

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, August 1st, 2025

No. 31

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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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.

AUGUST 2025

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

2025 MCBA Event Calendar**August**

- 7 YLD Member Meeting & Be Happy Hour
4:00 PM - MCBA and Zoom
- 12 Investment & Financial Planning Committee Meeting
8:30 AM –9:30A MCBA and Zoom
- 15 CLE: PBI Ethics Refresher
9:00 AM – 12:15 PM – Simulcast at MCBA
- 15 MCBA Board Meeting
12:00PM-1:00 PM MCBA and Zoom
- 19 CLE: PBI Annual Contracts Workshop
9:00 AM – 4:30 PM – Simulcast at MCBA

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

570.424.7288,

or Email: info2@monroebar.org. or

Check the Website: www.monroebar.org



Pennsylvania Bar Institute

Upcoming PBI Programs

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

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

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

SAVE THE DATE

Bench Bar Conference

October 3, 2025

Northampton Community College
Pocono Campus - Tannersville, PA

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This year's Bench Bar Conference has a little
something for everyone!
Civil, Criminal, and Family law sessions!

Early Bird Registration Coming Soon!

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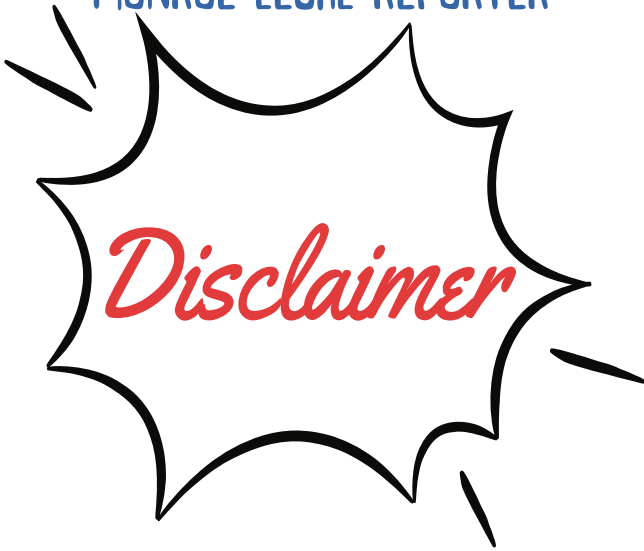
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MONROE COUNTY BAR ASSOCIATION
MONROE LEGAL REPORTER



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SPELLING CORRECTIONS, ELIMINATE ERRORS IN
GRAMMAR OR MAKE ANY CHANGES TO
CONTENT.

**CIVIL COMPLAINTS
WRIT OF SUMMONS
REAL PROPERTY**

004517-CV-2025 Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-2 V Edward O. Lauritsen, III Eric Lauritsen, solely in his capacity as heir of Carol Anne Lauritsen, deceased; James Lauritsen, Solely In His Capacity as Heir of Carol Anne Lauritsen, Deceased the Unknown Heirs of Carol Anne Lauritsen, deceased William Lauritsen, Solely In His Capacity as Heir of Carol Anne Lauritsen, Deceased - Real Property - Mortgage Foreclosure: Residential
004518-CV-2025 Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-CP1, Asset-Backed Certificates, Series 2007-CP1 V Christine I. Siptroth a/k/a, Chrisitne Siptroth f/k/a, Christine Edmondson - Real Property - Mortgage Foreclosure: Residential
004580-CV-2025 Freedom Mortgage Corporation V Janice Rivera Lauren Denora - Real Property - Mortgage Foreclosure: Residential
004584-CV-2025 NewRez LLC d/b/a Shellpoint Mortgage Servicing V Grant D. Kerrick - Real Property - Mortgage Foreclosure: Residential
004591-CV-2025 Truist Bank formerly known as Branch Banking and Trust Company V Stephen Schrack aka Stephen J Schrack - Real Property - Mortgage Foreclosure: Residential
004601-CV-2025 Cascade Funding Mortgage Trust AB2 PHH Mortgage Corporation V the Unknown Heirs of Joanne Panasiuk - Real Property - Mortgage Foreclosure: Residential
004627-CV-2025 Wells Fargo Bank, N.A. V Amy Klapak Edward T. Klapak the Secretary of Housing and Urban Development - Real Property - Mortgage Foreclosure: Residential
004646-CV-2025 Servis One, Inc. d/b/a BSI Financial Services; LVNV Funding LLC V Quaseem Pipkin Secretary of Housing and Urban Development - Real Property - Mortgage Foreclosure: Residential
004564-CV-2025 Maria Schmid Melonie Schmid V Michael Portmess, Trustee Stuart R. Portmess Trust - Real Property - Quiet Title
004614-CV-2025 Doris E Price; Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-CP1, Asset-Backed Certificates, Series 2007-CP1 V Slawomir Janiec - Real Property - Quiet Title
004535-CV-2025 Wilmington Trust North America, Not In Its Individual Capacity But Solely as Owner Trustee For Tryon Street Acquisition Trust I V Doris B Castaneda - Real Property - Mortgage Foreclosure: Commercial

MECHANICS AGREEMENTS

004528-CV-2025 LTS General Contracting LLC V Donald Luton - Agreement - Mechanic's Agreement
004567-CV-2025 John DeCusatis Marathon Property Investments LLC V Decusatis Development LLC - Agreement - Mechanic's Agreement
004649-CV-2025 Dakota Michael Straw; Kayla Alyssa Lyon V DRB, Inc. t/d/b/a Superior Homes - Agreement - Mechanic's Agreement

CONTRACT

004632-CV-2025 T-Mobile USA, Inc. V Stroudsburg Area School District - Contract - Contract: Other

CONTRACT EMPLOYMENT DISPUTE

CONTRACT-DEBT COLLECTION-CREDIT CARD

004509-CV-2025 JPMorgan Chase Bank NA V John Gordon - Contract - Debt Collection: Credit Card
004561-CV-2025 Midland Credit Management, Inc. V Stephen Pastor - Contract - Debt Collection: Credit Card
004562-CV-2025 Midland Credit Management, Inc. V Juan C Reyes - Contract - Debt Collection: Credit Card
004573-CV-2025 Midland Credit Management, Inc. V Giovanni Ramos - Contract - Debt Collection: Credit Card
004606-CV-2025 Barclays Bank Delaware V Lunis Y Logan - Contract - Debt Collection: Credit Card
004611-CV-2025 American Express National Bank V Carly Nunez - Contract - Debt Collection: Credit Card
004629-CV-2025 Bank of America, N.A. V Beth Lannon - Contract - Debt Collection: Credit Card
004633-CV-2025 Citibank N.A. V Sara S Katz - Contract - Debt Collection: Credit Card
004634-CV-2025 LVNV Funding LLC V Brian Pedersen - Contract - Debt Collection: Credit Card
004635-CV-2025 JPMorgan Chase Bank NA V Michael A Kethley - Contract - Debt Collection: Credit Card
004637-CV-2025 Citibank N.A. V Erna Jeanlouis - Contract - Debt Collection: Credit Card
004640-CV-2025 Citibank N.A. V Lennohn D Charles - Contract - Debt Collection: Credit Card
004643-CV-2025 Citibank N.A. V Alhaji Bangurah - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

