

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 20, 2025

No. 25

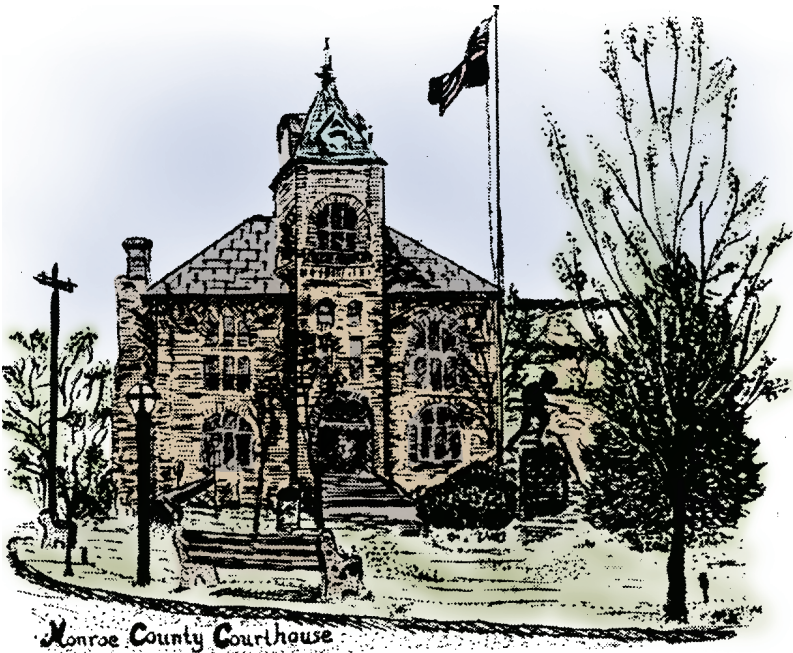
THE BENCH: Hon. Arthur L. Zulick, President Judge; Hon. Jonathan Mark; Hon. Jennifer H. Sibum;
Hon. Stephen M. Higgins; Hon. David J. Williamson; Hon. C. Daniel Higgins, Jr.

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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 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

- 23 Children's Advocacy Committee Meeting
12:00 PM – MCBA and Zoom
- 25 Court & Government Relations Committee Meeting
12:00 PM – MCBA and Zoom
- 26 Diversity Committee Meeting
12:00 PM – MCBA and Zoom
- 28 Name Change Clinic
10:00 AM – 2:00 PM – MCBA

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

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SAVE THE DATE

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something for everyone!

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COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

KEK POND CLEANING & DREDGING, LLC,

Plaintiff

v.

YEVHEN LYSYY a/k/a YEVHEN LYSY a/k/a JOHN LYSYY a/k/a JOHN LYSY,
PENNSYLVANIA PROPERTIES, PENNSYLVANIA PROPERTIES, LLC, POCONO INVESTMENT
GROUP, LEISURE LAKE and LEISURE LAKE AT POCONOS, LLC,

Defendants

Docket No. 0184 CV 2025

Breach of Contract; Unjust Enrichment

Summary:

This case presented the Court with a question about whether Plaintiff's second amended complaint stated a cause of action for breach of contract or unjust enrichment against two of the named defendants – Pennsylvania Properties, LLC (PP) and Leisure Lake at Poconos, LLC (LLP). Those two defendants filed preliminary objections contending that the complaint did not state a cause of action against them.

KEK Pond Cleaning & Dredging, LLC, brought this suit alleging breach of a written contract to dredge Leisure Lake in Scotrun, PA. The contract identified only "John Lysy, Pennsylvania Properties" as the party paying to obtain the dredging services. However, Plaintiff contends that other evidence ties PP and LLP to the contract including Lysy's email address ("poconoinvest@gmail.com"), a reference in the contract to "John Lysy of Pennsylvania Properties/the Pocono Investment Group," and a partial payment by cashier's check in the name of "Pennsylvania Properties."

Alternately, KEK presented an unjust enrichment claim based on the theory that, even if no written contract exists with PP and LLP, those entities "received a benefit by and through having use of said dredged lake" while failing to pay for it.

In their preliminary objections in the nature of a demurrer, PP and LLP assert that they are not parties to the contract and have no privity with the contracting parties. While the contract refers to fictitious names ("Pennsylvania Properties" and "Pocono Investment Group" –

without the corporate identifier), there are no facts alleged concerning a connection between those fictitious names and the corporate defendants, PP and LLP. Also, John Lysy signed the contract in his own name with no indication that he was doing so as an agent of a corporation. PP and LLP also argue that the doctrine of unjust enrichment is inapplicable when the relationship between the parties is founded upon a contract and they committed no wrongdoing.

Held:

1. Based on fundamental contract law that one cannot be liable for a breach of contract unless one is a party to that contract, or in privity with a party, the second amended complaint fails to state a claim for breach of contract against PP and LLP. *Electron Energy Corp. v. Short*, 597 A.2d 175, 178 (Pa. Super. 1991)(parties) and *Salvator v. Atl. Steel Boiler Co.*, 319 A.2d 903, 904 (Pa. 1974)(privity). The complaint does not indicate any connection between the fictitious names and the legal entities, PP and LLP. Likewise, using a check from a fictitious name does not establish a connection to a legal entity.
2. The second amended complaint fails to state a claim against PP and LLP for unjust enrichment. Unjust enrichment requires more than an allegation that a benefit was received from the contract. There must be some wrongful conduct by defendants to make the retention of the benefit unjust. Specifically, since the benefits arose in connection with a contract, “KEK cannot secure relief from [PP or LLP] unless they did something misleading or otherwise improper in connection with the contract.” Op. at 5 (citing *Kemp v. Majestic Amusement Co.*, 234 A.2d 846 (Pa. 1967) and *Meehan v. Cheltenham Twp.*, 189 A.2d 593 (Pa. 1963) and *Restatement of Restitution* § 110 (1937)).
3. Plaintiff given 20 days to file a third amended complaint.

Joshua B. Goldberg, Esq.

Geoffrey S. Worthington, Esq.

Hon. Arthur L. Zulick, PJ. May 22, 2025

Monroe County Prothonotary Filed May 22, 2025 12:12 PM

COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

KEK POND CLEANING & DREDGING, LLC,	:	No. 184 CV 2025
	:	
	:	
Plaintiff,	:	
	:	
vs.	:	
	:	
YEVHEN LYSYY a/k/a	:	
YEVHEN LYSY a/k/a JOHN LYSYY a/k/a	:	
JOHN LYSY, PENNSYLVANIA	:	
PROPERTIES, PENNSYLVANIA	:	
PROPERTIES, LLC, POCONO	:	
INVESTMENT GROUP, LEISURE LAKE	:	
and LEISURE LAKE AT POCONOS, LLC,	:	
	:	
Defendants.	:	

OPINION

Plaintiff KEK Pond Cleaning & Dredging LLC (KEK) has brought this suit against Defendants Yevhen Lysyy also known as John Lysyy, Pennsylvania Properties, Pennsylvania Properties LLC, Pocono Investment Group, Leisure Lake, and Leisure Lake at Poconos LLC alleging a breach of contract. KEK states in the complaint that it entered into a written contract to dredge Leisure Lake in Scotrun on March 24, 2024. The contract named KEK Pond Cleaning & Dredging LLC as the party providing the dredging services and John Lysy, Pennsylvania Properties as the party paying to obtain the dredging. The contract price was \$69,550.00. The contract was signed by “Karl Lange” for KEK on April 4, 2024 and by “John Lysy” on April 5, 2024. Lysy’s address stated on the contract was 138 Leisure Lake, Scotrun, PA 18355. The contract lists Lysy’s email address as “poconoinvest@gmail.com.” KEK alleges that the Defendants

“currently operate Leisure Lake Resort with the benefit of the work performed by Plaintiff KEK” which was the dredging of the lake. *Complaint*, ¶ 25. KEK alleges that on April 11, 2024, a down payment in the amount of \$25,000 was made by a check drawn on Pennsylvania Properties on April 1, 2024. *Second Amended Complaint*, Exhibit B. KEK finished the dredging project in by early May 2024, and lowered the contract price by \$4,050 for early completion of the work as described in the contract. KEK alleges that \$40,500 of the contract price remains unpaid.

KEK filed its complaint on January 13, 2025. On January 16, 2025, KEK filed an amended complaint after obtaining leave of court. KEK obtained leave of court to amend the complaint again and filed its second amended complaint on March 20, 2025. Defendants filed preliminary objections to the second amended complaint on April 9, 2025. Plaintiff answered the preliminary objections and the parties have filed briefs.

DISCUSSION

Defendants Pennsylvania Properties, LLC and Leisure Lake at Poconos, LLC have objected to Count I-Breach of Contract in the second amended complaint, contending that it does not state a cause of action against them. A preliminary objection in the nature of a demurrer is properly granted where the contested pleading is legally insufficient. *Weiley v. Albert Einstein Medical Center*, 51 A.3d 202, 208-09 (Pa. Super. 2012). Preliminary objections in the nature of a demurrer are deemed to admit all well-pleaded material facts and any inferences reasonably deduced therefrom, but not the complaint’s legal conclusions and averments. *Smith v. Beard*, 26 A.3d 551 (Pa. Commw. Ct. 2011).

