

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 15th, 2025

No. 33

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

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Drawing Courtesy of Joyce Love

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Monroe County Bar Association

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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	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

2025 MCBA Event Calendar

August

- 19 CLE: PBI Annual Contracts Workshop
9:00 AM – 4:30 PM – Simulcast at MCBA
- 25 Children’s Advocacy Committee Meeting
12:00 PM – MCBA and Zoom
- 27 Court & Government Relations Committee Meeting
12:00 PM – MCBA and Zoom
- 28 CLE: PBI Long Term Care Planning for Clients 65+
9:00 AM – 12:15 PM – Simulcast at MCBA
- 28 Diversity Committee Meeting
12:00 PM – MCBA and Zoom

For any additional information on the events listed above, please call the **MCBA at 570.424.7288,**
 or **Email: info2@monroebar.org. or**
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COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

Samuel Jackson, Russell Cramer, and Thomas Paff, on behalf of the Property Owners,
Plaintiffs

v.

QOPPA Ventures, LLC,
Defendant

Docket No. 8858 CV 2024

Petition to Open Default Judgment

Summary:

In this equity action, Plaintiffs obtained an order entering judgment by default against Defendant, which enjoined Defendant from operating a commercial business (in particular a short-term rental) on its property located in Pocono Manor. Forty-one days after the entry of that default judgment, Defendant, a Wyoming company with offices in Wyoming and Florida, petitioned the Court to open the judgment. In its petition, Defendant alleged that it did not receive notice of this action until it received a copy of the default judgment. Defendant's petition further alleged that its corporate agent for service failed to forward the complaint that it had received. Defendant's petition did not include a proposed answer to the complaint.

In response to Defendant's petition, the Court scheduled a hearing and argument. Defendant made argument but presented no evidence.

Held:

1. A default judgment may be opened when the moving party establishes three requirements: (1) a prompt filing of a petition to open the default judgment; (2) a meritorious defense; and (3) a reasonable excuse or explanation for its failure to file a responsive pleading. *Smith v. Morrell Beer Distributors, Inc.*, 29 A.3d 23, 25 (Pa. Super. 2011). Additionally, Pa.R.C.P. 237.3(a) dictates that a petition for relief from a default judgment must have attached thereto a copy of the pleading it seeks leave to file. The moving party bears the burden of establishing relief, which is directed to the equitable powers of the court.
2. Defendant did not carry its burden since, at the hearing, it failed to present evidence or deposition testimony in support of its petition. There was no evidence before the Court

to show that there was a prompt filing to open the default judgment, and no evidence to explain why Defendant did not respond to the complaint. An affidavit from Defendant's agent—attached to the petition but not presented into evidence at the hearing—could not be relief upon by the Court.

3. A defense allegedly outlined in the petition is insufficient to comply with Pa.R.C.P. 237.3(a)'s requirement that a proposed pleading be attached to the petition to open. The Court observed that the Superior Court has emphasized that this requirement is mandatory. *Rivers End Animal Sanctuary and Learning Center, Inc. v. Eckhart*, 253 A.3d 1220, 1224 (Pa. Super. 2021)(holding that the trial court misapplied Rule 237.3(a) where it granted relief where petitioner failed to attach to its petition the proposed pleading containing a meritorious defense).
4. Petition to open default judgment denied.

Joseph M. Plavin, Esq.

Curt M. Parkins, Esq.

Hon. Arthur L. Zulick, P.J. June 20, 2025

5. Plaintiffs allege in the complaint that Qoppa Ventures, LLC was not formed in Pennsylvania and was not registered as a foreign entity doing business in Pennsylvania.

6. Plaintiffs allege in the complaint that Qoppa Ventures, LLC is believed to be a Wyoming Domestic Limited Liability Company with a principal place of business at 30 N. Gould Street, Suite R, Sheridan, Wyoming 82801. *Complaint*, ¶ 6. Plaintiffs further allege that the company is registered in Florida as a limited liability company with a principal place of business at 7901 4th Street, N, Suite 300, St. Petersburg, Florida 33702. *Complaint*, ¶ 7.

7. The docket reflects that Qoppa was served with a copy of the complaint by certified mail at the Sheridan, Wyoming address on January 2, 2025, and by certified mail at the St. Petersburg, Florida address on December 30, 2024. *Plaintiffs' Proof of Service by Mail*, filed on January 15, 2025.

8. No answer was filed to the complaint.

9. Plaintiffs filed a Motion for Default Judgment on February 12, 2025. Plaintiffs attached a Notice of Intention to File a Praecipe for Entry of a Default Judgment pursuant to Pa.R.C.P. 237.1 dated January 27, 2024 to their motion. The notice stated it was sent to Qoppa's Sheridan, Wyoming address and to its St. Petersburg, Florida address on January 27, 2025, and attached U.S. Post Office proof of mailing certificates from those dates.

10. The court granted the motion and entered a default judgment against Qoppa on February 13, 2025. Paragraph 2 of the order issued an injunction against Qoppa:

2. Defendant QOPPA Ventures, LLC is enjoined from conducting a commercial business on its property in Pocono Manor, and in particular is enjoined from leasing its property at 205 Lake Drive, Pocono Manor, Pennsylvania 18349 as a short-term rental.

Order of February 13, 2025.

11. The Prothonotary entered the February 13, 2025 order on the docket on the same date, and gave notice pursuant to Pa.R.C.P. 236(a)(2) to the parties that the order had been entered.

12. Qoppa filed a Motion to Open Default Judgment on March 26, 2025.

13. The court scheduled a hearing on the motion for May 23, 2025, which the parties attended.

14. Qoppa offered no evidence to support its petition.

15. Samuel Jackson, one of the plaintiffs, testified that he lives at 204 Lake Road and observed Defendant's property at 205 Lake Road from February 14, 2025 through May 22, 2025.

16. Mr. Jackson testified that Qoppa has continued to operate short-term rentals "in a continuous flow" since the injunction was entered.

17. Despite having notice of the injunction entered by this court on February 13, 2025 ordering Qoppa to cease and desist in short term rentals of its property, Qoppa has continued to do so, and has continued to advertise its property for short-term rentals.

DISCUSSION

A default judgment may be opened when the moving party establishes three requirements: (1) a prompt filing of a petition to open the default judgment; (2) a meritorious defense; and (3) a reasonable excuse or explanation for its failure to file a responsive pleading.” *Smith v. Morrell Beer Distributors, Inc.*, 29 A.3d 23, 25 (Pa. Super. 2011). Additionally, Rule of Civil Procedure 237.3 dictates that “A petition for relief from a judgment . . . by default . . . shall have attached thereto a copy of the complaint, preliminary objections, and/or answer which the petitioner seeks leave to file. All grounds for relief shall be raised in a single petition.” Pa.R.C.P. 237.3(a). *Rivers End Animal Sanctuary and Learning Center, Inc. v. Eckhart*, 253 A.3d 1220, 1223 (Pa. Super. 2021). It is well settled that a petition to open a default judgment is an appeal to the equitable powers of the court. *Jacks Auto Parts Sales, Inc. v. MJ Auto Body and Repair, LLC*, 305 A.3d 162, 166 (Pa. Super. 2023). The party petitioning to open a judgment bears the burden of establishing such relief. *ABG Promotions v. Parkway Pub, Inc.*, 834 A.2d 613, 615-16 (Pa. Super. 2003).

Qoppa filed a Motion to Open Default Judgment on March 26, 2025. In Qoppa’s motion it acknowledged that it had been “enjoined from conducting a commercial business on its property in Pocono Manor, and in particular is enjoined from leasing its property at 205 Lake Drive, Pocono Manor, Pennsylvania as a short-term rental.” *Defendant’s Motion* ¶ 5. It further stated that it “did not receive notice of this action until it received a copy of the default judgment from plaintiff’s counsel via certified mail on February 21, 2025.” *Id.* ¶ 6. Qoppa alleged that it then contacted its corporate agent for service, Prime Corporate Service, and found that the agent had not forwarded the

complaint to Qoppa. *Id.* ¶ 7. Qoppa attached to the motion an affidavit of Darren James stating these facts. *Qoppa's Motion, Exhibit C*. Qoppa stated that its lawyer wrote to Plaintiffs' counsel, "explaining the lack of notice and providing the legal authority for the meritorious defense. When he got no response from Plaintiffs' counsel, Qoppa engaged local counsel and prepared the petition for filing." *Id.* ¶¶ 26-27. The court issued a rule upon the Plaintiffs to show cause why Qoppa's motion should not be granted.