004486-CV-2025 Velocity Investments, LLC V Jacob Battaglini - Contract - Debt Collection: Other

004488-CV-2025 Velocity Investments, LLC V
Luis Santiago - Contract - Debt Collection:
Other
004489-CV-2025 Velocity Investments, LLC V
Samantha Warner - Contract - Debt Collection:
Other
004491-CV-2025 Velocity Investments, LLC V
Omayra Santiago - Contract - Debt Collection:
Other
004492-CV-2025 Velocity Investments, LLC V
Chandler Henderson - Contract - Debt
Collection: Other
004495-CV-2025 Velocity Investments, LLC V
Emily Diaz - Contract - Debt Collection: Other
004496-CV-2025 Velocity Investments, LLC V
Anthony Walker - Contract - Debt Collection:
Other
004497-CV-2025 Velocity Investments, LLC V
Chandler Henderson - Contract - Debt
Collection: Other
004498-CV-2025 Velocity Investments, LLC V
Wilmer Hidalgo - Contract - Debt Collection:
Other
004500-CV-2025 Velocity Investments, LLC V
Erika Garcia - Contract - Debt Collection: Other
004501-CV-2025 Velocity Investments, LLC V
Giovanny Ramos - Contract - Debt Collection:
Other
004503-CV-2025 Velocity Investments, LLC V
Lisa Sandillo - Contract - Debt Collection:
Other
004504-CV-2025 Velocity Investments, LLC V
Fernando Lopez - Contract - Debt Collection:
Other
004505-CV-2025 Velocity Investments, LLC V
Michelle Miller - Contract - Debt Collection:
Other
004506-CV-2025 Velocity Investments, LLC V
Yvonne Nickens - Contract - Debt Collection:
Other
004507-CV-2025 Velocity Investments, LLC V
David Clowney - Contract - Debt Collection:
Other
004508-CV-2025 Velocity Investments, LLC V
Jorge Delacruz - Contract - Debt Collection:
Other
004510-CV-2025 Velocity Investments, LLC V
Harry Jameson - Contract - Debt Collection:
Other
004511-CV-2025 Velocity Investments, LLC V
Caryn Anderson - Contract - Debt Collection:
Other
004516-CV-2025 Velocity Investments, LLC V
Italo Bueti - Contract - Debt Collection: Other
004519-CV-2025 Velocity Investments, LLC V
Jason Helveston - Contract - Debt Collection:
Other
004520-CV-2025 Velocity Investments, LLC V
William Daddato - Contract - Debt Collection:
Other
004521-CV-2025 Velocity Investments, LLC V
William Daddato - Contract - Debt Collection:
Other

004522-CV-2025 Velocity Investments, LLC V
Ralph Francois - Contract - Debt Collection:
Other
004524-CV-2025 Velocity Investments, LLC V
Brian Nederostek - Contract - Debt Collection:
Other
004526-CV-2025 Velocity Investments, LLC V
Thandi Holland - Contract - Debt Collection:
Other
004527-CV-2025 Velocity Investments, LLC V
Martin Velasquez - Contract - Debt Collection:
Other
004529-CV-2025 Velocity Investments, LLC V
Lillian Hernandez - Contract - Debt Collection:
Other
004533-CV-2025 Velocity Investments, LLC V
Ashley Woodrow - Contract - Debt Collection:
Other
004534-CV-2025 Velocity Investments, LLC V
Danoel Garcia - Contract - Debt Collection:
Other
004536-CV-2025 Western Funding
Incorporated V Izabella A Tkacz - Contract -
Debt Collection: Other
004539-CV-2025 Velocity Investments, LLC V
Ilford Harris - Contract - Debt Collection: Other
004540-CV-2025 Velocity Investments, LLC V
Kyon Coles - Contract - Debt Collection: Other
004541-CV-2025 Velocity Investments, LLC V
Maria Macieira - Contract - Debt Collection:
Other
004543-CV-2025 Velocity Investments, LLC V
Joseph Widmer - Contract - Debt Collection:
Other
004544-CV-2025 Velocity Investments, LLC V
Brooke Rowlands - Contract - Debt Collection:
Other
004545-CV-2025 Velocity Investments, LLC V
Jason Moyett - Contract - Debt Collection:
Other
004546-CV-2025 Velocity Investments, LLC V
Annmarie Stout - Contract - Debt Collection:
Other
004547-CV-2025 Velocity Investments, LLC V
Nicole Santiago - Contract - Debt Collection:
Other
004548-CV-2025 Velocity Investments, LLC V
Glen Ragin - Contract - Debt Collection: Other
004549-CV-2025 Velocity Investments, LLC V
Anaya Coello - Contract - Debt Collection:
Other
004550-CV-2025 Velocity Investments, LLC V
Matthew Weil - Contract - Debt Collection:
Other
004551-CV-2025 Velocity Investments, LLC V
Thomas Rodgers - Contract - Debt Collection:
Other
004552-CV-2025 Velocity Investments, LLC V
Kaitlyn Dublinski - Contract - Debt Collection:
Other
004553-CV-2025 Velocity Investments, LLC V
Darla Skibber - Contract - Debt Collection:
Other

004554-CV-2025 Velocity Investments, LLC V Kurt Disbrow - Contract - Debt Collection: Other
 004555-CV-2025 Velocity Investments, LLC V Eddie Tramble - Contract - Debt Collection: Other
 004556-CV-2025 Velocity Investments, LLC V Danae Allie - Contract - Debt Collection: Other
 004559-CV-2025 Velocity Investments, LLC V Brandon Woodson - Contract - Debt Collection: Other
 004560-CV-2025 Velocity Investments, LLC V Kayla Martins - Contract - Debt Collection: Other
 004569-CV-2025 Velocity Investments, LLC V Jennifer Kruithoff - Contract - Debt Collection: Other
 004570-CV-2025 Velocity Investments, LLC V Mark Daku - Contract - Debt Collection: Other
 004571-CV-2025 Velocity Investments, LLC V Darwin McIntosh - Contract - Debt Collection: Other
 004581-CV-2025 Velocity Investments, LLC V Louis J Defay - Contract - Debt Collection: Other
 004590-CV-2025 Velocity Investments, LLC V Julia Mendez - Contract - Debt Collection: Other
 004596-CV-2025 Velocity Investments, LLC V Lisa Sandillo - Contract - Debt Collection: Other
 004597-CV-2025 Velocity Investments, LLC V Matthew Oneil - Contract - Debt Collection: Other
 004599-CV-2025 Velocity Investments, LLC V Deanna Devine - Contract - Debt Collection: Other
 004603-CV-2025 Velocity Investments, LLC V Andre Campbell - Contract - Debt Collection: Other
 004605-CV-2025 Velocity Investments, LLC V Matthew Oneil - Contract - Debt Collection: Other
 004607-CV-2025 Velocity Investments, LLC V Erika Garcia - Contract - Debt Collection: Other
 004610-CV-2025 Velocity Investments, LLC V Andre Campbell - Contract - Debt Collection: Other
 004615-CV-2025 Wells Fargo Bank, N.A. V Jose J. Rodriguez - Contract - Debt Collection: Other
 004620-CV-2025 First Technology Federal Credit Union V Lannon Beth A - Contract - Debt Collection: Other
 004631-CV-2025 Drexel University V Nicole Padilla - Contract - Debt Collection: Other

