

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, July 11, 2025

No. 28

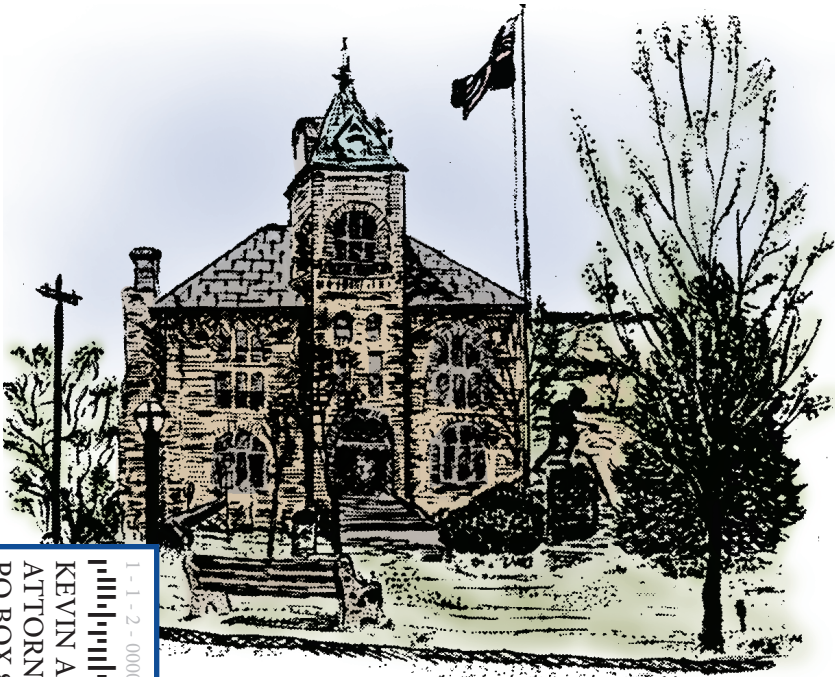
THE BENCH: Hon. Arthur L. Zulick, President Judge; Hon. Jonathan Mark; Hon. Jennifer H. Sibum;
Hon. Stephen M. Higgins; Hon. David J. Williamson; Hon. C. Daniel Higgins, Jr.

Todd W. Weitzmann, Editor

Robert J. Kidwell, III, Assistant Editor

913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Drawing Courtesy of Joyce Love

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

*All advertisements for the LEGAL REPORTER should be submitted no later
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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.

JULY 2025

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

2025 MCBA Event Calendar**July**

- 16 CLE: PBI Understanding Anger: Mindfulness Strategies for Lawyers
10:00 AM – 11:00 AM – Simulcast at MCBA
- 17 YLD Board Meeting
4:00 PM – MCBA and Zoom
- 18 MCBA Board Meeting
12:00 PM – MCBA and Zoom
- 22 CLE: PBI US Supreme Court Round Up
1:00 PM – 4:15 PM – Simulcast at MCBA
- 23 Court & Government Relations Committee Meeting
12:00 PM – MCBA And Zoom
- 24 Diversity Committee Meeting
12:00 PM – MCBA and Zoom
- 25 MCBF Trustees Meeting
12:00 PM – MCBA and Zoom

For any additional information on the events listed above, please call the **MCBA at 570.424.7288**,
or **Email: info2@monroebar.org**. or
Check the Website: www.monroebar.org



Pennsylvania Bar Institute

Upcoming PBI Programs

For more information or to register for the following PBI CLE classes, visit [PBI.org](https://www.pbi.org).

All programs will be simulcast at the Monroe County Bar Center, 913 Main Street, Stroudsburg PA 18360.

July 8 – 1:00 pm – 4:15 pm - #12282 Planning with SLATs 2025 – 3 substantive credits

<https://www.pbi.org/product/planning-with-slats-2025/>

July 16 – 10:00 am – 11:00 am - #12220 Understanding Anger: Mindfulness Strategies for Lawyers 2025 – 1 ethics credit

<https://www.pbi.org/product/understanding-anger-mindfulness-strategies-for-lawyers-2025/>

July 22 – 1:00 pm – 4:15 pm - #12295 - U.S. Supreme Court Roundup 2025 – 3 substantive credits

<https://www.pbi.org/product/u-s-supreme-court-roundup-2025/>

July 29 – 9:15 am – 4:30 pm - #12265 Personal Injury Primer Plus 2025 – 5 substantive/1 ethics credits

<https://www.pbi.org/product/personal-injury-primer-plus-2025/>

August 15 – 9:00 am – 12:15 pm - #12319 Ethics Refresher 2025 – 3 ethics credits

NO Webpage Yet

August 19 – 9:00 am – 4:30 pm - #12214 Annual Contracts Workshop 2025 – 5.5 substantive/1 ethics credits

<https://www.pbi.org/product/annual-contracts-workshop-2025/>

August 28 – 9:00 am – 12:15 pm - #12307 Long Term Care Planning for Clients 65+ (2025) – 3 substantive credits

NO Webpage Yet

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GEORGE W. WESTERVELT, JR. JOINS GROSS MCGINLEY, LLP

Bringing Decades of Legal Excellence & Client Advocacy



Gross McGinley, LLP, a leading law firm in Eastern Pennsylvania, is proud to announce that George W. Westervelt, Jr., highly respected Monroe County attorney, has joined the firm.

Mr. Westervelt's distinguished career and unwavering dedication to client advocacy will further strengthen Gross McGinley's commitment to serving clients throughout Monroe County and the greater region. He will join current partner Victoria A. Strunk at the firm's Stroudsburg office, bringing a practice focused on commercial and federal litigation, eminent domain, real estate tax appeals, estate litigation, and products liability. Recognized for his thoughtful approach to complex legal challenges and steadfast dedication to protecting clients' rights, Mr. Westervelt's extensive trial and appellate experience includes appearances before the United States Court of Appeals for the Third Circuit, the United States District Courts for the Eastern and Middle Districts of Pennsylvania, and the District of New Jersey.

His courtroom expertise is demonstrated through his involvement in notable cases such as *Buzzard v. Road Runner Trucking*, *Pansey v. Borough of Stroudsburg*, and *Truax v. Roulhac*. "We are thrilled to welcome George to the Gross McGinley team," said Samuel E. Cohen, Deputy Managing Partner. "His vast experience and client-first philosophy align perfectly with our core values of collaboration, expertise, and compassionate service."



GROSSMcGINLEY_{LLP}
— ATTORNEYS AT LAW —

LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES
REQUIRING PUBLICATION
IN A PA LEGAL JOURNAL?

Go to www.palegalads.org

This FREE site allows you to
search statewide to determine
whether a specific legal notice
has been published.



Monroe County Bar Association

Conference Room Rentals

Now Offering Audio Visual (AV) Equipment!



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

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

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

Rates are as follows:

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

Please don't hesitate to contact us at 570.424.7288 or info2@monroebar.org for additional information or to reserve a conference room.

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

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

**JAMES F. MARSH
MEMORIAL AND RESOLUTIONS OF THE
MONROE COUNTY BAR ASSOCIATION**

The Court of Common Pleas and the Members of the Bar of Monroe County have convened upon this sad occasion to inscribe upon the minutes of the Bar Association this fitting tribute to the memory of their brother and former colleague, the late James F. Marsh, their appreciation of his years of service to the community and the Commonwealth of Pennsylvania, and their sorrow for the loss suffered by Jim's family, friends, the Bench, and the Bar. Jim was admitted to the Pennsylvania and Monroe County Bars on February 10, 1965.

Jim passed away on February 9, 2025, one day short of his 60th anniversary with the Bar. He was the loving husband of Roberta "Bobbi" Marsh, with whom he celebrated 60 years of marriage. He was born on January 1, 1940, the son of Clarence "Sonny" Marsh and Dorothy Lennington Marsh

Jim is survived by his wife and two children, Stephanie L. Cook, of Dayton, Ohio, and Kirsten L. Fiero of Analomink, Pennsylvania. He was predeceased by his parents, and his sister, Trina Marsh Jeffrey.

James graduated from Stroudsburg High School in 1957, Penn State University (BA) in 1961 and Dickinson School of Law (JD) in 1964. He was admitted to the PA Supreme Court (1965), the U.S. District Court – Middle District (1967), U.S. Supreme Court (1978), and U.S. Court of Appeals, Third Circuit (2000).

James was a 60-year member of the Monroe County Bar Association, having served as Secretary, then President from 1990 to 1991. In 1969, James was appointed by the Monroe County Commissioners, along with lifelong friend, the Honorable Jerome Cheslock, as the first Public Defenders. He was elected District Attorney in 1971 and served for four terms. He was appointed Special Senior Trial Counsel for the District Attorney's office in 1996. He maintained his private practice in Stroudsburg for over 50 years. During his lengthy legal career, James was the counsel for several municipal entities including Monroe County Housing Authority and Monroe County Tax Claim Bureau. He was an Associate Professor of Criminal Law at East Stroudsburg University (1983-1985). He served as Chairman for the Pennsylvania Bar Association Unauthorized Practice of Law Committee.

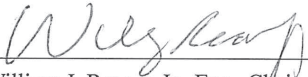
Dedicated to his community, James was a member of the Pocono Mountain Jaycees, serving as Treasurer. As a member of Kiwanis, he was Vice President and then President. He was the Chairman of the Monroe County Community Chest (United Way) and a 32nd degree Mason in Barger Lodge #325. James was a lifelong fan of Penn State football and a member of the Nittany Lion Club.

Be it Resolved therefore, that we, the Members of the Bar Association of Monroe County, of which our brother, James F. Marsh, was a member, adopt the foregoing memorial as expressive of the loss which the family, friends, the Bench, the Bar, the community, and this

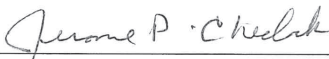
Commonwealth have sustained by the reason of his death , and that we tender to his family and friends our most sincere and heartfelt sympathy, and be it further resolved,

That this Memorial and these Resolutions, after having been entered into the Minutes of the Association, be filed in the Court of Common Pleas of Monroe County, Pennsylvania, and published in the Monroe Legal Reporter.

Signed by the Committee this 25th day of April, 2025:



William J. Reaser, Jr., Esq., Chairman

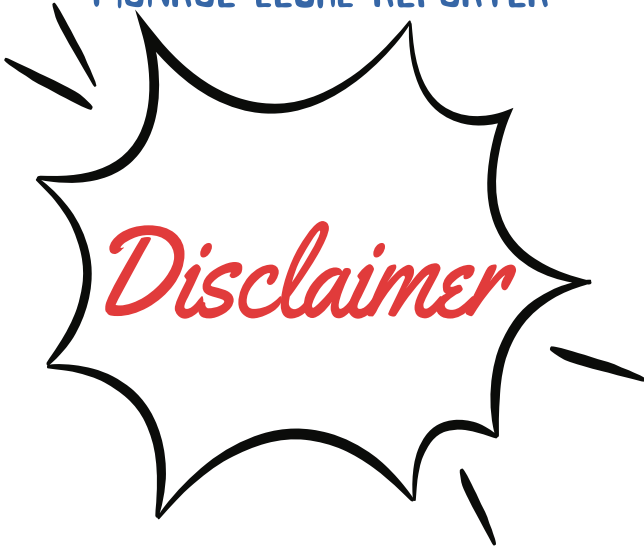


The Honorable Jerome P. Cheslock



The Honorable Charles P. Eyer

MONROE COUNTY BAR ASSOCIATION
MONROE LEGAL REPORTER



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GRAMMAR OR MAKE ANY CHANGES TO
CONTENT.

