

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 22nd, 2025

No. 34

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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Call for information 570-424-7288



Drawing Courtesy of Joyce Love

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*All advertisements for the LEGAL REPORTER should be submitted no later
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Monroe County Bar Association

Mission Statement

The mission of the Monroe County Bar Association is to maintain the honor and dignity of the profession of the law, to cultivate social interaction among its members and to increase its usefulness in promoting the due administration of justice.

In support of its mission, the Monroe County Bar Association shall:

- Provide quality continuing legal education programs;
- Work with the Court and County government to improve administrative procedures in the Monroe County Court system and related row offices:
- Provide opportunities for collegiality and networking among its members;
- Promote high standards of civility, professionalism and ethical conduct;
- Keep the community informed of the role and work of the legal profession; and
- Provide opportunities for its membership to contribute to the community through public education and charitable giving.

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

- 25 Children’s Advocacy Committee Meeting
12:00 PM-1:00PM-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

September

- 1 Monroe County Courts & MCBA Closed

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



Early Bird Registration!

Monroe County Bench Bar Conference October 3, 2025

Northampton Community College
Pocono Campus - Tannersville, PA

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

Civil, Criminal, and Family law sessions!

Registration begins at 7:45 AM
Early Bird Registration Available at

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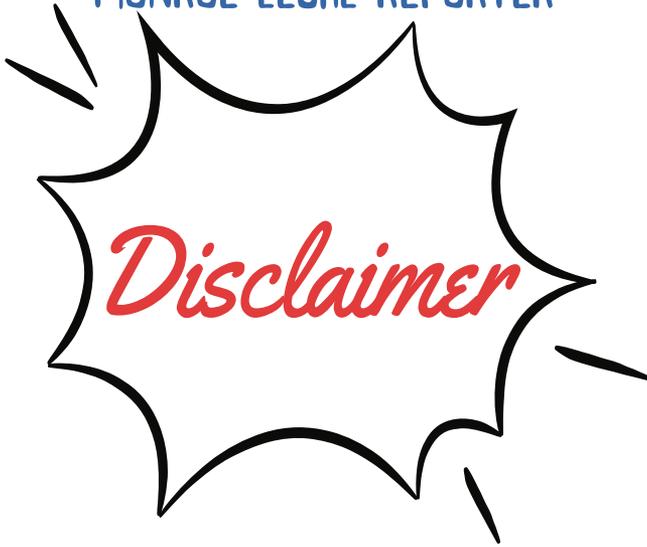
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MONROE COUNTY BAR ASSOCIATION
MONROE LEGAL REPORTER



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MONROE LEGAL REPORTER NOR THE PRINTER
WILL ASSUME RESPONSIBILITY TO EDIT, MAKE
SPELLING CORRECTIONS, ELIMINATE ERRORS IN
GRAMMAR OR MAKE ANY CHANGES TO
CONTENT.

**CIVIL COMPLAINTS
WRIT OF SUMMONS
REAL PROPERTY**

005052-CV-2025 Housing Authority of Monroe County V Everton Thompson - Real Property - Landlord/Tenant Dispute
005082-CV-2025 Pingora Loan Servicing, LLC V 6 Middle Village Way LLC; Thomas J. Porton - Real Property - Mortgage Foreclosure: Residential
005114-CV-2025 OwnersChoice Funding, Inc. V James H North-Padron - Real Property - Mortgage Foreclosure: Residential
005127-CV-2025 Bank of America, N.A. V Daniel T Kimble Karen L Kimble - Real Property - Mortgage Foreclosure: Residential
005133-CV-2025 U.S. Bank National Association, as Trustee Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-4 V Holly L Martin Robert A McNulty - Real Property - Mortgage Foreclosure: Residential
005136-CV-2025 KeyBank NA SBM First Niagara Bank NA V Maxine Butler - Real Property - Mortgage Foreclosure: Residential
005159-CV-2025 Wells Fargo Bank, National Association as Trustee for Structured Asset Securities Corporation Mortgage Pass-through Certificates Series 2006-OPT 1 V Craig A Silfee Rhonda Silfee - Real Property - Mortgage Foreclosure: Residential
005160-CV-2025 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.; Arrowhead Lake Community Association V Clinton Baldwin; Dennis T Crichlow Taizjhon D Crichlow - Real Property - Mortgage Foreclosure: Residential
005111-CV-2025 East-Way Community Owners Association, Inc. V James Buehrmann - Real Property - Real Property: Other
005112-CV-2025 East-Way Community Owners Association, Inc. V Mohamad Chaudhry - Real Property - Real Property: Other
005149-CV-2025 Monroe County Tax Claim Bureau 2025 Upset Tax Sale V - Real Property - Real Property: Other
005089-CV-2025 Township of Stroud V Madden Music LLC - Real Property - Eminent Domain/Condemnation
005156-CV-2025 Anthony J Dellaria Beatrice F Dellaria V Commonwealth of Pennsylvania, Department of Transportation - Real Property - Eminent Domain/Condemnation
005158-CV-2025 Robab Estates LLC V Commonwealth of PA Dept of Transportation; the Home Depot - Real Property - Eminent Domain/Condemnation