The Plaintiffs filed an answer to Qoppa's motion and denied paragraphs 6 through 8 of the Motion, alleging lack of sufficient information to answer the allegations. Plaintiffs also denied paragraph 26 of the motion, stating that their counsel received an email from "David Lake" a person claiming to be counsel for Qoppa ventures whom (sic) is not licensed in the Commonwealth of Pennsylvania. Further, the email was transmitted on March 10, 2025 with a deadline to withdraw the Default judgment by March 13, 2025." *Plaintiffs' Answer to Defendant's Motion to Open Default Judgment*, ¶ 26. The motion and the answer presented material questions of fact. On May 15, 2025, Qoppa filed a motion requesting argument. The court granted the request, but stated in the May 15, 2025 order that it would be holding a hearing.

The parties appeared at the hearing on May 23, 2025. Qoppa presented no evidence or deposition testimony to support its petition. The Plaintiffs called Samuel Jackson, a neighbor of the Qoppa property in Pocono Manor, who testified that since the injunction was entered against Qoppa on February 13, 2025, Qoppa had had numerous short-term rental guests staying at the house and complained that the guests' behavior disrupted his quiet enjoyment of his home. Qoppa admitted in its

answer to the Plaintiffs' petition for contempt heard the same day, that it had continued to list the property "as available on Airbnb, as of April 16, 2025, and has a booked calendar for most of April, May, June, July and August 2025." *Qoppa's Answer to Petition for Contempt and Sanctions*, ¶ 11.

Qoppa argues that it has shown in its brief that the case of *Ruffed Grouse Owners' Association v. Hura*, 317 A.3d 665 (Pa. Super. 2023) provides a defense to the allegations of the complaint. It also argues that it has shown that it promptly filed its Motion to Open Default Judgment and that it had an excuse for the late filing. The Plaintiffs respond that the docket reflects that Qoppa was served with the complaint at its address in Florida on December 30, 2024 and at its address in Wyoming on January 2, 2025. Plaintiffs sent the ten-day notice of intention to take a default judgment on January 27, 2025 and filed a motion for default judgment which the court entered on February 13, 2025. Qoppa filed the motion to open the judgment on March 26, 2025.

It was Qoppa's burden to establish that it met the three requirements to open a judgment. Its allegations in its motion were contested by the Plaintiffs, so it was Qoppa's burden to come forward with evidence to support them. Qoppa presented no evidence and the answer did not provide it with admissions to the allegations of its petition. There was no evidence before the court to show that there was a prompt filing to open the default judgment. The motion was filed more than a month after the default judgment was taken. See *Kelly v. Siuma*, 34 A.3d 86 (Pa. Super. 2011) (delay of 44 days was considered a generous allowance by the trial court) and *Flynn v America West Airlines*, 742 A.2d 695 (Pa. Super. 1999) (delay of 24 days likewise generous). Here, there was no evidence before the court to explain why Qoppa did not respond to

the complaint as required by the rules. Although Qoppa filed an affidavit saying that its agent did not deliver notice to it until February 21, 2025, the court cannot rely upon evidence that was not offered and accepted at the hearing, and the question still remains why Qoppa waited from February 21, 2025 to file its petition.

Finally, Qoppa has not complied with Pa.R.C.P. 237.3 and the Superior Court's admonition to the trial court to require the responsive pleading to be attached to the Motion to Open:

Furthermore, the trial court overrode Pa.R.C.P. 237.3(a), which required Eckhart to attach preliminary objections or an answer to his petition. He did not fulfil that requirement. Hence, the trial court misapplied Rule 237.3(a), because it overlooked Eckhart's clear failure to attach preliminary objections or an answer to the petition to open the default judgment.

Rivers End Animal Sanctuary and Learning Center, Inc. v. Eckhart, 253 A.3d 1220, 1224 (Pa. Super. 2021).

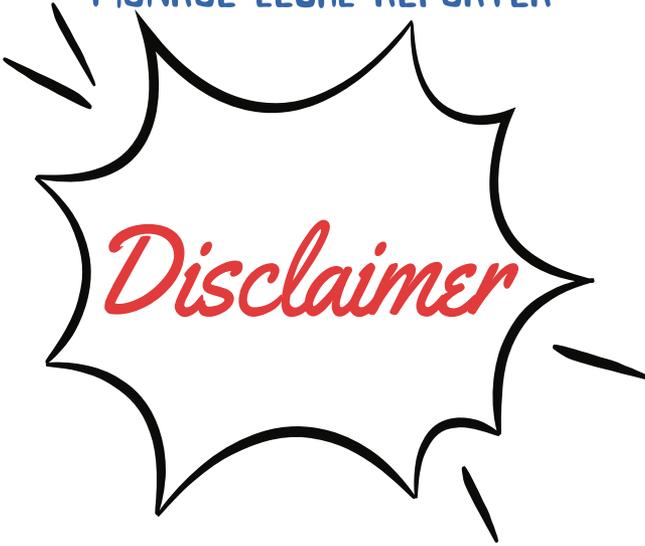
Although Qoppa discussed the *Ruffed Grouse* holding it did not attach a proposed responsive pleading.

One other troublesome aspect of Qoppa's reaction to the default judgment and the court's order enjoining short-term rentals is that Qoppa was aware of the injunction since February 26, 2025. Yet it continued to advertise the property on Airbnb as being available. The testimony of Mr. Jackson established that Qoppa was continuing to rent the property to short-term tenants up until the time of the hearing in May 2025, thus ignoring the court's injunction. It is one of the elementary and fundamental principles of equity that "'he who seeks equity must do equity,' and another, that 'he who cometh into equity must come with clean hands.' The doors are shut against one who, in his prior

conduct in the very subject-matter at issue, has violated good conscience, good faith, or fair dealing.” *Hick v. Peoples-Pittsburgh Tr. Co.*, 16 A.2d 718, 720 (Pa. 1940) (citing *Orne v. Kittanning Coal Co.*, 6 A. 358 (Pa. 1886)).

The motion to open the judgment will be denied.

MONROE COUNTY BAR ASSOCIATION
MONROE LEGAL REPORTER



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CONTENT.

**CIVIL COMPLAINTS
WRIT OF SUMMONS
REAL PROPERTY**

004893-CV-2025 New Glenbrook East Apartments LP V Judith Altidor Kevin Desty - Real Property - Landlord/Tenant Dispute
004867-CV-2025 AmeriHome Mortgage Company, LLC V Rashem Robert Dease - Real Property - Mortgage Foreclosure: Residential
004870-CV-2025 CMG Mortgage, Inc. d/b/a CMG Financial V Christina Teig Administratrix of the Estate of Mark Christopher Teig Deceased - Real Property - Mortgage Foreclosure: Residential
004902-CV-2025 Shoreham Bank f/k/a Ocean First Bank, F.S.B. V Victor M. Sobrado, Jr. - Real Property - Mortgage Foreclosure: Residential
004862-CV-2025 Becky L. Garcia V Tejani A. Zubairu - Real Property - Real Property: Other
004868-CV-2025 Stephanie Thomas V Jeffrey Brown - Real Property - Real Property: Other

MECHANICS AGREEMENTS

004844-CV-2025 Servpro of Western Lehigh County V Gina Whittle - Agreement - Mechanic's Agreement
005029-CV-2025 Ann Corrao John Corrao V North Atlantic Construction Services, Inc. - Agreement - Mechanic's Agreement

CONTRACT

004880-CV-2025 Joseph Cable Michele Cable V FCA US LLC - Contract - Contract: Other
004886-CV-2025 Kevin Sultanik Meryl Sultanik V Midlantic Contracting LLC Tim Hewitt - Contract - Contract: Other
004864-CV-2025 Charles Ogunro V Ultimate Plumbing, LLC - Contract - Buyer Plaintiff
005045-CV-2025 Alper Ozler, individually and as Owner of Natural Food and Beverage, LLC V PLA Logistics, Inc. Takata Trans, Inc. - Contract - Buyer Plaintiff

CONTRACT EMPLOYMENT DISPUTE

CONTRACT-DEBT COLLECTION-CREDIT CARD

004827-CV-2025 Citibank N.A. V Jarred Simmons - Contract - Debt Collection: Credit Card
004837-CV-2025 Western Funding Incorporated V Michael Tolbert - Contract - Debt Collection: Credit Card
004838-CV-2025 Westlake Services, LLC d/b/a Westlake Financial Services V Brendan Harry Van Brussel - Contract - Debt Collection: Credit Card
004843-CV-2025 Bank of America, N.A. V Saskia N Shivnath - Contract - Debt Collection: Credit Card
004845-CV-2025 JPMorgan Chase Bank NA V Barrie Godfrey - Contract - Debt Collection: Credit Card