**CIVIL COMPLAINTS
WRIT OF SUMMONS
REAL PROPERTY**

003986-CV-2025 Carrington Mortgage Services LLC V Kristine M. Delmas, Executrix of the Estate of Richard E. Lesh, deceased - Real Property - Mortgage Foreclosure: Residential
003988-CV-2025 Lakeview Loan Servicing, LLC V Keisha Agard Thomassine; Tyrell S. Thomassine aka Tyrell Thomassine - Real Property - Mortgage Foreclosure: Residential
003997-CV-2025 JPMorgan Chase Bank NA as Successor by Merger to J.P. Morgan Mortgage Acquisition Corp. V Carlos Ortiz Jeanette Ortiz - Real Property - Mortgage Foreclosure: Residential
003998-CV-2025 PNC Bank National Association V John A Smiley III Solely in His Capacity as Executor of the Estate of John A Smiley Jr - Real Property - Mortgage Foreclosure: Residential
004008-CV-2025 PNC Bank, National Association V David Lee Angstadt - Real Property - Mortgage Foreclosure: Residential
004037-CV-2025 Lakeview Loan Servicing, LLC V Kurt W. Rayside, aka Kurt Rayside - Real Property - Mortgage Foreclosure: Residential
004050-CV-2025 M&T Bank aka Manufacturers and Traders Trust Company V Ana Temple; Robert Temple - Real Property - Mortgage Foreclosure: Residential
004057-CV-2025 PennyMac Loan Services, LLC V Ada Smith a/k/a Ada M Smith - Real Property - Mortgage Foreclosure: Residential
004076-CV-2025 Bank of America, N.A. V Timothy Stanton, as Executor of the Estate of Carol Ann Stanton a/k/a Carol A. Stanton, Deceased - Real Property - Mortgage Foreclosure: Residential
004003-CV-2025 Rosy Mizrachi V Steven Blanco Steven Blanco d/b/a PJAS Real Estate - Real Property - Partition of Real Property
004009-CV-2025 Louis Piedrasanta; William Huhn; Lakeview Loan Servicing, LLC V Samir Mrkulin; Tyrell S. Thomassine aka Tyrell Thomassine - Real Property - Real Property: Other
004067-CV-2025 Proceeding by Pocono Township for the Condemnation of Property Owned by Scott Realty PA LLC in Pocono Township, Monroe County Pennsylvania V - Real Property - Eminent Domain/Condemnation
004068-CV-2025 Proceeding by Pocono Township for the Condemnation of Property Owned by Pocono Villa LLC in Pocono Township, Monroe County Pennsylvania V Andy O Castello - Real Property - Eminent Domain/Condemnation

MECHANICS AGREEMENTS

003963-CV-2025 LTS General Contracting ,LLC V Frank J Odey - Agreement - Mechanic's Agreement
004063-CV-2025 LTS General Contracting LLC V Michael Padilla - Agreement - Mechanic's Agreement
004070-CV-2025 R.W. Buff Inc V Ian J Amato; Rebecca Ann Amato - Agreement - Mechanic's Agreement

CONTRACT

004006-CV-2025 Lafayette Federal Credit Union V Derek Pierce - Contract - Contract: Other
004007-CV-2025 Christine Bove Justin Bove V Rivian, LLC - Contract - Contract: Other
004054-CV-2025 Jeffrey De La Vega V Nazareth Mutual Insurance Company - Contract - Contract: Other
004065-CV-2025 The Quikrete Companies LLC V J. Luciano Enterprise LLC - Contract - Contract: Other

CONTRACT EMPLOYMENT DISPUTE

003974-CV-2025 Jeremy P Nazario V Ashley Imbert; Ninth Street Tires LLC - Contract - Employment Dispute: Discrimination
004042-CV-2025 Madison Joyner V Home Depot U.S.A., Inc. d/b/a the Home Depot (Stroudsburg Store 4127); Sherry Knight - Contract - Employment Dispute: Discrimination

CONTRACT-DEBT COLLECTION-CREDIT CARD

004016-CV-2025 Capital One NA Successor by Merger to Discover Bank V Jennifer R Rufe - Contract - Debt Collection: Credit Card
004031-CV-2025 American Express National Bank V Jacqueline Pride - Contract - Debt Collection: Credit Card
004036-CV-2025 Barclays Bank Delaware V Christopher Cullen - Contract - Debt Collection: Credit Card
004038-CV-2025 Capital One, N.A. V Viktoria Larionova - Contract - Debt Collection: Credit Card
004039-CV-2025 Midland Credit Management, Inc. V Donna Faught - Contract - Debt Collection: Credit Card
004041-CV-2025 American Express National Bank V Rafeta Kolenovic - Contract - Debt Collection: Credit Card
004051-CV-2025 Wells Fargo Bank, N.A. V Tinisha Williams - Contract - Debt Collection: Credit Card
004058-CV-2025 Citibank N.A. V Christopher Richardson - Contract - Debt Collection: Credit Card
004059-CV-2025 JPMorgan Chase Bank NA V Christine Powers - Contract - Debt Collection: Credit Card

004060-CV-2025 Citibank N.A. V Misty L Willie
- Contract - Debt Collection: Credit Card
004072-CV-2025 Wells Fargo Bank, N.A. V
Stephanie Heckman - Contract - Debt
Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

003989-CV-2025 Portfolio Recovery
Associates, LLC V Deborah Biczio - Contract -
Debt Collection: Other
003990-CV-2025 Portfolio Recovery
Associates, LLC V Evelyn Chanto - Contract -
Debt Collection: Other
003991-CV-2025 Portfolio Recovery
Associates, LLC V Sherry Knight - Contract -
Debt Collection: Other
003992-CV-2025 Portfolio Recovery
Associates, LLC V Evangeline Alaniel -
Contract - Debt Collection: Other
003994-CV-2025 Portfolio Recovery
Associates, LLC V Clara Schubert - Contract -
Debt Collection: Other
004017-CV-2025 IGS Solar II LLC V Zakiyyah W
Williams - Contract - Debt Collection: Other
004030-CV-2025 Shantel Singh V Beyond
Finance, LLC - Contract - Debt Collection:
Other
004073-CV-2025 Caterpillar Financial Services
Corporation; JPMorgan Chase Bank NA V AZAP
Diesel LLC; Stanislaw T. Czapkowicz - Contract
- Debt Collection: Other

TORT

004025-CV-2025 Salomey Aggrey V Lori
Colgan; State Farm Mutual Automobile
Insurance Company State Farm Mutual
Automobile Insurance Company - Tort - Motor
Vehicle
004053-CV-2025 Noel Seerattan; Kathleen
Mary Snow V Unique Kaheem Johnson - Tort -
Motor Vehicle

PREMISES LIABILITY

004005-CV-2025 Talya Bowe V John Doe(S)
Kalahari Resorts and Convention Center-
Poconos - Tort - Premises Liability
004014-CV-2025 Kathy Arrowood Oates V
Club Wyndham Shawnee Village; Panorama
Travel Solutions Inc Resort Rental LLC Travel +
Leisure Resort Development Inc Wyndham
Hotels & Resorts, Inc Wyndham Destinations
Wyndham Vacation Ownership Inc Wyndham
Vacation Rentals Wyndham Vacation Resorts,
Inc - Tort - Premises Liability
004033-CV-2025 J L V Freedom Gymnastics,
LLC - Tort - Premises Liability
004040-CV-2025 CMBK Resort Holdings, LLC,
d/b/a Camelback Resort Colombia Casualty
Company, a/s/o KSL Capital Partners, LLC and
CMBK Resort Holdings, LLC and Starr Surplus
Lines Ins.Company, a/s/o KSL Capital Partners,
LLC and CMBK Resort Holdings, LLC; Zurich
American Insurance Company, a/s/o KSL

Capital Partners, LLC and CMBK Resort
Holdings, LLC V Trap Door Escape, LLC - Tort -
Premises Liability

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

004015-CV-2025 Ally Bank V AC Transport
Services; Andy O Castello - Miscellaneous -
Civil Miscellaneous: Other
004018-CV-2025 Ford Motor Credit Company
LLC V AMJ Lighting Electrical Services Inc -
Miscellaneous - Civil Miscellaneous: Other
004064-CV-2025 Cooper Electric Supply Co. V
Ertle Enterprises, Inc. d/b/a Ertle Subaru;
Shakeemah Hilaire - Miscellaneous - Civil
Miscellaneous: Other
003973-CV-2025 Mark Donald Baylis; Ally
Bank V Andy O Castello - Miscellaneous - Civil
Miscellaneous: Other, Petition for Certificate
of Title

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

B & B Realty Co/Borough of Mount Pocono
White Rock Title LLC/Barnum, Barbara J
Basic, Amir/Straub, Michael Stuart
Libasci, Tony J Est/Pleszka-Duffy, Elzbieta
Robinson-Gilkes, Ionez A/Pirolli, Matthew J
Forzano, Michael A/Meconis, Carrie
White Rock Title LLC/Rolley, Tara R
Legaspi, Edith D/Borisov, George P
Selig, Robert C Jr/Padilla, Michael
Malakoff, Eric/Abitino, Dominick
Connor, Bianca Simone Monique/Connor,
Bianca Simone Monique
Storaska, Daniel W/Kestrel Properties LLC
Francis, Linda/Bracey, Chereese T
Karpenko, Irina/Siebert, Sharon
Diblasio, Dominic/Calderbank, Carol Beth
Girgenti, Tracy/Girgenti, Tracy
Gaudette, Michael Jr/Guarderas, Julian
Campomanes, Titus/Rose, Dalton A
Incalcaterra, Joseph Charles/Keitt, Kevin
Nagyhetenyi, Zsolt/Ohland, James Mark Sr
James-Branch, Latashia Ann/Sanchez Prime
LLC
Rivera, Manuel D/Bezares, Jon Michael
Wallace, Timothy R Est/Noto, Jerome
Samuely-Bernal, Giselle M/Meyer, Lucy A
Cross, Thomas Q/Roman Companies LLC
Hypolite, Mario/White Rock Title LLC
Rios, Jesus A/White Rock Title LLC
Sexton, Michael/White Rock Title LLC
Depuy Iv L P/Pennsylvania-American Water
Company
Jolt Investment Group LLC/Singleton, Taimer
Soucy, James/Polanski, Danuta
Ferraro, James V/Smith & Manor LLC
Maltempo, Brendon P/Domatova, Marina

Magvanua, Salvador/JP Building and Renovations LLC
 Morrissey, Vivian/Langan, Jerome
 Skipper, Larry E/Skipper, Larry E
 Palmieri, Gerald J/Francis, Eric G
 Woodling, Regina H/Regina S Hanusey
 Revocable Living Trust
 Soto, Heriberto/Depre, James
 Hollfelder, Brett K/Cartus Financial Corporation
 Cartus Financial Corporation/Filer, Jacqueline
 Vanessa
 Audrey J Cauchois Revocable Trust/Prokop, Eric
 Wyler, Thomas G/Martin, Jamie Ellyn
 Zansitis, Kristi J/Romano, Donna
 Werley, John A/Werley, John A
 Hoffman, Ashley M/Nunziata, Christine
 Gradel, James H Jr/Monroe Lake Property Owner Association
 Welch, Anthony T/Hoberg, Richard C
 Mei, Yan Jiao/Sulluvan, Kenneth W Jr
 Paguay, Zaida/Aguayza, Juana Beatriz Loja
 Monaghan, Robert L Jr/Chouljenko, Vitali
 Loprinzi, Salvatore/Monaghan, Lois L
 Paguay, Zaida E/Aguayza, Juana Beatriz Loja
 Vladcom Corporation/Silva, Linda
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 Sweeney, Michael/Forbes, Michael
 Iroquois Ridge Partners LLP/Commonwealth of Pennsylvania
 Obeng, Gladys/Obeng-Adjei, Gladys
 Stright, Tracy Marvin Est/Conklin, Donna Lynn
 Rocha, Coralía/Crown Prince Estate LLC
 Nordmeyer, Blake/Czerwinski, Jerzy
 Fordham, Catherine/Chin, Stephen
 Rizcalla, Joan Est/Wojtkiewicz, Mirosław
 Hamilton, Pamela M/Robertson, Thomas D
 McManus, Thomas/McManus, Thomas
 Volpert, Kenneth E/Vopert Family Trust
 Alvarez, Alexander/Kristieg LLC
 Mirkin, Lance/Savage, Thomas
 Santos, Herman E/Brown, Kevin
 Commonwealth Guardian Services LLC/Rudey, Igor
 Schukraft, Stephen J Jr/Egbert, Christopher
 Chin, Stephen/Chin, Stephen
 Pravato, Denise/Iversen, Donna
 Niedzwiecki, William/Niedzwiecki, William
 Prinzo, Tammy/Escue, Qunisha
 Aaron, Collin Jr/Arevalo, Juan
 MBI Investments LLC/Santana, Stephanie
 Claudia
 Lastovicka, Marian/Hinkle, Kaylee
 Acovino, Marie C/Kollar, Cody P
 Carolyn Nebbia Revocable Trust/Weglarz, Marta
 Parker, Matthew H/Neubig, Stefan
 Bego Properties LLC/Maxwell, Melissa A