Review of a preliminary objection is “limited to the contents of the pleadings.” *Puricelli v. Dep’t. of Transportation*, 288 A.3d 581, 585 (Pa. Commw. Ct. 2023) (citing *Pennsylvania State Lodge, Fraternal Ord. of Police v. Com., Dep’t. of Conservation & Nat. Res.*, 909 A.2d 413, 415 (Pa. Commw. Ct. 2006)). In ruling on preliminary objections, the court must “accept as true all well-plead allegations of material fact, as well as all inferences reasonably deducible from those facts.” *Id.* (citing *Key v. Pennsylvania Dep’t. of Corr.*, 185 A.3d 421, 423 (Pa. Commw. Ct. 2018)) (citation omitted). However, the court need not “accept as true any conclusions of law, unwarranted inferences from facts, argumentative allegations, or expressions of opinion.” *Id.* (citing *Torres v. Beard*, 997 A.2d 1242, 1245 (Pa. Commw. Ct. 2010)) (“For a preliminary objection to be sustained, it must appear with certainty that the law will not permit recovery, and we resolve any doubt in favor of the non-moving party.”).

It is fundamental contract law that one cannot be liable for a breach of contract unless one is a party to that contract. *Electron Energy Corp. v. Short*, 597 A.2d 175, 178 (Pa. Super. 1991)). Privity of contract is that connection or relationship which exists between two or more contracting parties. See 4 A. Corbin, *Contracts* s 778 (1951); 8 S. Williston, *Contracts* s 998A (3d ed. 1964); *Salvador v. Atl. Steel Boiler Co.*, 457 Pa. 24, 26, 319 A.2d 903, 904 (1974).

Defendants Pennsylvania Properties, LLC and Leisure Lake at Poconos, LLC argue that they are not parties to the KEK agreement; the written contract is between KEK and John Lysy. KEK acknowledges that the contract identifies John Lysy as the contracting party but points to references in the contract to the fictitious names “Pocono

Properties” in his address and that Lysy is identified in the body of the agreement as “John Lysy of Pennsylvania Properties/the Pocono Investment Group.” *Exhibit A attached to the Second Amended Complaint, at page 1, Purpose*. There is no indication in the second amended complaint as to what legal entity the fictitious names Pennsylvania Properties and Pocono Investment Group refer to other than John Lysy. Lysy signed the contract in his own name with no indication that he was doing so as an agent of a corporation, partnership or LLC. Plaintiff also alleged that John Lysy paid for a bathymetric measure of Leisure Lake as part of the dredging process, using a cashier’s check in the amount of \$2,200 in the name of Pennsylvania Properties. Again, the fact that an entity using a fictitious name paid a bill does not alter the fact that the contracting parties were KEK and Lysy. This objection will be sustained.

Defendants Pennsylvania Properties, LLC and Leisure Lake at Poconos next object to the claim of unjust enrichment in Count II of the second amended complaint. KEK alleges in the alternative that if no written contract exists between KEK and Pennsylvania Properties, LLC and Leisure Lake at Poconos, LLC, these companies “received a benefit by and through having use of said dredged lake,” while failing to pay for it. *Second Amended Complaint, ¶ 33*. KEK seeks payment from these LLCs in the amount of the unpaid balance owed on the contract, claiming that they have been unjustly enriched. Defendants Pennsylvania Properties, LLC and Leisure Lake at Poconos, LLC argue that the doctrine of unjust enrichment is inapplicable when the relationship between the parties is founded upon a contract. However, Pennsylvania

Properties, LLC and Leisure Lake at Poconos LLC are not parties to the contract. There is no contractual relationship alleged in Count II against these entities.

A quasi-contract imposes a duty, not as a result of any agreement, whether express or implied, but in spite of the absence of an agreement, when one party receives unjust enrichment at the expense of another. In determining if the doctrine applies, we focus not on the intention of the parties, but rather on whether the defendant has been unjustly enriched. The elements of unjust enrichment are "benefits conferred on defendant by plaintiff, appreciation of such benefits by defendant, and acceptance and retention of such benefits under such circumstances that it would be inequitable for defendant to retain the benefit without payment of value." The most significant element of the doctrine is whether the enrichment of the defendant is unjust; the doctrine does not apply simply because the defendant may have benefited as a result of the actions of the plaintiff. Where unjust enrichment is found, the law implies a quasi-contract which requires the defendant to pay to plaintiff the value of the benefit conferred. In other words, the defendant makes restitution to the plaintiff in *quantum meruit*.

Lackner v. Glosser, 892 A.2d 21, 34 (Pa. Super. 2006) (quoting *AmeriPro Search, Inc. v. Fleming Steel Company*, 787 A.2d 988, 991 (Pa. Super. 2001)).

It is not enough that Pennsylvania Properties, LLC and Leisure Lake at Poconos LLC received some benefit from the contract. To sustain the claim, KEK must allege that they wrongfully secured or passively received a benefit that it would be unconscionable for them to retain. *In re Brereton's Estate*, 130 A.2d 453, 457 (Pa. 1957). Thus, although KEK allegedly conferred a benefit on Pennsylvania Properties, LLC and Leisure Lake at Poconos LLC, since it was done pursuant to a contract between KEK and John Lysy, KEK cannot secure relief from Pennsylvania Properties, LLC and Leisure Lake at Poconos LLC unless they did something misleading or otherwise improper in connection with the contract. *Kemp v. Majestic Amusement Co.*, 234 A.2d 846 (Pa. 1967); *Meehan v. Cheltenham Twp.*, 189 A.2d 593 (Pa. 1963);

Restatement of Restitution § 110 (1937). There is no allegation of such conduct here. KEK apparently relied only on the credit of John Lysy. There is no allegation that misrepresentations were made concerning the ownership of the lake; in fact, there is no allegation that KEK investigated who owned it or that Pennsylvania Properties, LLC and Leisure Lake at Poconos LLC were the owners when the contract was signed. This objection will be sustained.

COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

KEK POND CLEANING & DREDGING, LLC,	:	No. 184 CV 2025
	:	
	:	
Plaintiff,	:	
	:	
vs.	:	
	:	
YEVHEN LYSYY a/k/a	:	
YEVHEN LYSY a/k/a JOHN LYSYY a/k/a	:	
JOHN LYSY, PENNSYLVANIA	:	
PROPERTIES, PENNSYLVANIA	:	
PROPERTIES, LLC, POCONO	:	
INVESTMENT GROUP, LEISURE LAKE	:	
and LEISURE LAKE AT POCONOS, LLC,	:	
	:	
Defendants.	:	

ORDER

AND NOW, this 22nd day of May, 2025, following consideration of Defendants' Preliminary Objections to Plaintiff's Second Amended Complaint, Plaintiff's Answer to the Preliminary Objections, and the parties' briefs, **IT IS ORDERED** as follows:

- 1. The demurrer to Count I-Breach of Contract is **sustained**. That count is **stricken** as to Defendants Pennsylvania Properties, LLC and Leisure Lake at Poconos LLC.
- 2. The demurrer to Count II-Unjust Enrichment is **sustained**. That count is **stricken** as to Pennsylvania Properties, LLC and Leisure Lake at Poconos LLC.
- 3. Plaintiff is given twenty days to file a third amended complaint.

BY THE COURT:


ARTHUR L. ZULICK, P.J.

cc: Joshua B. Goldberg, Esq.
Geoffrey S. Worthington, Esq.
Pocono Investment Group