MECHANICS AGREEMENTS

005123-CV-2025 CP Construction (Contractor) V Christina E Noone; Eric S Noone - Agreement - Mechanic's Agreement

005176-CV-2025 LTS General Contracting LLC V Jamshid Azizi; Toghara Azizi-Babane - Agreement - Mechanic's Agreement
005178-CV-2025 LTS General Contracting LLC V Peter Cullen, Jr - Agreement - Mechanic's Agreement
005179-CV-2025 LTS General Contracting LLC V Betty A Torres Ismael Torres Rivera - Agreement - Mechanic's Agreement
005180-CV-2025 LTS General Contracting LLC V Laurie B Healy; Peter J Healy - Agreement - Mechanic's Agreement

CONTRACT

005134-CV-2025 Westlake Services LLC d/b/a Westlake Financial Servi V Conrad Mccarty Joanne Greco - Contract - Contract: Other
005163-CV-2025 Lilia Veretchak V FCA US LLC - Contract - Contract: Other
005137-CV-2025 Neil Malangone V Kelly Hyundai of Stroudsburg - Contract - Buyer Plaintiff

CONTRACT EMPLOYMENT DISPUTE

CONTRACT-DEBT COLLECTION-CREDIT CARD

005051-CV-2025 Cavalry SPV I, LLC V Jaclyn A Cain - Contract - Debt Collection: Credit Card
005062-CV-2025 Bank of America, N.A. V Jaylyne Sealey - Contract - Debt Collection: Credit Card
005071-CV-2025 Citibank N.A. V Priscilla H Birgfeld - Contract - Debt Collection: Credit Card
005074-CV-2025 Bank of America, N.A. V Kimberly Ann DeFreese - Contract - Debt Collection: Credit Card
005079-CV-2025 Bank of America, N.A. V Sade Perez-Avila - Contract - Debt Collection: Credit Card
005080-CV-2025 Bank of America, N.A. V Deanna Beniquez - Contract - Debt Collection: Credit Card
005081-CV-2025 Bank of America, N.A. V Fenella S Lynch - Contract - Debt Collection: Credit Card
005135-CV-2025 Capital One N.A. V Kevin A Reyes - Contract - Debt Collection: Credit Card
005144-CV-2025 Wells Fargo Bank, N.A. V Keith A. Frazier - Contract - Debt Collection: Credit Card
005146-CV-2025 JPMorgan Chase Bank, N.A. V Ergin Cherif - Contract - Debt Collection: Credit Card
005150-CV-2025 JPMorgan Chase Bank, N.A. V Janine F Rivera - Contract - Debt Collection: Credit Card
005151-CV-2025 JPMorgan Chase Bank, N.A. V Adeel Chaudhry - Contract - Debt Collection: Credit Card
005152-CV-2025 JPMorgan Chase Bank, N.A. V Scott R Bowles - Contract - Debt Collection: Credit Card

005154-CV-2025 Independence Capital Recovery, LLC V Carl Criscuoli - Contract - Debt Collection: Credit Card
 005155-CV-2025 JPMorgan Chase Bank, N.A. V Catheryn Smyth - Contract - Debt Collection: Credit Card
 005162-CV-2025 Capital One N.A.successor by merger to Discover Bank V Timothy Rodgers - Contract - Debt Collection: Credit Card
 005170-CV-2025 American Express National Bank V Juan Angeles aka Juan A Angeles - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