Ayzenberg, Dmitriy/Banks, Daniel A
 Hludzik, Susan/RH Poconos2 LLC
 Haymes, Nicholas/Nihil 2 Properties LLC
 Wirtz, Delores S/Wirtz, Delores S
 Foulk, Judith Anne Est/Foulk, Jedd K
 Unknown/CV Homes LLC
 7320 Mohican Lane Inc/Berwick, Matthew Jr
 Zeolla, Tony/Berwick, Matthew Jr
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 Eiffler-Seib LF USA LP/Barr, Dominique
 Eiffler-Seib LF USA LP/Cabrera, Hansen
 Eiffler-Seib LF USA LP/Debritto, Eduardo
 Rodrigues
 Schwartz, Daniel J/Cozos, Alexandru
 Worrall, J Irvin/Rodriguez, Madeline
 Worrall, J Irvin/True Prevail Ventures LLC
 Figueredo, Armando/Gbrahiminejad, Hossein
 Figueredo, Armando/Gbrahiminejad, Hossein
 Levin Family Revocable Living Trust/Mejias, Priscila
 Felker, Robert J/CV Homes LLC
 Bennett, Bryon/Mosquea, Ygnacio
 Archer, Fitzroy/Excell, Novar
 Best Home Solution Corp/True Prevail Ventures LLC
 Best Home Solution Corp/Berwick, Matthew Jr
 Best Home Solution Corp/Debritto, Eduardo
 Rodrigues
 Best Home Solution Corp/Carbajal, Braulio
 Taylor, Jeffrey A/Taylor, Jeffrey A
 James, Hosea James III Est/James, Crystal
 Colon, Felicitia/JVR Partners LLC
 Cruz, Ricardo/Clennon, Rayon
 Romic Investments LLC/Deborah Drive LLC
 Martinez, Charles/Martinez, Carmen
 1Elite Painting LLC/Ranieri, Frank
 Clark, Aaron C/Tough, Geoffrey

DIVORCE

003972-CV-2025 Oneika Austin V Shaun
 Austin - Divorce - Divorce with 1 Count
 004019-CV-2025 Isaac Labar V Monica
 Cordero - Divorce - Divorce with 1 Count
 004020-CV-2025 Naomi Jean Phillips V Troy
 Andrew Phillips - Divorce - Divorce with 1
 Count
 004047-CV-2025 Sean Martin V Karina P.
 Martin - Divorce - Divorce with 1 Count
 004049-CV-2025 Melissa Leedy V James Leedy
 - Divorce - Divorce with 1 Count
 004069-CV-2025 Daxmar Lily Torres V Jorge
 Arnaldo Torres - Divorce - Divorce with 1
 Count
 003995-CV-2025 Jorge Aguilar V Norma Alicia
 Sanchez - Divorce - Divorce with 2 Counts
 004010-CV-2025 Katharine A Hinson V Jeremy
 M Hinson - Divorce - Divorce with 2 Counts
 004013-CV-2025 William Krause V Sherry
 Mertis - Divorce - Divorce with 2 Counts
 004001-CV-2025 Lori Feneck V John Feneck -
 Divorce - Divorce with 3 Counts
 004028-CV-2025 Brandon Coffey V Anastasia
 Coffey - Divorce - Divorce with 5 Counts

SUPPORT

003967-CV-2025 Tamara Ann Miller V Kareem Fard Brown - Support - Support
 003969-CV-2025 Chatwattie Lall V Narine Gudar - Support - Support
 003993-CV-2025 Kathleen Mary Snow V Donald Snow Jr - Support - Support
 004022-CV-2025 Pearson Tymeak V Howard Shaleata - Support - Support
 004023-CV-2025 Taniell Peterson V Michael Peny McIntosh - Support - Support
 004043-CV-2025 Am May Beers V Bryant Jason Molina - Support - Support
 004044-CV-2025 Natalie Martinez V Steven J Martinez - Support - Support
 004045-CV-2025 Karisma Lynn Page V Randy D Page - Support - Support
 004048-CV-2025 Ashley Kups V Jason Kenney - Support - Support
 004061-CV-2025 Tashia Winn V Ronald Walker - Support - Support
 004062-CV-2025 Bonnie Schenck V Edward Walter Schenck Jr - Support - Support

CUSTODY AND VISITATION

003987-CV-2025 Mica P Gabala V Samantha J Combs - Custody - Custody/Partial Custody/Shared Custody/Visitation
 004002-CV-2025 Francisco Mendoza V Katherine Arteaga - Custody - Custody/Partial Custody/Shared Custody/Visitation
 004004-CV-2025 Tervin Moore; Portfolio Recovery Associates, LLC V Grace Silverstein - Custody - Custody/Partial Custody/Shared Custody/Visitation

PLAINTIFF V DEFENDANT**JUDGMENTS**

004075-CV-2025 A Pocono Country Place POA V Judy L Panko Shawn T Publik - Judgment - Agreement to Revive Judgment
 004021-CV-2025 Hard Money PA LLC; Department of Labor and Industry to the Use of the Unemployment Compensation Fund V 109 Colleen Dr Holdings LLC; Puneet Sinha - Judgment - Confession of Judgment: Money-Miscellaneous - \$267,090.51

DEFAULT JUDGMENT**PRAECIPE FOR JUDGMENT**

004055-CV-2025 Ann Cohick V Atlas Painting & Handyman Services LLC Christian McMunn Josh Dowzicky - Judgment - Transfer Judgment - \$30,396.00
 003996-CV-2025 Commonwealth of PA; Department of Labor and Industry to the Use of the Unemployment Compensation Fund V Katrien Poels; Puneet Sinha - Judgment - Criminal Cost Judgment- Adult - \$1,191.90
 004026-CV-2025 NextGear Capital Inc V Ivan J Cruz - Judgment - Foreign Judgments/Registration - \$16,934.64

004029-CV-2025 NextGear Capital Inc V Deelz On Wheels Auto Sales II Inc Florin G Dragomir - Judgment - Foreign Judgments/Registration - \$10,384.70

JUDGMENT ON TRANSCRIPT

003975-CV-2025 Absolute Resolutions Investments, LLC V Sheerie McLune - Judgment - Judgment/Transcript - \$3,043.34
 003976-CV-2025 LVNV Funding LLC V Nyasia Rivas - Judgment - Judgment/Transcript - \$1,541.22
 003977-CV-2025 Midland Credit Management Inc V Helen Negron - Judgment - Judgment/Transcript - \$943.12
 003979-CV-2025 LVNV Funding LLC V Shakeemah Hilaire - Judgment - Judgment/Transcript - \$2,120.24
 003983-CV-2025 LVNV Funding LLC V Kevin Amman - Judgment - Judgment/Transcript - \$7,648.26
 003984-CV-2025 Midland Credit Management, Inc. V James Fink - Judgment - Judgment/Transcript - \$8,248.52
 003985-CV-2025 Midland Credit Management, Inc. V Felix Torres - Judgment - Judgment/Transcript - \$1,038.08
 004035-CV-2025 LVNV Funding LLC; JPMorgan Chase Bank NA V Raymond Garcia; Stanislaw T. Czapkowicz - Judgment - Judgment/Transcript - \$1,813.59

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

004011-CV-2025 Rebekah Laylor V Commonwealth of PA Dept of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 004046-CV-2025 Osmin Adonay Velasquez Lazo V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Licensing - Civil Appeal - Department of Transportation
 004071-CV-2025 Anthony M Hickey V Commonwealth of PA Dept of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

004012-CV-2025 Truist Bank Successor by Merger to SunTrust Bank d/b/a LightStream V Andrew Cortez - Civil Appeal - Civil Appeal: Other
 004034-CV-2025 Elizabeth E Teel V LVNV Funding, LLC - Civil Appeal - Civil Appeal: Other
 004056-CV-2025 Capital One, N.A., Successor by Merger to Discover Bank V Dennis A Torres - Civil Appeal - Civil Appeal: Other
 004066-CV-2025 Capital One, N.A. V Jason Leacock - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL**CERTIFIED COPY LIENS**

003978-CV-2025 Department of Labor and Industry to the Use of the Unemployment Compensation Fund V Seafood Haven - Judgment - Certified Copy of Lien - \$1,353.85
 003980-CV-2025 Department of Labor and Industry to the Use of the Unemployment Compensation Fund V Act Security Services LLC - Judgment - Certified Copy of Lien - \$8,447.10

FEDERAL TAX LIENS

003999-CV-2025 Department of Treasury-Internal Revenue Service V Crystal Clare Price Crystals - Judgment - Federal Tax Lien - \$11,556.60
 004000-CV-2025 Department of Treasury-Internal Revenue Service V Karin Susan Breitlauch - Judgment - Federal Tax Lien - \$105,344.50

MUNICIPAL LIENS

003971-CV-2025 Middle Smithfield Township V Reginald Talton; Andy O Castello - Municipal Lien - Sewer

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

Spectrum Cu/Hutchings, Richard/Ucc3term Mortgage Electronic Registration Systems Inc/Panchura, John/Sat
 Freedom Mortgage Corporation/Kline, Sean/Sat
 FourLeaf Federal Credit Union/Gardini, John/Sat
 Malik, Hussain G/Scavello, Mario/Sat
 Sullivan, Norman/Commonwealth of Pennsylvania/Notr
 NewRez LLC/Antonio, Max/Sat
 New Residential Mortgage LLC/Drake, Andrew Sr/Sat
 Barclays Mortgage Trust 2021-Npl1 Mortgage-Backed Securities Series 2021-Npl1/Garcia, Jennifer A/Sat
 Mortgage Electronic Registration Systems Inc/Gaumer, Alan M/Sat
 Schieber, Vanessa/Clear Haven 2021 Trust/Ucc1
 Castle Credit Co Holdings LLC/Sutton, Anthony/Ucc3term
 JPMorgan Chase Bank N A/Barrett, Eugene Jr/Sat
 Paradise Farm Forests L P/American Bank/Arnt
 Kuntz, Roger J/Blue Ridge Cable Technologies Inc/Rway
 Francis, Linda/Cavanagh, Donna L/Powr

Hoffman, Eric E/Commonwealth of Pennsylvania/Notr
 PNC Bank National Association/Fleegle, Deborah/Sat
 Mortgage Electronic Registration Systems Inc/Ladlee, Foster Howard IV/Sat
 Mortgage Electronic Registration Systems Inc/Gerami Holdings LLC/Sat
 Countrywide Home Loans Inc/Corpening, Jeanette/Sat
 Deutsche Bank National Trust Company/Sitarchyk, Joseph A/Sat
 Pentagon Federal Credit Union/Gulston, Coleen A/Sat
 Ackerman, Josephine L/Commonwealth of Pennsylvania/Notr
 Meyer, Kevin/Meyer, Lucy A/Powr
 Mortgage Electronic Registration Systems Inc/Malachosky, Mark/Sat
 Miller, Robert B/Ferraro, James V/Sat
 Pullen, Andrew T/Monroe County/Prefast Pocono Mountain Rendezvous LLC/Monroe County/Prefast
 Lombardi, John/Commonwealth of Pennsylvania/Notr
 Mortgage Electronic Registration Systems Inc/Harris, James/Sat
 Mortgage Electronic Registration Systems Inc/Tibbs, Rann S/Sat
 Ertle Development LLC/Fidelity Deposit and Discount Bank/Arnt
 Harris, Jacqueline L/Commonwealth of Pennsylvania/Notr
 Byrnes, Christopher/Township of Stroud/Agre
 PNC Bank N A/Popis, Cyris Jacob/Sat
 Mortgage Electronic Registration Systems Inc/Thompson, Robert F/Sat
 Mortgage Electronic Registration Systems Inc/Garrett, Joseph Anthony/Sat
 Wells Fargo Bank N A/Parker, Matthew H/Sat
 Kiavi Funding Inc/Effectus Clothing LLC/Sat
 Hoffelder, Brett K/Cartus Financial Corporation/Powr
 An V Trieu/Rockwoods Investment Group LLC/Sat
 Lakeside Manor Inn LLC/Manny Makhoul LLC/Agre
 Members 1st Federal Credit Union/Venetz, Robert G/Sat
 2406 Upper Smith Gap LLC/Metropolitan Edison Company/Ease
 Mortgage Electronic Registration Systems Inc/Custodio, Evelyn/Sat
 Township of Middle Smithfield/D E & S Properties Inc/Agre
 NEPA Credit Union/Muti, Paula Ann/Sat
 NEPA Credit Union/Smith, Edward/Sat
 NEPA Credit Union/Linaberry, Cynthia A/Sat
 Carrington Mortgage Services LLC/Dojer, Adolfo R/Sat
 Wells Fargo Bank N A/Suriel, Angelita/Sat
 Mortgage Electronic Registration Systems Inc/Izdebski, Tomasz/Sat

