association
 Rosa, Javier/Mortgage Electronic Registration
 Systems Inc
 White, Cassandra A/Upstart Mortgage LLC
 Bollinger, Roy A/First Northern Bank and Trust
 Co
 Gunter, Joanne C/Citizens Bank N A
 Everett, Celeste/Mortgage Electronic
 Registration Systems Inc
 Zuk, Danielle Marie/Citizens Bank N A
 Maldonado, Joseph A/Mortgage Electronic
 Registration Systems Inc
 Sweeney, Robert L/Moser, Kathryn L
 Cullen, Connor/Mortgage Electronic
 Registration Systems Inc
 Torres, Lester/Mortgage Electronic
 Registration Systems Inc
 Pullen, Andrew T/Mortgage Electronic
 Registration Systems Inc
 Brink, Wade A/Secretary of Housing and
 Urban Development
 Edwards, Lindsey Patricia/Mortgage Electronic
 Registration Systems Inc
 Heisner, Kyle/Trumark Financial Credit Union
 Denig, Jason M/Mortgage Electronic
 Registration Systems Inc
 Fuentes, George L/First Northern Bank and
 Trust Co
 Truelove, Jeremiah/Mortgage Electronic
 Registration Systems Inc
 Bonaccorso, Mario/Affinity Federal Credit
 Union
 McCarroll, James D/Mortgage Electronic
 Registration Systems Inc
 Passaretti, Raymond/Dart
 Burrell, Charles M/Guaranteed Rate Inc
 Tyson, Sharon/Secretary of Housing and
 Urban Development
 Tyson, Sharon/Freedom Mortgage
 Corporation/Modm
 Volpe, Jennifer Lynn/PSECU
 Killeen, Robert P/Discover Bank
 Moustafa, Nawal/Members 1st Federal Credit
 Union
 Satanik, Jeffrey/Wayne Bank
 Harris, James/Mortgage Electronic
 Registration Systems Inc
 Jungermann, Dina Maureen/Mortgage
 Electronic Registration Systems Inc
 Steele, Justin/Mortgage Electronic
 Registration Systems Inc
 Prasad, Nataliya/Mortgage Electronic
 Registration Systems Inc
 Gould, Joseph/Mortgage Electronic
 Registration Systems Inc
 Slocombe, Stephen/NE PA Credit Union
 Our Storybook LLC/Members 1st Federal
 Credit Union
 Roussel, John/Mortgage Electronic
 Registration Systems Inc

Dellalba, David/Mortgage Electronic
 Registration Systems Inc
 Skytop Lodges Inc/Fidelity Deposit and
 Discount Bank
 Koutch, Stephen M/Pennsylvania State
 Employees Credit Union
 Loys, Humberto A/First Northern Bank and
 Trust Co
 Smiley, Matthew J/First Northern Bank and
 Trust Co
 Montross, Brian/Mortgage Electronic
 Registration Systems Inc
 Rosa, Cesar/Mortgage Electronic Registration
 Systems Inc
 Moore, Lindsay/Mortgage Electronic
 Registration Systems Inc
 Cunha, David/Secretary of Housing and Urban
 Development
 Miksch, Jessica L/Unlock Partnership Solutions
 Ao1 Inc
 Johnson, Michael James/Penn East Federal
 Credit Union
 Rennig, Jessica/Mortgage Electronic
 Registration Systems Inc/Modm
 Paul, David/Mortgage Electronic Registration
 Systems Inc
 Rice, Michael/Citizens Bank N A
 Ortiz, Kathy A/Secretary of Housing and Urban
 Development
 Baltz, Glenn Alan/First Northern Bank and
 Trust Co
 Peters, Jonathan T/Mortgage Electronic
 Registration Systems Inc
 Joseph, Elienne/Mortgage Electronic
 Registration Systems Inc
 Turs, Robert/Mortgage Electronic Registration
 Systems Inc
 Auguste, Myrlande/Mortgage Electronic
 Registration Systems Inc
 Gonzalez, Marisol Iris/Secretary of Housing
 and Urban Development
 Brunell, Michael Lance/Mortgage Electronic
 Registration Systems Inc
 Melcer, Robert P/Citizens Bank N A
 Labar, Britney/Dart Collateral Manager LLC
 Mazzoni, Albert Jr/ESSA Bank & Trust
 Bocchino, Steven S/Utilities Employees Credit
 Union
 Reyes, Hector Perez/Secretary of Housing and
 Urban Development
 Romagno, Robert Joseph/Mortgage Electronic
 Registration Systems Inc
 Tavares, Duverney/Mortgage Electronic
 Registration Systems Inc
 Medunjanin, Sabrina/Mortgage Electronic
 Registration Systems Inc
 Desilva-Tamburri, Karlene/Mortgage
 Electronic Registration Systems Inc
 Felker, Kelly T/Wayne Bank
 Novak, Vojtech/Mortgage Electronic
 Registration Systems Inc
 Gallego, Luis Fernando Rios/Mortgage
 Electronic Registration Systems Inc

