

# 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 25, 2025**

**No. 30**

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**

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913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Drawing Courtesy of Joyce Love

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**MONROE LEGAL REPORTER, 913 Main Street, Stroudsburg, PA 18360**

*All advertisements for the LEGAL REPORTER should be submitted no later  
than Wednesday at 10:00AM one week prior to publication on Friday.*

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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
29	30	1	2	3	4	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	8:30 Jury Selection 11:45 PFA Ex Parte 3:30 PFA Ex Parte	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	9:00 Dependency Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	HOLIDAY JULY 4TH		
6	7	8	9	10	11	12
8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Present Accounts	9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last day to file Accounts	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	9:00 Juvenile Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte		
13	14	15	16	17	18	19
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	8:30 Jury Selection 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure	9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	9:00 Dependency Court 9:00 Summary Court 11:45 PFA Ex Parte 1:30 Lic. Susp. Appeal 3:30 PFA Ex Parte Mortgage Foreclosure	8:30 Final Call 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte		
20	21	22	23	24	25	26
8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	9:00 Sentencing 9:00&1:00Support Rules 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	9:00 Juvenile Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte		
27	28	29	30	31	1	2
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	8:30 Jury Selection 11:45 PFA Ex Parte 3:30 PFA Ex Parte	9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	10:00 Sheriff Sales 11:45 PFA Ex Parte 3:30 PFA Ex Parte			

**AUGUST 2025**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1	2
					9:00 Juvenile Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	
3	4	5	6	7	8	9
8:30 PFA 9:00 Juvenile Call 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Juvenile Dispositions 3:30 PFA Ex Parte Present Accounts	9:00 Sentencing 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last day to file Accounts	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole DHJr 3:30 PFA Ex Parte	9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte		
10	11	12	13	14	15	16
8:30 Arraignments 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 1:00 Plea/Sens/PTC/Omnibus 3:30 PFA Ex Parte	8:30 Jury Selection 11:45 PFA Ex Parte 3:30 PFA Ex Parte	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	11:45 PFA Ex Parte 3:30 PFA Ex Parte	9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte		
17	18	19	20	21	22	23
8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure	9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure	11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte		
24	25	26	27	28	29	30
8:30 PFA 8:30 Arraignments 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing	9:00 Sentencing 9:00/1:00 Support Rules 9:00 Juvenile Review 11:45 PFA Ex Parte 3:30 PFA Ex Parte	9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrantst 1:30 Parole 3:30 PFA Ex Parte	9:00 Summary Court 10:00 Sheriff Sales 11:45 PFA Ex Parte 1:30 License Susp Appeals 3:30 PFA Ex Parte	8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte		



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 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

## 2025 MCBA Event Calendar

### July

- 26 Metamorphosis Community Women's Health Fair  
11:00 AM – 3:00 PM – Dansbury Park
- 28 Children's Advocacy Committee Meeting  
12:00 PM – MCBA and Zoom
- 29 CLE: PBI Personal Injury Primer  
9:15 AM – 4:30 PM – Simulcast at MCBA

### August

- 12 Investment & Financial Planning Committee Meeting  
8:30 AM – MCBA and Zoom
- 15 CLE: PBI Ethics Refresher  
9:00 AM – 12:15 PM – Simulcast at MCBA
- 15 MCBA Board Meeting  
12:00 PM – MCBA and Zoom

For any additional information on the events listed above, please call the **MCBA at 570.424.7288**,  
or Email: [info2@monroebar.org](mailto:info2@monroebar.org), or  
Check the Website: [www.monroebar.org](http://www.monroebar.org)

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## SAVE THE DATE!

Monroe County Bar Association

Presents

## Wills for Heroes

Saturday, November 15, 2025

East Stroudsburg American Legion Post 346

*Volunteer attorneys, subject matter experts,  
notaries public, and witnesses will be needed.*

## Monroe County Bar Association

### Conference Room Rentals

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



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

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

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

Rates are as follows:

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

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

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

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

# LOOKING FOR ESTATE NOTICES

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

Go to [www.palegalads.org](http://www.palegalads.org)

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



# SAVE THE DATE

## Bench Bar Conference

### October 3, 2025

Northampton Community College

Pocono Campus - Tannersville, PA

~ Three Roads to Success ~

This year's Bench Bar Conference has a little  
something for everyone!

Civil, Criminal, and Family law sessions!

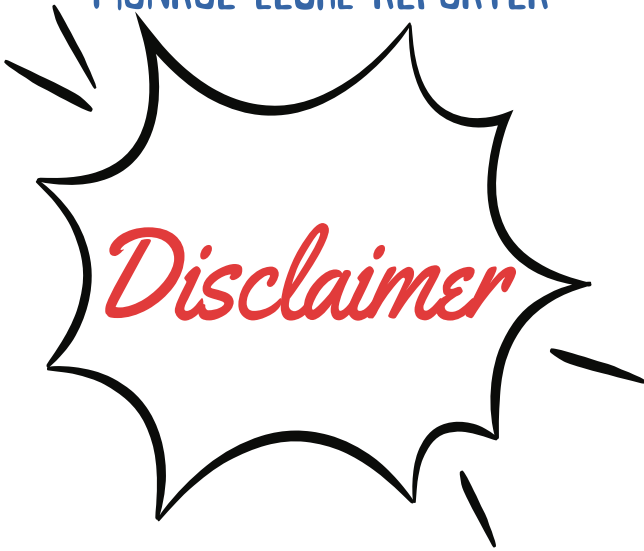
Early Bird Registration Coming Soon!

Raffle Prizes





MONROE COUNTY BAR ASSOCIATION  
MONROE LEGAL REPORTER



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SUBMITTED BY THE ADVERTISER. NEITHER THE  
MONROE LEGAL REPORTER NOR THE PRINTER  
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SPELLING CORRECTIONS, ELIMINATE ERRORS IN  
GRAMMAR OR MAKE ANY CHANGES TO  
CONTENT.

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

004477-CV-2025 Riad Yar V Justin Riad Yar;  
 Sharon N Deberardinis Unknown Occupant(s) -  
 Real Property - Landlord/Tenant Dispute  
 004420-CV-2025 PNC Bank, National  
 Association V Duane Swartz; Sharon N  
 Deberardinis Unknown Occupant(s) - Real  
 Property - Ejectment  
 004437-CV-2025 PNC Bank, National  
 Association V Duane Swartz; Sharon N  
 Deberardinis Unknown Occupant(s) - Real  
 Property - Ejectment  
 004409-CV-2025 The Bank of New York  
 Mellon fka the Bank of New York as Trustee  
 for the Certificate Holders of the CWABS, Inc.,  
 Asset-Backed Certificates, Series 2006-4 V  
 James Henessy Kathleen D Hennessy - Real  
 Property - Mortgage Foreclosure: Residential  
 004427-CV-2025 Freedom Mortgage  
 Corporation V Paul Hernandez aka Paul S  
 Hernandez Yinezca Quinones aka Yinezca  
 Andujar QuinlInes - Real Property - Mortgage  
 Foreclosure: Residential  
 004430-CV-2025 Carrington Mortgage  
 Services, LLC V Engelbert Toro Margaret M  
 Toro - Real Property - Mortgage Foreclosure:  
 Residential  
 004438-CV-2025 U.S. Bank Trust National  
 Association, Not In Its Individual Capacity But  
 Solely as Owner Trustee For RCF 2 Acquisition  
 Trust V Michael T. Smith - Real Property -  
 Mortgage Foreclosure: Residential  
 004440-CV-2025 Freedom Mortgage  
 Corporation V Al Gould; Wanda E Martinez -  
 Real Property - Mortgage Foreclosure:  
 Residential  
 004445-CV-2025 Wells Fargo Bank, N.A. V Jose  
 Martinez - Real Property - Mortgage  
 Foreclosure: Residential  
 004474-CV-2025 HSBC Bank USA, National  
 Association, as Trustee for Fremont Home  
 Loan Trust 2006-E, Mortgage-Backed  
 Certificates, Series 2006-E V Thomas J Colbert  
 a/k/a Thomas Colbert - Real Property -  
 Mortgage Foreclosure: Residential  
 004484-CV-2025 AmeriHome Mortgage  
 Company, LLC; Velocity Investments, LLC V  
 Natela Ushangovna Matcharashvili aka Natela  
 Matcharashvili - Real Property - Mortgage  
 Foreclosure: Residential  
 004452-CV-2025 Debra Jean Yokavonis V  
 Cassandra A Kaufman - Real Property - Real  
 Property: Other  
 004392-CV-2025 Marathon Property  
 Investments, LLC V Howard J Hughes Executor  
 of the Estate of Robert O Hughes - Real  
 Property - Quiet Title

**MECHANICS AGREEMENTS**

004341-CV-2025 Linda S Blose-Spahn Thomas  
 R Spahn V Becker Homes - Agreement -  
 Mechanic's Agreement  
 004350-CV-2025 Deborah Langfeldt Jaime  
 Loysen V WTA Properties, LLC - Agreement -  
 Mechanic's Agreement