Mortgage Electronic Registration Systems
 Inc/Brandt, William Hans/Sat
 Mortgage Electronic Registration Systems
 Inc/Randolph, Austin L/Sat
 Lawrence, Kimberly R/Lawrence, Mark A/Pow
 First Northern Bank and Trust Co/Barrett,
 Thomas/Sat
 Mortgage Electronic Registration Systems
 Inc/Brunache, Sherly/Sat
 Harvest Small Business Finance LLC/Murphy,
 Michael B/Sat
 Wells Fargo Bank N A/Petroski, Priscilia W/Sat
 Mortgage Electronic Registration Systems
 Inc/Guzman, Robinson/Sat
 Mortgage Electronic Registration Systems
 Inc/Sevcik, David D/Sat
 Mortgage Electronic Registration Systems
 Inc/Thorn, William L/Sat
 Esther Vasil Living Trust/Monroe
 County/Prefast
 Olson, Gary Scott/Monroe County/Prefast
 Oppenheim, Marcia/Service Finance
 Company/Ucc1
 Mortgage Electronic Registration Systems
 Inc/Zerilli, Joey/Sat
 Pocono Villa LLC/Pocono Township/Decl
 Scott Realty PA LLC/Pocono Township/Decl
 Harvest Small Business Finance LLC/Michael
 Barry Murphy LLC/Sat
 Manson, John J/Cross River Bank/Ucc1
 Fordham, Catherine H/Fordham,
 Susanne/Pow
 Hyde, William Douglass/Monroe
 County/Prefast
 Krumins, Iveta Est/Guardian Services
 LLC/Corder
 Delaney, Michelle/Arrowhead Lake
 Community Association Inc/Dec
 Mortgage Electronic Registration Systems
 Inc/Perkowski, Roger W/Sat
 2222 Abstract Company/Pravato, Joseph/Sat
 Mortgage Electronic Registration Systems
 Inc/Bonsey, Richard E/Sat
 Merwine, Connie J/Merwine, Connie J/Maps
 United Federal Credit Union/Metzgar, Carol
 A/Sat
 Mortgage Electronic Registration Systems
 Inc/Shariff, Zeeshan/Sat
 Jim Thorpe Neighborhood Bank/Forbes,
 Robert/Sat
 Deblasi, Ronald A/Howells, William R/Pow
 Litts, James C Sr/Litts, John C/Pow
 Spectrum Credit Union/Rua, Kelly/Ucc3term
 Mortgage Electronic Registration Systems
 Inc/Urry, Kenneth/Sat
 Mortgage Electronic Registration Systems
 Inc/Cruz, Juan R/Sat
 Citizens Bank N A/Chang, Yvonne/Sat
 Mortgage Electronic Registration Systems
 Inc/Francis, Winston Ignatius/Sat
 Mortgage Electronic Registration Systems
 Inc/Browne, Bruce/Sat

Mortgage Electronic Registration Systems
 Inc/Gonzalez, Henry/Sat
 Trout, Daniel M/Tesla Inc/Ucc1
 Thompson, Joseph/Goodleap LLC/Ucc1
 CP Mt Pocono LLC/Northwestern Mutual Life
 Insurance Company/Ucc1
 Wells Fargo Bank N A/Lodato, Richard D/Sat
 Mortgage Electronic Registration Systems
 Inc/Tumminelli, Michael R/Sat
 Mortgage Electronic Registration Systems
 Inc/Iriarte, Diana/Sat
 Mortgage Electronic Registration Systems
 Inc/Zayniev, Mukhitdin/Sat
 Mortgage Electronic Registration Systems
 Inc/Lopez, Gabriel/Sat
 ESSA Bank & Trust/Mccormick, Stephen S/Sat
 ESSA Bank & Trust/Rodriguez, Richard M/Sat
 ESSA Bank & Trust/Kongkatong, Thanarat/Sat
 ESSA Bank & Trust/Folio, Mark J/Sat
 ESSA Bank & Trust/Gollapalli, Amarchand/Sat
 Mortgage Electronic Registration Systems
 Inc/Little, Gregory Tyler/Sat
 Nottle, Christopher C/Blue Ridge Cable
 Technologies Inc/Rway
 Wright, Dana/Goodleap LLC/Ucc1
 Sarco Federal Credit Union/Kennedy, Michael
 L/Sat
 CP Mt Pocono LLC/Northwestern Mutual Life
 Insurance Company/Arnt
 CP Mt Pocono LLC/Rialto Pacific LLC/Agre
 Richards, Johnny/Nationstar Mortgage
 LLC/Affd
 Jenisha Real Estate LLC/Honesdale National
 Bank/Asle
 Jenisha Real Estate LLC/Honesdale National
 Bank/Asle
 Jenisha Real Estate LLC/NEPA Alliance
 Business Finance Corporation/Arnt
 Honesdale National Bank/NEPA Alliance
 Business Finance Corporation/Agre
 Wells Fargo Bank N A/Brown, Richard D/Sat
 Wells Fargo Bank N A/Standish, Nicole/Sat
 Wells Fargo Bank N A/Stanford, James G/Sat
 ESSA Bank & Trust/Martino, David A/Sat
 ESSA Bank & Trust/Lobianco, Angelo V/Sat
 ESSA Bank & Trust/Ace, John P/Sat
 Adams Outdoor Advertising Limited
 Partnership/DeHaven, Floyd Jr/Rightfr

MORTGAGE GRANTOR/GRANTEE

Adaszynski, Joseph/Point Digital Finance Inc
 Oke, Oludamilola/Secretary of Housing and
 Urban Development
 Tumminelli, Michael R/Mortgage Electronic
 Registration Systems Inc
 Stowers, Christopher/Mortgage Electronic
 Registration Systems Inc
 Sawyer, Sakeynah B/Secretary of Housing and
 Urban Development
 Valentin, Luis A/Mortgage Electronic
 Registration Systems Inc

- Mackillop, William E/Mortgage Electronic Registration Systems Inc
- Jones, Wayne/Citizens Bank N A
- McGrier, Harriet/Secretary of Housing and Urban Development
- Pirolli, Matthew J/Mortgage Electronic Registration Systems Inc
- Paradise Farm Forests L P/American Bank Holloman, Clarence/Mortgage Electronic Registration Systems Inc
- Shaffer, Adele M/Navy Federal Credit Union
- Harris, Charles R/First National Bank of Pennsylvania
- Padilla, Michael/Mortgage Electronic Registration Systems Inc
- Simmonds, Mark/Citizens Bank N A
- Gentles, Scott J/Mortgage Electronic Registration Systems Inc
- Wren, Nathan James/Mortgage Electronic Registration Systems Inc
- Guarderas, Julian/Mortgage Electronic Registration Systems Inc
- Rose, Dalton A/Mortgage Electronic Registration Systems Inc
- Keitt, Kevin/Mortgage Electronic Registration Systems Inc
- Farrell, Joan M/Mortgage Electronic Registration Systems Inc
- Defino Properties LLC/Wilmington Savings Fund Society FSB
- Curry, Donald I Jr/PNC Bank National Association
- Birch, Keith/Citizens Savings Bank
- Sanchez Prime LLC/Oak Tree Funding Corp
- Wise, Mitchell Lee/PSECU
- Bezares, Jon Michael/ESSA Bank & Trust
- Noto, Jerome Jr/Mortgage Electronic Registration Systems Inc
- Meyer, Kevin/Mortgage Electronic Registration Systems Inc
- Roman Companies LLC/ACDC Investments LLC
- Roman Companies LLC/Cortez, Eric
- Sonco, Oswaldo A/Peoples Security Bank and Trust Company
- Stroke, Daniel Dorian/Citizens Bank N A
- Gallo, Michael/Mortgage Electronic Registration Systems Inc
- Walsh, Eugene T/Mortgage Electronic Registration Systems Inc
- Terry, Tarik/Secretary of Housing and Urban Development
- Finck, Jeffrey/Coastal Community Bank/Amor
- Singleton, Taimer/Mortgage Electronic Registration Systems Inc
- Polanski, Danuta/Polish and Slavic FCU
- Smith & Manor LLC/First Keystone Community Bank
- Ferraro, James V/Miller, Robert B
- Blanco, Alfonso Julio/ESSA Bank & Trust
- Colon, Hector Hernandez/Mortgage Electronic Registration Systems Inc
- Domatova, Marina/Mortgage Electronic Registration Systems Inc
- Peters, Laurie B/First Northern Bank and Trust Co
- Ertle Development LLC/Fidelity Deposit and Discount Bank
- Browne, Bruce/Mortgage Electronic Registration Systems Inc
- Langan, Jerome/Mortgage Electronic Registration Systems Inc
- Oser, Michael/Manufacturers and Traders Trust Company
- Polchinski, Diane/Coastal Community Bank
- Taylor, Robert/Secretary of Housing and Urban Development
- Jarenashvili, Nadezhda/Mortgage Electronic Registration Systems Inc
- Barry Yoch Family Trust/Mortgage Electronic Registration Systems Inc
- Filer, Jacqueline Vanessa/Mortgage Electronic Registration Systems Inc
- Michel, Sheassly/MidFirst Bank/Modm
- Reichl, Jeffrey/Mortgage Electronic Registration Systems Inc
- Mungro, Wilfred L/Carrington Mortgage Services LLC/Modm
- Rockwoods Investment Group LLC/Mortgage Electronic Registration Systems Inc
- Martin, Jamie Ellyn/Mortgage Electronic Registration Systems Inc
- Martin, Jamie Ellyn/Mortgage Electronic Registration Systems Inc
- Vazquez, Hector Manuel/Citizens Bank N A
- Hoberg, Richard C/Utilities Employees Credit Union
- Martenco, Adrian/NEPA Community Federal Credit Union
- Espósito, Luke/First National Bank of Pennsylvania
- Camacho, Osvaldo/Mortgage Electronic Registration Systems Inc
- Kaniewski, Richard M/Mortgage Electronic Registration Systems Inc
- Bleckler, Ronda L/First Keystone Community Bank
- Wilkos, Edyta Agnieszka/JPMorgan Chase Bank N A
- Villano, Agnes J/Mortgage Electronic Registration Systems Inc
- Stroy, Kelly/Secretary of Housing and Urban Development
- Adams, Leland/Northwest Bank
- Roman & Sons General Contracting LLC/Shah, Vipul
- Surprise, Gerald/Mortgage Electronic Registration Systems Inc
- Forbes, Michael/Mortgage Electronic Registration Systems Inc
- Stone, Steven/Manufacturers and Traders Trust Company
- Crown Prince Estate LLC/Mortgage Electronic Registration Systems Inc
- Robertson, Thomas D/Mortgage Electronic Registration Systems Inc