005078-CV-2025 Employers Assurance Company V Garden State Automotive Group, LLC, Major Automotive Group LLC d/b/a Major Hyundai of Stroudsburg, - Contract - Debt Collection: Other
 005124-CV-2025 Portfolio Recovery Associates, LLC V Ernest B Honeywell - Contract - Debt Collection: Other
 005184-CV-2025 M&T Bank V Joel Robert Batton - Contract - Debt Collection: Other

TORT

005098-CV-2025 Guy Doleiden Karen Doleiden V Tenasja Freeman - Tort - Motor Vehicle

PREMISES LIABILITY

005099-CV-2025 Daniel Sullivan Patricia Sullivan; Sade Perez-Avila V Baxley, Inc. d/b/a McDonald's; Scari Enterprises VI, Inc d/b/a McDonald's Restaurant a/k/a McDonald's of Stroudsburg - Tort - Premises Liability

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

005053-CV-2025 Arrowhead Lake Community Association V Andrew Boisselle; Dolores Boisselle - Miscellaneous - Civil Miscellaneous: Other
 005072-CV-2025 Brett Cartwright V Zoning Hearing Board of Smithfield Township, Northeast Pennsylvania SMSA Limited Partnership d/b/a Verizon Wireless - Miscellaneous - Civil Miscellaneous: Other
 005083-CV-2025 George Kosloff V the Home Depot - Miscellaneous - Civil Miscellaneous: Other
 005084-CV-2025 TAA Inc as Assignee of Summit Rental Group Inc V Angela Money - Miscellaneous - Civil Miscellaneous: Other
 005109-CV-2025 Arrowhead Lake Community Association V Andrew Boisselle; Dolores Boisselle Kenneth Crichlow - Miscellaneous - Civil Miscellaneous: Other
 005140-CV-2025 Cynthia Ekeland V Nicholas Molinari Sonja B. Molinari - Miscellaneous - Civil Miscellaneous: Other - \$60,869.97

005142-CV-2025 Arrowhead Lake Community Association V Andrew Boisselle; Dennis T Crichlow Taizjhon D Crichlow - Miscellaneous - Civil Miscellaneous: Other
 005164-CV-2025 35 Ford Business Coupe VIN 18-1808958 Richard W. Halstead; Arrowhead Lake Community Association V Dolores Boisselle - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Stuke, Kenneth C/Kenneth C Stuke Irrevocable Trust
 TDT Professionals LLC/TDT Professionals2 LLC
 Zansitis, Krisit J/Romano, Diane
 Vanbuskirk, Charles H/Deal House Capital Fund II LLC
 Dhawan, Jennifer/Rodriguez, Noel
 Keller, Jason/D & S Properties, Inc. d/b/a Classic Quality Homes
 Radogna, Carin/Jones, Trevor
 Ubiera, Nicauris Y/Naf Cash LLC
 Strunk, Ronald C Sr Est/Marathon Property Investments LLC
 Marathon Property Investments LLC/Strunk, Ronald C Jr
 Abdul, Akmal/Khoury, Haya
 Warner, Jo-Ellen S/Warner, Jo-Ellen S
 Moyer Properties Inc/Malinovskiy, Albert
 Fehrenbacher, Christian D/Capo, John C
 Mestecky, Frank Jr/H&S Convenience LLC
 Morocho, Rocio Plaza/Llauca, Digno Orlando Ortega
 Assih, Tamanna/Venkata, Raghuram Muvvala Naga
 Corriveau, Daniel/Corriveau, Daniel
 Bibiano, Hudson A/Ali, Shazaad
 Yeager, Christopher L/Yeager, Christopher L
 Chai Care LLC/Peoples Security Bank & Trust Company
 Gonzaga, Jorge L/Gonzaga Real Estate & Building Inc
 Gonzaga, Jorge/Gonzaga Real Estate & Building Inc
 Gonzaga, Jorge/Gonzaga Real Estate & Building Inc
 Roeckendorf, Walter Est/Lee, Mahlon R Jr
 Levina, Elina/Miric, Branko
 Taurino, Savino Est/Debue, Paul L
 Fish, Ralph E Jr/Labar, Joshua
 Capolupo, Carolyn D/Cruz, Ludwig Castillo
 MacDowall, Cougar/Boge, Zachariah Mark
 Bestinvest LLC/Miller, Stephen John
 Phelps, Jorel/Midtown Capital LLC
 Margretta, David E/Deller, Stephen L Sr
 McCann, Brian T/Debelen, Sarah
 Wilson, John/Wilson, John
 Robert K Ace Jr Construction LLC/Pan, Jieh Xuan
 McQueen, Hubert R/U S Bank Trust Company
 National Association