004848-CV-2025 Citizens Bank, N.A. V Ruby Betancourt - Contract - Debt Collection: Credit Card
004850-CV-2025 JPMorgan Chase Bank, N.A. V Maria K Halt - Contract - Debt Collection: Credit Card
004853-CV-2025 JPMorgan Chase Bank, N.A. V Maria T Trejo - Contract - Debt Collection: Credit Card
004854-CV-2025 JPMorgan Chase Bank, N.A. V Carl M Rittenour - Contract - Debt Collection: Credit Card
004855-CV-2025 PNC Bank National Association V Villaire W Fraser - Contract - Debt Collection: Credit Card
004882-CV-2025 Citibank N.A. V Frederick J Porth - Contract - Debt Collection: Credit Card
004884-CV-2025 Citibank N.A. V Misty L Willie - Contract - Debt Collection: Credit Card
004892-CV-2025 CKS Prime Investments, LLC V Romer R Burt, Sr - Contract - Debt Collection: Credit Card
004898-CV-2025 CKS Prime Investments LLC V Sally Martincic - Contract - Debt Collection: Credit Card
005037-CV-2025 Capital One N.A.successor by merger to Discover Bank V Michael Duarte - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

004839-CV-2025 Ford Motor Credit Company LLC V Muhammed Cetin - Contract - Debt Collection: Other
004865-CV-2025 Whitestone Healthcare Group, LLC. d/b/a Whitestone Care Center V Javonda Burks as Responsible Party for Minnie Baynes Minnie Baynes - Contract - Debt Collection: Other

TORT

004829-CV-2025 Ijeoma Azubuike V Geico Advantage Insurance Company - Tort - Motor Vehicle
004877-CV-2025 Youssef Ibrahim V Pocono Cab Company LLC Roberto Ramirez - Tort - Motor Vehicle
004888-CV-2025 State Farm Mutual Automobile Insurance Company, individually and a/s/o Frank C. Refsnider V Geico Advantage Insurance Company - Tort - Motor Vehicle
005042-CV-2025 UGI Utilities, Inc V Deluxe Car Rental, LLC Nicole D. Curto - Tort - Motor Vehicle
004869-CV-2025 Benjamin Snyder V Homesite Insurance Company of the Midwest - Tort - Tort: Other

PREMISES LIABILITY

004863-CV-2025 Maria Granados V CMBK Resort Holdings, LLC d/b/a Camelback Mountain Resort CMBK Resort Operations,

LLC KSL Camelback Management LLC - Tort - Premises Liability

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

004849-CV-2025 Ally Bank V Henry W Nauer - Miscellaneous - Civil Miscellaneous: Other
004866-CV-2025 Xavier Gonzalez V - Miscellaneous - Civil Miscellaneous: Other
004895-CV-2025 Office of the District Attorney V \$1,808.96 US Currency - Miscellaneous - Civil Miscellaneous: Other
004900-CV-2025 Arrowhead Lake Community Association and Arrowhead Sewer Company, Inc. V Dolores Boisselle - Miscellaneous - Civil Miscellaneous: Other
004903-CV-2025 Office of the District Attorney V 2009 Chevrolet Impala VIN: VIN: 2G1WT57N791146583 - Miscellaneous - Civil Miscellaneous: Other
005026-CV-2025 Arrowhead Lake Community Association and Arrowhead Sewer Company, Inc. V Andrew Boisselle - Miscellaneous - Civil Miscellaneous: Other

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Fredericks, Matthew Ryan/Pierce, Heather Constable, Mary Anne/Medlock, Sidney P Nelson, Joanne R/Morrison, Jessica Kern, Kevin/Nunez, Armando A Adelle, Alan/Berkowitz, Alec Wilk, Adam/Lema, Milton Christiana Court Apartments LLC/Kirchner, Albert T
Robertson, Thomas D/George W Connell Revocable Trust
Bernstein, Fred/Moore, Dylan L
D E & S Properties Inc/Mangold, Zachary J
Caetano, Steven A/Dey, Madhumita
Blvck Cabin 3 LLC/Blvck Cabin 3 LLC
Eldar, Garayev/Myers, Spencer Gerard
McNamara, Norma A Est/McKeown, Thomas G
Duffy, Steve/Hoffman, Trevor
Gilbert, Brenda S/Smiley, Jerime J
Millwater, Thomas/Pazuisaca, Jose Anibal
Siguenza
Overpeck, Gina/Robson 2025 Revocable Living Trust
Dolan, William E/Cook, Dennis R
Starner, Linda V/Rehrig, Felicia Katz
Morris, Brandon/Wilk, Adam
Denner, Dana/Quintero, Sean I
Burke, Gordon K/Burke, Gordon K
Shin, Cathy/Shin, Seungho
Bautista, Geovanny V/Bautista, Patricio G
Forder, Robert E Jr/Cruz, Marshall
Peffer, Arthur C Est/Marathon Property Investments LLC

Deluca, Diana/Vandepol, Christina J
Mogilyansky, Eduard/Avni, Rotem
PA Property Portfolio Inc/Pivarnick, Jill
Lesh, Richard E Est/Delmas, Kristine M
Medlock, Sidney P Sr/Rodeiro, Michele
Ace, James L Est/Possinger, Barbara
Dacres, Merline/Marmo, Jennifer
Reilly, Gerard C/North Courtland Holdings Inc
Lukomski, Gregory/McDermott, Daniel Jr
Wokas, Norma M/Martinez, Arieliz V Perez
Fehrenbacher, Christian D/Rosetti, William
Kalelkar, Rajesh/Cullen, Theresa Marie
Gonzalez, Lilliana/Jimenez, Lilliana
Naimpally, Chinmay M/Smith, Lemichael E
Rabinowitz, Norman/Effectus Clothing LLC
Hannon, Joan/Kudelin, Michael Peter
Demetro, Joseph Francis/3213 Foxdale
Terrace LLC
Pawlicki, Bogdan E/Pawlicki, Mark T
Arriaga, Alberto/Arriaga, Jonathan Alberto
Rabinowitz, Norman/Effectus Clothing LLC
Smith, Richard Franklin Est/Strouse, Dianne B
Smith, Richard Franklin Est/Strouse, Dianne B
Dong, Wen Sheng/SSS Holdings LLC
Heeter, Florence O/Gonsalves, Juan V
Minor, George O/Koutch, Stephen M
Fleck, Daniel B/Willis, Nancy
Bianco, Marie J/Bianco, Gerard
Reiff, Harold W/Anderson, Troy
Huber, Heinz/Huber, Heinz
Thomas, David H/Thomas, David Jr
Delgado, Milton/Martinez, Dorisela
Garton, William T/Hemphill, Britt
Nancy Rice Hopkins 2002 Revocable Trust
Agreement/Hopkins, Brian Fraser
Gitsit Solutions LLC/Windy Acres Investments
LLC
Misiti, Mark/Lew, Shirley
Verwys, William P/Nieves, Maria Angela
D E & S Properties Inc/Dupervil, Marc Arthur
Sahadeo, Lakeram/Mohammed, Fazard
Karter, Janice M/Island Tree Investments LLC
Yudichak, Kenneth F/Yudichak, Kenneth F
Clark, Kenneth C/Clark, Rubye
Kiesel, Robert F/Arrowhead Lake Community
Association
Serrao, Joan O/Anderson, Troy
Camlet, Ernest C/Mitchell-Peters, Keri
Island Tree Investments LLC/Guaman,
Segundo
Marrero, Rafael/Singh, Amitabh
Powers, Sandra/Richardson, Amanda
Kendall, William E/Faust, Erika
Pagnotta, Daniela C/Pagnotta, Alessia
Chichilitti, Sharon J/Tantum, Mary Lou
Dalessandro, Samuel M/NP 112 Courtland LLC
Wengerd, David S/Weiler, Ashley L
Fabiano, Kevin A/Melgar, Jorge L
Lewis, Joshua/Mcguigan, Joseph
Mohte Berli Inc/M M Khaing Inc
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 Daniel
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 Wassel, Lynn A/Powers, Sandra
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 Smith, Zoe E Est/Fairservice, Hazel
 Lawrence, Mark/Adams, Marvalyn
 Core 5 At Stroudsburg LLC/Commonwealth of
 Pennsylvania
 Finestone, Jay D/Bansal, Rahul
 Merriman, Emily Stowitts Est/PNC Bank N A
 Jedy, Jean C Est/Genao, Raul
 Maureen E Senger Arrowhead Lake Residence
 Trust/Senger, Bernard G III
 Brown-Wilson, Tracy-Ann/Brown, Tracy-Ann
 Hana Toby LLC/Jablonski, Denny
 AZ Estate LLC/Miranda, Armando
 Pologruto, Joseph J Est/Bilianis RE LLC
 Vacation Home 5 LLC/Sawah, Adam
 Kelesovska, Jasmina/Garcia, Paola Beatriz
 Navarette
 Zilverberg, John/Johnathon Zilverberg
 Revocable Trust
 Kishbaugh, Martha A Est/Serfass, Robert
 Correnti, Martin J/Correnti, Martin J
 Gonzalez, Alan/Realai Services LLC
 Rosado, Juan R/MJO Investments LLC
 Bullaro-Clark, Cynthia A/White Rock Title LLC
 Fordham, Catherine/Smith, DaCosta
 Gvoth, Robert/Federal Home Loan Mortgage
 Corporation
 Biagioli, Mary/Biagioli, Mary
 Antonacci, Kathleen Mary/Lemus, Michelle
 Gutierrez, Hector/Wardzala, Sylwester
 Koshlap, Donald/White Rock Title LLC
 Elkort, Eddie H/Lorentson, John
 M5358 Holdings LLC/EF Mortgage LLC
 Maher, Irma/Wilmington Savings Fund Society
 FSB
 Andrews, Tracy A/Fox, Tracy Alise
 Polifroni, Richard N/Polifroni, Richard N
 Polifroni, Richard/Polifroni, Richard
 Pergola Properties LLC/Bunny Lane
 Management LLC
 Pavy, Michael Est/Peters, Sherwood
 Kraut, William D/Martinez, Carlos M
 Diele, John/Matra, Peter
 Rezny, Robert R/Vida Living LLC
 Helwa, Blanca/Gilliland, David
 Petrock, Bonnie/Corona, Paul W