**CONTRACT**

004355-CV-2025 John Lysy aka John Lysy V  
 Daniel J Hogan Joanne E Hogan - Contract -  
 Contract: Other  
 004460-CV-2025 Westlake Services, LLC d/b/a  
 Westlake Financial Services V Jean W Dossous  
 - Contract - Contract: Other  
 004479-CV-2025 CCP Property Owners  
 Association South V AZ Estate LLC - Contract -  
 Contract: Other  
 004485-CV-2025 Francis P Crotty V Giselle  
 Taylor - Contract - Contract: Other

**CONTRACT EMPLOYMENT DISPUTE**

**CONTRACT-DEBT COLLECTION-CREDIT CARD**

004359-CV-2025 American Express National  
 Bank V John Baptist - Contract - Debt  
 Collection: Credit Card  
 004361-CV-2025 American Express National  
 Bank V Dana Cost - Contract - Debt Collection:  
 Credit Card  
 004393-CV-2025 Bank of America, N.A. V Igor  
 Storozhik - Contract - Debt Collection: Credit  
 Card  
 004394-CV-2025 Bank of America, N.A. V Igor  
 Storozhuk - Contract - Debt Collection: Credit  
 Card  
 004398-CV-2025 Bank of America, N.A. V Zhou  
 Bo Shi - Contract - Debt Collection: Credit Card  
 004416-CV-2025 JPMorgan Chase Bank, N.A. V  
 Janine F Rivera - Contract - Debt Collection:  
 Credit Card  
 004417-CV-2025 JPMorgan Chase Bank, N.A. V  
 Danielle L Cotumaccio - Contract - Debt  
 Collection: Credit Card  
 004422-CV-2025 Bank of America, N.A. V  
 Natia Nebunishvili - Contract - Debt Collection:  
 Credit Card  
 004423-CV-2025 First National Bank of Omaha  
 V Melanie D Smith - Contract - Debt  
 Collection: Credit Card  
 004424-CV-2025 Bank of America, N.A. V Kyle  
 Clevenger - Contract - Debt Collection: Credit  
 Card  
 004425-CV-2025 Bank of America, N.A. V  
 Adrian M Dominguez - Contract - Debt  
 Collection: Credit Card  
 004429-CV-2025 Capital One, N.A. V Christina  
 A Campbellbrunson - Contract - Debt  
 Collection: Credit Card  
 004451-CV-2025 American Express National  
 Bank fka American Express Centurion Bank V  
 Anya Albino - Contract - Debt Collection:  
 Credit Card

004468-CV-2025 Bank of America, N.A. V  
Henry N Rivera - Contract - Debt Collection:  
Credit Card  
004469-CV-2025 Bank of America, N.A. V  
Josephine Mayi - Contract - Debt Collection:  
Credit Card  
004471-CV-2025 Bank of America, N.A. V  
Henry N Rivera - Contract - Debt Collection:  
Credit Card

**CONTRACT-DEBT COLLECTION-OTHER**

004351-CV-2025 Portfolio Recovery  
Associates, LLC V William Yam - Contract -  
Debt Collection: Other  
004360-CV-2025 Velocity Investments, LLC V  
Francesco Diaz - Contract - Debt Collection:  
Other  
004362-CV-2025 Velocity Investments, LLC V  
John Lewison - Contract - Debt Collection:  
Other  
004363-CV-2025 Velocity Investments, LLC V  
Raymond Morales - Contract - Debt Collection:  
Other  
004364-CV-2025 Velocity Investments, LLC V  
Monica Ryan - Contract - Debt Collection:  
Other  
004365-CV-2025 Velocity Investments, LLC V  
Jermaine Dickerson - Contract - Debt  
Collection: Other  
004366-CV-2025 Velocity Investments, LLC V  
Joseph Sapienza - Contract - Debt Collection:  
Other  
004367-CV-2025 Velocity Investments, LLC V  
Jason James - Contract - Debt Collection:  
Other  
004368-CV-2025 Velocity Investments, LLC V  
Char Schoch - Contract - Debt Collection:  
Other  
004369-CV-2025 Velocity Investments, LLC V  
Keith Varga - Contract - Debt Collection: Other  
004370-CV-2025 Velocity Investments, LLC V  
Marcine Mitchell - Contract - Debt Collection:  
Other  
004371-CV-2025 Velocity Investments, LLC V  
Elizabeth McAtee - Contract - Debt Collection:  
Other  
004372-CV-2025 Velocity Investments, LLC V  
Edwin Torres - Contract - Debt Collection:  
Other  
004373-CV-2025 Velocity Investments, LLC V  
Melanie Dalimonte - Contract - Debt  
Collection: Other  
004374-CV-2025 Velocity Investments, LLC V  
Ralph Francois - Contract - Debt Collection:  
Other  
004376-CV-2025 Velocity Investments, LLC V  
Glenroy Hicks - Contract - Debt Collection:  
Other  
004379-CV-2025 Velocity Investments, LLC V  
Rebecca Hill - Contract - Debt Collection:  
Other

004380-CV-2025 Velocity Investments, LLC V  
Kevin Williams - Contract - Debt Collection:  
Other  
004381-CV-2025 Velocity Investments, LLC V  
Ralph Francois - Contract - Debt Collection:  
Other  
004382-CV-2025 Velocity Investments, LLC V  
Lacornia Lampley - Contract - Debt Collection:  
Other  
004384-CV-2025 Velocity Investments, LLC V  
Jason Moyett - Contract - Debt Collection:  
Other  
004385-CV-2025 Velocity Investments, LLC V  
Jennifer Ariniello - Contract - Debt Collection:  
Other  
004386-CV-2025 Velocity Investments, LLC V  
Mark Weber - Contract - Debt Collection:  
Other  
004387-CV-2025 Velocity Investments, LLC V  
Ashley Adelbock - Contract - Debt Collection:  
Other  
004388-CV-2025 Velocity Investments, LLC V  
Diamond Newborn - Contract - Debt  
Collection: Other  
004391-CV-2025 Velocity Investments, LLC V  
Anthony Rizzo - Contract - Debt Collection:  
Other  
004395-CV-2025 Velocity Investments, LLC V  
Danikka Pons - Contract - Debt Collection:  
Other  
004396-CV-2025 Velocity Investments, LLC V  
Christopher Houston - Contract - Debt  
Collection: Other  
004397-CV-2025 Velocity Investments, LLC V  
Ralph Francois - Contract - Debt Collection:  
Other  
004399-CV-2025 Velocity Investments, LLC V  
Christina Christensen - Contract - Debt  
Collection: Other  
004400-CV-2025 Velocity Investments, LLC V  
Madison Djuric - Contract - Debt Collection:  
Other  
004401-CV-2025 Velocity Investments, LLC V  
Beth Binder - Contract - Debt Collection: Other  
004402-CV-2025 Velocity Investments, LLC V  
Kimberly Burd - Contract - Debt Collection:  
Other  
004403-CV-2025 Velocity Investments, LLC V  
Marcus Anderson - Contract - Debt Collection:  
Other  
004404-CV-2025 Velocity Investments, LLC V  
Vanessa Reagle - Contract - Debt Collection:  
Other  
004406-CV-2025 Velocity Investments, LLC V  
Teasha Card - Contract - Debt Collection:  
Other  
004407-CV-2025 Velocity Investments, LLC V  
Stephanie Negron - Contract - Debt Collection:  
Other  
004413-CV-2025 Velocity Investments, LLC V  
Shondell Brandt - Contract - Debt Collection:  
Other

004418-CV-2025 Velocity Investments, LLC V Jennifer Ariniello - Contract - Debt Collection: Other  
 004419-CV-2025 Velocity Investments, LLC V Michael Marsh - Contract - Debt Collection: Other  
 004426-CV-2025 Velocity Investments, LLC V Michael Johnson - Contract - Debt Collection: Other  
 004428-CV-2025 Velocity Investments, LLC V Troy Lopez - Contract - Debt Collection: Other  
 004433-CV-2025 NewRez LLC d/b/a Shellpoint Mortgage Servicing V Sandra Banton - Contract - Debt Collection: Other  
 004434-CV-2025 Velocity Investments, LLC V Raymond Morales - Contract - Debt Collection: Other  
 004435-CV-2025 Velocity Investments, LLC V Naoua Kone - Contract - Debt Collection: Other  
 004441-CV-2025 Velocity Investments, LLC V Alona Anglin - Contract - Debt Collection: Other  
 004447-CV-2025 Velocity Investments, LLC V John Buerkle - Contract - Debt Collection: Other  
 004448-CV-2025 Velocity Investments, LLC V Vincent Fernandez - Contract - Debt Collection: Other  
 004457-CV-2025 Headway Capital LLC V TH Tools Inc Tylor Hendricks - Contract - Debt Collection: Other  
 004466-CV-2025 Velocity Investments, LLC V Jacob Torres - Contract - Debt Collection: Other  
 004467-CV-2025 Lincoln Technical Institute, Inc V Jenna Bittenbender - Contract - Debt Collection: Other  
 004475-CV-2025 Velocity Investments, LLC V Jeffrey Jean Paul - Contract - Debt Collection: Other  
 004476-CV-2025 Velocity Investments, LLC V Marlon Brewster - Contract - Debt Collection: Other  
 004480-CV-2025 Velocity Investments, LLC V Anthony Cafro - Contract - Debt Collection: Other  
 004481-CV-2025 Velocity Investments, LLC V James Edwards - Contract - Debt Collection: Other  
 004482-CV-2025 Portfolio Recovery Associates, LLC V Marie Dyna Cetoute - Contract - Debt Collection: Other