TORT

004523-CV-2025 Bernard Seabrook; Sandra Smith-Seabrook V J&R Autosports, LLC John Doe-1, LLC John Somma - Tort - Motor Vehicle

004600-CV-2025 Briyana Alborno Janay Martinez V Natalie Rodriguez Tonia Rodriguez a/ka Tonia Cunningham - Tort - Motor Vehicle
 004641-CV-2025 Heinrich Schmid Linda Schmid V Raheem Pemberton - Tort - Motor Vehicle
 004648-CV-2025 Blaine Woodson V Annmarie Lavigne - Tort - Motor Vehicle
 004654-CV-2025 Pa National Mutual Casualty Insurance Company a/s/o Geraldine F. Oswald; Maria S Ortiz V Collins J. Gregory E.R. Linde Construction Corp. - Tort - Motor Vehicle
 004538-CV-2025 Faruk Gjonbalig V Marathon Property Investments LLC - Tort - Intentional Tort

PREMISES LIABILITY

004645-CV-2025 Lisa Mazzella V John Does 1-10; Stephen Gottfried XYZ Corporations 1-10 - Tort - Premises Liability

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

004613-CV-2025 2005 KIA Spectra Stephanie Stipkovich V Gina Bass Rahman Bass - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Syla, Arlind/Santiago, Christine
 Wade, Lucas R/Suranofsky, Samantha L
 Sherman, Wayne E/Wade, Lucas R
 Kubrakov, Aleksandr/Qazi, Sadif
 Bonilla, Tina/Cruz, Wilson Augusto
 McIsaac, James P/Bulas, Michael
 Hanks, Bradley S/Culp, Mark K
 Droll, Charles F/Droll Family Trust
 Meher Real Estate Investments LLC/Loan Funder LLC
 CFJ Enterprises LLC/Luzarraga, Jan Claire
 Boone, Johnnie T/Ucar, Yuksel
 Carey, David/Carey, David
 White, Maurice/White, Maurice
 Stanley P Wentzell & Eleanor M Wentzell
 Irrevocable Asset Protection Trust/Circelli, Kristen
 Gorecki, Kazimierz/Sorbello, Daniel
 Congdon, Julia A/Munzert, Henry Frederick III
 Haase, Phyllis/Haase, Phyllis
 Shaporova, Oxana/Clinton, Christopher
 Ryan, Sean L/Nelinson, Alexander Lee
 McNichol, Brendan S/Salas, Rick
 Williams, Jessica Lynn/Blanco, Alfonso Julio
 Bank of New York Mellon/Diaz, Franklyn
 Kocak, Milan/Williams, Robert
 Nash, James N/Goncalves, David
 RGB Homes LLC/Suvisheshamuthu, Easter
 Selvan

Wahrmann, Sally/Iannuzzi, Joseph
 Muilenburg, John/Muilenburg, Jennifer
 Maga Investments LLC/Dunham, Jenette
 Augustino, Suzanne/Sejat, Dusan
 Michaylira, Nicholas/Kiewlak, David Stanley Jr
 Medina, Ulises J/Bonilla, Carlos R
 Bush, Mary L/Eick, Donna
 Kulp, David/Isayev, Stanislav
 Zuk, Christine Kay/Buf, Robert W
 Hanna, Rami/Hanna, James H
 Dean, Tia S/Raup, Adam N
 Sturmak, Leonard/1414 Chestnuthill LLC
 Martin, Scott Michael/Martin, Scott Michael
 Connors, David M/David Connors Living Trust
 Lucas, Wendell/Green, Amber
 Lonjuin, Donnette N/Sulewski, Zbigniew
 Myszkowski, Donna M Est/Gitch, Joseph Jr
 Marathon Property Investments
 LLC/Marathon Property Investments LLC
 Effectus Clothing LLC/Santana, Fatima
 Molinaro, Thomas R/Kochman, Kristina
 Sessoms, Angela/Martinez, Alexandra
 Springer, Gustav A Jr Est/Butler, Steven
 Ortiz, Herbert/Ortiz, Herbert
 Hanson, Lucille V/Gutierrez, Nicolas J
 Rodriguez, Donna L/Morales, Austin
 Williamson, Judith R/Phuntsok, Tsering
 Miller, Pamela B Est/Poconos Real Estate
 Investments LLC
 Huseynov, Elmir/Sequeira, Walter Ramon
 Teel, Gwendolyn F/Pearce, Jason
 Dibernard, Donna/Dibernard, Donna
 White Rock Title LLC/Marsh, Malachi Devince
 White Rock Title LLC/Belrose, David
 White Rock Title LLC/Williams, Uneeda
 Achey, Raymond V/Cerciello, Anthony Joshua
 Boo, Kenneth/Family Rincon LLC
 Waring, Betty M/Molden Trust
 Vadasz, Joseph/Hassan, Amar
 Belilovsky, Eugene/Zielinski, Edward Jr
 Gonzalez, George I/Torres, Xiomara
 2398 Winding Way LLC/Forrester, Brandon Jr
 Monreale, James/218 Deibert LLC
 Fritz, Ginger Elaine/Fritz, Ginger Elaine
 Lawson-Jackson, Edith/Jackson, Mark
 Pavlov, Pavel/Kovtounenko, Oleg
 Kiefer, Carrie/Grunkin, Edward
 Wanda Galjanich Trust/Galjanich, Ella Marie
 McDougal Family Living Trust/440 Hyland
 Drive LLC
 Robinson, Bernard/Pink, Jilean
 Rodriguez, Felix/Diaz, Hector Baeza
 Central Penn Capital Management
 LLC/Ramont, Wallace W
 Donnelly, Thomas John/Klein, Jason M
 Burke, Nicholas/Burke, Nicholas
 Rovenskiy, Lyubov/Lungin, Boris
 4 U Homes LLC/Kazmierczak, Andy T
 Tribanas, Catherine/Marino, Michael
 Haydt, Sally Ann/Haydt, Travis S
 Mountain Edge Village Community
 Association/Mountain Edge Village
 Community Association

Secretary of Housing and Urban
 Development/Chambers, Lenworth
 Fallano, Patricia/Scotrun 1 LLC
 Barzew, Mehmet/Nunes, Phillip
 Windy Acres Investments LLC/Gallager,
 Heather F
 Ciarcia, Patrick A/Lewis, Roderick II
 Guerendeain, Juan/Kociban, Jeffrey R
 Auriemma, Nicholas/Pena, David
 Shelhorse, Matthew John/Cristiano, Roberto
 Tchorzewski, Marek/Fros, Mariana
 Centini, Caryn A/Centini, Caryn A
 Lugo, Janira Morales/Barnes, Gabriel C
 Petretti, Danny J/Krzyzewska, Magdalena
 Roksandic, Julie A/WTA Properties LLC
 Lockhart, David/Fairbanks, Jonathan
 Waxman, Marc S/Marc Waxman and Annette
 Waxman Family Trust
 Ashley, Sheldon/Ashley, Patricia
 Rodriguez, Awilda/Rodriguez, Awilda
 Yeager, Christopher/Lapp, Daniel