Monroe County PA Prothonotary
MAY 22 '25 PM 12:12

CIVIL COMPLAINTS
WRIT OF SUMMONS
REAL PROPERTY

003765-CV-2025 Kathleen Lockwood V Norma Fischer - Real Property - Landlord/Tenant Dispute
 003681-CV-2025 JEND Home Investors Group, LLC V Adam Sitko - Real Property - Ejectment
 003733-CV-2025 Anthony Malinowski; Marek Tchorzewski; Flagger Force/Traffic Control Services, LLC V David Ortiz - Real Property - Ejectment
 003633-CV-2025 Fifth Third Bank, N.A. V Latasha S Crawford - Real Property - Mortgage Foreclosure: Residential
 003663-CV-2025 Navy Federal Credit Union V Grant D Kerrick - Real Property - Mortgage Foreclosure: Residential
 003672-CV-2025 Wells Fargo Bank, N.A. V Kathy Ortega - Real Property - Mortgage Foreclosure: Residential
 003740-CV-2025 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. V Mary C. Roach - Real Property - Mortgage Foreclosure: Residential
 003635-CV-2025 Pamela Beal, co agent under the Power of Attorney of Marion Gilbert V Brenda Dell'Alba David Dell'Alba Jody L Goffredo, Individually and as Husband and Wife Mark Goffredo, Individually and as Husband and Wife - Real Property - Real Property: Other
 003721-CV-2025 The Hamlet Property Owners Association, Inc. V Charles Noonan - Real Property - Real Property: Other
 003722-CV-2025 The Hamlet Property Owners Association, Inc. V Andrew Feminella; Thomas McManus - Real Property - Real Property: Other
 003725-CV-2025 The Hamlet Property Owners Association, Inc. V Icilda Browne Belle Merline Jeshuram - Real Property - Real Property: Other
 003742-CV-2025 The Hamlet Property Owners Association, Inc. V Gilbert Sanabria - Real Property - Real Property: Other
 003743-CV-2025 Ridge Top Village Owners Association V Pearl A Bennett, An Individual and Pearl A Bennett, as Administrator of the Estate of Raymond Berry, Deceased - Real Property - Real Property: Other
 003751-CV-2025 Ridge Top Village Owners Association V Terry K Sullivan, Executor of the Estate of Betty Marie Bell, deceased - Real Property - Real Property: Other
 003753-CV-2025 Ridge Top Village Owners Association; Kevin A. Hardy, Attorney at Law, PC V Jordan Tomas Cox, and Any Unknown Heirs, in their capacity as Heirs of Vera Blount, deceased - Real Property - Real Property: Other

003670-CV-2025 Investor Mortgage Finance LLC V Elisa Holdings LLC - Real Property - Mortgage Foreclosure: Commercial

MECHANICS AGREEMENTS

003653-CV-2025 Julius Kollar of Kobalt Construction V Adam M. Haywood - Agreement - Mechanic's Agreement
 003654-CV-2025 Sinc Construction V Cheyanne Gagnon Jennah E. Gagnon Kevin P. Gagnon Kevin P. Gagnon, Jr. - Agreement - Mechanic's Agreement

CONTRACT

003712-CV-2025 Cobra Fire and Security, LLC V Capstone On-Campus Management, LLC; East Stroudsburg University of Pennsylvania - Contract - Contract: Other
 003737-CV-2025 Barclays Bank Delaware V Antonio Dabrio - Contract - Contract: Other
 003760-CV-2025 Robert Mathewson, Jr. V Majic Enterprises, Inc. t/a Majic Enterprises Michael A. Casale - Contract - Contract: Other

CONTRACT EMPLOYMENT DISPUTE

CONTRACT-DEBT COLLECTION-CREDIT CARD

003630-CV-2025 American Express National Bank V Brian Hatfield AKA Brian J Hatfield - Contract - Debt Collection: Credit Card
 003634-CV-2025 PNC Bank National Association V Jose E Beteta - Contract - Debt Collection: Credit Card
 003657-CV-2025 First National Bank of Omaha V Allan Lebar - Contract - Debt Collection: Credit Card
 003661-CV-2025 Jefferson Capital Systems, LLC V John Dancy - Contract - Debt Collection: Credit Card
 003673-CV-2025 American Express National Bank V Richard Camardi - Contract - Debt Collection: Credit Card
 003685-CV-2025 Cavalry SPV I, LLC V Melissa Aponte - Contract - Debt Collection: Credit Card
 003686-CV-2025 Cavalry SPV I, LLC V Sofia Mota - Contract - Debt Collection: Credit Card
 003687-CV-2025 Cavalry SPV I, LLC V Juan Castro - Contract - Debt Collection: Credit Card
 003688-CV-2025 Cavalry SPV I, LLC V Stacey Mazur Aka Stacey Marie Manfredi - Contract - Debt Collection: Credit Card
 003689-CV-2025 Wells Fargo Bank, N.A. V Zakir A Hussain - Contract - Debt Collection: Credit Card
 003690-CV-2025 Cavalry SPV I, LLC V David Rahaley - Contract - Debt Collection: Credit Card
 003691-CV-2025 Calvary SPV I, LLC V Antowan Watford - Contract - Debt Collection: Credit Card
 003694-CV-2025 Cavalry SPV I, LLC V Lincoln E Charles - Contract - Debt Collection: Credit Card

003695-CV-2025 Cavalry SPV I, LLC V David Acosta - Contract - Debt Collection: Credit Card
 003713-CV-2025 Cavalry SPV I, LLC V Deborah Webb Meyers - Contract - Debt Collection: Credit Card
 003714-CV-2025 Cavalry SPV I, LLC V Sharon Rand - Contract - Debt Collection: Credit Card
 003718-CV-2025 American Express National Bank V Marco Miranda a/k/a Marco P Miranda - Contract - Debt Collection: Credit Card
 003732-CV-2025 Cavalry SPV I, LLC V Dovier Estacio - Contract - Debt Collection: Credit Card
 003735-CV-2025 JP Morgan Chase Bank, N.A. V ALBANO Rainho - Contract - Debt Collection: Credit Card
 003748-CV-2025 JPMorgan Chase Bank, N.A. V Jade Hill - Contract - Debt Collection: Credit Card
 003749-CV-2025 JPMorgan Chase Bank, N.A. V Jade Hill - Contract - Debt Collection: Credit Card
 003750-CV-2025 JPMorgan Chase Bank NA V John Gordon - Contract - Debt Collection: Credit Card
 003758-CV-2025 U.S. Bank National Association V Robert Blackney aka Robert R Blackney Jr - Contract - Debt Collection: Credit Card
 003762-CV-2025 JPMorgan Chase Bank, N.A. V Kay N Inniss - Contract - Debt Collection: Credit Card
 003763-CV-2025 JPMorgan Chase Bank, N.A. V Ronald Heckman - Contract - Debt Collection: Credit Card
 003770-CV-2025 JPMorgan Chase Bank, N.A. V Jazmine Costa - Contract - Debt Collection: Credit Card
 003771-CV-2025 JPMorgan Chase Bank, N.A. V Kyle Miguel - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

003646-CV-2025 Velocity Investments LLC V Andrew Alexander - Contract - Debt Collection: Other
 003700-CV-2025 TBF Financial LLC V Kwame Kevin Blaize - Contract - Debt Collection: Other
 003739-CV-2025 Ford Motor Credit Company LLC V Richard Muoio - Contract - Debt Collection: Other
 003745-CV-2025 Mount Pocono Municipal Authority V Austin Goode - Contract - Debt Collection: Other
 003746-CV-2025 Mount Pocono Municipal Authority V Mary A. O'Connor - Contract - Debt Collection: Other
 003747-CV-2025 Mount Pocono Municipal Authority V Oak View Terrace, Inc. Formerly Known as OVT Inc - Contract - Debt Collection: Other

TORT

003659-CV-2025 Amy Pallone; Joseph Pallone V Cole Altemier - Tort - Motor Vehicle
 003761-CV-2025 Gabriel Espinoza V Yoseth Santiago Ramirez Ariza - Tort - Motor Vehicle
 003773-CV-2025 Alexandria Pino; Joseph Pino V Jessica Valdez; Santos Valdez; William Martinez - Tort - Motor Vehicle

PREMISES LIABILITY

003632-CV-2025 Laura Tierney V John Doe; Miggy's Corporation Five Miggy's Corporation Six Mignosi's Super Foodtown of East Stroudsburg - Tort - Premises Liability
 003671-CV-2025 Joseph Yuliano; Terrie Yuliano V Club Exploria, LLC D/B/A Exploria Resorts John Does 1-10; Pocono Mountain Villas by Exploria Resorts Pocono Mountain Villas Owners Association, Inc. - Tort - Premises Liability
 003679-CV-2025 Jennifer Apollon V Bracey's Inc aka Bracey's Supermarket Inc, Individually and D/B/A Shop Rite of Mount Pocono Store 416; William Martinez - Tort - Premises Liability

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

003684-CV-2025 Santander Consumer USA, Inc V Naima Dora Kassimu Orrin Hugh Broadbell - Miscellaneous - Civil Miscellaneous: Other
 003701-CV-2025 Two Shields LLC d/b/a Whitmore's Garage V William Fadule - Miscellaneous - Civil Miscellaneous: Other
 003738-CV-2025 Flagger Force/Traffic Control Services, LLC V Christina Nuzzo, as Administrator For the Estate of Thomas Joseph McManus, Deceased - Miscellaneous - Civil Miscellaneous: Other
 003766-CV-2025 2020 Ford F150; Mariner Finance, LLC V - Miscellaneous - Civil Miscellaneous: Other
 003736-CV-2025 Audi A4 VIN WAUUF78K89N033142 Jacob Johnson; Santander Consumer USA, Inc V - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Fleegle, Deborah/Herrera, Sergio Sanchez Gill, Marguerite/Hernandez, Jordy Afanasyev, Michael/Nametova, Inara Lauro, Michael/Troy, Gary
 510 Enterprise LLC/Martinez, Antonio Wagman, Joel L/Bishop, Timothy Little, Greg Tyler/Molina, James Karolys, Patricio X/Torres, Michael Curry, Nick/Anecchiarico, Tina Marie