Samsonoff, Mary/Mary Samsonoff Revocable
 Living Trust
 Lot Holding Company LLC/Kunath, Logan
 Molinaro, Linda D/Molinaro, Thomas
 Pink, Glenda/223 Selig Road LLC
 Gassman, Kenneth T Sr/Gassman, Kenneth T
 Sr
 Hoke, Bradford/McLain, Robert B
 Smith, Blane A/Weiss, Agnes

DIVORCE

004832-CV-2025 Marisa N Knowles V Kevin K
 Knowles - Divorce - Divorce with 1 Count
 004856-CV-2025 Kyle Gradzki V Angelina
 Robles - Divorce - Divorce with 1 Count
 004871-CV-2025 Latoya Legemah V Olujimi
 Legemah - Divorce - Divorce with 1 Count
 005038-CV-2025 Alize Mangroo V Daveanand
 Mangroo; Olujimi Legemah - Divorce - Divorce
 with 1 Count
 005044-CV-2025 Pieter F Verbeke V Simarti
 Verbeke - Divorce - Divorce with 2 Counts
 004834-CV-2025 Yvens Baptistin V Sandy Jean
 Marie - Divorce - Divorce with 3 Counts

SUPPORT

004836-CV-2025 Alexis Vanbrussel V Austin D
 Deel - Support - Support
 004860-CV-2025 Tashiana M Dixon V Darnell
 Smith - Support - Support
 004861-CV-2025 Ashley Fabrina Harris V Julian
 A Escobar - Support - Support
 004878-CV-2025 Pamela Kay Carpentier V
 Dennis George Carpentier Jr - Support -
 Support
 004879-CV-2025 Monroe County Children and
 Youth Services V Lacey Zodkaoy - Support -
 Support
 004881-CV-2025 Megan F Stanley V Justin D
 Nagy - Support - Support
 004891-CV-2025 LaToya Legemah V Olujimi
 Legemah - Support - Support
 005034-CV-2025 Eva Rhodes V Mikal Jones -
 Support - Support

CUSTODY AND VISITATION

004830-CV-2025 Weiffirin Jimenez Garcia V
 Melanie Deriani Medrano Rodriguez - Custody
 - Custody/Partial Custody/Shared
 Custody/Visitation
 004851-CV-2025 Amir Lamar V Briana
 Montrose - Custody - Custody/Partial
 Custody/Shared Custody/Visitation
 004872-CV-2025 Latoya Legemah V Olujimi
 Legemah - Custody - Custody/Partial
 Custody/Shared Custody/Visitation
 004883-CV-2025 Kyle Rode V Courtney Rode -
 Custody - Custody/Partial Custody/Shared
 Custody/Visitation
 004899-CV-2025 Jamell Jones; Shyanne Stays
 V Melissa Felix - Custody - Custody/Partial
 Custody/Shared Custody/Visitation

004901-CV-2025 Natalie Martinez V Steven Martinez - Custody - Custody/Partial Custody/Shared Custody/Visitation
 004885-CV-2025 Kelly House; Weiffin Jimenez Garcia V Ashley Smith - Custody - Grandparent/Third Party Complaint for Custody/Partial Custody/Shared Custody/Visitation

PLAINTIFF V DEFENDANT

JUDGMENTS

004841-CV-2025 First Northern Bank and Trust Co V Jesus the Christ Church, Inc - Judgment - Confession of Judgment: Money-Miscellaneous - \$1,194,112.77
 005039-CV-2025 Portfolio Recovery Associates, LLC V Eric Gonzalez - Judgment - Judgment - \$4,748.83

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

005031-CV-2025 Commonwealth of Pennsylvania V James Richard Nicholas - Judgment - Criminal Cost Judgment- Adult - \$1,119.17
 005032-CV-2025 Commonwealth of Pennsylvania V Ryan Nazario - Judgment - Criminal Cost Judgment- Adult - \$1,217.48
 005033-CV-2025 Commonwealth of Pennsylvania V Nathan Scott Strausser - Judgment - Criminal Cost Judgment- Adult - \$1,108.00

JUDGMENT ON TRANSCRIPT

005040-CV-2025 Discover Bank V Ortenzo A Albanese - Judgment - Judgment/Transcript - \$6,157.83
 005041-CV-2025 Discover Bank V Elizabeth Hauser - Judgment - Judgment/Transcript - \$2,763.17
 005043-CV-2025 Discover Bank V Andrew Bonellis - Judgment - Judgment/Transcript - \$3,975.33

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

004873-CV-2025 Jah-Seer Malachi-William Aulder V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 004887-CV-2025 Sarah Anne Snyderman V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

004842-CV-2025 CAPITAL ONE, N.A. V Michael Galindo - Civil Appeal - Civil Appeal: Other
 004846-CV-2025 Housing Authority of Monroe County V Starrasia Bermudez - Civil Appeal - Civil Appeal: Other

004889-CV-2025 Portfolio Recovery Associates, LLC V Justin Jose - Civil Appeal - Civil Appeal: Other
 004890-CV-2025 Portfolio Recovery Associates, LLC V Robert Preg - Civil Appeal - Civil Appeal: Other
 004894-CV-2025 Robert Coffin V Shannon M Felletter - Civil Appeal - Civil Appeal: Other
 005025-CV-2025 Jeron Mayo V Jamala Asiyo - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

004874-CV-2025 First Commonwealth Federal Credit Union; Youssef Ibrahim V Agisilaos Pagelos; Rousa Pagelos - Writ - Writ of Revival - \$10,058.97

CERTIFIED COPY LIENS

004831-CV-2025 Commonwealth of PA Dept of Labor and Industry to the Use of the Unemployment Compensation Fund V Just Insights - Training, Research, Education, and Supervision - Judgment - Certified Copy of Lien - \$3,517.70
 004896-CV-2025 Commonwealth of PA Dept of Labor and Industry to the Use of the Unemployment Compensation Fund V Inkstain Studio LLC - Judgment - Certified Copy of Lien - \$1,017.10
 004897-CV-2025 Commonwealth of PA Dept of Labor and Industry to the Use of the Unemployment Compensation Fund V Xavier Construction, Inc. - Judgment - Certified Copy of Lien - \$9,918.17