## **TORT**

004335-CV-2025 Government Employees Insurance Company V Carlos Morejon-Quijije; Honesty Trucking Corp. - Tort - Motor Vehicle  
 004421-CV-2025 Leon Nash Sandra Norville-Nash V Angelina Bellezza Justin James Kolendowicz Justin James Kolendowicz - Tort - Motor Vehicle

004443-CV-2025 Blanca Cesani; Freddy Cesani V Cassidy Colgan - Tort - Motor Vehicle  
 004454-CV-2025 Casandra Marchise Justin Mattson V Alexander Brito; McLane Company, INC. McLane Transco INC. - Tort - Motor Vehicle  
 004456-CV-2025 Christina Donath Jeffrey Donath V Bryan Goodman - Tort - Motor Vehicle  
 004464-CV-2025 Laura Lima Mario Lima V Justin Mauro - Tort - Motor Vehicle

## **PREMISES LIABILITY**

004383-CV-2025 Hamilton Township V Frank Lopez; Michelle Lopez - Tort - Premises Liability  
 004405-CV-2025 Allstate Vehicle and Property Insurance Company a/s/o Ronald Schloss and Rosalie Schloss V Manny Flooring, Inc. - Tort - Premises Liability  
 004436-CV-2025 Elizabeth Koo On Her Own Behalf and On Behalf of Her Minor Child, R.B. V Camelback Resort LLC individually and d/b/a Camelback Resort and d/b/a Camelback Mountain Resort CMBK Resort and Operations, LLC individually and d/b/a Camelback Resort and d/b/a : Camelback Mountain Resort CMBK Resort Holdings, LLC. individually and d/b/a Camelback Resort and d/b/a Camelback Mountain Resort; Family Entertainment Group, LLC - Tort - Premises Liability

## **PETITION**

### **MASS TORT**

### **PROFESSIONAL LIABILITY**

### **MISCELLANEOUS**

004343-CV-2025 Bridgecrest Credit Company, LLC as Agent and servicer for Carvana LLC V Stacy Alexis Jean Baptiste - Miscellaneous - Civil Miscellaneous: Other  
 004470-CV-2025 Monroe Lake Property Owners Association V David D Long - Miscellaneous - Civil Miscellaneous: Other

## **WRIT OF EXECUTION**

### **DEEDS**

### **GRANTOR/GRANTEE**

Michael J Burkhardt and Catherine M Burkhardt Revocable Living Trust/Miller, Francis J III  
 Narasimha, Suryanarayana/Borc, Kamil Djurakulov, Bakhtiyor/Stewart, Vincent A Gardiner, Walter D/Moncayo, Jose Bonilla, Damasa/Lot Holding Company LLC Handy, Alfred G Jr/Dezinna, Daniel Salvatore Borger, Lawrence D/Richard D Cappellano and Michele Stefani Trust  
 Ravalico, Eileen/Dougherty, Francis Patrick Ocasio, Joseph/2846 Fairhaven Dr LLC Williams, Latoya A/NN Swan Group LLC Monroe County Historical Association/Monroe County Historical Association

Brant, William Demetrius/Diaz, Gabriela  
 Smyre, Karen P/Deutsche Bank National Trust  
 Company  
 Fredericks, Jonae/U S Bank Trust National  
 Association  
 Burnham, William H Est/White Rock Title LLC  
 Flomo, John B Jr/White Rock Title LLC  
 Kenyon, Wanda/White Rock Title LLC  
 Mace, Brenda L/White Rock Title LLC  
 Irons, Edward/White Rock Title LLC  
 Ed & Anita Anderson Family Trust/White Rock  
 Title LLC  
 Madeam, Alfred F Sr/Marathon Property  
 Investments LLC  
 Rosenberg, Gary/Rosenberg, Gary  
 Halterman, James W/Monroe-Pike Land LLC  
 McCord, Allen Jr/McCord, Allen Jr  
 Guastavino, Craig/Amato, Mario  
 Mejia, William/Mejia, William  
 Swiderski, Wendy/Albanese, Louis N  
 Spetalas, Olivia G/Quaresimo, Emily N  
 Baez, Emmanuel A/Fitzgerald Paradise LLC  
 D E & S Properties Inc/Wong, Radell  
 Cardoso, Joanes Do Nascimento/4SPARTAUSA  
 LLC  
 Burnett, Krystal King/Burnett, Krystal King  
 Walton, Robert Sr/Siminsky, George Michael  
 Brodhead Creek Regional Authority/County of  
 Monroe  
 Meinhart, Carolyn V Est/Serfass, Timothy  
 Boscarino Family Trust/Lazala, Lorenzo  
 Breitfeller, Anna M Est/Jost, Alfred  
 Silecchia, Marta/Pensel, Cynthia  
 Catanese, Beverly Frances Est/Catanese, Peter  
 B  
 Revive Home Solutions LLC/Hendershot,  
 Robert James Jr  
 Hawk Investment Group LLC/Sullivan, Falon C  
 Whitmore, Thomas Alan/Whitmore, Thomas  
 Alan  
 Gallagher, Heather/Garris, Joseph  
 Foulk, Judith Anne Est/Fould, Jedd K  
 Wadel, Eugene E Est/Makuh, Oleg  
 Snyder, Charles/Gordon, Vered  
 Shelkin, Alicia/Shelkin, Alicia  
 Dugan, Matthew R/Fraser, Leland  
 Perez, Inocencio/Perez, Samuel  
 Cieloszczyk, Stanley/Stanley Cieloszczyk and  
 Christina Cieloszczyk Irrevocable Trust  
 Turock, David L/King, Shanleigh Elizabeth  
 Hillegas, James/Kunz, Walter Timothy  
 Bilby, Crystal L/Long, Zackary  
 Litts, James/Scorciolla, Patricia  
 Katz, Gregory J/Katz, Gregory J  
 Turkelson, Donald M/Turkelson, Scott M  
 Rodriguez, Alicia M Canales/Rodriguez, Alicia  
 M Canales  
 Abrams, Kenesha/Abrams, Kenesha  
 Henry Lee & Barbara Jean Thompson Family  
 Trust/McDonnel, Megan  
 Bernbaum, Eric Immanuel/Evada Group LLC  
 Lattuca, Nicole Jennifer/Jaros, Albert J Jr  
 Lay, David/Abrams, Kody

Warner, Gloria Est/Roman Companies LLC  
 Ling, Henry T/McNeilly, John Jr  
 Changar, Susan/Susan Changar Revocable  
 Trust  
 Blanc, Elliot/Blanc, Rebecca D  
 Pabon-Hernandez, Julay Y/Pabon-Hernandez,  
 Julay Y  
 Castillo, Maria J/Property 01 PA LLC  
 Aricchi, Dominick Jr Est/Brown, Rosemary  
 Karas, Marshall W/Laspisa, Kathleen  
 Freedom Mortgage Corporation/Kwok, Chi  
 Smith, Edward/Olshefski, Jeremy  
 Lin, Ellen/Rogers, Devin  
 Pula, Walter/WS Custom Builders LLC  
 Molz, Thomas R/Prusakova, Natalia  
 Parkins, Gyasi/Mayancela, Jose  
 Jalilzade, Mamet/Eastman, Brian  
 Pines, Christine/Conti, Lucinda A  
 Pierro, John A Sr Est/Pollydore, Marlon  
 Armstrong, Ted William Edt/Rodriguez,  
 Manuel  
 Diaz, Hector Baeza/Feliz, Arsenio  
 Rodriguez, Anthony L/3322 Parker Lane LLC  
 Kuo, Yuan Chien/Jo Jo Enterprises Inc  
 Palider, Ryan/Stinsman, James T  
 Marathon Studios Inc/Raphael, Rod  
 Albinio, David J/Olivares, Adderly  
 Meckes, Anna Jane/Meckes, Tyler D  
 Kemmerer, Frank/Kemmerer, Frank  
 Kemmerer, Frank/Kemmerer, Frank  
 Crivaro, Nina/Crivaro, Nina  
 Crivaro, Nina/Crivaro, Nina  
 Crivaro, Nina/Crivaro, Nina  
 Puma, Julio C/Puma, Rosa M  
 Puma, Rosa/Puma, Rosa M  
 Hoover, William E Jr/Paradise Falls Lutheran  
 Association  
 Burger, Jeffrey A/Spano, Anthony  
 Sudnick, Richard/Deal House Capital Fund II  
 LLC  
 Gomez, Tulio/Galstyan, Karine  
 Walls, William Nolan/Walls, William Nolan  
 Facciponti, Lisa Louise/Facciponti, Lisa Louise  
 Bodnar, Kim A/Gitsit Solutions LLC