Campbell, Scott T/Habib, Amber N
 Knowles, Kevin/Knowles, Kevin
 Bugayeva, Dina/Shearer, Justin D
 Protech & Associates Inc/Stasiulewicz, Tomasz
 Keegan, Charles T Jr/Tichy, Matthew A
 Antonacci, Giuseppe Est/Caballero, Cesar
 Octaviano Oliver
 Garrett, Joseph Anthony/Jones, Robert A Jr
 Filho, Osires Decarvalho Ribeiro/Melnik, Anatoli
 Ubiles, Gladys/Moriarty, Karen
 Navas, Maria P/Oconnor, Julianne
 Trunzo, Julia E/Conboy, Amy
 Wendling, Isabella G/Jackson, Michael A
 Rodgers, Conor/Edison, Alain
 Weiss, Casey/Weiss, Casey
 McDevitt, John/McDevitt, John
 Rodas, Julio Jhovani/Rodas, Julio Jhovani
 Fator, James A/Bean, Katie
 Popis, Cyris Jacob/National Residential
 Nominee Services Inc
 National Residential Nominee Services
 Inc/Ondonga, Clinton
 Carbon Rei LLC/Bezanis, Kristian
 Devougas, Thomas C/White Rock Title LLC
 Franciscangeli, Vincent Jr/Franciscangeli Joint
 Revocable Trust
 Espinoza, Cesar David Jumbo/Cancel, Juan
 Desvousges, Crystal Eileen/Turcios, Elvin
 Valentine, Nicholas/Walley, Jonathan Lee
 Mazzella Enterprises LLC/Mazzella, Joseph A
 223 Paxinos Drive LLC/Falken Estate LLC
 Dobrinsky, Gary A/Devine, Ian
 Tozzi, Christopher M/Sally, Bishop C
 Patriot Park LLC/Berisha, Mentor
 Robson, Craig J/Robson 2025 Revocable Living
 Trust
 Pmit Rei 2021-C LLC/UMB Bank National
 Association
 Min, Dorothy/First Solution Realty LLC
 Berrios, Elizabeth/Berrios, Elizabeth
 28 A State In the Mountains LLC/Pocono Pines
 Management L&B
 Woodfork, Milton/Adzemovic, Basrija
 Canela, Aureliano/Pramukh Guru LLC
 Parma, Jiri/Lagunova, Volha
 Adur LLC/Wolf Trinity LLC
 Tanner, Joshua J/Torres, Diana P Jimenez
 A & M Acquisition LLC/Abdelnaby, Khaled
 Netkowski, Piotr/Bragg, Jasmin Yadira
 Utley, Eddie/Kotex Construction LLC
 Snyder Irrevocable Trust/Traina, Peter J
 Stek LLC/Kor, Jared David
 Holmes, Edward/Yonjan, Amrit
 M & J Dream LLC/Lupo, Ellen
 Brady, Brian/Bassit, Rosette Togana
 Fairfax, Marvenia/Kadijic, Alin
 Wengerd, David S/Siluan, Javier A
 Sullivan, Ryan Christopher/Miller, Sven
 Levin, Dmitry/Showers, Chevette
 Sevcik, David D/Moore, Susan
 Villafane, Juan A Est/Wagstaff, Ledonne
 Mazzella, Joseph A/Mazzella, Joseph A
 Oesterle, Ashley/Hartman, Alyssa
 Schratt, Shane/Huffman, Lawrence
 Lyons, Audra/But Verify Trust
 Bauer, Dustin L/Fitzgerald, James E II
 Lyons, Audra/But Verify Trust
 S&S Speedways Inc/Pointe Holdings LLC
 Kuehn, Emiko/Kuehn, Kimiko
 Altemose, David Alan/Altemose, David Alan
 Cephas, Catherine R/Polash, Brian
 Suren, Heriberto/Suren, Heriberto
 Krzyzek, Grzegorz Daniel/136 Tumbleweed Dr
 LLC
 DeFazio, Charles/DeFazio, Charles
 MPW Construction Inc/Majkowski, Wayne R Jr
 Morales, Javier/Baez, Edwin Torres
 Oruj, Emin/HS Contracting NYC Services LLC
 Antonio, Max/Roa's Inc
 Kundan, Narine/Pexton, Tiffany
 Karim, Riaz/Zilverberg, John
 Cousins, Amy/Donello, Jennifer
 Bisono, Alfonso/Singh, Parul
 Complido, Victor M/Lanza, Michel
 Bass, Kenneth E/Durst, Terry
 Skytop Lodge Corporation/Mayfield,
 Christopher S
 Skytop Lodge Corporation/Picho, Diane I
 Fink, Jared/Frassetti, Donna
 Izdebski, Michael/Pursell, Judith
 Magda, Kurt/Drass, Dennis J Jr
 Cousins, Clevon/Mendoza, Shivaughnette
 Margretta, Andrew E/Oney, Denise M
 Toll, William O/William and Phyllisann Toll
 Revocable Living Trust
 DeLeo, Francis A/C and D Rentals LLC
 Patel, Swaroop/Sanchez, Rafael L
 Dozortsev, Eugene/Lewis, Timothy D
 Flips Are Us LLC/Balsamo, Joseph Carmelo
 Panchura, Veronica/Kiver, Lyudmyla
 Vogel, Matthew L/Devine, Mallory
 Stewart-King, Jennifer D/Thompson, Kylie
 Nikkole
 Teixeira, Nickelous/EML Property Mgmnt LLC
 Garcia-Gonzalez, Carlos/Garcia, Ana
 Zeeshan Shariff Revocable Living Trust/Dickey,
 Alina
 Sanchoo, Tina Jasmine/Jewnandan, Komal
 Persaud
 Slawik, Mark R/Slawik, Mark R
 Wenzel, Sandra/Phoenix Investors Group LLC
 Decker, Kathleen S/Stillo, Susan
 Timko, Daniel/Ascension Property Holdings
 LLC
 126 N Main St LLC/Schmelfenig, Gary
 Boodoo, Gobin Est/Brito, Franklin Frias
 Marte, Adrian Fernando/Santiago, Glorimar
 Bogutskiy, Yuriy/Bogutskiy, Yuriy
 Galante, Richard/Gonzalez, Gerardo
 Perticari, David/Elphick, Jennifer
 Roberts, Andrew N/Galarcep, Frank
 Renick, Roland K/Sweeney, Patrick
 Ezinwa, Ngozi Margaret/Bramwell, Winston
 Divittore, Lisa/Jorge, Jevon Samuel
 Lawler, Thomas J III/Lawler Trust

Abels Properties Group LLC/Santander,
Anthony L

DIVORCE

003651-CV-2025 Samantha Davina Caliste V
Peter Andy Caliste - Divorce - Divorce with 1
Count
003674-CV-2025 Jessica Lynn Derencik V Blake
Andrew Derenick - Divorce - Divorce with 1
Count
003757-CV-2025 Stephanie Musetti-Bain V
Christopher Bain - Divorce - Divorce with 1
Count
003772-CV-2025 Amy L Crilley V John D Crilley,
Jr. - Divorce - Divorce with 1 Count
003664-CV-2025 Ryan M Gursky V Carine N
Gursky - Divorce - Divorce with 2 Counts
003676-CV-2025 JoAnn Tritto V Michael
Reisenwitz - Divorce - Divorce with 2 Counts
003774-CV-2025 John Michael Nagy, Jr V
Robin Beth Orrego - Divorce - Divorce with 3
Counts
003728-CV-2025 Kathleen M Snow V Donald
Snow, Jr. - Divorce - Divorce with 4 Counts
003744-CV-2025 Natalia I Rivera V Felix A
Rivera - Divorce - Divorce with 4 Counts
003637-CV-2025 Jacqueline M Stanley V
Matthew J Stanley - Divorce - Divorce with 6
Counts

SUPPORT

003665-CV-2025 Joanellis Annais Jimenez V
Jonathan Murray Sr - Support - Support
003666-CV-2025 Ingrid Daher V Adel Daher -
Support - Support
003667-CV-2025 Chelsea Deems V Joseph
Rufolo - Support - Support
003683-CV-2025 Amber L Lillman V Albert
Anthony Carmona - Support - Support
003692-CV-2025 Kaylee Neglia V William
Martinez - Support - Support
003693-CV-2025 Monroe County Probation V
Quintella Rager-Gordon - Support - Support
003715-CV-2025 Crystal Smith V William P
Peterson - Support - Support
003716-CV-2025 Brandon Deene V Joella
Charles - Support - Support
003717-CV-2025 Monroe County Probation V
Yvonne Tina Simpson - Support - Support
003726-CV-2025 Tiffany Keeling V Jason
Howey - Support - Support
003729-CV-2025 Valerie Washington V Orel D
Cohen - Support - Support
003756-CV-2025 Kirsten Gray V Alexander
David Hallman - Support - Support
003767-CV-2025 Rosa Angelica Maldonado V
Theodore Frederick Regis - Support - Support
003768-CV-2025 Asia Renee Dubose; Liliana
Mannuzza V Taj Demane Phillips; Deborah
Webb Meyers - Support - Support