GMG Apartments LLC/Midtown Development LLC
 Wolfe, Anne M/Boone, Shatieka S
 Sonnylal, Stanley/Vazquez, Felix Antonio
 Markowski, Jozef/Remus-Abbamonte, Lilia C
 Ault, Richard D/Ault, Richard D
 Smith, Shaun/Moyer, Luke
 Yoder, Tad R/Quinn, Michael
 Haseney, David R/Szpernoga, Jacek
 Hagen, John C/Snyder, Kacie
 Wary, Sharon L/Simmers, Deanna
 5 Wild Cherry Lane LLC/Windy Acres Investments LLC
 Uskokovic, Nick/Marathon Property Investments LLC
 Hraimel, Abdeltif/Thomas, Louis E Jr
 Butt, John/Butt, John W Sr
 Proehl, Phyllis J/Marciano, Samantha
 Raigosa, Luciano F/Raigosa, Luciano F
 Slabb LLC/Slabb LLC
 Federal National Mortgage Association/Sadoli, Gojart
 Motyl, Jozef/Seabra, Antonio M
 Hew, Lorna M/Hew, Lorna M
 Kapitansky, Stanley/Parish, Kelly Ann
 Brennan, Dusten N/Gogichaishvili, Roman
 Sardea, Divinia/White Rock Title LLC
 Sanchez, Franklyn A/White Rock Title LLC
 Padilla, Victor/Padilla, Victor
 Meighoo, Amir/Espier, Juan
 Manoyrine, Amanda/Ogmen, Gulbahar
 MacColl, Kevin/Cresco Woods Estates Inc
 Oliver, Michael Glen Est/Oliver, Adam M
 Oliver, Michael Glen Est/Oliver, Adam M
 Oliver, Michael Glen Est/Oliver, Adam M
 U S Bank National Association/Atlankeys LLC
 Koroly, Dawn Marie Est/Velez, Edwin D
 Halkin, Dasha/Bailey, Garfield Alfonso
 Mawanda, Abbas K/Cobb, Henry R
 Rocato Holdings LLC/Espinal, Eulogio
 Rocket Mortgage LLC/Elm Realty LLC
 Kiess, Marlene Est/Rasimowicz, Daniel Andrew
 Boscheinen, Kristy L/Merchant, Steven H Jr
 Moyer Properties Inc/Mcelwaine, Elyse
 Kern, William J/Heffner, James
 Greer, James/Hughes, Astrea
 Miller, Donald C/Thornton, Michael
 Christopher
 Rinker, Mildred E/Tallada, Keith
 Rinker, Mildred E/Tallada, Angela
 Rinker, Mildred E/Rinker, Timothy
 Rinker, Mildred Edith/Rinker, Timothy
 Baptiste, Damaris S/Toro, Rebecca
 Wilk, Artur/Jablonowska, Anna
 277 Pond View Lane LLC/Ecklund, Helen R
 Williams, Edith M/Williams, Keith R
 Heller, Ernest Leroy/Robbins, Barry E Jr

DIVORCE

005065-CV-2025 Amy R Pascualini V Juan Alvarez - Divorce - Divorce with 1 Count
 005103-CV-2025 Nicholas Flores V Janelle Rodney - Divorce - Divorce with 1 Count