DIVORCE

004487-CV-2025 Summer Maziarz V David
 Maziarz - Divorce - Divorce with 1 Count
 004558-CV-2025 James Strubinger, Jr V Jaime
 L Strubinger - Divorce - Divorce with 1 Count
 004576-CV-2025 Mackenzie Passmore V
 Jessica Passmore - Divorce - Divorce with 1
 Count
 004604-CV-2025 Timothy A Reader V Gueybi
 Sotomayor - Divorce - Divorce with 1 Count
 004638-CV-2025 Lisa Gale Davis; Sandra T
 Rivera V Arthur Eugene Davis - Divorce -
 Divorce with 1 Count
 004579-CV-2025 Theresa Joseph V Lashawn
 Favors - Divorce - Divorce with 2 Counts
 004588-CV-2025 Edward Reynolds V Linda
 Debardeleben-Reynolds - Divorce - Divorce
 with 2 Counts
 004568-CV-2025 Elizabeth Berger V Kyle
 Berger - Divorce - Divorce with 3 Counts
 004586-CV-2025 Tatiana Catherine Dudziak V
 Konrad Dudziak - Divorce - Divorce with 3
 Counts
 004589-CV-2025 Pamela Irwin V Douglas Irwin
 - Divorce - Divorce with 3 Counts

SUPPORT

004537-CV-2025 Ricki L Nesbitt V Andrew
 Wilchuck - Support - Support
 004574-CV-2025 Julay Jamid Pabon Castano V
 Reynaldo Rafael Hernandez - Support -
 Support
 004575-CV-2025 Stephanie M Davis V Jemaine
 Davis - Support - Support
 004592-CV-2025 Sandra T Rivera V Kevin
 Rivera - Support - Support
 004593-CV-2025 Ailene N Rodriguez V Mychal
 T Woodard - Support - Support
 004594-CV-2025 Maria S Ortiz V Damar K
 Been - Support - Support

004595-CV-2025 Marissa P Yurchak V Michael J Smith - Support - Support
 004624-CV-2025 Marlon F Lopez V Maria A Lopez - Support - Support
 004625-CV-2025 Jessica M Villalongo V Luis M Villalongo - Support - Support
 004626-CV-2025 Allyson P Bartschi V Adam DeSilva - Support - Support
 004636-CV-2025 Elise Stephanie Stanton V Bless J Hadndott - Support - Support
 004652-CV-2025 Samantha Seda V William Henry O'Neill Sr - Support - Support

CUSTODY AND VISITATION

004490-CV-2025 Iona Washington V Maurice Blakey - Custody - Custody/Partial Custody/Shared Custody/Visitation
 004525-CV-2025 Armani Peterson V Joseph Sanders - Custody - Custody/Partial Custody/Shared Custody/Visitation
 004565-CV-2025 Elizabeth Berger V Kyle Berger - Custody - Custody/Partial Custody/Shared Custody/Visitation
 004572-CV-2025 Jo-Ann G Quevedo V Amanda N Mercado - Custody - Custody/Partial Custody/Shared Custody/Visitation
 004617-CV-2025 Sandra T Rivera V Kevin Rivera - Custody - Custody/Partial Custody/Shared Custody/Visitation
 004621-CV-2025 Clifford Moore; Velocity Investments, LLC V Nerquitta Coley - Custody - Custody/Partial Custody/Shared Custody/Visitation
 004542-CV-2025 Alicia Gould V Rosemarie Ianniello Zekiah Harsch; Joseph Sanders - Custody - Grandparent/Third Party Complaint for Custody/Partial Custody/Shared Custody/Visitation

PLAINTIFF V DEFENDANT

JUDGMENTS

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

JUDGMENT ON TRANSCRIPT

004499-CV-2025 Mariner Finance, LLC V Domingo Almodovar - Judgment - Judgment/Transcript - \$5,721.87
 004502-CV-2025 Mariner Finance, LLC V Randall S. Lauer - Judgment - Judgment/Transcript - \$3,351.81
 004557-CV-2025 Christina Bordeau V Jamisa McIvor-Bennett Terrell Bennett - Judgment - Judgment/Transcript - \$3,263.17
 004578-CV-2025 Capital One, N.A. V Rodney S Patterson - Judgment - Judgment/Transcript - \$2,872.62
 004587-CV-2025 Portfolio Recovery Associates, LLC V Felicia Leonardi - Judgment - Judgment/Transcript - \$2,483.68
 004598-CV-2025 Midland Credit Management, Inc. V Robert J Dougherty - Judgment - Judgment/Transcript - \$6,352.78

004602-CV-2025 Midland Credit Management, Inc. V Brianna Dungan - Judgment - Judgment/Transcript - \$2,893.64
 004609-CV-2025 Midland Credit Management, Inc. V Holli Mazza - Judgment - Judgment/Transcript - \$2,376.23
 004612-CV-2025 LVNV Funding LLC V John I Restea - Judgment - Judgment/Transcript - \$451.04
 004616-CV-2025 Anesthesia Associates of Morristown V Roberto Spezza - Judgment - Judgment/Transcript - \$1,654.23
 004618-CV-2025 LVNV Funding LLC V Tanisha Ward - Judgment - Judgment/Transcript - \$829.76
 004619-CV-2025 Midland Credit Management, Inc. V Thomas Colbert - Judgment - Judgment/Transcript - \$2,740.61
 004622-CV-2025 The Blue Mountain Lake Club V Constance Fripp Elnora Fripp; Warren D Branch - Judgment - Judgment/Transcript - \$2,562.46
 004623-CV-2025 Discover Bank V Timothy L Bentley; Yvonne Nickens - Judgment - Judgment/Transcript - \$6,874.23
 004577-CV-2025 R.J. Groner Co. V Francesca Diliberti - Judgment - Judgment - \$9,043.60

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

004582-CV-2025 Gina Marie Castellano V Commonwealth of PA Dept of Transportation Bureau of Driver Licensing - Civil Appeal - Department of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

004515-CV-2025 Leon Minevich V Christopher Godowsky - Civil Appeal - Civil Appeal: Other
 004608-CV-2025 Capital One, N.A. successor by merger to Discover Bank V Irina Morris - Civil Appeal - Civil Appeal: Other
 004642-CV-2025 Michael Sexton; Kayla Alyssa Lyon V Toyota of Stroudsburg - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

004647-CV-2025 John A Hiscott V Christina L Sopko George Ian Sopko - Writ - Writ of Revival - \$29,304.08
 004653-CV-2025 CR Baxter Realty Corp. t/d/b/a Re/Max of the Poconos V Endri Lipe Mushegh Andreasyan; Natalie Rodriguez Tonia Rodriguez a/ka Tonia Cunningham - Writ - Writ of Revival - \$34,495.00

CERTIFIED COPY LIENS

FEDERAL TAX LIENS

004530-CV-2025 Department of Treasury-Internal Revenue Service V Marcia Coranata - Lien - Federal Tax - \$21,613.73
 004531-CV-2025 Department of Treasury-Internal Revenue Service V Little Discoveries Day Care Inc, a corporation - Lien - Federal Tax - \$5,142.74