## **DIVORCE**

004339-CV-2025 Jerome L. Frazier V Arica  
 Fraizer-Richards - Divorce - Divorce with 1  
 Count  
 004349-CV-2025 Natalie Martinez V Edgardo  
 Martinez - Divorce - Divorce with 1 Count  
 004375-CV-2025 Michael E. Windus' V  
 Constance M. Windus - Divorce - Divorce with  
 1 Count  
 004378-CV-2025 Kaya Quinones V Richard  
 Torres - Divorce - Divorce with 1 Count  
 004415-CV-2025 James Mills, Jr. V Patricia A  
 Scarlett Mills - Divorce - Divorce with 1 Count  
 004458-CV-2025 Adrian Cambell V Angel  
 Campbell - Divorce - Divorce with 1 Count  
 004358-CV-2025 Samantha Ann Miko V  
 Dwight Miko - Divorce - Divorce with 2 Counts

004461-CV-2025 Katholine M Eldridge V  
Marshall Wesley Eldridge - Divorce - Divorce  
with 4 Counts  
004483-CV-2025 Mary Ann B McGee V Robert  
James McGee - Divorce - Divorce with 4  
Counts

#### **SUPPORT**

004342-CV-2025 Maria C Barreto V Henry  
Zuniga Munoz - Support - Support  
004389-CV-2025 Stacey Brutus V Josue  
Dorleus - Support - Support  
004390-CV-2025 Rickel Tucker V Shaquille  
Lewis - Support - Support  
004442-CV-2025 Madison Rosa V Darien  
Shipman - Support - Support

#### **CUSTODY AND VISITATION**

004345-CV-2025 Tahara Peterson V Dallas  
Parmenter - Custody - Custody/Partial  
Custody/Shared Custody/Visitation  
004453-CV-2025 Sharonda Hinton V Damion  
Garrett - Custody - Custody/Partial  
Custody/Shared Custody/Visitation  
004463-CV-2025 Alison Schwartz V Gregory  
Oney - Custody - Custody/Partial  
Custody/Shared Custody/Visitation

#### **PLAINTIFF V DEFENDANT**

##### **JUDGMENTS**

##### **DEFAULT JUDGMENT**

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

004439-CV-2025 De Lage Landen Financial  
Services, Inc; Jessica Hood Lloyd Hood V Agile  
Distribution LLC; Hippolyte Andrew -  
Judgment - Transfer Judgment - \$47,950.62  
004334-CV-2025 Commonwealth of  
Pennsylvania V Michael A Dennis - Judgment -  
Criminal Cost Judgment- Adult - \$1,108.00  
004353-CV-2025 Commonwealth of  
Pennsylvania V Leann Rose Vega - Judgment -  
Criminal Cost Judgment- Adult - \$500.25

#### **JUDGMENT ON TRANSCRIPT**

004354-CV-2025 Pocono Farms Country Club  
Association, Inc. V Carolina Davis - Judgment -  
Judgment/Transcript - \$4,579.39  
004356-CV-2025 Jessica Hood Lloyd Hood V  
ABC Pocono Holdings LLC - Judgment -  
Judgment/Transcript - \$3,673.80  
004472-CV-2025 Berkheimer, Agent for  
Pocono Mountain SD/Coolbaugh Township V  
Maria Deltoro - Judgment -  
Judgment/Transcript - \$1,655.56  
004473-CV-2025 Berkheimer, Agent for  
Pocono Mountain SD/Pocono Township V  
Damian D Coleman - Judgment -  
Judgment/Transcript - \$3,147.22

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

004352-CV-2025 Achelito Pamphile V  
Commonwealth of PA Dept of Transportation

Bureau of Driver Licensing - Civil Appeal -  
Department of Transportation  
004411-CV-2025 Brian Bernabe V  
Commonwealth of PA Dept of Transportation  
Bureau of Driver Licensing - Civil Appeal -  
Department of Transportation  
004431-CV-2025 Isaiiah Brown V  
Commonwealth of Pennsylvania, Department  
of Transportation, Bureau of Driver Licensing -  
Civil Appeal - Department of Transportation  
004432-CV-2025 Chriss Rimpel V  
Commonwealth of PA Dept of Transportation,  
Bureau of Driver Licensing - Civil Appeal -  
Department of Transportation  
004465-CV-2025 Melissa Lynn Atkinson V  
Commonwealth of Pennsylvania - Civil Appeal  
- Department of Transportation  
004478-CV-2025 Jamel Harrison V  
Commonwealth of PA Dept of Transportation,  
Bureau of Driver Licensing - Civil Appeal -  
Department of Transportation

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

004344-CV-2025 Carla Price Jeff Price V R.J.  
Groner, Inc - Civil Appeal - Civil Appeal: Other  
004348-CV-2025 Jeffrey King V Maria Fritz -  
Civil Appeal - Civil Appeal: Other  
004408-CV-2025 Capital One, N.A. V Michele  
A Grisi - Civil Appeal - Civil Appeal: Other  
004449-CV-2025 Stephanie Saulenas V Robert  
Waller - Civil Appeal - Civil Appeal: Other  
004450-CV-2025 Charles N Jones V Midland  
Credit Management - Civil Appeal - Civil  
Appeal: Other

#### **WRIT OF REVIVAL**

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

004446-CV-2025 Department of Labor and  
Industry to the Use of the Unemployment  
Compensation Fund V Marcia Sanks Trading as  
Strouds Wholesale Hair & Beauty Supply -  
Judgment - Certified Copy of Lien - \$1,038.93  
004455-CV-2025 Department of Labor and  
Industry to the Use of the Unemployment  
Compensation Fund V Bonnie Lou Maurer  
Trading as Bonnies Playful Pandas Daycare -  
Judgment - Certified Copy of Lien - \$3,555.32

#### **FEDERAL TAX LIENS**

004346-CV-2025 Department of Treasury-  
Internal Revenue Service V Eric B Tomlinson -  
Judgment - Federal Tax Lien - \$17,455.59  
004347-CV-2025 Department of Treasury-  
Internal Revenue Service V Pamela B Keller -  
Judgment - Federal Tax Lien - \$9,682.85

#### **MUNICIPAL LIENS**

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

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

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

004459-CV-2025 Roman and Sons General  
Contracting LLC; Jessica Hood Lloyd Hood V



Debra L Alexander; Hippolyte Andrew - Lien -  
Mechanic's Lien - \$25,756.68

## WAIVER OF LIENS

### MISCELLANEOUS

#### GRANTOR/GRANTEE

Mortgage Electronic Registration Systems  
Inc/Destefano, Linda/Sat  
Mortgage Electronic Registration Systems  
Inc/Oliver, Aaron/Sat  
Mortgage Electronic Registration Systems  
Inc/Almonte, Johnny/Sat  
Mortgage Electronic Registration Systems  
Inc/Camacho, Osvaldo/Sat  
Mortgage Electronic Registration Systems  
Inc/Michale, Barbara/Sat  
Mortgage Electronic Registration Systems  
Inc/Incline Village LLC/Sat  
Mortgage Electronic Registration Systems  
Inc/Fung, James/Sat  
World Division of the General Board of Global  
Ministries of the Methodist Church/Gardiner,  
Walter D/Sat  
Dime Bank/Supreme Development Group  
Inc/Sat  
Dime Bank/Supreme Development Group  
Inc/Trms  
Mortgage Electronic Registration Systems  
Inc/Ravalico, Dennis/Sat  
Monroe-Pike Land LLC/Monroe-Pike Land  
LLC/Dec  
JPMorgan Chase Bank N A/Ibrahim,  
Mohamed/Sat  
Sprycha, Konrad/Sprycha, Konrad/Maps  
JPMorgan Chase Bank N A/Runeborg, Robert  
M/Sat  
Mortgage Electronic Registration Systems  
Inc/Felipe, Yolanda/Sat  
American Heritage Credit Union/Miller, Daryle  
J/Sat  
PNC Bank National Association/Costner, Janice  
L/Sat  
Wells Fargo Bank N A/Maier, Kurt Louis/Sat  
Mortgage Electronic Registration Systems  
Inc/Meserva, Susan Meine/Sat  
Huck, John/Revive Home Solutions LLC/Sat  
Wells Fargo Bank N A/Grayson, Gregory R/Sat  
Mejia, William/Ice Lender Holdings LLC/Ucc1  
Mortgage Electronic Registration Systems  
Inc/Duffy, Michael J/Sat  
MV Realty of Pennsylvania LLC/James, Billy  
James/Sat  
Kubalak, Nikki/Commonwealth of  
Pennsylvania/Notr  
Baez, Emmanuel A/Ramos, Rafael/Powr  
HSBC Mortgage Corporation (USA)/Baez,  
Emmanuel A/Sat  
Bank of America N A/Potter, James A/Sat  
Mortgage Electronic Registration Systems  
Inc/Welch, Anthony T/Sat  
Mortgage Electronic Registration Systems  
Inc/Dixon, James E/Sat