FEDERAL TAX LIENS

004852-CV-2025 Department of Treasury- Internal Revenue Service V David J Belluardo - Judgment - Federal Tax Lien - \$108,212.09
 004857-CV-2025 Department of Treasury- Internal Revenue Service V Bordonaro Giuseppe - Judgment - Federal Tax Lien - \$37,196.36
 004858-CV-2025 Department of Treasury- Internal Revenue Service V Bordonaro Giuseppe - Judgment - Federal Tax Lien - \$31,967.18
 004859-CV-2025 Department of Treasury- Internal Revenue Service V Marcos Eduardo Camargo; Olujimi Legemah - Judgment - Federal Tax Lien - \$65,357.38

MUNICIPAL LIENS

005021-CV-2025 East Stroudsburg Borough V Tanya Camells-Beers Trustee of the Tanya Caremla-Beers Revocable Living Trust - Municipal Lien - Sewer - \$4,642.65
 005023-CV-2025 East Stroudsburg Borough V Tanya Carmells-Beers Trustee of the Tanya Caremla-Beers Revocable Living Trust - Municipal Lien - Sewer - \$4,642.65

005030-CV-2025 East Stroudsburg Borough V Matthew Worrell - Municipal Lien - Sewer - \$4,203.44
 005048-CV-2025 East Stroudsburg Borough; Office of the District Attorney V Tanya Carmella-Beers Trustee of the Tanya Carmella-Beers Revocable Living Trust - Municipal Lien - Sewer - \$879.19
 005027-CV-2025 East Stroudsburg Borough V Tanya Carmella-Beers Trustee of the Tanya Carmella-Beers Revocable Living Trust - Municipal Lien - Municipal Lien: Other - \$2,954.00
 005028-CV-2025 East Stroudsburg Borough; Office of the District Attorney V Tanya Carmella-Beers Trustee of the Tanya Carmella-Beers Revocable Living Trust - Municipal Lien - Other - \$2,525.00
 005022-CV-2025 East Stroudsburg Borough V Tanya Carmella-Beers Trustee of the Tanya Carmella-Beers Revocable Living Trust - Municipal Lien - Sewer/Waste - \$2,523.98
 005024-CV-2025 East Stroudsburg Borough V Tanya Carmella-Beers Trustee of the Tanya Carmella-Beers Revocable Living Trust - Municipal Lien - Sewer/Waste - \$1,146.06
 005046-CV-2025 East Stroudsburg Borough V Tanya Carmella-Beers Trustee of the Tanya Carmella-Beers Revocable Living Trust - Municipal Lien - Sewer/Waste - \$1,146.06
 005047-CV-2025 East Stroudsburg Borough; Office of the District Attorney V Worrell Matthew - Municipal Lien - Sewer/Waste - \$2,214.38

TAX CLAIM LIENS**LIEN FOR FINE****MECHANIC LIEN CLAIM**

004840-CV-2025 Dutch Construction LLC, t/a Rainbow International of East Stroudsburg V William F. Wall, Jr. - Lien - Mechanic's Lien - \$111,312.83

WAIVER OF LIENS**MISCELLANEOUS****GRANTOR/GRANTEE**

Carrington Mortgage Services LLC/Gibb, Alexandria A/Sat
 PNC Bank National Association/Mamon, Gretchen L/Sat
 Buck Hill Falls Company/George W Connell Revocable Trust/Dec
 Mortgage Electronic Registration Systems Inc/Frutchey, James Heber III/Sat
 Mortgage Electronic Registration Systems Inc/Mitchell, Maurice A/Sat
 Capital Bank N A/Deptula, Bryan J/Sat
 Halstead, Christine/Commonwealth of Pennsylvania/Notr
 New Brodheads ville L P/Peoples Security Bank and Trust Company/Arnt
 Mortgage Electronic Registration Systems Inc/Eager, Edward P/Sat

EF Mortgage LLC/Eaglewood Property Solutions LLC/Sat
 Deutsche Bank National Trust Company/Samuely-Bernal, Giselle M/Sat
 Springcastle Credit Funding Trust/Delfi, Carmen E/Sat
 Pawlicki, Bogdan Edward/Pawlicki, Mark/Powr Santiago, Melvin/Microf/Ucc1
 Integrity First Partners LLC/Elvi, Sidestra/Trms Mortgage Electronic Registration Systems Inc/Syla, Arlind/Sat
 American Heritage Credit Union/Medina, Ulises J/Sat
 Mortgage Electronic Registration Systems Inc/Erdman, Debra/Sat
 Mortgage Electronic Registration Systems Inc/Gualdo, Hayden E Sr/Sat
 Rehrig, Felicia Katz/M&T Bank/Arnt
 JPMorgan Chase Bank N A/Dimichele, Patricia/Sat
 Wells Fargo Bank N A/Lowenstein, Jane B/Sat
 Commissioner of Housing and Urban Development/Mangiero, Judith A/Sat
 Mountain Vista Partners LLC/Roldan, Eric/Rele Secretary of Housing and Urban Development/Lent, William E Jr/Sat
 Wells Fargo Bank N A/Ling, Henry T/Sat
 Penn Vista Associates LLC/Kulp, David/Rele
 Wells Fargo Bank N A/Palmigiano, Ralph M/Sat
 Mortgage Electronic Registration Systems Inc/Falcone, Phillip A/Sat
 Mortgage Electronic Registration Systems Inc/Campo, Doryan K/Sat
 Mortgage Electronic Registration Systems Inc/Tarnecky, Jordan/Sat
 Mortgage Electronic Registration Systems Inc/Auremma, Nicholas/Sat
 Mortgage Electronic Registration Systems Inc/Feliciano, Salvador/Sat
 Stein, Carter/Goodleap LLC/Ucc1
 Redevelopment Authority of the County of Monroe/Rodriguez, Donna L/Sat
 Tower Federal Credit Union/Hutchings, Richard D Jr/Sat
 NewRez LLC/Parkins, Gyasi/Sat
 Schumacher, Theresa M/Schumacher, Ronald W/Misc
 Brookdale Enterprises LLC/Brookdale Enterprises LLC/Dec
 Mortgage Electronic Registration Systems Inc/Lin, Ellen/Sat
 Mortgage Electronic Registration Systems Inc/South, Leyden R Sr/Sat
 Cizsak, Eileen/Commonwealth of Pennsylvania/Notr
 PNC Bank National Association/Oliver, Derek A/Sat
 Mortgage Electronic Registration Systems Inc/Holzhauser, Gretchen/Sat
 Utilities Employees Credit Union/Patterson, Mark C/Sat