004532-CV-2025 Department of Treasury-
Internal Revenue Service V Michael A Hunt -
Lien - Federal Tax - \$11,534.82
004628-CV-2025 Department of Treasury-
Internal Revenue Service V George R. Gilmore
- Judgment - Federal Tax Lien - \$963,297.26

MUNICIPAL LIENS

004566-CV-2025 Middle Smithfield Township
V Phillip Kurowski - Municipal Lien - Sewer -
\$10,386.68

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

004650-CV-2025 Belfor USA Group, Inc. d/b/a
Belfor Property Restoration V Gina Bass
Rahman Bass - Lien - Mechanic's Lien -
\$3,639.43

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

Mortgage Electronic Registration Systems
Inc/Raabe, Floyd R Jr/Sat
Mortgage Electronic Registration Systems
Inc/Scheer, Michele/Sat
Mortgage Electronic Registration Systems
Inc/Gray, Terry Lee/Sat
Martin, David A/Cross River Bank/Ucc1
Mortgage Electronic Registration Systems
Inc/Burkhart, Brandon/Sat
NewRez LLC/Collins, Ann Marie/Sat
Northbound & Co/Fulton Bank N A/Arnt
Mortgage Electronic Registration Systems
Inc/Lutz, Joshua/Sat
Citizens Bank N A/Brue, Kathleen R/Sat
American Heritage Federal Credit
Union/Roman, Diego Jr/Sat
Citizens Bank N A/Moonsammy, Shalini/Sat
Dime Bank/Jie, Jerry R/Sat
JPMorgan Chase Bank National
Association/Millroy, Robert L/Sat
State Route 0209/State Route 0209/Maph
Mortgage Electronic Registration Systems
Inc/Sitarichyk, Joseph A/Sat
Trust Bank/Kostovich, Kenneth/Sat
Mortgage Electronic Registration Systems
Inc/Chaplin, Michael/Sat
JPMorgan Chase Bank National
Association/Grant, Joseph T III/Sat
Mortgage Electronic Registration Systems
Inc/Scissons, Alvin F/Sat
Desandre, Anna/Commonwealth of
Pennsylvania/Notr
Picatinny Federal Credit Union/Lattuca,
Daniel/Sat
Russell, Stephen/Goodleap LLC/Ucc1
Felchock, Judith C/Monroe County/Prefast
Mortgage Electronic Registration Systems
Inc/Ortiz, Jose O/Sat
Finance of America Reverse LLC/Huff-Haddon,
Eva W/Sat

Muilenberg, John/Muillenberg, Michael
R/Powr
Lima One Capital LLC/ABC Pocono Propertiess
LLC/Sat
McCarthy, Kelly A/Commonwealth of
Pennsylvania/Notr
Barton, Robert Daniel Blake/Dakarogi LLC/Sat
Shah, Vipul/Maga Investments LLC/Sat
Shah, Vipul/Erhardt, Michael P/Sat
Mortgage Electronic Registration Systems
Inc/Vydra, John/Sat
Mortgage Electronic Registration Systems
Inc/Enakhimion, Jamal/Sat
Mortgage Electronic Registration Systems
Inc/Meadows, Tyretta/Sat
Mortgage Electronic Registration Systems
Inc/Kopieiko, Valentyna/Sat
Mortgage Electronic Registration Systems
Inc/Gould, Julianne/Sat
Figure Lending LLC/Gonzalez, Henry/Sat
Selene Finance LP/Bcc/St LLC/Sat
State Financial Network LLC/Tharp, Bruce
A/Sat
Selene Finance LP/Bcc/St LLC/Trms
Mortgage Electronic Registration Systems
Inc/Figueroa, Ishmael/Sat
People First Federal Credit Union/Parnau,
April J/Sat
Mortgage Electronic Registration Systems
Inc/Schukraft, Stephen J/Sat
Andrews Federal Credit Union/Cabral, Clinton
A Jr/Sat
FNCB Bank/Cornier, Yadira/Sat
Cross River Bank/Oser, Michael/Ucc3term
Firethorne Property Management
LLC/Monroe County/Prefast
Gitsit Solutions LLC/Moser, Wendell L/Sat
Moser, Brandi Lee/Commonwealth of
Pennsylvania/Notr
Prosper Bank/126 N Main St LLC/Sat
PNC Bank National Association/Curry, Donald I
Jr/Sat
PNC Bank National Association/Volpe, John D
Jr/Sat
Peapack Private Bank & Trust/Jenisha Real
Estate LLC/Sat
Peapack Private Bank & Trust/Jenisha Real
Estate LLC/Trms
Ukrainian National Federal Credit
Union/Smajkiewicz, Ewelina I/Sat
Mortgage Electronic Registration Systems
Inc/Holfelder, Brett K/Sat
Citizens Bank N A/Yermilov, Yuriy A/Sat
Stanwich Mortgage Loan Trust I/Carrington
Mortgage Services LLC/Powr
Mortgage Electronic Registration Systems
Inc/Handy, Alfred G Jr/Sat
U S Bank Trust National Association/Beeson,
Thomas/Sat
Sartori, Kalyn/Commonwealth of
Pennsylvania/Notr
Police and Fire Federal Credit
Union/Schoenewald, John F/Sat

Bonsenor, William/Sunnova TE Management LLC/Ucc3cont
 Fidelity Deposit and Discount Bank/PRSPR 209 LLC/Sat
 Fidelity Deposit and Discount Bank/PRSPR 209 LLC/Trms
 Express Capital Holdings LLC/R N B Realty LLC/Ucc3term
 Mortgage Electronic Registration Systems Inc/Colas, Marie/Sat
 Priority 1 Lending LLC/Alpaugh, Stacey/Sat
 Gardner Gas Inc/Gardner Gas Inc/Dec 440 Hyland Drive LLC/Camaplan Adminstrators/Arnt
 Utilities Employees Credit Union/Bachman, Russell G/Sat
 Utilities Employees Credit Union/Reed, Ricky E/Sat
 KeyBank National Association/Handley, Carole L/Sat
 Utilities Employees Credit Union/Patterson, Mark C/Sat
 Mortgage Electronic Registration Systems Inc/Johnson, Mamerta A/Sat
 American Bank/Nichols, Jacob/Sat
 Mortgage Electronic Registration Systems Inc/Medina, Rene/Sat
 Mortgage Electronic Registration Systems Inc/Schuster, Gregory/Sat
 Mortgage Electronic Registration Systems Inc/Ramgadoo, Troy/Sat
 Koopman, Jelisa R/Commonwealth of Pennsylvania/Notr
 Honesdale National Bank/Frankk, Robert A/Sat
 Arrowhead Lake Community Association/Arrowhead Lake Community Association/Reso
 Secretary of Housing and Urban Development/Nash, James N/Sat
 Stanwich Mortgage Loan Trust J/Carrington Mortgage Services LLC/Powr
 JPMorgan Chase Bank N A/James, Cecile/Sat
 Pershyn, Gregory A/ESSA Bank & Trust/Arnt
 ESSA Bank & Trust/Miller, Robert John/Sat
 ESSA Bank & Trust/Schrader, Gary E/Sat
 ESSA Bank & Trust/Vancleve, David/Sat
 ESSA Bank & Trust/Melvin, Ruben C/Sat
 ESSA Bank & Trust/Oberdick, Lynn M/Sat
 Crespo, Jimmy/Goodleap LLC/Ucc1
 ESSA Bank & Trust/Cesare, Nicholas/Sat
 ESSA Bank & Trust/Mosher, Glenn/Sat
 ESSA Bank & Trust/Glaraga, George/Sat
 ESSA Bank & Trust/Artz, Kelly Rose/Sat
 PNC Bank N A/Russell, Michael/Sat
 Foundation Finance Company LLC/Schall, Dennis/Ucc3term
 Freedom Mortgage Corporation/Karolys, Patricio X/Sat
 Mortgage Electronic Registration Systems Inc/Marichal, Perla/Sat
 Polish & Slavic FCU/Gorecka, Ewa S/Sat