CUSTODY AND VISITATION

003639-CV-2025 Jessica Lynn Derenick V Blake
Andrew Derenick - Custody - Custody / Partial
Custody / Shared Custody / Visitation
003643-CV-2025 Alize Mangroo V Daveanand
Mangroo - Custody - Custody / Partial Custody
/ Shared Custody / Visitation
003644-CV-2025 Jaleesa Agosto V Tarryn
Peterson - Custody - Custody / Partial Custody
/ Shared Custody / Visitation
003652-CV-2025 John A Acosta V Denuve
Rodriguez - Custody - Custody / Partial
Custody / Shared Custody / Visitation
003655-CV-2025 Lawrence Sciarrone V
Angelique Cherney - Custody - Custody /
Partial Custody / Shared Custody / Visitation
003656-CV-2025 Jordan Mains V Erica Mains -
Custody - Custody / Partial Custody / Shared
Custody / Visitation
003680-CV-2025 Paul London V Sylwia
Maciorowska - Custody - Custody / Partial
Custody / Shared Custody / Visitation
003697-CV-2025 Antlinette J. Punla V Ruben
Punla - Custody - Custody / Partial Custody /
Shared Custody / Visitation
003711-CV-2025 Justin Earl V Casey Weiss -
Custody - Custody / Partial Custody / Shared
Custody / Visitation
003719-CV-2025 Liliana Mannuzza V James
Thomas Mannuzza; Deborah Webb Meyers -
Custody - Custody / Partial Custody / Shared
Custody / Visitation
003645-CV-2025 Dale Shaw-Sims V Jelani
Porter Paris Padgett - Custody -
Grandparent/Third Party Complaint for
Custody/Partial Custody/Shared
Custody/Visitation
003741-CV-2025 Patricia Bayer V Justin Silfee;
Sara M Schwartz - Custody -
Grandparent/Third Party Complaint for
Custody/Partial Custody/Shared
Custody/Visitation

PLAINTIFF V DEFENDANT

JUDGMENTS

003658-CV-2025 River Heights Capital LLC V
Jones Richard A - Judgment - Agreement to
Revive Judgment - \$34,285.94

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

003631-CV-2025 Commonwealth of
Pennsylvania V Angel Antonio Bravo-Gomez -
Judgment - Criminal Cost Judgment- Adult -
\$4,705.50
003641-CV-2025 Commonwealth of
Pennsylvania V Paul Thomas Johnson -
Judgment - Criminal Cost Judgment- Adult -
\$1,116.95
003660-CV-2025 Commonwealth of
Pennsylvania V Christopher Thomas Irizarry -
Judgment - Criminal Cost Judgment- Adult -
\$1,105.50

003662-CV-2025 Commonwealth of Pennsylvania V Derrick D Stanley - Judgment - Criminal Cost Judgment- Adult - \$1,108.00
 003720-CV-2025 Commonwealth of Pennsylvania V Torrian Deaquan Howard - Judgment - Criminal Cost Judgment- Adult - \$1,255.50
 003723-CV-2025 Commonwealth of Pennsylvania V Anthony Perez - Judgment - Criminal Cost Judgment- Adult - \$1,610.50
 003752-CV-2025 Commonwealth of Pennsylvania; Lawrence Sciarone V Christoffel Bhagrat - Judgment - Criminal Cost Judgment- Adult - \$1,184.50

PRAECIPE FOR JUDGMENT

003698-CV-2025 Stephen Martin V Cruz Control, Entertainment, LLC Mccoymedia Inc. Ricardo Cruz Stacey McCoy - Judgment - Foreign Judgments / Registration - \$2,265,526.42

JUDGMENT ON TRANSCRIPT

003677-CV-2025 Pocono Township V Chad Bowker - Judgment - Judgment / Transcript - \$12,219.75
 003682-CV-2025 Palmerton Community Ambulance Assoc. V David L Castiglioni - Judgment - Judgment / Transcript - \$2,329.21
 003705-CV-2025 Credit Acceptance Corporation V Ronald Labar - Judgment - Judgment / Transcript - \$5,778.87
 003706-CV-2025 Mariner Finance, LLC V Brian J. Albelli - Judgment - Judgment / Transcript - \$3,962.46
 003707-CV-2025 Synchrony Bank V Bret Norton - Judgment - Judgment / Transcript - \$9,719.93
 003709-CV-2025 LVNV Funding LLC V Pedro Williams - Judgment - Judgment / Transcript - \$1,578.62
 003710-CV-2025 Synchrony Bank V Tony Bryant - Judgment - Judgment / Transcript - \$3,565.62
 003731-CV-2025 Midland Credit Management Inc V Mikey Junior Gilbert - Judgment - Judgment / Transcript - \$1,252.30
 003734-CV-2025 Kevin A. Hardy, Attorney at Law, PC V Cvetan Nachev - Judgment - Judgment / Transcript - \$2,710.68
 003769-CV-2025 Jonestown Bank & Trust Co. V Jeanette Curry; Sylwia Maciorowska - Judgment - Judgment / Transcript - \$4,118.65

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

003675-CV-2025 Yaroslav Pankevych V Commonwealth of PA Dept of Transportation Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 003759-CV-2025 David William Gladstone V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

003341-CV-2025 Carlos Santiago Jolene M Spinelli V William Salama - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

CERTIFIED COPY LIENS

003668-CV-2025 Commonwealth of PA Dept of Labor and Industry to the Use of the Unemployment Compensation Fund V Yoon-Taek Chun MD PC - Judgment - Certified Copy of Lien - \$1,029.08
 003669-CV-2025 Commonwealth of PA Dept of Labor and Industry to the Use of the Unemployment Compensation Fund V L Marki & Son INC - Judgment - Certified Copy of Lien - \$6,303.78
 003702-CV-2025 Department of Labor and Industry to the Use of the Unemployment Compensation Fund V Pocono Auto Service Center Inc - Judgment - Certified Copy of Lien - \$41,541.62
 003703-CV-2025 Department of Labor and Industry to the Use of the Unemployment Compensation Fund V DNT Logistics Inc - Judgment - Certified Copy of Lien - \$1,632.33

FEDERAL TAX LIENS

003648-CV-2025 Department of Treasury-Internal Revenue Service V Eric B Tomlinson - Judgment - Federal Tax Lien - \$30,558.78
 003649-CV-2025 Department of Treasury-Internal Revenue Service V Frigento Enterprises Co, a Corporation Marrone Logistics - Judgment - Federal Tax Lien - \$92,712.92
 003650-CV-2025 Department of Treasury-Internal Revenue Service V Roberto D Benjamin - Judgment - Federal Tax Lien - \$78,331.27

MUNICIPAL LIENS

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

PNC Bank National Association/Lefevre, Jeffrey S/Sat
 Buck Hill Falls Company/Bishop, Timothy/Dec
 TD Bank N A/Zambri, Tara/Sat
 Lakeview Loan Servicing LLC/LoanCare LLC/Powr
 Jones, Lynda M/Jones, Robert A Jr/Powr
 PNC Bank National Association/Beta PSI Housing Association/Sat
 Mortgage Electronic Registration Systems Inc/Samilo, Michael Robert/Sat
 Mortgage Electronic Registration Systems Inc/Muller, Brian/Sat
 Ubiles, Gladys Leonor/Cassamassino, Veronica/Powr

Mortgage Electronic Registration Systems
 Inc/MBI Investments LLC/Sat
 Mortgage Electronic Registration Systems
 Inc/Residual Holdings LP/Sat
 Rawding, Kurt M/Manriquez, Darwin/Sat
 Wendling, Isabella/Wendling, John E/Powr
 Monahan-Hansen, Maura
 Ann/Commonwealth of Pennsylvania/Notr
 Hard Money PA LLC/Ilyayev, Yevganiy/Sat
 Pugliesi, Colleen/Commonwealth of
 Pennsylvania/Notr
 Mortgage Electronic Registration Systems
 Inc/Denninger, John/Sat
 Secretary of Housing and Urban
 Development/Quimby, Edward/Sat
 Mortgage Electronic Registration Systems
 Inc/Grez, Mathias Ignacio Pena/Sat
 Pawlowski, John/Arrowhead Lake Community
 Association Inc/Dec
 First Keystone Community Bank/Ledo LLC/Sat
 Mortgage Electronic Registration Systems
 Inc/Boyd, Andrew Lange/Sat
 Manufacturers and Traders Trust
 Company/Bordick, Joshua/Sat
 Shoppes At Turtle Walk L P/Honesdale
 National Bank/Arnt
 First Northern Bank and Trust Co/Cagatay,
 Serdar/Sat
 Mortgage Electronic Registration Systems
 Inc/Burrini, Johanna N/Sat
 U S Bank National Association/Carou-Keenan,
 Susanna/Sat
 Mortgage Electronic Registration Systems
 Inc/Pandya, Krishna/Sat
 Mortgage Electronic Registration Systems
 Inc/Dzhalev, Mitko/Sat
 Mortgage Electronic Registration Systems
 Inc/Djurakulov, Bakhtiyor/Sat
 Tice, Carol C/Commonwealth of
 Pennsylvania/Notr
 Martin, Ellen/First Northern Bank and Trust
 Co/Arnt
 Redevelopment Authority of the County of
 Monroe/Zuk, Danielle Marie/Sat
 Redevelopment Authority of the County of
 Monroe/Zuk, Danielle Marie/Sat
 Redevelopment Authority of the County of
 Monroe/Zuk, Danielle Marie/Sat
 Pence, Marcie/Commonwealth of
 Pennsylvania/Notr
 Mortgage Electronic Registration Systems
 Inc/Ramos, Mildred/Sat
 Mortgage Electronic Registration Systems
 Inc/Wolf and Rabbit LLC/Sat
 MidFirst Bank/Toloza, Leonardo A/Sat
 Lendingone LLC/Spear Ventures Group
 LLC/Trms
 Robson, Craig J/Robson, Craig J/Misc
 Mortgage Electronic Registration Systems
 Inc/Lambert, Michael John/Sat
 Polish & Slavic FCU/Krzyzek, Grzegorz
 Daniel/Sat
 Porter, Wendy/Kitsap Credit Union/Ucc1