Mortgage Electronic Registration Systems  
Inc/Silva, Jonathan/Sat  
Mortgage Electronic Registration Systems  
Inc/Mongelli, Ignatius/Sat  
Mortgage Electronic Registration Systems  
Inc/Miller, Laura Marie/Sat  
Mortgage Electronic Registration Systems  
Inc/Long, Lonnie D/Sat  
McAdams, Karen/Commonwealth of  
Pennsylvania/Notr  
JPMorgan Chase Bank N A/Acosta, Rolando  
Tomas/Sat  
Mortgage Electronic Registration Systems  
Inc/Guastavino, Craig/Sat  
Secretary of Housing and Urban  
Development/Diaz, Christian L/Sat  
Hidden Hollow Springs LLC/Blue Ridge Cable  
Technologies Inc/Rway  
West End Fair Assoc/Blue Ridge Cable  
Technologies Inc/Rway  
Peoples Security Bank and Trust  
Company/Martinell Enterprises Inc/Sat  
Peoples Security Bank and Trust  
Company/Martinell Enterprises Inc/Trms  
PNC Bank National Association/Nalesnik, Brian  
J/Sat  
PNC Bank National Association/Villacreses,  
Leonardo/Sat  
Northampton Restoration LLC/Silecchia,  
Marta/Sat  
Mortgage Electronic Registration Systems  
Inc/Buhaienko, Anna/Sat  
Mortgage Electronic Registration Systems  
Inc/Kirton, Llewellyn R/Sat  
Truist Bank/Fetkowitz, John Edward/Sat  
Mortgage Electronic Registration Systems  
Inc/Black Horse Pike LLC/Sat  
Wells Fargo Bank N A/Scott, Ricky M Jr/Sat  
Mortgage Electronic Registration Systems  
Inc/Pagan, Rafael/Sat  
Hartman, Donald E Jr/Foundation Finance  
Company LLC/Ucc1  
Wells Fargo Bank N A/McAndrew, Jason P/Sat  
Nationstar Mortgage LLC/Coney, Gwendolyn  
L/Sat  
Webb, J W Thompson/PPL Electric Utilities  
Corporation/Rway  
Blount, Sumner/PPL Electric Utilities  
Corporation/Rway  
Mortgage Electronic Registration Systems  
Inc/Thorne, Irina/Sat  
Mortgage Electronic Registration Systems  
Inc/Zuzzio, Kiara/Sat  
Fidelity Deposit and Discount Bank/Shoppes  
At Turtle Walk L P/Trms  
Sun Valley Lake Inc/Snyder, Charles/Rele  
Fidelity Deposit and Discount Bank/Turtle  
Walk 2 LP/Sat  
Fidelity Deposit and Discount Bank/Turtle  
Walk 2 LP/Sat  
Mortgage Electronic Registration Systems  
Inc/Conroy, James G Jr/Sat

Fidelity Deposit and Discount Bank/Turtle  
 Walk 2 LP/Trms  
 JPMorgan Chase Bank N A/Acosta, Rolando  
 T/Sat  
 ESSA Bank & Trust/Deibler, Darla L/Sat  
 ESSA Bank & Trust/Butz, Heath M/Sat  
 ESSA Bank & Trust/Herron, James/Sat  
 Wayne Bank/Dumitru, Adrian/Sat  
 Wayne Bank/Dumitru, Adrian/Trms  
 Mortgage Electronic Registration Systems  
 Inc/Fritsche, Teresa Keyek/Sat  
 Penn Vista Associates LLC/Los, Rafal/Rele  
 Keeler, Dawson/Commonwealth of  
 Pennsylvania/Notr  
 Alpha Capital Corp/Patel, Sagar/Sat  
 Junta, Patrice/Katz, Gregory/Ccorder  
 Daigle, Olivia/Commonwealth of  
 Pennsylvania/Notr  
 Miller, Naomi/PNC Mortgage LLC/Misc  
 JPMorgan Chase Bank National  
 Association/Select Portfolio Servicing  
 Inc/Powr  
 Titus, Fontella/U S Bank National  
 Association/Affd  
 U S Bank National Association/Titus,  
 Fontella/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Marrano, Alexander/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Spain, Alexia/Sat  
 PNC Bank National Association/Vidal, Marc  
 Anthony/Sat  
 Freedom Mortgage Corporation/Belviso,  
 Salvatore/Sat  
 Wells Fargo Bank N A/Kelly, Edward R/Sat  
 Wells Fargo Bank N A/Moritz, Brian C/Sat  
 123 Edgewood LLC/First Northern Bank and  
 Trust Co/Arnt  
 DS & BH Holdings LLC/First Northern Bank and  
 Trust Co/Arnt  
 Mortgage Electronic Registration Systems  
 Inc/Schrer, Jerome/Sat  
 Mauch Chunk Trust Company/DS & BH  
 Holdings LLC/Sat  
 Mauch Chunk Trust Company/DS & BH  
 Holdings LLC/Trms  
 Wells Fargo Bank N A/Fowlkes, Diane E/Sat  
 Franklin Mint Federal Credit Union/Schuster,  
 Gregory/Sat  
 Fundamint Flips LLC/Jrheller.Com LLC/Sat  
 Ajax Mortgage Loan Trust 2021-D Mortgage-  
 Backed Securities Series 2021-D/Cinar, Ave  
 N/Sat  
 United Nations Federal Credit Union/Bala,  
 Rahul/Sat  
 Evada Group LLC/Bernbaum, Eric  
 Immanuel/Arnt  
 Mortgage Electronic Registration Systems  
 Inc/Marte, Adrian Fernando/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Stewart, Dillon/Sat  
 Freedom Mortgage Corporation/Miller, David  
 R/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Richards, Hanif/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Flyte, Jamie/Sat  
 NE PA Community Federal Credit Union/Diaz,  
 Christian L/Sat  
 First Northern Bank and Trust Co/Kemmlein,  
 Michael/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Pearson, Glenn/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Davis, Alan Todd/Sat  
 Redevelopment Authority of the County of  
 Monroe/Dalrymple, Joan M/Sat  
 Musser, Wilmer/Buckwalter, Tyler/Sat  
 Bobbye Acopian GST-Non-Exempt Residuary  
 Trust/Monroe County/Prefast  
 Mortgage Electronic Registration Systems  
 Inc/Toribio, Juana I/Sat  
 Bobbye Acopian GST-Non-Exempt Residuary  
 Trust/Monroe County/Prefast  
 Marconi, Charles/Kruger, Karen/Powr  
 First Northern Bank and Trust Co/Vitale,  
 John/Sat  
 Hevener, Justin/Metropolitan Edison  
 Company/Ease  
 Redevelopment Authority of the County of  
 Monroe/Gasiewski, Thomas H/Sat  
 Redevelopment Authority of the County of  
 Monroe/Gasiewski, Thomas H/Sat  
 Movement Mortgage LLC/Aaron, Collin S  
 Jr/Sat  
 NE PA Community Federal Credit Union/Reed,  
 Ricky E/Sat  
 Buck Hill Falls Company/Robertson, Thomas  
 D/Dec  
 PNC Bank National Association/Russell,  
 Michael/Sat  
 PNC Bank N A/Sweeney, Michael A/Sat  
 Amerco Real Estate Company/Amerco Real  
 Estate Company/Dec  
 Penn Vista Associates LLC/Cabral, Klinton A  
 Jr/Rele  
 Koehler, William E Jr/Commonwealth of  
 Pennsylvania/Notr  
 Brodheadsville Properties L P/Fidelity Deposit  
 and Discount Bank/Arnt  
 M&T Bank/Stone, Steven/Sat  
 Citizens Bank N A/Zuk, Danielle Marie/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Alvarez, Alexander/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Baez, Milagros Rivera/Sat  
 First National Bank of America/Milonas,  
 Nicholas B/Sat  
 Secretary of Housing and Urban  
 Development/Escalera, Priscilla L/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Ayzenberg, Dmitriy/Sat  
 Amerco Real Estate Company/Metropolitan  
 Edison Company/Ease  
 Wells Fargo Bank N A/Santiago, Rudolph/Sat