Mortgage Electronic Registration Systems Inc/Rivera, Victor M Jr/Sat
 Mortgage Electronic Registration Systems Inc/Gilbes, Victor J/Sat
 PNC Bank National Association/Urizzo, Linda/Sat
 Lytvyn, Roman/Commonwealth of Pennsylvania/Notr
 Mortgage Electronic Registration Systems Inc/Hedren, Mercy/Sat
 M&T Bank/Olatunji, Kala/Sat
 Citizens Bank N A/Tantillo, Barbara/Sat
 Mortgage Electronic Registration Systems Inc/Rodriguez, Allen/Sat
 Mortgage Electronic Registration Systems Inc/Gerami Holdings LLC/Sat
 Mortgage Electronic Registration Systems Inc/Alonge, Edward N/Sat
 Wells Fargo Asset Securities Corporation Mortgage Pass-Through Certificates Series 2006-AR4/Cruz, Ricardo/Sat
 Mortgage Electronic Registration Systems Inc/Pines, Christine/Sat
 Mortgage Electronic Registration Systems Inc/Usoro, Enomfon/Sat
 Wells Fargo Bank N A/Borger, Lawrence D/Sat
 Mortgage Electronic Registration Systems Inc/Sturup, Andrew C/Sat
 Mortgage Electronic Registration Systems Inc/Oviedo, Digno/Sat
 Secretary of Housing and Urban Development/Bilby, Crystal L/Sat
 Secretary of Housing and Urban Development/Bilby, Crystal L/Sat
 Fulton Bank N A/Schmutz, Dana H/Sat
 Fulton Bank Na/Schmutz, Dana H/Sat
 Mortgage Electronic Registration Systems Inc/Stallings, Laura/Sat
 Mortgage Electronic Registration Systems Inc/Krause, Jennifer/Sat
 Mortgage Electronic Registration Systems Inc/Chavez, Krystle N/Sat
 Mortgage Electronic Registration Systems Inc/Monreale, James/Sat
 JPMorgan Chase Bank N A/Legaspi, Edith D/Sat
 Wells Fargo Bank N A/Morrissey, Vivian/Sat
 Mortgage Electronic Registration Systems Inc/Wright, James M/Sat
 Wells Fargo Bank N A/Brown, Darreyl D/Sat
 Mortgage Electronic Registration Systems Inc/Cruz, Daisy/Sat
 Mortgage Electronic Registration Systems Inc/Gardiner, Walter D/Sat
 PSECU/Dunstane, Brandon/Sat
 PNC Bank National Association/Kisco Holdings LLC/Sat
 Mortgage Electronic Registration Systems Inc/Sessoms, Angela/Sat
 PSECU/Borger, Todd/Sat
 Mortgage Electronic Registration Systems Inc/Jones, John J/Sat
 Citizens Bank N A/Bear, Rebecca L/Sat

Mortgage Electronic Registration Systems Inc/Mangiero, Judith A/Sat
 Truist Bank/Fields, William D/Sat
 PNC Bank National Association/Pazdrowska, Iwona/Sat
 Mortgage Electronic Registration Systems Inc/Burke, Nicholas/Sat
 Sunnova Abs Management LLC/Campbell, Wesley/Ucc3term
 CCP Property Owners Assoc So/Blue Ridge
 Cable Technologies Inc/Rway
 Pocono Mountain School District/Blue Ridge
 Cable Technologies Inc/Rway
 Jacobi, Avinoam/Blue Ridge Cable
 Technologies Inc/Rway
 Hutchinson, James/Blue Ridge Cable
 Technologies Inc/Rway
 Caswell, Dorothy L/Blue Ridge Cable
 Technologies Inc/Rway
 Hall, Brandon/Goodleap LLC/Ucc1
 Mendoza, Anthony/Goodleap LLC/Ucc1
 Charriot, Becker/Goodleap LLC/Ucc1

MORTGAGE GRANTOR/GRANTEE

Santiago, Christine/Mortgage Electronic
 Registration Systems Inc
 Suranofsky, Samantha L/Mortgage Electronic
 Registration Systems Inc
 Wade, Lucas R/Mortgage Electronic
 Registration Systems Inc
 Snyder, Terry L/Mortgage Electronic
 Registration Systems Inc
 Sturup, Andrew C/Mortgage Electronic
 Registration Systems Inc
 Thomassine, Keisha Agard/Secretary of
 Housing and Urban Development
 Garriss, Charles A/PNC Bank National
 Association
 Northbound & Co/Fulton Bank N A
 MacDonough, Clifford M/West Capital Lending
 Inc
 Slutter, Stephen R/Wells Fargo Bank N A
 Qazi, Sadif/Mortgage Electronic Registration
 Systems Inc
 Luna, Cesar A/Secretary of Housing and Urban
 Development
 Cruz, Wilson Augusto/Mortgage Electronic
 Registration Systems Inc
 Bulas, Kathy/Mortgage Electronic Registration
 Systems Inc
 LaBar, John/Affinity Federal Credit Union
 Luzarraga, Jan Claire/Mortgage Electronic
 Registration Systems Inc
 Sorbello, Daniel/Mortgage Electronic
 Registration Systems Inc
 Munzert, Henry Frederick III/Mortgage
 Electronic Registration Systems Inc
 Clinton, Christopher/Mortgage Electronic
 Registration Systems Inc
 Nelinson, Jamie Michelle/Ukrainian
 SelfReliance FCU