Kristie LLC/Mortgage Electronic Registration Systems Inc
 Savage, Thomas/Mortgage Electronic Registration Systems Inc
 Felipe, Yolanda/Mortgage Electronic Registration Systems Inc
 Egbert, Christopher/Mortgage Electronic Registration Systems Inc
 Iversen, Donna/Mortgage Electronic Registration Systems Inc
 Colas, Marie/Mortgage Electronic Registration Systems Inc
 Mendez, Adam V/Mendez, Christie L/Asm Escue, Quanisha/Penn Community Bank
 Arevalo, Juan/Mortgage Electronic Registration Systems Inc
 Santana, Stephanie Claudia/Mortgage Electronic Registration Systems Inc
 Jrheller.Com LLC/Archwest Lending LLC
 Strohl, Jonathan L/First Northern Bank and Trust Co
 Graziano, Carl R/Citizens Bank N A
 Kollar, Cody P/Mortgage Electronic Registration Systems Inc
 Brown, Tracy-Ann/Mortgage Electronic Registration Systems Inc
 Baynes, Doran/Mortgage Electronic Registration Systems Inc
 Rizzon, Luci Anne/Wayne Bank
 Pinghero, Jennifer L/Wayne Bank
 Decastro, Rivadavia Pereira/Mortgage Electronic Registration Systems Inc
 Jordan, Anthony S/Mortgage Electronic Registration Systems Inc
 Fitzpatrick, Jeffry Ryan/Mortgage Electronic Registration Systems Inc
 Miller, Laura Marie/Mortgage Electronic Registration Systems Inc
 Cassels, Wayne/Mortgage Electronic Registration Systems Inc
 Orzel, Peter/Mortgage Electronic Registration Systems Inc
 Maxwell, Melissa A/Mortgage Electronic Registration Systems Inc
 Banks, Daniel A/Mortgage Electronic Registration Systems Inc
 Capellan, Marta Y Rodriguez/Lakeview Loan Servicing LLC/Modm
 Capellan, Marta Y Rodriguez/Secretary of Housing and Urban Development
 CP Mt Pocono LLC/Northwestern Mutual Life Insurance Company
 Sanchez, William/Secretary of Housing and Urban Development
 Sanchez, William/Mortgage Electronic Registration Systems Inc/Modm
 Jenisha Real Estate LLC/Honesdale National Bank
 Jenisha Real Estate LLC/Honesdale National Bank
 Jenisha Real Estate LLC/NEPA Alliance Business Finance Corporation

Clennon, Rayon/Mortgage Electronic Registration Systems Inc
 Deborah Drive LLC/Mortgage Electronic Registration Systems Inc
 Ranieri, Frank/Mortgage Electronic Registration Systems Inc
 Tough, Geoffrey/Mortgage Electronic Registration Systems Inc
 Quintero, Sean/Mortgage Electronic Registration Systems Inc
 Gutierrez, Ivan/US Mortgage Resolution Trust/Asgn
 Verbeke, Josephine M/Asset Backed Sec Corp Home Equity Loan Trust 2004-He3 Asset Backed Pass-Thru Cert Series 200 4-He3/Asgn
 Bigwood Management Inc/MCLP Asset Company Inc/Asgn
 Pennino, Anthony/CitiMortgage Inc/Asgn
 Nationstar Mortgage LLC/Foster, Dushon/Relm
 Rainho, Priscilla/Crosscountry Mortgage LLC/Asgn
 Rodriguez, Ernesto/U S Bank Trust Company National Association/Asgn
 Campbell, Mario/Bank of America N A/Asgn
 Dempster, Shamar Marlon/Pennsylvania Housing Finance Agency/Asgn
 Mortgage Electronic Registration Systems Inc/AmeriHome Mortgage Company LLC/Asgn
 Leager, William/M&T Bank/Asgn
 Miller, Robert B/Ferraro, James V/Relm
 McKay, Cory/U S Bank Trust National Association/Asgn
 Jones, Derrick/NewRez LLC/Asgn
 Skorochod, Anthony C/NewRez LLC/Asgn
 Servano, Jessica/U S Bank Trust National Association/Asgn
 Jackson, Kirk S/Carrington Mortgage Services LLC/Asgn
 Rios, Hector R/CSMC 2022-Rpl1 Trust/Asgn
 Hicks, Alisha Lynn/NewRez LLC/Asgn
 Gilkes, Rodway/NewRez LLC/Asgn
 Carmichael, Joedi/NewRez LLC/Asgn
 McKie, Kevin/NewRez LLC/Asgn
 Nash, Justin/NewRez LLC/Asgn
 Willemet, Brett/PennyMac Loan Services LLC/Asgn
 Scollon-Delgiorno, Leimomi/U S Bank Trust National Association/Asgn
 Horton, Christopher/U S Bank Trust National Association/Asgn
 Razai, A Hamid/U S Bank Trust National Association/Asgn
 Klingel, Jessica M/U S Bank Trust National Association/Asgn
 Wallace, Raymond L/U S Bank Trust National Association/Asgn
 Anderson, Steven/U S Bank Trust National Association/Asgn
 Hughes, Patrick/U S Bank Trust National Association/Asgn
 Vargas, Ronny/U S Bank Trust National Association/Asgn

Peralta, Robinson/U S Bank Trust Company
National Association/Asgn
Ungar, David L/CSMC 2021-Jr2 Trust/Asgn
Ungar, David L/U S Bank Trust National
Association/Asgn
Ungar, David L/Goldman Sachs Mortgage
Company/Asgn
NEPA Alliance Business Finance
Corporation/Jay Mahavir Hospitality Inc/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 6462 CIVIL 2021 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, July 31, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL that certain lot or piece of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, being Lot No. 16, Section C, according to Plotting of Pocono Haven Corp, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor, recorded in the Office for the Recording of Deeds, in and for Monroe County, in Plot Book No. 13 page 3.

Property Address: 1225 Beech Place, Tannersville, PA 18372

UNDER AND SUBJECT all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited Deed and which may run with the land.

BEING the same premises conveyed unto Robert Adams by deed of Vintage Realty Inc., recorded in Monroe County Record Book 2128 page 4553.

Parcel No.: 12.3A.1.70

PIN No.: 12638201188899

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kristine Adams, Known Heir of Robert Adams, deceased and Lynn Adams, Known Heir of Robert Adams, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Robert Adams, deceased

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to par-

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Samantha Gable, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

**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 007824 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, July 31, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Tobyhanna Township, County of Monroe, Commonwealth of Pennsylvania, and being Lot No. 409 on the map or plan Section C of Locust Lake Village as appearing in the Office of the Recorder of Deeds in and for said Monroe County in Plot Book No. 9 at Page No. 135, bounded and described as follows, to wit:

BEGINNING at a point in the Southeasterly line of Lake Lane and the Northern most corner of Lot No. 408; thence Northeastwardly along the Southeasterly line of Lake Lane by a curve to the left having a radius of 1400 feet

for an arc distance of 82.20 feet to a point, the Southwesterly corner of Lot No. 410; thence South sixty four degrees fifty seven minutes East along the Southerly line of Lot No. 410 and along the Southerly line of Lot No. 411 for distance of 187.69 feet to a point; thence South thirty one degrees 27 minutes 20 seconds West along part of the Northwesterly line of Lot No. 414 and along part of the Northwesterly line of Lot No. 415 for a distance of 93.29 feet to a point; thence North sixty one degrees thirty five minutes ten seconds West along the Northeasterly line of Lot No. 408 for a distance of 180 feet to a point, the place of BEGINNING.

BEING THE SAME PREMISES which Robert DeGeyter and Eileen DeGeyter, husband and wife, individually and as Trustees of the DeGeyter Family Trust by Deed dated July 17, 2003 and recorded on September 16, 2003, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2167 at Page 4821, as Instrument No. 200346311 granted and conveyed unto Mary Byrne.

Being Known as 1627 Lake Lane f/k/a 409 Lake Lane, Pocono Lake, PA 18347

Tax Code No. 19.12C.1.51

Map No. 19630502895507

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Mary Byrne**

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Robert W. Williams, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Jun 27, Jul 4, 11

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7523 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, July 31, 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 lots, parcel or piece of ground in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 136, Section C as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Pot Book Volume No. 32 at Page 105, 111.

PARCEL: 17.15D.1.105

PIN: 17639201152102

Property Address: 314 Juniper Court, East Stroudsburg, PA 18301-8943

BEING Dwight A. Delapenha, Daydria Delapenha married and Joy C Giscombe, by Deed dated August 10, 2023 and recorded in the Office of Recorder of Deeds of Monroe County on August 21, 2023 at Book 2636, Page 3643 Instrument#202319755 granted and conveyed unto Chisom Holdings LLC.

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Chisolm**

Holdings LLC, a new Jersey limited liability company

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 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
 Jun 27, Jul 4, 11

**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 006568-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, July 31, 2025
 AT 10:00 A.M.**

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

ALL THAT CERTAIN tract or parcel of land situate in the Township of Price, County of Monroe and State of Pennsylvania, being known as Lot 87, of South Ridge Subdivision as recorded in Plot Book Volume 77, pages 247 and 248. Being the same premises which LTS Homes, LLC, by Deed dated 11/21/2014 and recorded 11/21/2014, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2446, Page 5790, granted and conveyed unto Fastima Gooden-Baker and Kevin C. Baker, in fee.

Tax ID #: 14.98384 PIN 14730401267265
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **FASTIMA GOODEN-BAKER, KEVIN C. BAKER**

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

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

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Carolyn Treglia, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Jun 27, Jul 4, 11

**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 005025 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, July 31, 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 lying and being situate in the Township of Barre, County of Monroe and Commonwealth of Pennsylvania, being designated as Lot 7, on the plan entitled "Subdivision of Lands of George T. Smith" (erroneously mentioned as Lands of George R. Loudon, Jr. in Deed Book Volume 2233, page 5641), prepared by Martin and Robbins, Registered Surveyors, dated August 27, 1998, and recorded in the Office for the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania, in Map Book Volume 70, Page 262.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.
 BEING THE SAME PREMISES which Michael B. Schechter and Ruth E. Schechter, his wife by Deed dated July 27, 2007 and recorded on

August 3, 2007, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2312 at Page 7176, as Instrument No. 200729698 granted and conveyed unto Max Greenberg, Jr. and Bernadette R. Greenberg, his wife. The said Bernadette R. Greenberg departed this life on or about May 17, 2017, thereby vesting title to Max Greenberg, Jr., by operation of law. The said Max Greenberg, Jr. departed this life on or about November 12, 2022. The Luzerne County and Monroe County Register of Wills has confirmed that no estate has been raised. Upon information and belief, his known surviving heirs are Danielle Greenberg and James Greenberg. Whereby operation of law, title vested in Danielle Greenberg, as Surviving Heir of Max Greenberg, Jr., Deceased, James Greenberg, as Surviving Heir of Max Greenberg, Jr., Deceased and Unknown Surviving Heirs of Max Greenberg, Jr., Deceased.

Being Known as 412 Lower Seese Hill Road f/k/a 305 M Lower Seese Road, Canadensis, PA 18325

Tax Code No. 01.91179

Map No. 01639700763930

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Danielle Greenberg, as Surviving Heir of Max Greenberg, Jr., Deceased, James Greenberg, as Surviving Heir of Max Greenberg, Jr., Deceased and Unknown Surviving Heirs of Max Greenberg, Jr., Deceased**

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

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

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

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 003539 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, July 31, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Paradise, Monroe County, Pennsylvania, marked and designated as Lot No. 1401 and Lot No. 1402, shown on Plotting III-C, Timber Hill, Inc., Monroe County, Pennsylvania, made by Leo A. Achterman, Jr., and recorded in Monroe County, Pennsylvania, in Plot Book No. 21, Page 25.

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

BEING THE SAME PREMISES which Annette Lopez, Married by Deed dated June 2, 2006 and recorded on June 6, 2006, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2270 at Page 1622, as Instrument No. 200624302 granted and conveyed unto Johnnie Gregg.