Lakeview Loan Servicing LLC/Michaylira,
 Nicholas/Sat
 Mortgage Electronic Registration Systems
 Inc/Jaffe, Zachary/Sat
 Mortgage Electronic Registration Systems
 Inc/Zea, Maria L/Sat
 Wells Fargo Bank N A/Marcinkowski,
 Edward/Sat
 Mortgage Electronic Registration Systems
 Inc/Voccia, Arthur Jr/Sat
 Mortgage Electronic Registration Systems
 Inc/Dillon, Thomas/Sat
 Mortgage Electronic Registration Systems
 Inc/Millwater, Thomas/Sat
 Mortgage Electronic Registration Systems
 Inc/Dykes, Deserie Earleen/Sat
 Horizon Farm Credit/Santos, Joaquim/Sat
 Landes, Justin/Covius Settlement Services
 LLC/Affd
 Mortgage Electronic Registration Systems
 Inc/Shwartz, Cheryl K/Sat
 Citizens Bank N A/Melendez, Diane R/Sat
 Pocono Heritage Land Trust Inc/Monroe
 County/Prefast
 Mortgage Electronic Registration Systems
 Inc/Laruy, Reynaldo/Sat
 JPMorgan Chase Bank National
 Association/Mercado, Maria M/Sat
 Buck Hill Falls Company/Faust, Erika/Dec
 Mortgage Electronic Registration Systems
 Inc/Holloman, Clarence/Sat
 Wells Fargo Bank N A/Teel, Gwendolyn F/Sat
 Mortgage Electronic Registration Systems
 Inc/Momanyi, Joseph O/Sat
 Mortgage Electronic Registration Systems
 Inc/Vazquez, Nelson/Sat
 Mortgage Electronic Registration Systems
 Inc/Gomez, Tulio/Sat
 Mortgage Electronic Registration Systems
 Inc/Marricone, Jessica/Sat
 Mortgage Electronic Registration Systems
 Inc/Gallagher, Heather/Sat
 Mortgage Electronic Registration Systems
 Inc/Chobaniuk, Vasyli/Sat
 Mortgage Electronic Registration Systems
 Inc/Gonzalez, George I/Sat
 Englander-Kraut, Denise/Kraut, William
 D/Power
 Mortgage Electronic Registration Systems
 Inc/Arabian, Rafi/Sat
 Citizens Bank N A/Vazquez, Hector
 Manuel/Sat
 Mortgage Electronic Registration Systems
 Inc/Schall, Dennis Barry Jr/Sat
 Mortgage Electronic Registration Systems
 Inc/Yugay, Yekaterina/Sat
 Mortgage Electronic Registration Systems
 Inc/Prevost, Barbara J S/Sat
 Mortgage Electronic Registration Systems
 Inc/Bonilla, Tina/Sat
 Mortgage Electronic Registration Systems
 Inc/Kansal, Malin/Sat
 Mortgage Electronic Registration Systems
 Inc/Ryan, Rose L/Sat
 Mortgage Electronic Registration Systems
 Inc/Rojas, Jonathan Braiy/Sat
 Wells Fargo Bank N A/Brady, Brian/Sat
 Mortgage Electronic Registration Systems
 Inc/Mathews, Bindu Finny/Sat
 Nationstar Mortgage LLC/Mancias, Wesley/Sat
 Mortgage Electronic Registration Systems
 Inc/Brown, Keith/Sat
 Mortgage Electronic Registration Systems
 Inc/Hamidovic, Smail/Sat
 Manufacturers and Traders Trust
 Company/Oser, Michael/Sat
 Bontempo, Richard A/Hellers Gas Inc/Ease
 Wayne Bank/Almquist, Richard P/Sat
 Wayne Bank/Sattur, Bonnie L/Sat
 Township of Middle Smithfield/Fialkovska,
 Iryna/Agre
 Shahay, Volodymyr/First Northern Bank and
 Trust Co/Arnt
 QNB Bank/P3 SBM-1 LLC/Ucc3term
 Wassel, Loretta/Wassel, Lynn/Power
 QNB Bank/P3 SBM-1 LLC/Sat
 Mountain Vista Partners LLC/Mohte Berli
 Inc/Rele
 Mortgage Electronic Registration Systems
 Inc/Tribanas, Agostinho/Sat
 Union Home Mortgage Corp/Lugo, Janira
 Morales/Sat
 State Route 4012/State Route 4012/Maph
 Mortgage Electronic Registration Systems
 Inc/Howell, Travis/Sat
 Wells Fargo Bank N A/Nugent, Karen/Sat
 Secretary of Housing and Urban
 Development/Rojas, Jonathan Braiy/Sat
 QNB Bank/P3 SBM-1 LLC/Trms
 Freedom Mortgage Corporation/Nash, James
 N/Sat
 Peoples Security Bank and Trust
 Company/Clarke, Frank P/Sat
 PNC Mortgage/Rivera, Elliot/Sat
 NewRez LLC/Quigley, Peter J/Sat
 Borger, Matthew/Borger, Matthew/Maps
 Mortgage Electronic Registration Systems
 Inc/Yeranosyan, Zhanna/Sat
 PennyMac Loan Services LLC/Schaible,
 Robyn/Sat
 Utilities Employees Credit Union/Mirmigos,
 George/Sat
 Mortgage Electronic Registration Systems
 Inc/Assih, Tamanna/Sat
 Huntington National Bank/Aaron, Collin Jr/Sat
 Mortgage Electronic Registration Systems
 Inc/Ryan, Sean L/Sat
 Mortgage Electronic Registration Systems
 Inc/Honor, Isaac B/Sat
 Mortgage Electronic Registration Systems
 Inc/Yeager, Christopher L/Sat
 O'Brien, John D/O'Brien, John D/Sat
 Wells Fargo Bank N A/Teel, Gwendolyn F/Sat
 Mortgage Electronic Registration Systems
 Inc/Wallace, Timothy R/Sat

Wells Fargo Bank N A/Morales, Zulma I/Sat
Mortgage Electronic Registration Systems
Inc/Pilozo, Javier/Sat
Wells Fargo Bank N A/Lee, Eric Scott/Sat
Mortgage Electronic Registration Systems
Inc/Gould, Robert J/Sat
Wells Fargo Bank N A/Forder, Robert E Jr/Sat
Mortgage Electronic Registration Systems
Inc/Salvatore, Carmen/Sat
Labolt, Christina M/Commonwealth of
Pennsylvania/Notr
Wilmington Savings Fund Society/Leach,
Catherine M/Sat
Mortgage Electronic Registration Systems
Inc/McDermott, Kelly/Sat
Mortgage Electronic Registration Systems
Inc/Freeman, Christopher B/Sat
Pemberthy, Idalimelyx/Commonwealth of
Pennsylvania/Notr
Chabal, Kathy M/Commonwealth of
Pennsylvania/Notr
Mortgage Electronic Registration Systems
Inc/Ptretti, Danny J/Sat
First Keystone Community Bank/Doyle,
Robert/Sat
Pocono Community Bank/Edwards, Robert/Sat
Pocono Community Bank/Monaghan, Lois
L/Sat
Pocono Community Bank/Monaghan, Robert L
Jr/Sat
Fox, Tracy Alise/Fox, Donald R/Revoa
Mortgage Electronic Registration Systems
Inc/Misti, Mark/Sat
Bank of Bird-In-Hand/Hawk Investment Group
LLC/Sat
Truist Bank/Smale, Amanda/Sat
Pinecrest Development Corporation/Kraut,
William D/Rele
First Keystone Community Bank/Conklyn,
William E III/Sat
Huntington National Bank/Cabral, Klinton A
Jr/Sat
Citizens Savings Bank/Bernstein, Drew/Sat
Brooks, Christopher/Goodleap LLC/Ucc1
Halley, Floyd/Goodleap LLC/Ucc1
Mortgage Electronic Registration Systems
Inc/Reviello, Carol A/Sat
Wells Fargo Bank N A/Brown, Darreyl D/Sat
Capital One National Association/Ridder,
Kevin/Sat

MORTGAGE**GRANTOR/GRANTEE**

Pierce, Heather/Mortgage Electronic
Registration Systems Inc
Medlock, Sidney P/Mortgage Electronic
Registration Systems Inc
Morrison, Jessica/Mortgage Electronic
Registration Systems Inc
Nunez, Armando A/Wells Fargo Bank N A
Kirchner, Albert T/Mortgage Electronic
Registration Systems Inc

Moore, Dylan L/Mortgage Electronic
Registration Systems Inc
Casciano, Anthony/Utilities Employees Credit
Union
Hargrove, Christopher/Secretary of Housing
and Urban Development
Mangold, Zachary J/Mortgage Electronic
Registration Systems Inc
New Brodheadsville L P/Peoples Security Bank
and Trust Company
Wenzel, Benjamin C/Pennsylvania Housing
Finance Agency
Dey, Madhumita/Mortgage Electronic
Registration Systems Inc
Clause, Christopher M/Mortgage Electronic
Registration Systems Inc
Blvck Cabin 3 LLC/Mortgage Electronic
Registration Systems Inc
Sanderson, Kevin W/Freedom Mortgage
Corporation/Modm
White, Christopher M/Pentagon Federal
Credit Union
Nurse, Richardo S/Secretary of Housing and
Urban Development
Hoffman, Trevor/Mortgage Electronic
Registration Systems Inc
Celeste, Cosimo/West Capital Lending Inc
Normil, Lucienne/Citizens Bank N A
Obrien, John D/Mortgage Electronic
Registration Systems Inc
Vargas, Bryan/Citizens Bank N A
Kravitz, Samuel/Citizens Bank N A
Fleming, James F/PNC Bank National
Association
Hawthorne, Jonathan Daniel/Members 1st
Federal Credit Union
Smiley, Jerime J/Fidelity Deposit & Discount
Bank
Gotthelf, Eric Anthony/Mortgage Electronic
Registration Systems Inc
Husarenko, Tracey A/Pennsylvania Housing
Finance Agency
Pazuisaca, Jose Anibal Siguenza/Mortgage
Electronic Registration Systems Inc
Rehrig, Felicia Katz/M&T Bank
L Poconos Pines LLC/Mortgage Electronic
Registration Systems Inc
Avni, Rotem/Mortgage Electronic Registration
Systems Inc
Pivarnick, Jill/Mortgage Electronic Registration
Systems Inc
Delmas, Kristine M/PNC Bank N A
Donnelly, Kale J/Mortgage Electronic
Registration Systems Inc
Rodeiro, Michele/Mortgage Electronic
Registration Systems Inc
Christy, Anthony J/Secretary of Housing and
Urban Development
Marmo, Jennifer/Mortgage Electronic
Registration Systems Inc
McDermott, Daniel Jr/Mortgage Electronic
Registration Systems Inc