Eden, Robert C/Radiant Opco Trust/Ucc3amnd
 First Northern Bank and Trust
 Co/Bergstresser, Julie E/Sat
 First Northern Bank and Trust
 Co/Bergstresser, Julie E/Sat
 Pramukh Guru LLC/Wayne Bank/Arnt
 U S Bank Trust National Association/Servis
 One Inc/Powr
 TVC Mortgage Trust 2023-RTL1/Ek Real Estate
 Fund I LLC/Sat
 Riccardi, Alonzo/A & M Acquisitions LLC/Sat
 Nationstar Mortgage LLC/Blake, Sophia S/Sat
 First Northern Bank and Trust Co/Baltz, Glenn
 Alan/Sat
 First Northern Bank and Trust Co/Fallano,
 Patricia/Sat
 Barley Creek Associates L P/Peoples Security
 Bank and Trust Company/Arnt
 Anglemyer, James/Anglemyer,
 James/Ucc3term
 FNR Holdings LLC/Monroe County/Prefast
 UMB Bank National Association/Select
 Portfolioservicing Inc/Powr
 APCI Federal Credit Union/Kymer, Douglas
 L/Sat
 Mortgage Electronic Registration Systems
 Inc/Rochester, Simone/Sat
 MTGLO Investors L P/Buckley, James J/Sat
 First Northern Bank and Trust Co/Serfass,
 Donald M/Sat
 First Northern Bank and Trust Co/Rinker,
 Brenda/Sat
 Igdalsky, Nicholas A/Metropolitan Edison
 Company/Ease
 Mortgage Electronic Registration Systems
 Inc/Smith, Michael G/Sat
 Philadelphia Federal Credit Union/Haury,
 Keith Allen/Sat
 Shawnee Holding Inc/Manwalamink Water
 Company/Trms
 First Keystone Community Bank/Ledo
 LLC/Ucc3term
 FirstKey Mortgage LLC/NewRez LLC/Powr
 Bogart, Randolph/Bogart, Randolph/Maps
 Mid Penn Bank/Starr, Peter/Sat
 Mortgage Electronic Registration Systems
 Inc/Stewart, Vincent A Sr/Sat
 Pocono Mountain School District/Pocono
 Mountain School District/Dec
 Mortgage Electronic Registration Systems
 Inc/Vanauken, Gregory/Sat
 First Keystone Community Bank/Hoitsma,
 Susan M/Sat
 First Keystone Community Bank/MPW
 Construction Inc/Sat
 First Northern Bank and Trust Co/Martin,
 Ellen/Sat
 Mortgage Electronic Registration Systems
 Inc/Sewatkar, Sarang Wasuedo/Sat
 Santander Bank N A/Alberto, Reynaldo/Sat
 First Northern Bank and Trust Co/Martin,
 Ellen/Trms
 Berardi, Bianca L/Franklin Hill Estates LLC/Asig

PNC Bank N A/Cabrera, Isabel/Sat
 Mortgage Electronic Registration Systems
 Inc/Blackman, Reinaldo/Sat
 Degler, Marylouise/Commonwealth of
 Pennsylvania/Notr
 Mid Penn Bank/Starr, Peter/Trms
 Mortgage Electronic Registration Systems
 Inc/Foley, John R/Sat
 Mortgage Electronic Registration Systems
 Inc/Min, Dorothy/Sat
 Mortgage Electronic Registration Systems
 Inc/223 Paxinos Drive LLC/Sat
 KeyBank National Association/Jones, Odell
 Jr/Sat
 BNY Mellon N A/Lyon, Clayton F/Sat
 NewRez LLC/Adarmaja, Adefunke I/Sat
 Family Forest Impact Foundation LLC/Pocono
 Lake Preserve/Agre
 Fidelity Deposit and Discount Bank/Skytop
 Lodge Corporation/Trms
 Fidelity Deposit & Discount Bank/Skytop
 Lodge Corporation/Trms
 JM 146 Airport LLC/Metropolitan Edison
 Company/Ease
 Wells Fargo Bank N A/Vreeland, Michael/Sat
 Mortgage Electronic Registration Systems
 Inc/Bailey, Gerald C/Sat
 Mortgage Electronic Registration Systems
 Inc/Dibrango, Dennis/Sat
 Mortgage Electronic Registration Systems
 Inc/Nimni, Shimon/Sat
 Fidelity Deposit and Discount Bank/Skytop
 Lodge Corporation/Trms
 Fidelity Deposit and Discount Bank/Skytop
 Lodge Corporation/Trms
 Sculara, Joseph A/Arrowhead Lake
 Community Association Inc/Dec
 Duhaney, Susan/Goodleap LLC/Ucc1
 Delacruz, Elmer/Goodleap LLC/Ucc1
 Ferguson, Carol G/Knowles, Kevin/Sat
 Salter, Virginia Ann/Utter, James E/Ccorder
 PNC Bank National Association/Polizzi,
 Emanuel V/Sat
 Goffredo, Jody L/Beal, Pamela/Ccorder
 Mortgage Electronic Registration Systems
 Inc/Boulaabi, Migdalia/Sat
 Credit Union of New Jersey/Sullivan, Daniel
 A/Sat
 Strunk, John F/Sica, Lawrence J/Affd
 Springcastle Credit Funding Trust/Bush,
 Maurice M/Sat
 Citizens Bank N A/Harman, David R Jr/Sat
 Mirailh, Ashley D/Commonwealth of
 Pennsylvania/Notr
 EML Property Mgmt LLC/Ice Lender Holdings
 LLC/Ucc1
 Mortgage Electronic Registration Systems
 Inc/Mitchell, William C/Sat
 Mortgage Electronic Registration Systems
 Inc/Orellana, Walter Cabrera/Sat
 Shawnee Sun Mountain LLC/Shawnee Sun
 Mountain LLC/Dec

Rosario, Karolina/Commonwealth of
 Pennsylvania/Notr
 Citizens Bank N A/Chang, Yvonne/Sat
 Fulton Bank N A/Frable, Shirley/Sat
 Mortgage Electronic Registration Systems
 Inc/Elhileh, Hashem M/Sat
 Mortgage Electronic Registration Systems
 Inc/Farmer, John C Jr/Sat
 Mortgage Electronic Registration Systems
 Inc/Ochoa, Luis/Sat
 Keller, David/Nelson, Carol/Ease
 Monroe-Hebert, Kristopher/Blue Ridge Cable
 Technologies Inc/Rway
 U S Bank National Association/Wells Fargo
 Bank N A/Powr
 U S Bank Trust Company Bational
 Association/Sweeney, Eileen L/Sat
 FX1 TWG HI Finance Co I LLC/Ruiz, Ruben
 Jr/Ucc3term
 Celecki, Yvette/Fx2 Twg Hi Finance Co I
 LLC/Ucc1
 Mortgage Electronic Registration Systems
 Inc/Wetmore, Karen/Sat
 ESSA Bank & Trust/Ernst, Donald B/Sat
 ESSA Bank & Trust/Klass, Valerie/Sat
 ESSA Bank & Trust/Medina, Arcadio/Sat
 ESSA Bank & Trust/Folio, Mark J Sr/Sat
 Spencer Savings Bank Sla/Luzier, Dorothy
 V/Sat
 Mortgage Electronic Registration Systems
 Inc/Persaud, Arron Leandru/Sat
 Servion Inc/Meehan, Lisa/Sat
 Barrow, Winston/Bramwell, Winston/Powr
 Salpietra, Deanna/Bramwell, Winston/Powr
 Mortgage Electronic Registration Systems
 Inc/Pase, Jeffrey J/Sat
 PNC Bank National Association/Reichard-
 Shickora, Brenda J/Sat
 Hamlet Estates Pocono LLC/Hamlet Estates
 Pocono LLC/Dec