Being Known as 126 Station Hill Road, Henryville, PA 18332

Tax Code Nos. 11.3.1.38-52 & 11.3.1.38-53

Map Nos. 11638504913738 & 11638504914581

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Johnnie Gregg**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Robert W. Williams, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

**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 002568 CIVIL 2015, 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, July 31, 2025
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land situate in Polk Township, Monroe County, Commonwealth of Pennsylvania, being Lot 1, on a plan titled "Final Plan, Minor Subdivision, Arlene E. Johnson" prepared by Effort Associates, Inc., dated April 9, 2001, last revised June 13, 2001 and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 73, Page 110, being more fully described as follows, to wit:

BEGINNING at a point in or near the center of Trach Drive, T.R. 501, said point being the northwest corner of the herein described lot; thence in Trach Drive, T.R. 501, N 59°27'09" E 39.31 feet to a point; thence along lands of Franklin Fritzinger the following two courses:
1. S 25°38'44"E (passing over an iron at 15.89 feet) 135.64 feet to an iron;
2. N 69°01'57"E 179.00 feet to an iron;

thence along lands of Edith Burkhardt the following three courses:

1. S 37°58'03" E 34.00 feet to an iron;
2. N 43°35'47" E 99.91 feet to an iron;
3. N 38°09'13" W 24.00 feet to an iron;
thence along lands of Rodney Kleppinger N42°05'47"E 171.39 feet to an iron; thence along lands of St. Paul's Evangelical Lutheran Church of Kresgeville S 45°26'33"E 171.60 feet to an iron; thence still along lands of St. Paul's Evangelical Lutheran Church of Kresgeville and along lands of Richard Gale N 43°37'22" E 364.71 feet to an iron; thence through lands now formerly of Arlene E. Johnson the following two courses:

1. S 17°58'27"E 78.09 feet to an iron;
2. N 71°28'52"E 290.02 feet to an iron;
Thence along lands now or formerly of Arlene E. Johnson and along Dotters Creek the following eleven courses:

1. S 07°23'00" E 86.53 feet to an iron;
2. S 14°36'51" E 83.28 feet to an iron;
3. S 06°05'47" E 125.82 feet to an iron;
4. S 01°12'34" W 129.80 feet to an iron;
5. S 07°59'21" W 95.64 feet to an iron;
6. S 54°25'29" W 104.94 feet to an iron;
7. S 71°59'43" W 344.49 feet to an iron;
8. N 80°37'41" W 100.52 feet to an iron;
9. S 88°50'54" W 68.45 feet to an iron;
10. N 69°57'43" W 173.32 feet to an iron;
11. S 70°45'54" W 214.33 feet to an iron;
thence along lands of Sterling Snyder N 29°28'25"W (passing over an iron at 399.21 feet) 419.21 feet to the place of BEGINNING. CONTAINING 10.9436 acre, more or less.

TOGETHER WITH an easement and right of way in favor, and for the use and benefit, of the Grantees, their heirs and assigns, contractors, sub-contractors, tenants, under-tenants, invitees, and all future occupiers and possessors of Lot 1, in over, along, upon, and through, as well as the free and uninterrupted use, liberty and privilege of, and passage in, along, over, and through, that portion of Grantors remaining lands indicated as "WATER RIGHTS EASEMENT GRANTED TO THOMAS HOWELL" on the aforesaid plan titled "Final Plan Minor Subdivision Arlene E. Johnson: prepared by Effort Associates, Inc., dated April 9, 2001, last revised June 13, 2001, and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 73, page 110, more particularly described as follows:

BEGINNING at a point in line of the eleventh

mentioned course in the above description from which the eleventh mentioned corner bears South 71 degrees 28 minutes 52 seconds West 174.35 feet; thence through lands of the Grantor the following ten courses:

1. North 02 degrees 22 minutes 00 seconds West 202.26 feet;
2. North 6 degrees 57 minutes 25 seconds East 36.11 feet;
3. North 31 degrees 55 minutes 8 seconds East 34.02 feet;
4. North 57 degrees 58 minutes 02 seconds East 11.72 feet;
5. North 85 degrees 06 minutes 43 seconds East 49.93 feet;
6. South 11 degrees 35 minutes 55 seconds East 20.21 feet;
7. South 03 degrees 27 minutes 20 seconds East 81.54 feet;
8. South 05 degrees 46 minutes 50 seconds East 58.94 feet;
9. South 14 degrees 38 minutes 08 seconds East 83.42 feet;
10. South 71 degrees 28 minutes 53 seconds West 115.67 feet to the place of BEGINNING.

As well as over and upon the existing bridge located at the northern portion of the easement area for the purpose of removing and clearing obstructions, improving, repairing, maintaining and keeping in good condition the portion of Dotters Creek and the old raceway located within the said easement area, as well as the existing bridge located at the northern portion of the easement area, should the Grantees so elect so as to continue the unimpeded flow of water in, through and along the same, and also the right to make such changes and construct such improvements as are necessary to divert water from Dotters Creek to the old raceway to continually and adequately supply water to the pond which currently exists on Lot 1. This shall be a covenant running with the land.

The improvements thereon being known as 120 Trach Road, Kresgeville, Pennsylvania - 18333.

PARCEL NUMBER: 13 93292

MAP NUMBER: 13622703245679

Title to said premises is vested in Thomas Howell and Carla Howell, husband and wife, by deed from dated June 30, 2009 and recorded July 9, 2009 in Deed Book 2356, Page 4543 Instrument Number 200917007

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Thomas Howell and Carla Howell**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Natalie Paul, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

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 1921 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, July 31, 2025
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Coolbaugh, Monroe County, Pennsylvania, being Lot or Lots No. 307, Section F, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, pages 11, 13 & 15.

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

Parcel ID: 03.8C.1.457

Map No: 03635814435976

Property Address (for informational purposes only): 6234 Park Place, Tobyhanna, PA 18466 BEING the same premises which Frank M. Rampino and Nancy Nieves, by deed dated December 30, 2005 and recorded January 6, 2006 at Inst. No. 200601910 in the Office of the Recorder of Deeds of Monroe County, PA, granted and conveyed unto Robert C. Kirk, in fee. AND THE SAID Robert C. Kirk passed away on or about September 10, 2021, thereby passing title of the premises unto Unknown Heirs, Successors, Assigns and All Persons, firms or Associations Claiming Right, Title or Interest from or under Robert C. Kirk, deceased and Anthony R. Thornell, Known Heir of Robert C. Kirk, deceased and Jason R. Kirk, Known Heir of Robert C. Kirk, deceased and Billy J. Kirk, Known Heir of Robert C. Kirk, deceased.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Unknown Heirs, Successors, Assigns and All Persons, firms or Associations Claiming Right, Title or Interest from or under Robert C. Kirk, deceased and Anthony R. Thornell, Known Heir of Robert C. Kirk, deceased and Jason R. Kirk, Known Heir of Robert C. Kirk, deceased and Billy J. Kirk, Known Heir of Robert C. Kirk, 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
Samantha Gable, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

**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 8120 CV 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, July 31, 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 Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 5483, Section C-HI-B according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc. in and for the County of Monroe, at Stroudsburg, Pa. in Plot Book Volume 17, Page 111, bounded and described as follows, to wit:

In Plot Book Volume and Page Number according to aforementioned Plan on Record.

TAX CODE: 19.3I.2.89

PIN NO: 19634402753949

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lynne Marie Leach, AKA Lynne Leach, individually and as Executrix to the Estate of Catherine M. Leach, AKA Catherine Mary Leach, AKA Catherine Leach, Joseph Anthony Leach.**

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

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Ed E. Qaqish, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Jun 27, Jul 4, 11

**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 000301-CV-2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 31, 2025
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot/lots or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania being Lot No. 421, Section No. G, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 19, Pages 11, 17 and 19. Being the same premises which Claribel F. Brito, by Deed dated 10/01/2021 and recorded 10/26/2021, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2592, Page 671, granted and conveyed unto Carlin Lebreton, in fee.
 Tax ID #: 03.8D.1.652 PIN 03635809263169
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Carlin Lebreton**
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their

website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Carolyn Treglia, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick Best, Sheriff's Solicitor
 Jun 27, Jul 4, 11

**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 1167 CIVIL 2020 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 31, 2025
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land situated in the Township of Jackson, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the centerline of Twp. Road No. 455 (Sherwood Forest Road), being the Southeasterly corner of lands of Glenn Wright (D.B. Vol. 2017, Page 6931); thence leaving said centerline of Twp. Road No. 455, by said lands of Glenn Wright, North 6° 41' 5" West (at 19.67 feet passing a pipe), 388.10 feet to an iron pin; thence by lands of James Lynch, of which this tract was formerly a part, North 83° 18' 55" East, 216 feet to an iron pin; thence by the same South 58° 33' 3" East,

128.16 feet to an iron pin; thence by the same South 6° 2' 11" East (at 295.50 feet passing an iron pin), 312 feet to a point on the aforementioned centerline of Twp. Rd. No. 455; thence in and along said centerline of Twp. Rd. No. 455 South 83° 57' 49" West, 288.30 feet to a point; thence by the same South 82° 44' 54" West, 25 feet to the place of BEGINNING. CONTAINING 2,609 acres of land.

BEING Lot No. 2 as shown on a Plan titled, "Revised Final Plan, Subdivision of Lands of James Lynch" dated April 4, 2002 and recorded October 17, 2002 in lot Book Vol. 74, Page 180.

BEING THE SAME PREMISES WHICH James Lynch and Harriet M. Lynch, by Deed dated 12/30/2002 and recorded 2/28/2003 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2146, Page 1376, granted and conveyed unto John Licinit.

IMPROVEMENTS: Residential property.

TAX CODE NO. 08.93468

PIN #08-6350-00-91-1191

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **John Licinit**

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Gregory Javardian, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

**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 2315 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, July 31, 2025
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN, LOT OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF MIDDLE SMITHFIELD, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA SHOWN AS LOT 2 ON PLAN TITLED 'RESUBDIVISION PLAN, LOT 2 AND 3, COLONIAL GLEN' DATED JULY 31, 1990, AS PREPARED BY FRANK J. SMITH, JR., INC., REGISTERED SURVEYORS, MARSHALLS CREEK, PENNSYLVANIA, AND RECORDED IN RECORD BOOK VOLUME 1810, PAGE 1042, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF A 50 FOOT WIDE ROAD KNOWN AS COLONIAL DRIVE, SAID POINT BEING A COMMON CORNER OF LOT 1 AND LOT 2 AS SHOWN ON THE ABOVE REFERENCED PLAN;

THENCE 1.) ALONG SAID COLONIAL DRIVE, SOUTH 40 DEGREES 13 MINUTES 02 SECONDS EAST 202.08 FEET TO A PIN, SAID PIN BEING A COMMON CORNER OF LOT 2 AND LOT 3, AS SHOWN ON THE ABOVE REFERENCED PLAN;

THENCE 2.) ALONG SAID LOT 3, SOUTH 49 DEGREES 46 MINUTES 58 SECONDS WEST 196.78 FEET TO A PIN;

THENCE 3.) ALONG THE SAME, NORTH 34 DEGREES 51 MINUTES 35 SECONDS WEST 114.65 FEET TO A PIN;

THENCE 4.) ALONG THE SAME, SOUTH 55 DEGREES 08 MINUTES 25 SECONDS WEST 70.00 FEET TO A PIN IN LINE OF LANDS OF MARTIN M. ZIEGLER (DEED BOOK VOL. 1443, PAGE 1294.);

THENCE 5.) ALONG SAID LANDS OF MARTIN M. ZIEGLER, NORTH 34 DEGREES 51 MINUTES 35 SECONDS WEST 81.75 FEET TO A PIN, SAID PIN BEING A COMMON CORNER OF SAID LOT 1, AND LOT 2;

THENCE 6.) ALONG SAID LOT 1, NORTH 49 DE-

GREES 46 MINUTES 58 SECONDS 248.14 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.006 ACRES, MORE OR LESS. UNDER AND SUBJECT TO ALL CONDITIONS, COVENANTS AND RESTRICTIONS AS OF RECORD

Parcel ID: 09.86581; Map #09731500101225
Property Address (for informational purposes only): 3 Colonial Drive, East Stroudsburg, PA 18301

BEING the same premises which John F. Bell and Kathleen J. Bell, by deed dated November 6, 1998 and recorded December 10, 1998 at Instrument No. 199841398, Book 2057, Page 2286 in the Office of the Recorder of Deeds of Monroe County, PA, granted and conveyed unto Alvin Lightfoot, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Alvin Lightfoot**
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 Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

**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 006437 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, July 31, 2025

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 272 Section J as shown on a map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 22, Page 11, 13, 15 and 17.

BEING the same premises conveyed to M5358 Holdings, LLC under Deed from Aastha Homes LLC dated 2/1/2024 recorded in the Monroe Recorder of Deeds Office on 2/9/2024 as Instrument No. 202403130

COMMONLY KNOWN AS: 9318 FAIRMOUNT WAY, TOBYHANNA, PA 18466

Parcel ID# 03.9C.1.253 // PIN
#03635918415886

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **M5358 Holdings LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Jill M. Fein, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

**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 006929 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, July 31, 2025
AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF ROSS, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 204 PEARSON LANE, SAYLORSBURG, PA 18353

BEING PARCEL NUMBER: 15.87314

BEING MAP NUMBER: 15626700274792

IMPROVEMENTS: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOHN MARINO; JILLIAN THIERRY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
M. Troy Freedman, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor

Jun 27, Jul 4, 11

**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 7337 CV 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 31, 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 Borough of Mt. Pocono, County of Monroe, Commonwealth of Pennsylvania, marked and designated as Lot Number 110, Section I, as shown on plotting of "Summit Pointe, Section I," prepared by Edward C. Hess Associates, Inc. registered engineers and dated June 15, 1978, said plot map having been recorded on August 8, 1978, in the Office for Recording of Deeds, Etc., for Monroe County, Pennsylvania, in Plot Book Vol. 37, Page 61.