Martinez, Arieliz V Perez/Mortgage Electronic Registration Systems Inc
 McKeown, Mark/Citizens Bank N A
 Effectus Clothing LLC/Kiavi Funding Inc
 3213 Foxdale Terrace LLC/Mortgage Electronic Registration Systems Inc
 Vernon, Oral/Secretary of Housing and Urban Development
 Arriaga, Jonathan Alberto/Hometap Equity Partners LLC
 Sam, Stevan/Secretary of Housing and Urban Development
 Labadie, Steven/PSECU
 Hauger, Jarrod Lee/PSECU
 Koutch, Stephen M/American Bank
 Hare, Cynthia/Redevelopment Authority of the County of Monroe
 Hare, Cynthia/Redevelopment Authority of the County of Monroe
 Mirmigos, George/Utilities Employees Credit Union
 Schumacher, Ronald W/Citizens Bank N A
 Schoeneberger, Charles F/Wachovia Bank National Association
 Days, Muhammad K/Mortgage Electronic Registration Systems Inc
 Turner, Romana/Mortgage Electronic Registration Systems Inc
 Gooden, James Jr/Citizens Savings Bank
 Lai, Siu Y/Mortgage Electronic Registration Systems Inc
 Foster, Robert/Mortgage Electronic Registration Systems Inc
 Thomas, David Jr/Mortgage Electronic Registration Systems Inc
 Martinez, Dorisela/Wells Fargo Bank N A
 Hemphill, Britt/Mortgage Electronic Registration Systems Inc
 Brown, Secoda Reid/Mortgage Electronic Registration Systems Inc/Modm
 Windy Acres Investments LLC/Kiavi Funding Inc
 Brusca, Nunzio/Mortgage Electronic Registration Systems Inc
 Dupervil, Marc Arthur/Mortgage Electronic Registration Systems Inc
 Phillips, Collette/Dart
 Geentens, Bart/PNC Bank National Association
 Smith, Shawn/Mortgage Electronic Registration Systems Inc
 Sessions, Rasheed A/Mortgage Electronic Registration Systems Inc
 Mohammed, Fazard/Mortgage Electronic Registration Systems Inc
 Tomsic, Christopher S/West Capital Lending Inc
 Willemet, Brett/Secretary of Housing and Urban Development
 Kupfer, Melvin A/West Capital Lending LLC
 Tavarez, Carlos G Martinez/Secretary of Housing and Urban Development
 Clark, Alicia Corin/NewRez LLC/Modm
 Clark, Rubye/Mortgage Electronic Registration Systems Inc
 Mitchell-Peters, Keri/Mortgage Electronic Registration Systems Inc
 Marques, Erik/Citizens Bank N A
 Alvarez, Roberto/Mortgage Electronic Registration Systems Inc
 Smith, Lemichael E/Mortgage Electronic Registration Systems Inc
 Mannix, Edward B/Secretary of Housing and Urban Development
 Silfee, Charles G/ESSA Bank & Trust
 Hersh, Ronald T Jr/Citizens Bank N A
 Cespedes, Gregorio F/Mortgage Electronic Registration Systems Inc, \\
 Singh, Amitabh/Mortgage Electronic Registration Systems Inc
 Richardson, Amanda/PNC Bank N A
 Corrao, John/NBT Bank N A
 NP 112 Courtland LLC/Dalessandro, Samuel M
 Weiler, Ashley L/Mortgage Electronic Registration Systems Inc
 Love, Keith/Mortgage Electronic Registration Systems Inc
 Knospler, Jacob/Mortgage Electronic Registration Systems Inc
 Laydon, Taylor/Deephaven Mortgage LLC
 Tuckey, Eric C/Mortgage Electronic Registration Systems Inc
 Cuevas, Heriberto E/Mortgage Electronic Registration Systems Inc
 Richards, Hanif/Mortgage Electronic Registration Systems Inc
 Handley, Carole L/Mortgage Electronic Registration Systems Inc
 Tantillo, Barbara Ann/Citizens Bank N A
 Pomales, Sarah Alexis/Crosscountry Mortgage LLC
 Zayas, Michael A/New American Funding/Modm
 Leonard, John W/Secretary of Housing and Urban Development
 Henry, Sherman D/Mortgage Electronic Registration Systems Inc
 Louijeune, Widline/Mortgage Electronic Registration Systems Inc
 Lamura, Laura M/Mortgage Electronic Registration Systems Inc
 Lehigh Development Group LLC/CF Fund II LLC
 Meagher, Garrett Daniel/Capital One N A
 Shahay, Volodymyr/First Northern Bank & Trust Co
 Powers, Sandra/Mortgage Electronic Registration Systems Inc
 Jones, Danny C/Mortgage Electronic Registration Systems Inc
 Bansal, Rahul/Mortgage Electronic Registration Systems Inc
 Wojciehowski, Michael Roy/Capital One N A
 Catalano, Roy Jr/Mortgage Electronic Registration Systems Inc
 Genao, Raul/Mortgage Electronic Registration Systems Inc

Jablonski, Denny/Zillow Home Loans LLC
Priovolos, Margaret T/Mortgage Electronic
Registration Systems Inc
Hoffman, James M/Mortgage Electronic
Registration Systems Inc
Pomales, Sarah Alexis/Pennsylvania Housing
Finance Agency
Archacki, Romuald/First Keystone Community
Bank
Moore, Guy/Mortgage Electronic Registration
Systems Inc
Jagger, Ryan/Secretary of Housing and Urban
Development
Sawah, Adam/Mortgage Electronic
Registration Systems Inc
Garcia, Paola Beatriz Navarette/Mortgage
Electronic Registration Systems Inc
Tarafa, Angel/Secretary of Housing and Urban
Development
Steinmetz, Amy/MidFirst Bank/Modm
Smith, Anthony D/Mortgage Electronic
Registration Systems Inc
Jones, Jamarle D/Secretary of Housing and
Urban Development
Cepeda, Karina/PNC Bank National Association
Gainous, Kenneth W/Mortgage Electronic
Registration Systems Inc
Dempster, Andrew W/Secretary of Housing
and Urban Development
Winter Court Holding LLC/Mortgage Electronic
Registration Systems Inc
Bryant, Lamont/Citizens Bank N A
Modica, Matthew/Coastal Community Bank
Braganza, William/Mortgage Electronic
Registration Systems Inc
Romagno, Robert J Sr/Mortgage Electronic
Registration Systems Inc
Pyke, Marc R/Carrington Mortgage Services
LLC/Modm
Llewellyn R Kirton and Maureen C Kirton
Revocable Trust/Hometap Equity Partners LLC
Vida Living LLC/Mortgage Electronic
Registration Systems Inc
Corona, Paul W/Crosscountry Mortgage LLC
Corona, Paul W/Pennsylvania Housing Finance
Agency
Kunath, Logan/Mortgage Electronic
Registration Systems Inc
McLain, Robert B/Mortgage Electronic
Registration Systems Inc
Weiss, Agnes/Mortgage Electronic
Registration Systems Inc
Eaglewood Property Solutions LLC/EF
Mortgage L L C/Asgn
Hunter, Shawn A/US Mortgage Resolution
Trust/Asgn
Sebesta, Aaron M/JPMorgan Chase Bank
National Association/Asgn
Brown, Aljamid A/US Mortgage Resolution
Trust/Asgn
Kerr, Douglas M/Loandepot.Com LLC/Asgn
Net LLC/U S Bank Trust Company National
Association/Asgn

Zakhary, Nabil Z/Lakeview Loan Servicing
LLC/Asgn
Pillacela, Edwin I Vasquez/Pennsylvania
Housing Finance Agency/Asgn
Serna, Elkin A/Goldman Sachs Mortgage
Company/Asgn
Mignosi, Jack/65D Lower Ridge View Circle
LLC/Asgn
Williams, Jasmin/MEB Loan Trust VIII/Asgn
BMO Bank N A/Brodheads ville Properties L
P/Relm
Arriaga, Jonathan Alberto/Hometap HEI Fund
V SPV I/Asgn
Pomales, Sarah Alexis/Pennsylvania Housing
Finance Agency/Asgn
Cruz, Antonio/MCLP Asset Company Inc/Asgn
Buzzard, Bruce/Goldman Sachs Mortgage
Company/Asgn
Bensing, Phillip J/Stetler, Frederick/Asgn

**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.

Annamarie 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
ESTATE NOTICE**

Estate of William P. Douglass, a/k/a William Douglas, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, May 25, 2025 deceased.