005122-CV-2025 Stacy Rarick V Jack D Rarick - Divorce - Divorce with 1 Count
 005141-CV-2025 Marcus Torres V Gloria D. Torres - Divorce - Divorce with 1 Count
 005169-CV-2025 Amanda Martinez; Korin Mendez V Anthony Martinez - Divorce - Divorce with 1 Count
 005091-CV-2025 Joseph Sciabica V Mary Sciabica - Divorce - Divorce with 2 Counts
 005153-CV-2025 Michael Stephen Herman, Jr. V Sherrie Sue Herman - Divorce - Divorce with 2 Counts
 005126-CV-2025 Brian Alan Ackerman V Alison Ackerman - Divorce - Divorce with 3 Counts
 005167-CV-2025 Shannon M Lutz V Timothy L. Lutz - Divorce - Divorce with 3 Counts
 005132-CV-2025 Jessica Pohutski V Charles Pohutski - Divorce - Divorce with 4 Counts
 005092-CV-2025 Candice Brown V Marc James - Divorce - Divorce with 6 Counts

SUPPORT

005055-CV-2025 Victoria Mangarell V Michael Mangarell - Support - Support
 005056-CV-2025 Sade Perez-Avila V Giovanni Jonathan Avila - Support - Support
 005070-CV-2025 Gessabel Stefani Stewart V David Ventura Morton Jr - Support - Support
 005086-CV-2025 Amanda M Crespo V Ravi Capellan - Support - Support
 005115-CV-2025 Philip J Connors V Randy Amatrucci - Support - Support
 005165-CV-2025 Yurac Chery V Melvin Tavarez Gomez - Support - Support
 005166-CV-2025 Deborah A Murphy V Dawn M Mendez - Support - Support
 005174-CV-2025 Peter Tota Jr V Rosalie Manginelli - Support - Support
 005187-CV-2025 Allison Catherine Williams V Anthony Charles Frage Jr; Matthew J Stanley - Support - Support

CUSTODY AND VISITATION

005057-CV-2025 Steven Diaz V Alexis V. Delavera - Custody - Custody/Partial Custody/Shared Custody/Visitation
 005059-CV-2025 Angel Falcon V Jessica Falcon - Custody - Custody/Partial Custody/Shared Custody/Visitation
 005088-CV-2025 Stephen Jared Russell V Jessica Rae Russell - Custody - Custody/Partial Custody/Shared Custody/Visitation
 005113-CV-2025 Korin Mendez V Kathryn Haas - Custody - Custody/Partial Custody/Shared Custody/Visitation
 005117-CV-2025 Amy May Beers V Shawn Robert Fricke - Custody - Custody/Partial Custody/Shared Custody/Visitation
 005145-CV-2025 Ashley Chapis V Nino Cangelosi - Custody - Custody/Partial Custody/Shared Custody/Visitation

005147-CV-2025 Jacqueline Stanley V Matthew J Stanley - Custody - Custody/Partial Custody/Shared Custody/Visitation
 005168-CV-2025 Laura Santangelo V Matthew Kozero - Custody - Custody/Partial Custody/Shared Custody/Visitation
 005172-CV-2025 Amanda Trigli V Ryan Keller - Custody - Custody/Partial Custody/Shared Custody/Visitation
 005181-CV-2025 Tia L Benjamin; Independence Capital Recovery, LLC V Burke Shakorah Calvin Bazemore - Custody - Custody/Partial Custody/Shared Custody/Visitation

PLAINTIFF V DEFENDANT JUDGMENTS

005061-CV-2025 2080 Milford LLC V Katrina A Meyers-Gray Nathan J Gray, Jr. - Judgment - Confession of Judgment: Money-Miscellaneous - \$45,922.84
 005073-CV-2025 The Blue Mountain Lake Club V Molalign Misganaw; Wossene Lakew; Nicolas Vargas Vargas Capital LLC - Judgment - Judgment - \$2,602.14