Excepting and reserving that certain lot or parcel of land conveyed to the Commonwealth of Pennsylvania, Department of Transportation in Book 2117 at page 2114 recorded 3/11/2002, Monroe County Records.

TAX CODE: 10.12A.1.114

PIN NO: 10635515641538

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Robert M. McMahon**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff

within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Ed E. Qaqish, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

**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 8650 CV 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 31, 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

Premises A:

All that certain parcel or lot of real property located Township of Middle Smithfield, in the County of Monroe, in Commonwealth of Pennsylvania, being known as for assessment purposes as County being located in the Subdivision known as Pocono Lake Shores as Lot No. 31 Block 2 Unit 4.

Premises B:

All the following described lot or parcel of land, situate, lying, and being in the Development of Monroe Lake Shores, Middle Smithfield Township, County of Monroe and State of Pennsylvania, to wit:

Lot No. 34 in Block No. 2 of Unit No. 4 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of record in Recorder of Deeds Office of Monroe County, Pennsylvania in Plat Book 136, at Page

244, reference being made thereto for a more particular description of the lots herein conveyed.

Premises C:

All the following described lot or parcel of land, situate, lying, and being in the Development of Monroe Lake Shores, Middle Smithfield Township, County of Monroe and State of Pennsylvania, to wit:

Lots Nos. 27 and 29 in Block No. 2 of Unit 4, as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, in Plat Book 136, at Page 244, reference being made thereto for a more particular description of the lots herein conveyed.

TAX CODE: 09.14B.4-2.27, 09.14B.4-2.31, 09.14B.4-2.34

PIN NO: 09731502889493, 09731502889680, 09731502888499

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Melanie M. Mendez**

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Ed E. Qaqish, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

**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 002698-CV-2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757

Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, July 31, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN tract, piece or parcel of land, situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at an iron in the Northern edge of the township road, said iron being also the Southeast corner of the Timothy Foley lot; thence along the said Timothy Foley lot, North three degrees eighteen minutes East two hundred fifty feet to a planted stone; thence, by land of the grantors, of which this was formerly a part, South eighty-six degrees forty-two minutes East three hundred fifty feet to an iron; thence by the same, South three degrees eighteen minutes West two hundred fifty feet to an iron in the Northerly edge of a proposed road; thence along the Northerly edge of the proposed road, North eighty-six degrees forty-two minutes West three hundred fifty feet to the place of BEGINNING.

EXCEPTING ALL THAT CERTAIN tract, piece or parcel of land, situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a common corner of land now or late of Mary Gunther, of which this was a part, said common corner also being a point on the South side of a 20 feet wide right of way and also being a common corner of a proposed road; thence extending from said beginning point along the head of the said 20 feet wide right of way and partly along line of lands, now or late of Mary Gunther North 3 degrees 18 minutes East 250.35 feet to a point in lands now or late of Charles Chase; thence extending along the lands of Charles Chase the 2 courses and distances; (1) South 86 degrees 41 minutes East 174.03 feet to a point; (2) South 3 degrees 18 minutes 30 seconds West 250.31 feet to a point on the East side of the aforementioned proposed road; thence extending along the East side of said proposed road North 86 degrees 42 minutes

West 174.03 feet to a point, a common corner, said point being the point and place of BEGINNING.

Being the same premises which Joseph Alan Meno A/K/A Joseph Allen Meno, Executor of the Estate of Mary A. Gunther A/K/A Mary Gunther, Deceased, by Deed dated 05/16/2003 and recorded 05/16/2003 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2153, Page 5263, granted and conveyed unto Joseph Allen Meno and Kim Ann Meno his wife, in fee. Tax ID #: 03.5.2.54; MAP No. 03635503233870

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Joseph Allen Meno, Kim Ann Meno**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

**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 009091-CV-2015 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, July 31, 2025

AT 10:00 A.M.

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

PURCHASERS MUST PAY 10% OF THE PUR-

CHASE 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 Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 3815, Section CIIB according to Plan of Emerald Lakes, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA, In Plot Book Volume 15, page 103, bounded and described as follows, to wit:

In Plot Book Volume and Page Number according to aforementioned Plan on Record. BEING the same premises which D. E. & S. Homes, Inc., Va Classic Quality Homes, by its deed dated April 21, 2009 and recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Volume 2352, page 324, granted and conveyed unto David S. Wengerd and Emma L. Wengerd, Husband and Wife, Grantors hereof, in fee.

UNDER AND SUBJECT to covenants, conditions and restrictions as contained in Deed Book Volume 635, page 31: and in the chain of title.

BEING TAX CODE NO. 19/3H/1/154.

BEING the same premises which David S. Wengerd and Emma L. Wengerd, husband and wife, by Deed dated 9/4/2009 and recorded 9/8/2009, in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2359, Page 3973, granted and conveyed unto Aloha A. Monroe.

Tax ID #: 19.3H.1.154; Map No.

19634403235729

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ALOHA A. MONROE**

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

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 3468 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, JULY 31, 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 one-third tenant-in-common interest of Lucille R. Lesoine a/k/a Lucille Lesoine in those certain two tracts of land situate in Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point in line of land now or late of Joseph Feller; thence along the same and land of Jacob H. Fetherman North 43 ½° East, 47 ¾ perches to stones; thence along land late of the Estate of Joseph Kemmerer, Jr., Deceased, South 20° East, 22 ½ perches to a stone; thence South 53° East, 23 perches to a stone, South 39 ¾° East, 24 perches to a stone, North 50 ½° East, 31 perches to an apple tree, South 50 ¾° East, 93 perches to stones, North 71° East, 7 ½ perches to a stone, South 52 ¾° East, 18 perches to stones, South 4 ½° East, 26 perches, South 28 ¾° East, 8 ½ perches to a stone; thence along land late of Jacob Singmaster South 49° West, 48 ½ perches to a stone; thence along land now or late of John Kemmerer, North 38 ¾°

West, 64 perches to a stone, North 47° East, 7 perches; thence North 66° East, 26 ½ perches to a stone, North 34 ½° West, 42 ½ perches to stones, North 41 ¾° West, 39 perches to stones, South 46° West, 33 perches to a stone, North 38 ¾° West, 34 ½ perches, North 46° West, 32 perches to stones, North 80 ¼° West, 16 ¼ perches to stones, North 53° West, 27 ½ perches to a stone, North 53° West, 34 ¾ perches to the place of BEGINNING.

TRACT NO. 2:

BEGINNING at a stone; thence by land of Ervin Werkheiser and Jerome Stout South 27 ¾° East, 51-1/19 perches to a stone; thence by land of Robert W. Swink North 55° East, 2-9/10 perches to an ash tree; thence by the same North 66° East, 52 perches to a chestnut tree; thence North 30° West, 62 ½ perches to a stone in line of land of Jerome Mansfield; thence by land of said Jerome Mansfield and land of Jacob Anthony South 54° West, 52 perches to the place of BEGINNING.

CONTAINING 19 acres, more or less.

EXCEPTING AND RESERVING from Tract No. 1 and Tract No. 2 various exceptions of record.

UNDER AND SUBJECT to a "Deed of Agriculture Conservation Easement to the Commonwealth of Pennsylvania in Perpetuity" dated August 24, 2004, in Monroe County Record Book 2200, page 7732, etc.

BEING THE SAME PREMISES WHICH Chad M. Riddle, Executor of the Estate of Lucille R. Lesoine a/k/a Lucille Lesoine, by Deed dated 6/30/2022 and recorded 7/7/2022 in the Office of the Recording of Deeds, in and for Monroe County, in Instrument No. 202221673, Record Book Volume 2613, Page 1946, granted and conveyed unto Chad M. Riddle.

IMPROVEMENTS: Residential property.

TAX CODE NO. 07.1.1.33

PIN #07-6298-00-28-8042

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Chad M. Riddle a/k/a Chad Michael Riddle, Personal Representative of the Estate of Lucille R. Lesoine a/k/a Lucille Lesoine, Deceased, Marie D. Schuler, Diane Riddle, Jeffrey S. Riddle and Chad M. Riddle a/k/a Chad Michael Riddle** TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Gregory Javardian, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Jun 27, Jul 4, 11

**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 114 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, July 31, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 92, Section K, as shown on map of a Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 24, Pages 1, 3 and 5.

BEING KNOWN AS: 1712 Rolling Hills Drive, Tobyhanna, PA 18466

BEING THE SAME PREMISES WHICH ODRIS ALVAREZ BY DEED DATED 3/11/2023 AND RECORDED 3/24/2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2628 AT PAGE 2590, GRANTED AND CONVEYED UNTO ROBERT W. SHEPPARD, SINGLE AND GREGORY W. SHEPPARD, SINGLE, joint tenants with the right of survivorship.

PIN #: 03635920807427

TAX CODE #: 03.9E.1.255

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GREGORY W. SHEPPARD, ROBERT W. SHEPPARD**

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
Jun 27, Jul 4, 11

**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 4990 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, July 31, 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, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THE FOLLOWING lots situate in the Township of Smithfield, County of Monroe, and State of Pennsylvania:

LOT NOS. 143 to 147 inclusive of Section 1A, as shown on Plotting No. 1, Lake Valhalla, Inc., Smithfield Township, Monroe County, Pennsylvania, made by G. Kempton, dated Novem-

ber 5, 1956, and recorded in Monroe County, Pennsylvania, in Plot Book No. 8, Page 68.

The improvements thereon being known as 1102 Valhalla Drive, East Stroudsburg, Pennsylvania – 18301.

BEING THE SAME PREMISES which David Bosio and Sharyn Bosio, husband and wife, by Deed dated January 4, 2024 and recorded January 5, 2024, in the Office for the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania in Record Book 2643, Page 5242, granted and conveyed unto Ashley R. Simon.

Parcel ID# 16.10.2.20

PIN# 16731201250722

COMMONLY KNOWN AS: 1102 Valhalla Drive, East Stroudsburg, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Ashley R. Simon**

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Jill M. Fein, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

**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 008658 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, July 31, 2025
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 298, Section No. D as shown on map of Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 18 at Pages 101, 103 and 105.

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

BEING THE SAME PREMISES which Benito Juarez and Flor Velazco-Juarez, husband and wife by Deed dated December 19, 2003 and recorded on January 9, 2004, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2179 at Page 645, as Instrument No. 200401600 granted and conveyed unto Morris D. Tucker and Rosie L. Tucker, husband and wife.

Being Known as 3088 Briarwood Drive f/k/a D-298 Briarwood Drive, Tobyhanna, PA 18466 Tax Code No. 03.8B.2.101

Map No. 03635815627916

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Morris D. Tucker and Rosie L. Tucker**

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

Nick Cirranello

Sheriff of Monroe County
Pennsylvania

Robert W. Williams, Esquire

Sheriff's Office

Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

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 004464-CV-2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, July 31, 2025
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

All that certain lot or piece of ground situate in Tunkhannock Township, County of Monroe, Commonwealth of Pennsylvania. Shown as Lot no. 49 on said map titled, "Subdivision of a Portion of Lands of Russell W. Eggert and wife, and a Portion of lands of Russell W. Eggert and Melvin L. Johnson", dated November 6, 1984 and recorded in Monroe County Plot Book 57, at page 9, prepared by Frank J. Smith, Jr., Registered Surveyor, Marshalls Creek, PA., bounded and described as follows, to wit:

Beginning at a pipe on the westerly side of Deep Lake Road, being the most easterly corner of Lot 47 as shown on a map recorded in Plot Book 47, page 17; thence 1) Along the westerly side of Deep Lake Road, South 52 degrees 59 minutes 56 seconds East 200.00 feet to a pipe in line of lands of Bethlehem Water Authority; Thence 2) by lands of Bethlehem Water Authority, South 29 degrees 01 minutes 14 seconds West 200.00 feet to a pipe, a corner common to Lot 49 and Lot 50; Thence 3) by Lot 50 and Lot 51, North 59 degrees 58 minutes 18 seconds West (passing a pipe on line at 51.71 feet) 229.46 feet to a pipe, a corner common to Lot 49 and Lot 47; Thence 4) by Lot 47 North 37 degrees 00 minutes 04 seconds East 225.91 feet to the place of BEGINNING.