Salas, Rick/Mortgage Electronic Registration
 Systems Inc
 Williams, Robert/Mortgage Electronic
 Registration Systems Inc
 Goncalves, David/Mortgage Electronic
 Registration Systems Inc
 Suviseshamuthu, Easter Selvan/Mortgage
 Electronic Registration Systems Inc
 Blumer, Brian J/Peoples Security Bank and
 Trust Company
 Landes, Justin/U S Bank National
 Association/Modm
 Vaillant, Joseph L Jr/Mortgage Electronic
 Registration Systems Inc
 Dunham, Keith/Mortgage Electronic
 Registration Systems Inc
 Kiewlak, David Stanley Jr/Mortgage Electronic
 Registration Systems Inc
 Bonilla, Carlos R/Mortgage Electronic
 Registration Systems Inc
 Isayev, Stanislav/Mortgage Electronic
 Registration Systems Inc
 Wiercinski, Pawel/Mortgage Electronic
 Registration Systems Inc
 Shoup, Thomas/People First Federal Credit
 Union
 Dunstane, Brandon/PSECU
 Raup, Adam N/ESSA Bank & Trust
 Rochester, Winston/Mortgage Electronic
 Registration Systems Inc
 Nagy, Zachary/Mortgage Electronic
 Registration Systems Inc
 Stoute, Anthony/Mortgage Electronic
 Registration Systems Inc
 Sulewski, Zbigniew/Mortgage Electronic
 Registration Systems Inc
 Gitch, Joseph Jr/Mortgage Electronic
 Registration Systems Inc
 Marathon Property Investments LLC/First
 Keystone Community Bank
 Santana, Fatima/Valley National Bank
 Kochman, Kristina/Stifel Bank & Trust
 Martinez, Alexandra/Mortgage Electronic
 Registration Systems Inc
 Butler, Steven/Mortgage Electronic
 Registration Systems Inc
 Picon, Maria Delrosario/Point Titling Trust
 Gutierrez, Nicolas J/Mortgage Electronic
 Registration Systems Inc
 Vazquez, Lisette/Mortgage Electronic
 Registration Systems Inc
 Merone, Jonathan Joseph/NewRez LLC/Modm
 Edwards, Hollis W/Mortgage Electronic
 Registration Systems Inc
 Bakalets, Andriy I/Mortgage Electronic
 Registration Systems Inc
 Tyrrell, Karen A/Mortgage Electronic
 Registration Systems Inc
 Labarre, Marissa J/Mortgage Electronic
 Registration Systems Inc
 Morales, Austin/Mortgage Electronic
 Registration Systems Inc

Palma, Janet V/Secretary of Housing and Urban Development
 Dotter, Nancy/Pentagon Federal Credit Union/Modm
 Kauffman, Sandra/Coastal Community Bank
 Young, Kathleen/Coastal Community Bank
 Jaromski, Artur/Mortgage Electronic Registration Systems Inc
 Hassan, Amar/Mortgage Electronic Registration Systems Inc
 Zielinski, Edward/Mortgage Electronic Registration Systems Inc
 Torres, Xiomara/Mortgage Electronic Registration Systems Inc
 Forrester, Brandon Jr/Mortgage Electronic Registration Systems Inc
 218 Deibert LLC/Mortgage Electronic Registration Systems Inc
 McLean, Amra/Mortgage Electronic Registration Systems Inc
 Torres, Phillip/Mortgage Electronic Registration Systems Inc
 Guthy, Michele/Coastal Community Bank
 Grunkin, Eduard/Mortgage Electronic Registration Systems Inc
 440 Hyland Drive LLC/Camaplan Adminstrators
 Pink, Jilean/Mortgage Electronic Registration Systems Inc
 Stalter, Clara/Mortgage Electronic Registration Systems Inc
 Decker, Cynthia R/Mortgage Electronic Registration Systems Inc
 Acosta, William/TD Bank
 Ramont, Wallace W/Mortgage Electronic Registration Systems Inc
 Burke, Nicholas/Mortgage Electronic Registration Systems Inc
 Lungin, Boris/Mortgage Electronic Registration Systems Inc
 Zelkovsky, Brian M/AmeriHome Mortgage Company LLC/Modm
 Telesco, Dominique/Goodleap LLC
 Shaw, Tyrone/U S Bank Trust National Association/Modm
 Pershyn, Gregory A/ESSA Bank & Trust
 Forte, Robert E/Secretary of Housing and Urban Development
 Marino, Michael/Mortgage Electronic Registration Systems Inc
 Britting, Aida/Secretary of Housing and Urban Development
 Collado, Edickson/NewRez LLC/Modm
 Dougherty, Sean/Secretary of Housing and Urban Development
 Rocky Ridge Deer Trail LLC/Monson Savings Bank
 Scotrun 1 LLC/BPL Mortgage LLC
 Nunes, Phillip/Mortgage Electronic Registration Systems Inc
 Gallagher, Heather F/Mortgage Electronic Registration Systems Inc
 Lewis, Roderick II/Mortgage Electronic Registration Systems Inc
 Pena, David/Mortgage Electronic Registration Systems Inc
 Cristiano, Roberto/Mortgage Electronic Registration Systems Inc
 Felder, Leonor/Secretary of Housing and Urban Development
 Russell, Sarah A/First Keystone Community Bank
 Offidani, Ralph/First Keystone Community Bank
 Vera, Terry L/NewRez LLC/Modm
 Kellner, Carlos R/PNC Bank National Association
 Mackes, Richard D Jr/PennyMac Loan Services LLC/Modm
 Zamoshets, Yevgenia/Mortgage Electronic Registration Systems Inc
 Lyon, Kayla/Mortgage Electronic Registration Systems Inc
 Verges, Jose/Secretary of Housing and Urban Development
 Barnes, Gabriel C/Mortgage Electronic Registration Systems Inc
 Krzyzewska, Magdalena/Mortgage Electronic Registration Systems Inc
 Sanborn, Paul F/Jersey Shore State Bank
 Allan, Anthony/ESSA Bank & Trust
 Hill, Thomas J/ESSA Bank & Trust
 Flannery, Michael J/ESSA Bank & Trust
 Macaluso, David/ESSA Bank & Trust
 Ayres, John James/Members 1st Federal Credit Union
 Lapp, Daniel/Mortgage Electronic Registration Systems Inc
 Hendershot, Robert James Jr/Pennsylvania Housing Finance Agency/Asgn
 1032 Clover Rd LLC/Wilmington Savings Fund Society/Asgn
 Rotz, Frederick Jr/Freedom Mortgage Corporation/Asgn
 Gil, Edgar/U S Bank Trust National Association/Asgn
 Acosta, Miguel A/U S Bank Trust National Association/Asgn
 Acosta, Miguel A/Goldman Sachs Mortgage Company/Asgn
 JPMorgan Chase Bank National Association/Mahon, Ryan Timothy/Asgn
 Rodriguez-Urena, David/U S Bank National Association/Asgn
 Davalos, George/U S Bank National Association/Asgn
 Glasford, Clyde N/Wilmington Savings Fund Society FSB/Asgn
 Beeson, Thomas/U S Bank Trust National Association/Asgn
 Swartz, Mitchell/Select Portfolio Servicing Inc/Asgn
 Zwicker, Nicholas William/Freedom Mortgage Corporation/Asgn

Bunkis, Robert W/Pennsylvania Housing
Finance Agency/Asgn
Rossi, Carla Victoria/Pennsylvania Finance
Agency/Asgn
Cascioli, Lewis J/Carrington Mortgage Services
LLC/Asgn
Wilmington Savings Fund Society FSB/28 A
State In the Mountain LLC/Asgn
Gondre, Gerald/Pennsylvania Housing Finance
Agency/Asgn
Seale, Justin/Lakeview Loan Servicing
LLC/Asgn
Ovalle, Ramon/Carrington Mortgage Services
LLC/Asgn
McCray, Randy/Select Portfolio Servicing
Inc/Asgn
Eller, Richard/Mortgage Electronic
Registration Systems Inc/Asgn
Borodkin, Boruch/Select Portfolio Inc/Asgn
Lakeview Loan Servicing LLC/Canela,
Aureliano/Relm

**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
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
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