Mortgage Electronic Registration Systems Inc/Reeves, Christa E/Sat  
 Pines, Christine/Pines, Nicholas K/Powr  
 Conti, Lucinda A/Conti, John T/Powr  
 Bank of America N A/Carrington Mortgage Services LLC/Powr  
 Feliz, Arsenio/Feliz, Susana/Powr  
 Figure Lending LC/Dimitrion, John/Sat  
 Secretary of Housing and Urban Development/Gerena, Yesenia/Sat  
 Mortgage Electronic Registration Systems Inc/Ashe, Jason/Sat  
 Mortgage Electronic Registration Systems Inc/Costa-Pavlou, Elizabeth/Sat  
 Deutsche Bank National Trust Company/NewRez LLC/Powr  
 ESSA Bank & Trust/Camlet, Ernest C/Sat  
 ESSA Bank & Trust/Reiner, Terry L Sr/Sat  
 ESSA Bank & Trust/Lebar, Caroline A/Sat  
 ESSA Bank & Trust/Kule, Jay D/Sat  
 ESSA Bank & Trust/Treantafelo, John A Jr/Sat  
 Mortgage Electronic Registration Systems Inc/Devane, Lori/Sat  
 ESSA Bank & Trust/Umiya 970 Investment LLC/Sat  
 ESSA Bank & Trust/Umiya 970 Investment LLC/Trms  
 Wells Fargo Bank N A/Francis, Warren J/Sat  
 First Keystone Community Bank/Zhou, Steve/Sat  
 Holiday-Jones, Kassem/Commonwealth of Pennsylvania/Notr  
 ESSA Bank & Trust/Bommarito, Edward/Sat  
 Mortgage Electronic Registration Systems Inc/Davis, Mummar-Mahajee/Sat  
 Citizens Bank N A/Tantillo, Barbara/Sat  
 Lapaix, Jose/FX3 TWG HI Finance Co I LLC/Ucc1  
 Citizens Bank N A/Garis, Colleen A/Sat  
 Mortgage Electronic Registration Systems Inc/Spetalas, Olivia G/Sat  
 Utilities Employees Credit Union/Frailey, Rick S/Sat  
 PNC Bank National Association/Stojanovic, Vesna/Sat

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

Miller, Francis J III/Mortgage Electronic Registration Systems Inc  
 Boganski, Joseph/Mortgage Electronic Registration Systems Inc  
 Bontempo, Richard A/Wayne Bank  
 Scott, Norman/TD Bank N A  
 Dezinna, Daniel Salvatore/Mortgage Electronic Registration Systems Inc  
 Dougherty, Francis Patrick/Police and Fire Federal Credit Union  
 Perez, Brenda/Mortgage Electronic Registration Systems Inc  
 NN Swan Group LLC/Mortgage Electronic Registration Systems Inc  
 Colletti, Gregory Thomas/Truist Bank

Olatunji, Kala/Mortgage Electronic Registration Systems Inc  
 Patterson, Joy S/Utilities Employees Credit Union  
 McCord, Allen Jr/Unlock Partnership Solutions Ao, Inc  
 Amato, Mario/Mortgage Electronic Registration Systems Inc  
 Orlando, Antonio/Citizens Bank N A  
 Ortiz, Kami/Manufacturers and Traders Trust Company  
 Mejia, William/Mortgage Electronic Registration Systems Inc  
 Page, Michael/First Northern Bank and Trust Co  
 Mengele, Timothy R/Mortgage Electronic Registration Systems Inc  
 Quaresimo, Emily N/Mortgage Electronic Registration Systems Inc  
 Fitzgerald Paradise LLC/Kiavi Funding Inc  
 Williams, Tanya Sherri/Mortgage Electronic Registration Systems Inc  
 Sheurs, Brian D/Bank of America  
 Pelaez, Eloisa/Mortgage Electronic Registration Systems Inc  
 Porter, Valerie Ann/Mortgage Electronic Registration Systems Inc  
 Wong, Radell/Mortgage Electronic Registration Systems Inc  
 Kovacs, Joseph V/Navy Federal Credit Union  
 Bird, Shelli/Police and Fire Federal Credit Union  
 Sarandis, James/Mortgage Electronic Registration Systems Inc  
 Bender, Jesse/Mortgage Electronic Registration Systems Inc  
 Burnett, Krystal King/Mortgage Electronic Registration Systems Inc  
 JPMorgan Chase Bank N A/Bell, Rickie/Modm  
 Bell, Rickie/Secretary of U S Department of Housing and Urban Development  
 Lazala, Lorenzo/Mortgage Electronic Registration Systems Inc  
 Pensel, Cinthya/Mortgage Electronic Registration Systems Inc  
 Hendershot, Robert James Jr/Mortgage America Inc  
 Hendershot, Robert James Jr/Pennsylvania Housing Finance Agency  
 Padilla, Miguel/First Commonwealth Federal Credit Union  
 Sullivan, Falon C/Mortgage Electronic Registration Systems Inc  
 Voutsinas, George/Honesdale National Bank  
 Garris, Joseph/Mortgage Electronic Registration Systems Inc  
 Grindle, Aliya/Wells Fargo Bank N A/Modm  
 Dawkins, Pearlina/Mortgage Electronic Registration Systems Inc  
 Burgos, Vincent Kyle/Mortgage Electronic Registration Systems Inc  
 Chaplin, Michael/Longbridge Financial LLC

Martinez, Christine/Secretary of Housing and Urban Development  
 Scheetz, Raymond C Jr/Mortgage Electronic Registration Systems Inc  
 Patel, Sagar/Mortgage Electronic Registration Systems Inc  
 Chen, Dongyu/Zeeck, Yi Chun  
 Matute, Ivan/Mortgage Electronic Registration Systems Inc  
 Worrell, Matthew Wayne/Discover Bank  
 Long, Zackary/Mortgage Electronic Registration Systems Inc  
 Scorciolla, Patricia/Mortgage Electronic Registration Systems Inc  
 Potter, James A/Capital One N A  
 Hughes, Maranda/Secretary of Housing and Urban Development  
 Coppinger, Edmund R/Mortgage Electronic Registration Systems Inc  
 123 Edgewood LLC/First Northern Bank and Trust Co  
 Gould, Julianne/Mortgage Electronic Registration Systems Inc  
 Francis, Warren J/Truist Bank  
 DS & BH Holdings LLC/First Northern Bank and Trust Co  
 McDonnel, Megan/ESSA Bank & Trust  
 McDonnel, Megan T/Redevelopment Authority of the County of Monroe  
 Smith, Lisa Jo/PNC Bank National Association/Modm  
 Heffelfinger, Nicole A/PNC Bank National Association  
 Evada Group LLC/Bernbaum, Eric Immanuel  
 Phillips, John A/Bank of America NA  
 Williams, Pedro/Rocket Mortgage LLC/Modm  
 Buckwalter, Tyler/Bank of Bird-In-Hand  
 Jaros, Albert J Jr/Mortgage Electronic Registration Systems Inc  
 Johnson, Kaitlyn Shana/Redevelopment Authority of the County of Monroe  
 Mamon, Gretchen L/PNC Bank National Association  
 Roman Companies LLC/Gilliland, David E  
 McNeilly, John Jr/Mortgage Electronic Registration Systems Inc  
 Eatman, Euvona D/Hometap Equity Partners LLC  
 Ashby, Andrew R/Pennsylvania Housing Finance Agency/Modm  
 Blake, Ellen/Redevelopment Authority of the County of Monroe  
 Blake, Ellen/Redevelopment Authority of the County of Monroe  
 Ruffin, Barbara/Redevelopment Authority of the County of Monroe  
 Rossi, Carlos J/Redevelopment Authority of the County of Monroe  
 Rossi, Carlos J/Redevelopment Authority of the County of Monroe  
 Maricle, Kimberly/Redevelopment Authority of the County of Monroe

Diduca, Christopher M/Mortgage Electronic Registration Systems Inc  
 Negron, Diana/Eiffler-Seib LF USA LP  
 Shaw, Danielle/Mortgage Electronic Registration Systems Inc  
 Rogers, Devin/Mortgage Electronic Registration Systems Inc  
 Luton, Donald/Mortgage Electronic Registration Systems Inc  
 Brodheadsville Properties L P/Fidelity Deposit and Discount Bank  
 Lynch, Amy/PennyMac Loan Services LLC/Modm  
 Whyte, Gregory A/Secretary of Housing and Urban Development  
 Brown, Nancy Edmunds/PNC Bank National Association  
 Meyers, William/Freedom Mortgage Corporation/Modm  
 Mahabir, Shawn/Mortgage Electronic Registration Systems Inc  
 Morris, Joan V/Bank of America NA  
 Conti, Lucinda A/Mortgage Electronic Registration Systems Inc  
 Pollydore, Marlon C/Mortgage Electronic Registration Systems Inc  
 Rodriguez, Manuel/Mortgage Electronic Registration Systems Inc  
 Palma, Janet V/Carrington Mortgage Services LLC/Modm  
 Feliz, Arsenio/Mortgage Electronic Registration Systems Inc  
 Raphael, Rod/Mortgage Electronic Registration Systems Inc  
 Erdman, Debra/Mortgage Electronic Registration Systems Inc  
 Olivares, Adderly/Mortgage Electronic Registration Systems Inc  
 Crilly, John/Mortgage Electronic Registration Systems Inc  
 Maellaro, Lynn/ESSA Bank & Trust  
 Starkes, Robin C/ESSA Bank & Trust  
 Reiner, Terry L Sr/ESSA Bank & Trust  
 Farber, Robert J Jr/ESSA Bank & Trust  
 Ramsammy, Chandra/ESSA Bank & Trust  
 Spano, Anthony/Mortgage Electronic Registration Systems Inc  
 Deal House Capital Fund II LLC/Kiavi Funding Inc  
 Patterson, Beryl M/Secretary of Housing and Urban Development  
 Pearson, Glenn/Mortgage Electronic Registration Systems Inc  
 Galstyan, Karine/Mortgage Electronic Registration Systems Inc  
 Coombs, Kurt/Secretary of Housing and Urban Development  
 Batista, Onel/US Mortgage Resolution Trust/Asgn  
 Toussaint, M Rudolph/JP Morgan Chase Bank N A/Asgn  
 Toussaint, M Rudolph/U S Bank Trust National Association/Asgn