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

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

Aug 8, 15, 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Allison Schips, late of Long Pond, Monroe County, Commonwealth of Pennsylvania, July 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. Dorothy R Schips Executrix
488 Minsi Trail West
Long Pond, PA 18344

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

Aug 8, 15, 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Elfriede Bellis a/k/a Elfriede Koczot, late of Stroud Township, Monroe County,

Commonwealth of Pennsylvania, May 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. Ilona Hutta, Executrix
344 Switzgable Drive
Brodheads ville, PA 18322

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

Aug 8, 15, 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Sherry Ann Acevedo, late of Price Township, Monroe County, Commonwealth of Pennsylvania, 01/22/2024 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. Jennifer Acevedo
160 Millertown Road
East Stroudsburg, PA 18302

Connie J. Merwine, Esq.
501 New Brodheads ville Blvd N
Brodheads ville, PA 18322

Aug 8, 15, 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Daniel Stephen Perrin, late of Pocono Pines, Monroe County, Commonwealth of Pennsylvania, May 9, 2025 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are

requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Kevin Dunleavy
1070 West Allens Lane
Philadelphia, PA 19119
Aug 8, 15, 22

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Kenneth Stuart Knieser, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, April 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. Kelly Knieser
c/o Fiffik Law Group
661 Andersen Drive, Suite 315
Pittsburgh, PA 15220

Michael E. Fiffik, Esq.
661 Andersen Dr, Suite 315
Pittsburgh, PA 15220

Aug 15, 22, 29

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Warren L. Kraft, Jr. a/k/a Warren Kraft, Deceased, late of E. Stroudsburg City, Monroe County, Commonwealth of Pennsylvania, 6/23/25 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. David R. Lewis, Executor
7567 SW 88th Terrace Rd.
Ocala, FL 34481

C. William Watts, Esq.
61 Union St.,
Medford NJ 08055

Aug 15, 22, 29

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph Andrew Sargent a/k/a Joseph A. Sargent, Deceased, late of Hamilton Twp., Monroe County, Commonwealth of Pennsylvania, 6/23/25 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. Thomas W. Sargent, Executor
c/o Guy F. Matthews, Esq.
300 W. State St., #300,
Media PA 19063

Guy F. Matthews, Esq.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St., #300
Media, PA 19063

Aug 15, 22, 29

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Douglas E. Price a/k/a Douglas Price, late of Barrett Township, Monroe County, Commonwealth of Pennsylvania, June 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. Valerie Price, Executrix
P.O. Box 424
Mountainhome, PA 18342

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

Aug 15, 22, 29

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of James Gwynne, also known as James Calvin Gwynne, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 12/31/2024 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. Jennifer A. Roccisano
18 Riverdale Parkway
Riverdale, NJ 07457

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

Aug 15, 22, 29

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of David J. Baluta a/k/a David F. Baluta a/k/a David Francis Baluta a/k/a David Baluta, late of Barrett Township, Monroe County, Commonwealth of Pennsylvania, June 23, 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. Sandra Baluta a/k/a Sandra J. Baluta
124 Daffodil Dr.
Newfoundland, PA 18445

Matthew H. Walker, Esq.
PO Box 747
Hamlin, PA 18427

Aug 15, 22, 29

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Anita Tarulli a/k/a Anna Tarulli, late of Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, April 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. Neal Tarulli and Gari Tarulli
17 North Sixth Street
Stroudsburg, PA 18360

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

Aug 15, 22, 29

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Faye D. Kibler aka Faye Kibler, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 06/19/2025 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. Suzanne L. Burnett

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 15, 22, 29

**PUBLIC NOTICE
 LEGAL NOTICE**

NOTICE OF HEARING. Notice is hereby given that the Court of Common Pleas of Monroe County, the Honorable Jonathan Mark, shall hold a hearing on September 2, 2025 at 11:30 a.m., in Courtroom to be determined, Monroe County Courthouse, Stroudsburg, Pennsylvania, on the Petition for Appointment of School Police Officer for the Pleasant Valley School District upon the Petition of A. Kyle Berman, Esquire, counsel for the Pleasant Valley School District.

Aug 8, 15

**PUBLIC NOTICE
 ARTICLES OF INCORPORATION FOR
 NON-PROFIT**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania. The Articles of Incorporation have been filed on Nov 17, 2023. The name of the corporation is **Cornerstone Community Initiative**. The purpose for which it was organized is to provide training, rehabilitation, education and improvement of people touched by the criminal justice system and to assist other entities to do the same.

Philip G. Gentile, Esq.
 244 E Union Blvd
 Bethlehem, PA 18018-4248

Aug 15

**PUBLIC NOTICE
 ARTICLES OF INCORPORATION FOR
 NON-PROFIT**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of

obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania. The Articles of Incorporation have been filed on Nov 6, 2017. The name of the corporation is **NorthBound & Co.**. The purpose for which it was organized is to provide training, rehabilitation, and general improvement of people struggling with addiction, mental health issues, veterans, etc and to aid other entities in doing same.

Philip G. Gentile, Esq.
 244 E Union Blvd
 Bethlehem PA 18018-4248

Aug 15

**PUBLIC NOTICE
 COURT OF COMMON PLEAS OF MONROE
 COUNTY,
 PENNSYLVANIA, FORTY-THIRD JUDICIAL
 DISTRICT
 ORPHANS' COURT DIVISION**

The following Executors, Administrators, Trustees, or Guardians have filed Accounts and Statements of Proposed Distribution in the Office of the Clerk of the Orphans' Court Division:

In Re: **ESTATE OF FREDERICK D. ROSEN-CRANTZ,**

DECEASED, Late of Township of Pocono First and Final Account by Virginia R. Hardy, Executor

ESTATE OF GEORGE H. STETLER, DECEASED, Late of Borough of Stroudsburg First and Final Account by Nancy Chapman McNamee, Executor

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on the 2nd day of September, 2025, at 9:30 A.M. All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

/s/ GEORGE J. WARDEN
 Clerk of Orphans' Court
 Aug 15, 22

**PUBLIC NOTICE
CIVIL ACTION
COURT OF COMMON PLEAS
MONROE COUNTY, PA
CIVIL ACTION-LAW
NO. 004281-CV-2025**

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE ON BEHALF OF BREAN ASSET BACKED SECURITIES TRUST 2023-RM7, Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA G. RANDOLPH A/K/A BRENDA GRIFFIN RANDOLPH,

Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA G. RANDOLPH A/K/A BRENDA GRIFFIN RANDOLPH Defendant(s), 5248 CHERRY VALLEY ROAD SAYLORSBURG, PA 18353

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE ON BEHALF OF BREAN ASSET BACKED SECURITIES TRUST 2023-RM7, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, PA docketed to No. 004281-CV-2025, seeking to foreclose the mortgage secured on your property located, 5248 CHERRY VALLEY ROAD SAYLORSBURG, PA 18353.

NOTICE

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

the plaintiff. You may lose money or property or other rights important to you.

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

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

Monroe County Bar Association

Find A Lawyer Program

P.O. Box 591

Stroudsburg PA, 18360

Telephone: 570-424-1340

Fax: (570) 424-8234

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

Troy Freedman, Esq. ID No. 85165

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

Aug 15

**PUBLIC NOTICE
CIVIL ACTION
COURT OF COMMON PLEAS
MONROE COUNTY, PA
CIVIL ACTION-LAW
NO. 002643-CV-2025**

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

SELENE FINANCE, LP,

Plaintiff

v.

RENSY ADROVER,

Defendants

To: RENSY ADROVER Defendant, 218 COURTNEY DRIVE, EAST STROUDSBURG, PA 18302

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, SELENE FINANCE, LP, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, PA docketed to No. 002643-CV-2025, seeking to foreclose the mortgage secured on your property located, 218 COURTNEY DRIVE EAST STROUDSBURG, PA 18302.

NOTICE

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

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

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

Monroe County Bar Association

Find A Lawyer Program

913 Main Street

Stroudsburg PA, 18360

Telephone: 570-424-1340

Fax: (570) 424-8234

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

Troy Freedman, Esq. ID No. 85165

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

Aug 15



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

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

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

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

www.monroebar.org

Monroe County Bar Association
913 Main Street
Stroudsburg PA 18360
570.424.7288



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



Thomas F. Ford
Tom Ford Business
Law Office PC



Gerard J. Geiger
Newman Williams PC



Tobey Oxholm
Just Resolutions ADR



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