**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

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

**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

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 McIlhane, 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, its 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 Brodheads ville to McIlhane y, 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 Brodheads ville; 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, Brodheads ville, Pennsylvania 18322 (Tax Parcel No. 02.3.1.1-1/PIN: 02625801356244) and Route 209, Chestnuthill Township, Monroe County, Brodheads ville, 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
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

**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

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 RECORDER 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 Un-

known 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 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

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

PUBLIC NOTICE**ESTATE NOTICE**

Estate of Arthur C. Pepper, 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

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

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

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

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

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

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

**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 18424

Jul 25, Aug 1, 8

**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

**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

**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

**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

**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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Destinn Leon McKnight a/k/a Destinn McKnight, late of Middle Smithfield Twp., Monroe County, Commonwealth of Pennsylvania, 2/2/25 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. Annmarie Johnson, Administratrix
c/o Adam S. Bernick, Esq.
123 S. Broad St., #1507
Phila., PA 19109

Adam S. Bernick, Esq.
123 S. Broad St., #1507
Phila., PA 19109

Aug 1, 8, 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Paul Richard Coates, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, December 8, 2024 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Kathleen Marie Coates
115 Camp Road
East Stroudsburg, PA 18302
Aug 1, 8, 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Charles Richard Barbee aka Charles R. Barbee aka Charles Barbee, late of To-byhanna Township, Monroe County, Commonwealth of Pennsylvania, 05/14/2025 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. Abhimanyu Warikoo
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

Aug 1, 8, 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Sandra Spahn a/k/a Sandra J. Spahn, late of Albrightsville, Monroe County, Commonwealth of Pennsylvania, 3/28/2025 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. William W. Gebhardt
135 Elmwood Drive
Albrightsville, PA 18210

Marshall M. Hanyon, Esquire
501 New Brodheadsville Blvd N
Brodheadsville, PA 18322

Aug 1, 8, 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Stephen D. Semmelmann, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, June 13, 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. Stephen Semmelmann, Jr.
508 E. Frances Avenue
Tampa, FL 33602

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

Aug 1, 8, 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Michael Stanley Crumpler, I, aka Michael Stanley Crumpler, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, April 22, 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. Sonia M. Roberts-McFeeters, aka Sonia Crumpler c/o One West Broad Street, Suite 700
Bethlehem, PA 18018

Kirby G. Upright, Esquire
One West Broad Street, Suite 700
Bethlehem, PA 18018

Aug 1, 8, 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gerard A. Neumann, Jr. a/k/a Gerard Neumann a/k/a Gerard Neumann, Jr. & Gerard Aloysius Neumann, Jr., Deceased, late of Barrett Twp., Monroe County, Commonwealth of Pennsylvania, 4/5/25. deceased.

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

particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Susan Neumann, Executrix,
4154 Valley View Dr.
Buck Hill Falls, PA 18323

Robert T. Kelly, Jr., Esq.
Myers Brier Kelly, LLP
425 Biden St., #200
Scranton, PA 18503

Aug 1, 8, 15

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Rosemarie L. Rose a/k/a Rosemarie Rose, late of Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, 06/18/2025 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. Stephanie L. Bush, Executrix
181 Mary Ann Terrace
Sciota, PA 18354

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

Aug 1, 8, 15

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on June 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 **Tayana Pricilia Martinez to Tayana Pricilia Lopez**.

The Court has fixed the day of August 8, 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.

Aug 1

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 8065 CV 2012**

DePuy House Property Owners Association,
Plaintiff(s),

vs.

**George W. Auchey, Jr., and any Unknown
Heirs in their capacity as Heirs of Verla E.
Auchey, deceased,**
defendant(s)

TO George W. Auchey, Jr., and any Unknown
Heirs in their capacity as Heirs of Verla E.
Auchey, deceased, defendant(s): The Plaintiff,
DePuy House Property Owners Association
seeks recovery of dues, fees, and assessments
which you owe to the DePuy House Property
Owners Association by virtue of ownership of
Unit 91, Interval No. 44 of Shawnee Village
Planned Residential Development, Shaw-
nee-on-Delaware, Pennsylvania. The Com-
plaint which Plaintiff has filed seeks payment
of \$5,994.63 in delinquent dues, fees and as-
sessments. The Court has authorized service
of the Complaint upon you by publication.

NOTICE

If you wish to defend, you must enter a writ-
ten 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

Jeffrey A. Durney, Esq.
Durney, Worthington & Madden, LLC
PO Box 536
Tannersville, PA 18372

Aug 1

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 650 CV 2025**

DePuy House Property Owners Association,
Plaintiff(s),

vs.

**John Bateman-Ferry, Executor of the Estate
of John Ferry a/k/a John A. Ferry, Deceased,**
defendant(s)

TO John Bateman-Ferry, Executor of the Estate
of John Ferry a/k/a John A. Ferry, Deceased,
defendant(s): The Plaintiff, DePuy House
Property Owners Association seeks recovery
of dues, fees, and assessments which you
owe to the DePuy House Property Owners As-
sociation by virtue of ownership of Unit 80D,
Interval No. 26 of Shawnee Village Planned
Residential Development, Shawnee-on-Del-
aware, Pennsylvania. The Complaint which
Plaintiff has filed seeks payment of \$1,689.28
in delinquent dues, fees and assessments. The
Court has authorized service of the Complaint
upon you by publication.

NOTICE

If you wish to defend, you must enter a writ-
ten appearance personally or by attorney and
file your defenses or objections in writing with
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Aug 1

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 7591 cv 2022**

Fairway House Property Owners Association,
Plaintiff(s),
vs.

**Cyprian M. Goulbourne, Administrator of
the Estate of Annette C. Brown, deceased,**
defendant(s)

TO Cyprian M. Goulbourne, Administrator of the Estate of Annette C. Brown, deceased, defendant(s): The Plaintiff, Fairway House Property Owners Association seeks Recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of ownership of Unit 32C, Interval No. 13 of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$9,929.05 in delinquent dues, fees and 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.

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Tannersville, PA 18372

Aug 1

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 80 CV 2022**

Ridge Top Village Owners Association,
Plaintiff(s),
vs.

Eleet Holdings, LLC,
defendant(s)

TO Eleet Holdings, LLC, defendant(s): The Plaintiff, Ridge Top Village Owners Association seeks recovery of dues, fees, and assessments which you owe to the Ridge Top Village Owners Association by virtue of your ownership of Unit RT 107, Interval No. 50, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$4,191.76 in delinquent dues, fees and 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.

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Aug 1

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 7323 CV 2024**

River Village Phase III-B Owners Association,
Plaintiff(s),

vs.

**Christine T. Kydd, Executrix of the Estate of
Thomas J. Hindelang,**
defendant(s)

TO Christine T. Kydd, Executrix of the Estate of Thomas J. Hindelang, defendant(s): The Plaintiff, River Village Phase III-B Owners Association seeks recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of ownership of Unit 101, Interval No. 36 of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$13,172.87 in delinquent dues, fees and 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.

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Aug 1



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:

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

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

www.monroebar.org

Monroe County Bar Association
913 Main Street
Stroudsburg PA 18360
570.424.7288



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



Thomas F. Ford
Tom Ford Business
Law Office PC



Gerard J. Geiger
Newman Williams PC



Tobey Oxholm
Just Resolutions ADR



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