Set 42 LLC/Nextres LLC/Asgn  
Dow, Tony A/NewRez LLC/Asgn  
Leslie, Alex/NewRez LLC/Asgn  
Sorrenti, Domenic S/Goldman Sachs Mortgage  
Company/Asgn  
Jrheller.Com LLC/AWB1 Mortgage LT  
Trust/Asgn  
Mannix, Edward B/Lakeview Loan Servicing  
LLC/Asgn  
Peros, Krizan/Cardinal Financial Company  
Limited Partnership/Asgn  
Hernandez, Ruben/Selene Finance LP/Asgn  
Gagliardo, Jane A/NewRez LLC/Asgn  
Cook, Darryle J/Loandepot.Com LLC/Asgn  
Bonilla, Reinaldo E/Fifth Third Bank N A/Asgn  
Ledoux, Norman/Rocket Mortgage LLC/Asgn  
Okie, Robert/Rocket Mortgage LLC/Asgn  
Galenis, Kevin/1900 Capital Trust II/Asgn  
Odimgbe, Vanessa/Rocket Mortgage LLC/Asgn  
Dennis, Kirk M/U S Bank Trust National  
Association/Asgn  
Wynter, Deborah/Federal Home Loan  
Mortgage Corporation/Asgn  
George, Vincent C Jr/Wells Fargo Bank N  
A/Asgn  
Jean-Simon, Nancy/Freedom Mortgage  
Corporation/Asgn  
Hull, David A/Freedom Mortgage  
Corporation/Asgn  
Felker-Leap, Susan J/U S Bank Trust National  
Association/Asgn  
Mcleod, Glenton G/U S Bank Trust National  
Association/Asgn  
Jasmin, Jean-Claude/Wilmington Savings Fund  
Society/Asgn  
Hunt, Romane K/Servbank SB/Asgn  
Mortgage Electronic Registration Systems  
Inc/Rosado, Serena/Relm  
Fowler, Cynthia D/Pennsylvania Housing  
Finance Agency/Asgn  
Eatman, Euvona D/HEI JV VI Trust 1/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 006090 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, August 28, 2025  
AT 10:00 A.M.**

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

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

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE PARTLY IN THE TOWNSHIP OF PRICE AND PARTLY IN THE TOWNSHIP OF BARRETT, MONROE COUNTY, PENNSYLVANIA.

**BEING KNOWN AS:** 218 MOHICAN ROAD, CANADENSIS, PA 18325

**BEING PARCEL NUMBER:** 14.3C.2.1

**BEING MAP NUMBER:** 14639702964281

**IMPROVEMENTS:** RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ANTHONY ARTHUR ABUIISO SR. A/K/A ANTHONY ABUIISO, IN HIS CAPACITY AS HEIR OF SHIRLEY R. ABUIISO; KATHLEEN ANN CAPONIGRO A/K/A KATHLEEN CAPONIGRO, IN HER CAPACITY AS HEIR OF SHIRLEY R. ABUIISO ; MARY DEUTSCH, IN HER CAPACITY AS HEIR OF SHIRLEY R. ABUIISO ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHIRLEY R. ABUIISO**

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 J. Best, Sheriff's Solicitor  
Jul 25, Aug 1, 8

**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 004683 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, August 28, 2025  
AT 10:00 A.M.**

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

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

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF TUNKHANNOCK, MONROE COUNTY, PENNSYLVANIA:

**BEING KNOWN AS:** 116 BRUCE LANE, BLAKESLEE, PA 18610

**BEING PARCEL NUMBER:** 20.96341

**BEING MAP NUMBER:** 20632200101423

**IMPROVEMENTS:** RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **REGINALD CATES; JACINTA M. MCCOMIE**

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.

less exceptions are filed within said time.

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

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Jul 25, Aug 1, 8

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000567 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, August 28, 2025  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 4805, Section 9, Pocono Farms East, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plat Book Volume 20 Page 31.

BEING Lot No 4805 as shown on said Plan BEING known as 1480 Belgravia Drive BEING County Parcel 03.4E.1.68 BEING the same premises conveyed to Elis Holdings, LLC under Deed from Aastha Homes LLC dated 12/29/2023 recorded in the Monroe Recorder of Deeds Office on 01/09/2024 as Instrument No. 202400659 Parcel ID# 03.4E.1.68//PIN #03636703400916 Commonly known as 1480 Belgravia Drive, Tobyhanna, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ELIS HOLDINGS LLC**  
 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  
 Jill M. Fein, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Jul 25, Aug 1, 8

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005759 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, August 28, 2025  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF COOLBAUGH, POCONO SUMMIT, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1112 TRAPPER LANE F/K/A 4018 HUNTER DRIVE, POCONO, SUMMIT, PA 18346

BEING PARCEL NUMBER: 03.14F.2.191  
 BEING MAP NUMBER: 03634604735012  
 IMPROVEMENTS: RESIDENTIAL PROPERTY  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ROSEMARIE ESTEVEZ; WILLIE J. HICKS**

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 J. Best, Sheriff's Solicitor  
Jul 25, Aug 1, 8

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 003319 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, August 28, 2025  
AT 10:00 A.M.**

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

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

ALL THAT CERTAIN real estate consisting of two adjoining parcels along Pennsylvania Route 209 situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**PARCEL 1.** BEGINNING at a point in the center line of the concrete pavement in the public road leading from Brodheadsville to McIlhaney, the northeasterly corner of a tract of land containing four acres, forty-five perches which William H. Frabel and wife conveyed to

Franklin Mosteller by deed dated February 3, 1915, and recorded in the Recorder's Office at Stroudsburg, PA in Deed Book Volume 75, page 319, and being the northwesterly corner of the whole tract of which this lot is a part, thence along the center line of the concrete pavement in said public road (bearings from Magnetic Meridian of 1953) South eighty degrees twenty-six minutes East two hundred ten feet to a point; thence by lands of William S. Gethen and wife, of which this lot was formerly a part, South five degrees forty minutes West (at 30 feet passing a pipe) two hundred thirty-one and five-tenths feet to a pipe; thence by the same North eighty degrees twenty-six minutes West seventy-eight feet to a pipe; thence by the same South five degrees forty minutes West thirty-five feet to a pipe; thence by the same North eighty degrees twenty-six minutes West one hundred thirty-two feet to a pipe in line of lands of Franklin Mosteller; thence by lands of Franklin Mosteller North five degrees forty minutes East (at 236.5 feet passing a pipe) two hundred sixty-six and one-half feet to the place of BEGINNING. CONTAINING 1.22 acre more or less.

TOGETHER with the right to the Grantee, its successors and assigns, to use in common with the Grantor, it successors and assigns the waters of a certain spring for domestic purposes, said spring being situate within the angle of the courses, "South eighty degrees twenty-six minutes West seventy-eight feet to a pipe" and "South five degrees forty minutes West thirty-five feet to a pipe" on lands of the Grantor. Together with the right of entry and re-entry at all times hereafter for the purpose of maintaining a pipe line for said purposes and the right to clean said spring when that may be necessary.

**PARCEL 2.** BEGINNING at a point in the center line of the public road leading from Brodheadsville to McIlhaney, the northwesterly corner of lands conveyed by William S. Gethen and wife to the Trustee for the Congregation of Our Lady Queen of Peace Roman Catholic Church of Brodheadsville; thence by said church lot South five degrees forty minutes West (at 30 feet passing a pipe) two hundred sixty-six and five-tenths feet to a pipe; thence by the same North five degrees forty minutes East two hundred sixty-six and five-tenths feet to a point in the center line of the said public road; thence along the center line of said public road, South eighty degrees twenty-six



minutes East seventy-five feet to the place of BEGINNING. CONTAINING 0.451 acres more or less.

BEING THE SAME premises which The Most Reverend James C. Timlin, D.D. Bishop of the Diocese of Scranton, as Trustee for Our Lady Queen of Peace Roman Catholic Church at Gilbert by deed dated November 26, 2002, and recorded on December 24, 2002, in the Office for the Recording of Deeds at Stroudsburg, Monroe County, PA in Record Book Vol. 2140, Page 3662, granted and conveyed unto The Reaching Out for Jesus Christian Center, Inc. Being known as 1890 Route 209, Chestnuthill Township, Monroe County, Brodheadsville, Pennsylvania 18322 (Tax Parcel No. 02.3.1.1-1/PIN: 02625801356244) and Route 209, Chestnuthill Township, Monroe County, Brodheadsville, Pennsylvania 18322 (Tax Parcel No. 02.4.1.81/PIN: 02625800356259)

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Reaching Out for Jesus Christian Center a/k/a The Reaching Out for Jesus Christian Center**

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

Richard Brent Somach, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Jul 25, Aug 1, 8

### **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 006446 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, August 28, 2025**

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

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

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

### **LEGAL DESCRIPTION**

ALL THAT PACEL OF LAND IN MONROE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 1998, PAGE 944, ID#8/873 70, BEING KNOWN AND DESIGNATED AS

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF JACKSON, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEING NUMBER EIGHT HUNDRED SIX (806) ON MAP OF SECTION II, PIN OAK ROAD, THE WOODS AT MOUNTAIN SPRINGS LAKE, REEDERS, JACKSON TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, AND RECORDED PLOT BOOK 61, PAGE 293, IN THE MONROE COUNTY RECORDER'S OFFICE.