MORTGAGE

GRANTOR/GRANTEE

Herrera, Sergio Sanchez/Mortgage Electronic
 Registration Systems Inc
 Hernandez, Jordy/Mortgage Electronic
 Registration Systems Inc
 Nametova, Inara/Mortgage Electronic
 Registration Systems Inc
 Troy, Gary/Mortgage Electronic Registration
 Systems Inc
 Martinez, Antonio/Mortgage Electronic
 Registration Systems Inc
 Molina, James/Utilities Employees Credit
 Union
 Torres, Michael/Mortgage Electronic
 Registration Systems Inc
 Anecchiarico, Tina Marie/Mortgage
 Electronic Registration Systems Inc
 Habib, Amber N/Mortgage Electronic
 Registration Systems Inc
 Knowles, Kevin/Utilities Employees Credit
 Union

Serrano, Anthony/Mortgage Capital One N A
 Bilby, Crystal L/MidFirst Bank/Modm
 Shearer, Justin D/Navy Federal Credit Union
 Matos, Cristina/Mortgage Electronic
 Registration Systems Inc
 Tichy, Matthew A/Mortgage Electronic
 Registration Systems Inc
 Reeves, Urban/Coastal Community
 Bank/Amor
 Oliver, Shalissa/ESSA Bank & Trust
 Jones, Robert A Jr/ESSA Bank & Trust
 Khan, Rohail/Secretary of Housing and Urban
 Development
 Cunha, David/Mortgage Electronic
 Registration Systems Inc/Modm
 Morris, Irina/SWBC Mortgage
 Corporation/Modm
 Rinehart, Stephen R/Mortgage Electronic
 Registration Systems Inc
 Oconnor, Julianne/Mortgage Electronic
 Registration Systems Inc
 Schrader, Gary E/Mortgage Electronic
 Registration Systems Inc
 Schrader, Gary E/Federal Housing
 Commissioner
 100 Broad LLC/BPL Mortgage LLC
 Jackson, Michael A/Wendling, Isabella G
 Handelong, Brittany L/First Northern Bank &
 Trust Co
 Bean, Katie/Mortgage Electronic Registration
 Systems Inc
 Ondonga, Clinton/Mortgage Electronic
 Registration Systems Inc
 Bezanis, Kristian/Guaranteed Rate Inc
 Bezanis, Kristian/Pennsylvania Housing
 Finance Agency
 Herrera, Fanny Liz/Secretary of Housing and
 Urban Development
 Cancel, Juan/Mortgage Electronic Registration
 Systems Inc
 Shoppes At Turtle Walk L P/Honesdale
 National Bank
 Turcios, Elvin/Mortgage Electronic
 Registration Systems Inc
 Duff, Sheryl D/Mortgage Electronic
 Registration Systems Inc
 Farmer, John C Jr/Mortgage Electronic
 Registration Systems Inc
 Barker, Glendalee C/Utilities Employees Credit
 Union
 Falken Estate LLC/Mortgage Electronic
 Registration Systems Inc
 Devine, Ian/Mortgage Electronic Registration
 Systems Inc
 Marando, Peri Anne/First Northern Bank and
 Trust Co
 Sally, Bishop C/Mortgage Electronic
 Registration Systems Inc
 Martin, Ellen/First Northern Bank and Trust Co
 Berisha, Mentor/Mortgage Electronic
 Registration Systems Inc
 Mendelson, Zachary/Huntington National
 Bank
 Cartagena, Ivonee/Redevelopment Authority
 of the County of Monroe
 Forlizzi, Nicholas/Redevelopment Authority of
 the County of Monroe
 Forlizzi, Nicholas/Redevelopment Authority of
 the County of Monroe
 Rinker, John D/First Northern Bank and Trust
 Co
 Dennis, Harold/Citizens Savings Bank
 Alcantara, Brianne/Secretary of Housing and
 Urban Development
 Davidson, Eltrice/Secretary of Housing and
 Urban Development
 Polanco, Daniel E/Secretary of Housing and
 Urban Development
 Wawrzeniak, Patrick D/NewRez LLC/Modm
 Ortiz, Kathy A/PennyMac Loan Services
 LLC/Modm
 Pramukh Guru LLC/Wayne Bank
 Lagunova, Volha/Mortgage Electronic
 Registration Systems Inc
 Wolf Trinity LLC/Mortgage Electronic
 Registration Systems Inc
 Torres, Diana P Jimenez/Mortgage Electronic
 Registration Systems Inc
 Tapia, Juan/Hometap Equity Partners LLC
 Abdelnaby, Khaled/Mortgage Electronic
 Registration Systems Inc
 Bragg, Jasmin/Mortgage Electronic
 Registration Systems Inc
 Bragg, Jasmin/Mortgage Electronic
 Registration Systems Inc
 Barley Creek Associates L P/Peoples Security
 Bank and Trust Company
 Traina, Erin L/Mortgage Electronic
 Registration Systems Inc
 Kor, Jared David/Mortgage Electronic
 Registration Systems Inc
 Limbu, Nira/Mortgage Electronic Registration
 Systems Inc
 Lupo, Ellen/Mortgage Electronic Registration
 Systems Inc
 Bassit, Rosette Togana/Mortgage Electronic
 Registration Systems Inc
 Siluany, Javier A/Mortgage Electronic
 Registration Systems Inc
 Henn, Steven R/Mortgage Electronic
 Registration Systems Inc
 Barno, Lennie II/Secretary of Housing and
 Urban Development
 Koflonovich, Christine L/Citizens Bank N A
 Showers, Chevette/Mortgage Electronic
 Registration Systems Inc
 Moore, Susan/Mortgage Electronic
 Registration Systems Inc
 Sztanyi, Stephanie/West Capital Lending Inc
 Rivas, Elvimar/Secretary of Housing and Urban
 Development
 Rivas, Elvimar/Mortgage Electronic
 Registration Systems Inc/Modm
 Mies, Marisol/Mortgage Electronic
 Registration Systems Inc

Hartman, Alyssa/Mortgage Electronic
Registration Systems Inc
Desko, Lawrence/Mortgage Electronic
Registration Systems Inc/Modm
Huffman, Lawrence/Mortgage Electronic
Registration Systems Inc
Fitzgerald, James E II/Mortgage Electronic
Registration Systems Inc
Butts, Alfonso/Mortgage Electronic
Registration Systems Inc
Bordick, Joshua/Members 1st Federal Credit
Union
Pointe Holdings LLC/S&S Speedways Inc
Guzman, Robinson/Mortgage Electronic
Registration Systems Inc
Majkowski, Wayne R Jr/Mortgage Electronic
Registration Systems Inc
Terzioglu, Burak/Citizens Bank N A
Modern Pocono Properties LLC/Turovsky,
Leon
Faison, Terry/Secretary of Housing and Urban
Development
Pexton, Tiffany/Mortgage Electronic
Registration Systems Inc
Zilverberg, John/Mortgage Electronic
Registration Systems Inc
Donello, Jennifer/Mortgage Electronic
Registration Systems Inc
Singh, Parul/Mortgage Electronic Registration
Systems Inc
Lanza, Michel/Mortgage Electronic
Registration Systems Inc
Tucker, Winston Carrell/ESSA Bank & Trust
C&D Rentals LLC/Mortgage Electronic
Registration Systems Inc
Sanchez, Rafael L/Mortgage Electronic
Registration Systems Inc
Lewis, Timothy D/Mortgage Electronic
Registration Systems Inc
Balsamo, Joseph Carmelo/Mortgage Electronic
Registration Systems Inc
Kiver, Lyudmyla/Mortgage Electronic
Registration Systems Inc
Mallette, Arnold/Coastal Community Bank
Devine, Mallory/Mortgage Electronic
Registration Systems Inc
Thompson, Kylie Nikkole/Mortgage Electronic
Registration Systems Inc
EML Property Mgmt LLC/Ice Lender Holdings
LLC
Rivera, David R/Citizens Bank N A
Robertson, Justin/Coastal Community Bank
Perez, John D/Secretary of Housing and Urban
Development
Garcia, Ana/Mortgage Electronic Registration
Systems Inc
Schoonmaker, Robert/Mortgage Electronic
Registration Systems Inc
Mezie, Polycarp/Mortgage Electronic
Registration Systems Inc
Richards, Anthony Gerald/Mortgage Electronic
Registration Systems Inc
Henry, Estibaliz/Secretary of Housing and
Urban Development
Abline, George M/PNC Bank National
Association
Simpson, Ronique E/Mortgage Electronic
Registration Systems Inc
Dickey, Alina/JPMorgan Chase Bank N A
Kodjovi, Kokouvi/Pennsylvania Housing
Finance Agency
Brito, Franklin Frias/Mortgage Electronic
Registration Systems Inc
Brito, Franklin Frias/Pennsylvania Housing
Finance Agency
Talton, Reginald R/PennyMac Loan Services
LLC/Modm
Santiago, Glorimar/Mortgage Electronic
Registration Systems Inc
Pardis, Sophia/Mortgage Electronic
Registration Systems Inc
Elphick, Jennifer/Mortgage Electronic
Registration Systems Inc
Galarcep, Frank/Mortgage Electronic
Registration Systems Inc
Sweeney, Patrick/Fidelity Deposit & Discount
Bank
Bramwell, Winston/Mortgage Electronic
Registration Systems Inc
Jorge, Jevon Samuel/Mortgage Electronic
Registration Systems Inc
Laseter, David/U S Bank Trust National
Association/Asgn
Laseter, David/Goldman Sachs Mortgage
Company/Asgn
Brathwaite, Ann J/U S Bank Trust National
Association/Asgn
Dempsey, Michael E/Goldman Sachs
Mortgage Company/Asgn
Bezanis, Kristian/Pennsylvania Housing
Finance Agency/Asgn
Bryant, Kenneth J/Equity Prime Mortgage
LLC/Asgn
Lugo, Janira Morales/Union Home Mortgage
Corp/Asgn
Rush, Jessica A/US Bank Trust National
Association/Asgn
Mecca, Anthony/Mecca, Roselle/Asgn
Ventura, Waleska/Citigroup Mortgage Loan
Trust 2024-Rp5/Asgn
Iparraguirre, Benita/Freedom Mortgage
Corporation/Asgn
Ramirez, Vianney Manuela Beltre/Citibank N
A/Asgn
Gogilashvili, Alexi/Freedom Mortgage
Corporation/Asgn
Adaramaja, Adefunke I/NewRez LLC/Asgn
Pentz, John J Jr/MetLife Home Loans/Asgn
Miller, David R/Freedom Mortgage
Corporation/Asgn
Bradley, Tatisha/Lakeview Loan Servicing
LLC/Asgn
Nowakowski, Marian/NewRez LLC/Asgn
Fidelity Deposit and Discount Bank/Skytop
Lodge Corporation/Relm