UNDER AND SUBJECT to restrictions as of record.

TOGETHER with unto the Grantees, their heirs and assigns, in common, however, with the grantors, their heirs and assigns, the right of ingress, egress and regress over and across all roads and streets as shown on map recorded in Monroe County Plot Book 32, Page 87 and 89, for the purposes of access to the premises hereinabove described.

Being the same premises which Maurice Cendales, by Deed dated 07/14/2003 and recorded 07/23/2003, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2159, Page 6675, granted and conveyed unto Donald Wittenwiler and Theresa Wittenwiler as tenants by the entirety.

AND the said Theresa A. Wittenwiler has departed this life on or about 09/08/2017, thereby vesting title of the mortgaged premises unto Donald Wittenwiler.

TaxID #: 20.1D.1.48-2 a/k/a 206333002956101
SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: **DONALD WITTENWILER A/K/A
DONALD G. WITTENWILER**

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick Best, Sheriff's Solicitor
Jun 27, Jul 4, 11

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Charles Edward Svobada aka Charles E. Svobada, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, 05/02/2025 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 Lanz

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 27, Jul 4, 11

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Virginia P. Melcer, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 01/24/2025 deceased.

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

Katie Rushnok

33 Players Boulevard
Newton, NJ 07860

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

Jun 27, Jul 4, 11

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John Anthony Pierro a/k/a John A. Pierro a/k/a John A. Pierro Sr., late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, May 2, 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.

Kelly Marie Eisenhardt
17 North Sixth Street
Stroudsburg, PA 18360

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

Jun 27, Jul 4, 11

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Patricia B. Jones, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, January 22, 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.

Debra Martin, Executrix
2483 Two Mile Road
Port Allegany, PA 16743

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

Jun 27, Jul 4, 11

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Arthur Kroll a/k/a Arthur M Kroll, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 6/5/2025 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. Kathryn Valentine, Executrix
PO Box 49
Shawnee-on-Delaware, PA 18356

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

Jun 27, Jul 4, 11

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary Ann Krolikowski, late of Paradise Township, Monroe County, Commonwealth of Pennsylvania, January 10, 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. Jennifer Krolikowski
16 Birchwood Trail
Butler, NJ 07405

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

Jun 27, Jul 4, 11

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joyce R. Hill, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, April 26, 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. Holly Molenda
22 Market Street
Bangor PA 18013

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

Jun 27, Jul 4, 11

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Anna K. Clark, late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, 01/10/2023 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Angela Luebeck Berthold aka Angela Luebeck aka Angela Lubeck aka Angela Maria Lubeck
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 27, Jul 4, 11

PUBLIC NOTICE
ESTATE NOTICE

Estate of Carmen Luz Maisonet, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, March 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.

Rose Maisonet-Sanchez

109 Aspen Circle

East Stroudsburg, PA, 18302

Jun 27, Jul 4, 11

PUBLIC NOTICE
ESTATE NOTICE

Estate of Geronimo Maisonet, Sr., late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, April 03, 2020 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.

Geronimo Maisonet, Jr.

105 Aspen Circle

East Stroudsburg, PA, 18302

Jun 27, Jul 4, 11

PUBLIC NOTICE
ESTATE NOTICE

Estate of Patrick Joseph Murtha Jr aka Patrick J. Murtha Jr aka Patrick J Murtha aka Patrick Murtha, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, 04/14/2025 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.

Patrick J. Murtha III

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

Jul 4, 11, 18

PUBLIC NOTICE
ESTATE NOTICE

Estate of Steve Capotosto, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, May 21, 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.

Teresa Capotosto

712 Monroe Street

Stroudsburg, PA 18360

David L. Horvath, Esq.

712 Monroe Street

Stroudsburg, PA 18360

Jul 4, 11, 18

PUBLIC NOTICE
ESTATE NOTICE

Estate of Shirley Ann MacLeod, late of Price Township, Monroe County, Commonwealth of Pennsylvania, May 19, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the under-

signed, 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. Pamela J. Herb
120 Shady Lane
East Stroudsburg, PA 18302
Jul 4, 11, 18

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of David H. Brong, a/k/a David Brong, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, May 18, 2025 deceased.
Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Dorothy E. Telesky
220 Hardytown Road
Cresco, PA 18326

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

Jul 4, 11, 18

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John J. Meklo, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 12/20/2024 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. John G. Meklo
377 Pine Place
Mineola, NY 11501

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

Jul 4, 11, 18

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Michael Brian Dembinski, also known as Michael B. Dembinski, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, 05/03/2025 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. Claire Dembinski
1505 Assembly Lodge Lane
Pocono Pines, PA 18350

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

Jul 4, 11, 18

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Leon B. Thomas, late of Middle Smithfield 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.
Amelia Viorla-Wood
c/o Fisher & Fisher Law Offices LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424
Kenneth Wiggins
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

Jul 4, 11, 18

PUBLIC NOTICE
ESTATE NOTICE

Estate of Margaret R. Mosloskie, aka Margaret Reid Mosloskie, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 06/23/2022 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.

Ian J. Amato
c/o Gross McGinley, LLP
33 S. 7th St.
PO Box 4060
Allentown, PA 18105-4060

R. Nicholas Nanovic, Esq.
c/o Gross McGinley, LLP
33 S. 7th St.
PO Box 4060
Allentown, PA 18105-4060

Jul 4, 11, 18

PUBLIC NOTICE
ESTATE NOTICE

Estate of Clifton Little Jr, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, November 11, 2024 deceased. Letters of Administration in the above named estate having been granted to the under-

signed, 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.
Ajai Little

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

Jul 4, 11, 18

PUBLIC NOTICE
ESTATE NOTICE

Estate of Thomas A. Baldini, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, 05/04/2025 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.
Violet A. Baldini, Administratrix
229 Abeel Rd.

East Stroudsburg, PA 18301

Elizabeth Bensinger Weekes, Esq.
529 Sarah Street
Stroudsburg, PA 18360

Jul 11, 18, 25

PUBLIC NOTICE
ESTATE NOTICE

Estate of Donna M. Myszkowski a/k/a Donna Marie Myszkowski a/k/a Donna Myszkowski, late of Township of Polk, County of Monroe, Commonwealth of Pennsylvania, 05/19/2025 deceased.

Letters of Administration in the above named

estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Casey D. Myszkowski, Administratrix
181 McMichaels Court
Stroudsburg, PA 18360

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

Jul 11, 18, 25

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Carmen C. Greenwood, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, October 31, 2023 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Sheila Greenwood
PO Box 637
Effort, PA 18330

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

Jul 11, 18, 25

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Helen T. Curry, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 03/21/2025 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 Curry

2701 Wigwam Park Rd.

East Stroudsburg, PA 18301

Elizabeth Bensinger Weekes, Esq.

529 Sarah Street

Stroudsburg, PA 18360

Jul 11, 18, 25

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Tara Anne Cioni, a/k/a Tara Francis, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 05/02/2025 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. Matthew Cioni, Executor

14894 Sunset Road

Bow, WA 98232

Elizabeth Bensinger Weekes, Esq.

529 Sarah Street

Stroudsburg, PA 18360

Jul 11, 18, 25

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Stuart Thody, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 03/24/2025 deceased.

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

the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Eluned R. Thody, Executrix
35 Hilltop Drive
Weatogue, CT 06089

Elizabeth Bensingher Weekes, Esq.
529 Sarah Street
Stroudsburg, PA 18360

Jul 11, 18, 25

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Roger L. Meyer, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, April 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. Margot Cortez

c/o Wieslaw T. Niemoczynski, Esq.
752 Main Street
Stroudsburg, PA 18360

Wieslaw T. Niemoczynski, Esq.
752 Main Street
Stroudsburg, PA 18360

Jul 11, 18, 25

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gloria J. Warner, late of Price Township, Monroe County, Commonwealth of Pennsylvania, April 30, 2025 deceased.

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

County where notice may be given to Claimant. Lisa A. Cameron, Executrix
122 Carol Road
East Stroudsburg, PA 18302

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

Jul 11, 18, 25

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Madelon M. Greenwood, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, May 4, 2021 deceased.

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

PO Box 637
Effort, PA 18330

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

Jul 11, 18, 25

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Barbara Smith Possinger, a/k/a Barbara S. Possinger, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 05/15/2025 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. Holly A. Fanelli, Executrix

1176 Appenzeller Avenue

Stroudsburg, PA 18360

Elizabeth Bensinger Weekes, Esq.
529 Sarah Street
Stroudsburg, PA 18360

Jul 11, 18, 25

PUBLIC NOTICE
PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on June 25th, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **James Edward Dennis to John Edward Dennis**.

The Court has fixed the day of August 8th, 2025 at 1:30 p.m. in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Jul 11

PUBLIC NOTICE
FOREIGN NON-PROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about June 12, 2025 for a foreign non-profit corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows:

INTERNATIONAL MINISTRY EMANUEL, INC.
27 Sumner Drive
East Stroudsburg, PA 18302

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

Jul 11

PUBLIC NOTICE
**IN THE COURT OF COMMON PLEAS
OF MONROE COUNTY, PENNSYLVANIA
CIVIL DIVISION**

No.: 005028-CV-2023

**ROCKET MORTGAGE, LLC F/K/A QUICKEN
LOANS, LLC F/K/A QUICKEN LOANS INC.**
Plaintiff

v.

**STEVEN PAOLINI IN HIS CAPACITY AS HEIR
TO THE ESTATE OF DAVID W PAOLINI, DE-
CEASED; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR AS-**

**SOCIATIONS CLAIMING RIGHT, TITLE OR IN-
TEREST FROM OR UNDER DAVID W PAOLINI,
DECEASED**

Defendant(s)

NOTICE TO:

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
Being Premises: 3146 Bear Swamp Rd, EAST
STROUDSBURG, PA 18302

Being in TOWNSHIP OF MIDDLE SMITHFIELD,
County of MONROE, Commonwealth of Penn-
sylvania, 09.15.1.2 PIN 09731500917137

Improvements consist of residential property.
Sold as the property of David W. Paolini

Your house (real estate) at 3146 Bear Swamp
Rd, EAST STROUDSBURG, PA 18302 is sched-
uled to be sold at the Sheriff's Sale on October
30, 2025 at 10:00 AM, at the MONROE COUN-
TY COURTHOUSE, 610 MONROE ST, HEAR-
ING ROOM B, STROUDSBURG, PA 18360, to
enforce the Court Judgment of \$172,708.59
obtained by, ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A QUICKEN LOANS
INC. (the mortgagee), against the above
premises.

MONROE COUNTY BAR ASSOCIATION

FIND A LAWYER PROGRAM

P.O. BOX 591

STROUDSBURG, PA 18360

TELEPHONE: (570) 424-1340

FAX: (570) 424-8234

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

Jul 11

PUBLIC NOTICE
**COURT OF COMMON PLEAS OF
MONROE COUNTY
CIVIL ACTION – LAW
No. 6884 Civil 2024**

KOMATSU AMERICA CORP.

2240 Bethlehem Pike
Hatfield, PA 19440,
Plaintiff,

Vs.

POCONO PEBBLE & STONE LLC

425 Carlton Rd, Suite 2
Mount Pocono, PA 18344,
And

MICHAEL A. FLOOD

425 Carlton Rd, Suite 2
Mount Pocono, PA 18344,

And

KYLE SARGENT

425 Carlton Rd, Suite 2
Mount Pocono, PA 18344,
Defendants.

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within (20) days after this Complaint and notice are served, by entering a written appearance personally, or by attorney, and filing in writing with the court your 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 other rights important to you.

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

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

Monroe County Bar Association
Lawyer Referral Service,
P.O. Box 591

Stroudsburg, Pennsylvania 18360
telephone (570) 424-1340

Richard W. Keifer III, Esq.
I.D. #84924

Keifer Law Firm, LLC
311 Market Street
Kingston, PA 18704
(570)371-3851

Jul 11



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