The improvements thereon being known as 217 Pin Oak Road, Stroudsburg, Pennsylvania - 18360.

Parcel I.D. #: 08.87370

Map I.D.#: 08635100757770

BEING KNOWN AS: 806 PIN OAK ROAD N/K/A 217 PIN OAK ROAD, STROUDSBURG, PENNSYLVANIA 18360.

Title to said premises is vested in Melville W. Simpson and Irish L. Simpson, husband and wife, by deed from dated January 12, 2007 and recorded January 29, 2007 in Deed Book 2294, Page 9459 Instrument Number 200703811.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Melville W. Simpson and Irish L. Simpson**

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  
Jerome Blank, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Jul 25, Aug 1, 8

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 003391-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, August 28, 2025  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

Tax Id Number(s): 13.10C.2.7  
Land situated in the Township of Polk in the County of Monroe in the State of PA  
ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF POLK, COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS LOT NUMBER 11, SECTION NUMBER 3, AS SHOWN ON A PLAT KNOWN AS POCONO PLEASANT VALLEY LAKE ESTATES, INC., AND RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS IN AND FOR THE COUNTY OF MONROE IN MAP BOOK 22, PAGE 45.

Commonly known as: 687 Dotters Corner Rd, Kunkletown, PA 18058-7867

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same premises which peter J. Carmean and Doreen A. Carmean husband and wife, by Deed dated 06/11/2013 and recorded 06/13/2013, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2421, Page 7422, granted and conveyed unto Marvese Y. Sugar, in fee.

AND the said Marvese Sugar has departed this life on or about 10/15/2023, thereby vesting title of the mortgaged premises unto Unknown heirs, Samuel Sugar, Davita Essex.

Tax ID #: 13.10C.2.7 PIN 13621902677476

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 MARVESE Y. SUGAR, DECEASED, SAMUEL SUGAR, IN HIS CAPACITY AS HEIR TO THE ESTATE OF MARVESE Y. SUGAR, DECEASED, DAVITA ESSEX, IN HER CAPACITY AS HEIR TO THE ESTATE OF MARVESE Y. SUGAR, 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  
Carolyn Treglia, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Jul 25, Aug 1, 8



**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

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**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 Bensinger Weekes, Esq.

529 Sarah Street

Stroudsburg, PA 18360

Jul 11, 18, 25

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**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

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**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

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**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 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. Sheila Greenwood  
PO Box 637  
Effort, PA 18330

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

Jul 11, 18, 25

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**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, Exectrix  
1176 Appenzeller Avenue  
Stroudsburg, PA 18360

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

Jul 11, 18, 25

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Timothy J. Miller**, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, May 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.

Robert T. Miller  
P.O. Box 536  
Gilbert, PA 18331  
Jul 18, 25, Aug 1

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Walter F. Covetskie a/k/a Walter Covetskie**, late of Hamilton 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.

Debra F. Woods  
P.O. Box 62  
Sciota, PA 18354

Kevin A. Hardy, Esquire  
P.O. Box 818  
Stroudsburg, PA 18360

Jul 18, 25, Aug 1

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Arthur C. Pfeffer**, Late of Jupiter, Palm Beach, Florida, with probate assets only in Monroe County, Commonwealth of Pennsylvania, October 9, 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.  
Edward Sean Pepper  
713 Pawnee Street  
Jupiter, FL 33458

Christopher S. Brown, Esq.  
607 Monroe Street  
Stroudsburg, PA 18360

Jul 18, 25, Aug 1

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Richard E. Lesh**, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, 02/18/2025 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.  
Kristine M. Delmas  
1748 Twin Pine Road  
Stroudsburg, PA 18360

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

Jul 18, 25, Aug 1

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Genevieve Ribera a/k/a Genevieve Mary Ribera**, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, February 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.  
Jo Ann Arias

18 Firwood Road  
Port Washington, NY 11050

Christopher S. Brown, Esq.  
607 Monroe Street  
Stroudsburg, PA 18360

Jul 18, 25, Aug 1

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Helen O. McDonald**, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, May 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.  
Kim Economy  
473 Shady Oaks Drive West  
Saylorsburg, PA 18353

Marshall M. Hanyon, Esq.  
501 New Brodheadsville Blvd N  
Brodheadsville, PA 18332

Jul 18, 25, Aug 1

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Helen Gonzalez**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 05/06/2025 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.  
Angelo Rivera Rodriguez  
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  
525 Main Street  
PO Box 396  
Gouldsboro, PA 18424

Jul 18, 25, Aug 1

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Ramona Porto-D'Meo, also known as Ramona L. Porto**, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 3/29/2025 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. Thomas I. Boyer, Jr.

7814 Beverly Avenue  
Parkville, MD 21234

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

Jul 25, Aug 1, 8

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of James V Werkheiser**, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 06/27/2025 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. Kim Brendahl

132 East North Street  
Nazareth PA 18064  
Jul 25, Aug 1, 8

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Dolores Ruth Savage aka Dolores R. Savage aka Dolores Savage Delores Savage**, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, 01/26/2025 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. John Scott Hubka

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 25, Aug 1, 8

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Florine Conley aka Florine Annette Conley**, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 02/28/2025 deceased.

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

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 18244

Jul 25, Aug 1, 8

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**PUBLIC NOTICE**  
**ESTATE NOTICE**

**Estate of Pamela F. Beck aka Pamela Beck**, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 04/17/2025 deceased.

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

c/o Fisher & Fisher Law offices LLC  
525 Main Street  
PO Box 396  
Gouldsboro, PA 18424

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

Jul 25, Aug 1, 8

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**PUBLIC NOTICE**  
**ESTATE NOTICE**

**Estate of Voletta Wallace**, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, February 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. Wayne Barrow

183 Chatham Hill Road  
Stroudsburg, PA 18360

Robert S. Sensky, Esquire  
One South Church Street, Suite 301  
Hazleton, PA 18201

Jul 25, Aug 1, 8

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**PUBLIC NOTICE**  
**ESTATE NOTICE**

**Estate of Dolores M. Rutsky**, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, April 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.

Ann Rutsky  
234 Hampshire Court  
Piscataway, NJ, 08854  
Kimberly Raymond  
14725 Sonoma Boulevard  
Naples, FL, 34114

Alfred V. Altopiedi, Esq.  
902 Old Marple Road  
Springfield, PA, 19064

Jul 25, Aug 1, 8

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**PUBLIC NOTICE**  
**ESTATE NOTICE**

**Estate of Richard A Waibel**, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, May 31, 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.

Karen Bixler, Executrix  
103 Broad Acres Road



Lansdale, PA 19446

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

Jul 25, Aug 1, 8

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**PUBLIC NOTICE**

**ESTATE NOTICE**

**Estate of Elsie M. Ebert a/k/a Elsie Mae Ebert**, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, July 15, 2020 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.

Shirley Boyer, Executrix  
107 Ebert Lane  
Stroudsburg, PA 18360

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

Jul 25, Aug 1, 8

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**PUBLIC NOTICE**

**PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on May 13, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Cassie Lynn Simone to Cassie Lynn Wesselius**. The Court has fixed the day of August 8, 2025 at 1:30pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Jul 25

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**PUBLIC NOTICE**

**PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on May 21 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name

of **Mark Edward Paige to Mark Edward Page**. The Court has fixed the day of August 8th 2025 at 1:30 PM in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.  
Jul 25

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**PUBLIC NOTICE**

**COURT OF COMMON**

**PLEAS OF MONROE COUNTY**

**FORTY-THIRD JUDICIAL DISTRICT**

**COMMONWEALTH OF PENNSYLVANIA**

**NO. 1932-CV-2024**

**North Slope Phase 2 Owners Association, Inc.,**  
Plaintiff(s),  
vs.

**Pan Lin,**  
Defendant(s)

TO Pan Lin, defendant(s): The Plaintiff, North Slope Phase 2 Owners Association, Inc., has commenced a civil action against you for Collection of Unpaid HOA Assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

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

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

Jul 25



Our panel of experienced Mediators and Arbitrators provide attorneys and their clients, businesses, and families a way to resolve legal matters.

The Monroe County Bar Association's (MCBA) ADR program provides:

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

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

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

Monroe County Bar Association  
913 Main Street  
Stroudsburg PA 18360  
570.424.7288



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



**Thomas F. Ford**  
Tom Ford Business  
Law Office PC



**Gerard J. Geiger**  
Newman Williams PC



**Tobey Oxholm**  
Just Resolutions ADR



**Charles J. Vogt**  
Law Offices of  
Charles J. Vogt LLC