Fidelity Deposit and Discount Bank/Skytop
Lodge Corporation/Relm
Rivera, Luis Dario Roman/Secretary of
Veterans Affairs/Asgn
Vega-Bernard, Migdalia/Federal Home Loan
Mortgage Corporation/Asgn
Guayaquil 1 LLC/Anchor Assets IV LLC/Asgn
Fidelity Deposit and Discount Bank/Skytop
Lodge Corporation/Relm
Fidelity Deposit and Discount Bank/Skytop
Lodge Corporation/Relm
Chin, Dianne Bridget/U S Bank Trust Company
National Association/Asgn
Breslow, Eric A/PHH Mortgage
Corporation/Asgn
Guayaquil 1 LLC/Wilmington Savings Fund
Society FSB/Asgn
At Prof LLC/City Bank/Asgn

**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 Lorraine 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
ESTATE NOTICE

Estate of Dorothy M. Quinn, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 03/06/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Michael N. Nicholson and Thomas S. Nicholson
17 North Sixth Street
Stroudsburg PA 18360

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

Jun 13, 20, 27

PUBLIC NOTICE
ESTATE NOTICE

Estate of Barbara Swirczewski, late of To-byhanna Township, Monroe County, Commonwealth of Pennsylvania, 04/02/2025 de-

ceased.
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. Beth Bennett
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 13, 20, 27

PUBLIC NOTICE
ESTATE NOTICE

Estate of Albert C. Borger, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 12/05/2024 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Desiree D. Kresge
268 Sundance Rd.
Effort, PA 18330

Joseph P. McDonald, Jr., Esq.
1651 West Main Street
Stroudsburg, PA 18360

Jun 13, 20, 27

PUBLIC NOTICE
ESTATE NOTICE

Estate of Warren J Tyranski, late of Ross Township, Monroe County, Commonwealth of

Pennsylvania, 10/02/2024 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. Patrick H Tyranski
87 Hillcrest Road
Mount Vernon, NY 10552
Helen Zapata
5140 48th Street
Woodside, NY 11377

John J. McGee, Esq.
PO Box 3298
Scranton, PA 18505

Jun 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph W. Miller aka Joseph Miller, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 01/31/2025 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.

Joseph B. Miller
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 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Barbara A. Taylor aka Barbara Taylor, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, 12/22/2022 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.

Theodore A. Taylor
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 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Maria Enid Perez, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, 4/17/22 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.

John J. Perez, Sr.
263 N. Easton Belmont Pike
Stroudsburg, PA 18360
John J. Perez, Jr.
86 Morris St.
Nazareth, PA 18064

Latisha Bernard Schuenemann, Esq.

Barley Snyder, LLP
2755 Century Blvd.
Wyomissing, PA 19610

Jun 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John D. Panchura, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 02/06/2025 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 Panchura

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 20, 27, Jul 4

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph N. Georgevich, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, February 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. Michael M. Georgevich

655 McKinley St.
Elizabeth, NJ 07202

Jun 20, 27, Jul 4

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Richard Kane a/k/a Richard A. Kane, late of Borough of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 05/06/2025 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. Constance K. Walck

213 East Broad St.
East Stroudsburg PA 18301

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

Jun 20, 27, Jul 4

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John Bruce Codrington a/k/a J. Bruce Codrington, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 09/24/2024 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. Ktanya C. Schwartzberg

299 S. Dien Avenue

Ridgewood, NJ 07450

Jay B. Codrington

14217 James Dean Drive

Carmel, IN 46033

Kevin S. Frankel, Esq.
150 N. Radnor Chester Road
Suite F200
Radnor, PA 19087

Jun 20, 27, Jul 4

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Rafael Ronald Rodriguez, Jr., late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, April 9, 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.

Rafael Rodriguez, III

P.O. Box 42

Bear Creek, PA. 18602

Kathleen Jo Peloso

5172 Main Road

Sweet Valley, PA 18656

Comitz Law Firm, LLC
82 South Washington Street
Wilkes-Barre, PA. 18701

Jun 20, 27, Jul 4

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Timothy C. Carleton, also known as Timothy Colan Carleton, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, 1/27/2025 deceased.

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

Nicholas D. Carleton

142 North Clinton Street

Doylestown, PA 18901

Elizabeth M. Field, Esq.

508 Park Avenue

Stroudsburg, PA 18360

Jun 20, 27, Jul 4

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Eugene Frank Singer, late of Price Township, Monroe County, Commonwealth of Pennsylvania, March 26, 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.

Bonnie Singer, Administratrix

90 Schoolhouse Road

East Stroudsburg, PA 18302

Kelly L. Lombardo, Esq.

729 Sarah Street

Stroudsburg, PA 18360

Jun 20, 27, Jul 4

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on 04/07/2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Joshua Kashala Mwebwe to Joshua Tino Jr Kashala**. The Court has fixed the day of June 06.2025 at 1:30pm in Courtroom No. TBD Monroe county, 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 20

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on 04/07/2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **As-trid-Grace Sekele Mwebwe to Grace Divine Sekele Kashala**.

The Court has fixed the day of 06/06/2025 at 1:30pm in Courtroom No. Monroe county courthouse, Stroudsburg, PA 18360, 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 20

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on 03/27/2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Dacey Canning to Dacey Sullivan**.

The Court has fixed the day of June 6th at 1:30 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 20

PUBLIC NOTICE

DISSOLUTION

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, that **JAMES W. HALTERMAN, INC.**, a Pennsylvania corporation, is winding up its affairs in the manner prescribed by the Business Corporation Law of 1988, as amended, so that its corporate existence shall cease upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

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

Jun 20

PUBLIC NOTICE

CIVIL ACTION

COURT OF COMMON PLEAS

MONROE COUNTY, PA

CIVIL ACTION-LAW

NO. 005899-CV-2024

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH5 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH5,
Plaintiff

v.

AMY PAJLA, IN HER CAPACITY AS HEIR OF ROXANNE D. ZMUDA AND HEIR OF FRANK J. ZMUDA, SR.; ET AL.,
Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FRANK J. ZMUDA, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROXANNE D. ZMUDA Defendant(s), 2081 MINQUA TRL A/K/A 5732 MINISINK AVENUE, TOBYHANNA, PA 18466

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH5 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH5, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, PA docketed to No. 005899-CV-2024, seeking to foreclose the mortgage secured on your property located, 2081 MINQUA TRL A/K/A 5732 MINISINK AVENUE, TOBYHANNA, PA 18466.

NOTICE

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

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

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

Monroe County Bar Association
Find A Lawyer Program
PO Box 591
Stroudsburg PA, 18360
Telephone: 570-424-1340
Fax: (570) 424-8234
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

Jun 20

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 PHILLIP SCOTT MCCARTHY, DECEASED**, Late of Township of Stroud
First and Final Account by Sherri L. Turner, Administrator

ESTATE OF ANNA RUSSOPULOS, DECEASED
Account by Evangeline Mantis, Executor
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 7th day of July 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
Jun 20, 27



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