Persaud, Arron Leandru/Mortgage Electronic
 Registration Systems Inc
 MNG Deer Lake LLC/Irco Community Federal
 Credit Union
 Nomad Luxe LLC/Cv3 Bravo Trust/Asgn
 Mortgage Electronic Registration Systems
 Inc/Gasdik, Geraldine M/Asgn
 Moise, Adrian C/Goldman Sachs Mortgage
 Company/Asgn
 Elisa Holdings LLC/Investor Mortgage Finance
 LLC/Asgn
 Zangara, Anthony J/Citigroup Mortgage Loan
 Trust 2024-Rp5/Asgn
 Shatun, Elvira/Citigroup Mortgage Loan Trust
 2024-Rp5/Asgn
 Citrino, Joseph/Secretary of Housing and
 Urban Development/Asgn
 Perry, Inge/Citigroup Mortgage Loan Trust
 2024-Rp5/Asgn
 Francois, Helge G/Wilmington Savings Fund
 Society FSB/Asgn
 Castaneda, Doris B/Wilmington Trust North
 America/Asgn
 Hernandez, Paul S/Freedom Mortgage
 Corporation/Asgn
 Schoch, Calvin/NewRez LLC/Asgn
 Gonzalez, Ricardo/Citigroup Mortgage Loan
 Trust 2024-Rp5/Asgn
 Erb, Michael P/Planet Home Lending LLC/Asgn
 Cunha, David/Mortgage Electronic
 Registration Systems Inc/Asgn
 Schaffner, Daniel W/U S Bank Trust National
 Association/Asgn
 Narciso, Frank/Wilmington Savings Fund
 Society FSB/Asgn
 Leonard, John W/Rocket Mortgage LLC/Asgn
 Davis, Von/NewRez LLC/Asgn
 Rohrbach, Stephen/Nationstar Mortgage
 LLC/Asgn

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

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

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

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

**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
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

**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

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.bid4assets.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

**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

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

**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

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

**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

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 northwest-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

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 Sarah James Harvey, a/k/a Sarah James-Harvey, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, January 21, 2025 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.
Karen A. Matthew
984 Ashford St.
Brooklyn, NY 11207
Patricia D. James / Jesse Collins
767 Country Place Dr.
Tobyhanna, PA 18466

John L. Dewitsky, Jr., Esq.
17 N. 6th St.
Stroudsburg, PA 18360

May 23, 30, Jun 6

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

John LeFante
58 Swiftwater Avenue
Pocono Manor, PA 18349

John P. Sanderson III, Esq.
1 Terrace Drive
Olyphant, PA 18447

May 23, 30, Jun 6

**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

**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

**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
Brodheadsville, 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
Brodheadsville PA 18322

Connie J. Merwine, Esq.
501 New Brodheadsville Blvd N
Brodheadsville 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
Albrightsville, 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
ESTATE NOTICE**

Estate of Phyllis V. Wandell, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 11/18/2014 deceased.

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

Christine Dunne
2621 Albatross Lane
Matthews NC 28104

Gretchen Marsh Weitzmann, Esq.
700 Monroe St
Stroudsburg PA 18360

Jun 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lorenzo Buffa, late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, January 2, 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.

Elaine Buffa
285 Delaware Ave.
Palmerton, PA 18071

Steven J. Hartz, Esq.
P.O. Box 3
Bowmanstown, PA 18030

Jun 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Michelle E. Hitt a/k/a Michelle Hitt, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 04/18/2025 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. Brian Elwood Hitt

712 Monroe Street
Stroudsburg, PA 18360

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

Jun 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lorriane O. Woodling, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, May 8, 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. Vicki L. Woodling, Executrix

110 Sandhurst Road
Mundelein, IL 60060

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

Jun 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of William Charles Kimler aka William C. Kimler aka William Kimler, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 11/23/2023 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. James Hogan

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

Jun 6, 13, 20

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on 5/02/2025, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **En-Ai Amoi Coburn to En-Ai Amoi Prisca John**.

The Court has fixed the day of 6/06/2025 at 1:30 pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Jun 6

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on 5/02/2025, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Christopher Samuel Coburn to Christopher Samuel**

Eloah John.

The Court has fixed the day of 6/06/2025 at 1:30 pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Jun 6

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 **Buck Hill Falls Historical Foundation.**

Jun 6



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

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