DEFAULT JUDGMENT PRAEPIE FOR JUDGMENT

005049-CV-2025 Commonwealth of Pennsylvania V Orlando Duvell Cleveland - Judgment - Criminal Cost Judgment- Adult - \$1,105.50
 005085-CV-2025 Commonwealth of Pennsylvania V Maikel Paradas Perez - Judgment - Criminal Cost Judgment- Adult - \$1,105.50
 005087-CV-2025 Commonwealth of Pennsylvania V Ralph Joshua Almodovar - Judgment - Criminal Cost Judgment- Adult - \$1,180.79
 005090-CV-2025 Commonwealth of Pennsylvania V Bradley Robert Philbrick - Judgment - Criminal Cost Judgment- Adult - \$1,123.00
 005096-CV-2025 Commonwealth of Pennsylvania; Korin Mendez V Daniel Gustavo Gonzalez - Judgment - Criminal Cost Judgment- Adult - \$1,105.50
 005121-CV-2025 Kapitus Servicing Inc V Karpinsky Deborah Playtime Learning Center and Childcare Inc d/b/a Playtime Learning Center and Childcare - Judgment - Foreign Judgments/Registration - \$94,893.57
 005125-CV-2025 Forwardline Financial, LLC A California Limited Liability Company V Nicolas Vargas Vargas Capital LLC - Judgment - Foreign Judgments/Registration - \$27,519.07

JUDGMENT ON TRANSCRIPT

005102-CV-2025 The Blue Mountain Lake Club V Roger Henry; Ursula Henry - Judgment - Judgment/Transcript - \$11,829.57

005104-CV-2025 Capital One, N.A. V Kenneth G Custred, Sr - Judgment - Judgment/Transcript - \$4,332.66
 005107-CV-2025 Barclays Bank Delaware V Leroy D Jennings - Judgment - Judgment/Transcript - \$2,689.21
 005108-CV-2025 Barclays Bank Delaware V Vernon Bourne - Judgment - Judgment/Transcript - \$2,630.61
 005110-CV-2025 Barclays Bank Delaware; Department of Treasury-Internal Revenue Service V Ramon Espinal; Raymond D Turner, III; Shawn Robert Fricke - Judgment - Judgment/Transcript - \$9,368.06

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

005097-CV-2025 Brian Batres V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 005100-CV-2025 Ricca Mercedes Pitner V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 005105-CV-2025 Gilberto Mora Nunez V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 005106-CV-2025 Gilberto Mora Nunez V Commonwealth of PA Dept of Transportation Bureau of Licensing - Civil Appeal - Department of Transportation
 005157-CV-2025 Kathleen Springs V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 005186-CV-2025 Paul A Broccoli V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

005050-CV-2025 Tiffany Venezuela V Credit Corp Solutions, Inc. - Civil Appeal - Civil Appeal: Other
 005094-CV-2025 Robert Turner V M&T Bank - Civil Appeal - Civil Appeal: Other
 005101-CV-2025 J & N Service, LLC V Khawar Naimi - Civil Appeal - Civil Appeal: Other
 005120-CV-2025 Thandi Lynch V Yan Jiahong - Civil Appeal - Civil Appeal: Other
 005138-CV-2025 LVNV Funding LLC V Joshua Nachtigall - Civil Appeal - Civil Appeal: Other
 005139-CV-2025 Daniel Stroke V Roseanne Marie Simeone - Civil Appeal - Civil Appeal: Other
 005185-CV-2025 Pauline Massiah V Clive Darien - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL CERTIFIED COPY LIES

005060-CV-2025 Department of Labor and Industry to the Use of the Unemployment

Compensation Fund V Tree Shakers 365 LLC - Judgment - Certified Copy of Lien - \$7,917.86
005067-CV-2025 Department of Labor and Industry to the Use of the Unemployment Compensation Fund V Little Discoveries Day Care Inc - Judgment - Certified Copy of Lien
005069-CV-2025 Department of Labor and Industry to the Use of the Unemployment Compensation Fund V Christopher S Brown Trading as Christopher S Brown Law Offices - Judgment - Certified Copy of Lien - \$1,319.02

FEDERAL TAX LIENS

005076-CV-2025 Department of Treasury-Internal Revenue Service V Daniel Perez - Judgment - Federal Tax Lien - \$193,376.95
005077-CV-2025 Department of Treasury-Internal Revenue Service V Kelly D Rafferty Michael P Rafferty - Judgment - Federal Tax Lien - \$12,724.73
005129-CV-2025 Department of Treasury-Internal Revenue Service V Fernando Vargas - Judgment - Federal Tax Lien - \$104,846.65
005130-CV-2025 Department of Treasury-Internal Revenue Service V Michelle Power - Judgment - Federal Tax Lien - \$136,707.19
005131-CV-2025 Department of Treasury-Internal Revenue Service V Angela M Turner; Raymond D Turner, III; Shawn Robert Fricke - Judgment - Federal Tax Lien - \$176,547.46
005075-CV-2025 Department of Treasury-Internal Revenue Service V Sara Marziliano Thomas Valenti - Judgment - Federal Tax Lien - \$121,873.89

MUNICIPAL LIENS

TAX CLAIM LIENS

LIEN FOR FINE

005058-CV-2025 United States Attorney's Office for the Northern District of Ohio V Billy Marquise; Ursula Henry - Lien - Lien for Fine - \$107,900.00

MECHANIC LIEN CLAIM

005161-CV-2025 Silfee's Enterprise LLC V Eric J. Cassell Patricia Owens; Ursula Henry - Lien - Mechanic's Lien - \$70,839.86

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

Citizens Bank N A/Teator, Jeffrey E/Sat
Mortgage Electronic Registration Systems Inc/Gardner, Keith P/Sat
Mortgage Electronic Registration Systems Inc/Hadzima, Derrick F/Sat
Mortgage Electronic Registration Systems Inc/Bautista, Geovanny/Sat
D E & S Properties Inc/D E & S Properties Inc/Dec
Truist Bank/Chun, Sung-Hee/Sat
Mortgage Electronic Registration Systems Inc/Pravato, Alfred/Sat

Township of Stroud/Maddan Music LLC/Dec
First Northern Bank and Trust Co/Murtha, Patrick J Jr/Sat
First Northern Bank and Trust Co/Frey, David R/Sat
First Northern Bank and Trust Co/Kern, Kevin/Sat
Mortgage Electronic Registration Systems Inc/Eurich, Alice F/Sat
Mortgage Electronic Registration Systems Inc/Coppinger, Edmund/Sat
Mortgage Electronic Registration Systems Inc/DeLuca, Diana/Sat
Wells Fargo Bank N A/Mullin, Richard J/Sat
Mosconi, Diane/Saltz, Linda/Powr Kelly, Christopher P/Kelly, Amanda L/Ease BHA Lender LLC/Danich Group LLC/Sat
Brathwaite, Ann/Commonwealth of Pennsylvania/Notr
Mortgage Electronic Registration Systems Inc/Wilno, Dennis A/Sat
Department of the Interior Federal Credit Union/Boscheinen, Kristy L/Sat
PNC Bank National Association/Caccioppoli, Gary J/Sat
PNC Bank National Association/Caccioppoli, Gary J/Sat
Trap Enterprises LLC/Trap Enterprises LLC/Maps
Trap Enterprises LLC/Trap Enterprises LLC/Maps
Trap Enterprises LLC/Trap Enterprises LLC/Maps
Mortgage Electronic Registration Systems Inc/Obrien, John D/Sat
Polish & Slavic Federal Credit Union/Zietara, Jolanta/Sat
Citizens Bank N A/Heald, James W/Sat
Mortgage Electronic Registration Systems Inc/Perez, Alfonsina/Sat
Mortgage Electronic Registration Systems Inc/Blakeslee, Mark A/Sat
Nationstar Mortgage LLC/Becker, Joseph L/Sat
U S Bank Trust National Association/Medina, Ulises J/Sat
Rockford Capital GP LLC/Carbon Rei LLC/Sat
Grouzis, Frank D/Foundation Finance Company LLC/Ucc1
Wells Fargo Bank N A/Zaccaro, Lawrence A Jr/Sat
PNC Bank National Association/Caccioppoli, Gary J/Sat
Wells Fargo Bank N A/Pagan, George/Sat
Bank of America N A/Compas, Aurore L/Sat
Mortgage Electronic Registration Systems Inc/Perri, Steven/Sat
Mortgage Electronic Registration Systems Inc/Sanchez, Carlos/Sat
Mortgage Electronic Registration Systems Inc/Colon, Miguel/Sat
Mortgage Electronic Registration Systems Inc/Caetano, Steven A/Sat
Liberty Bail Bonds Inc/Manzella, Denise/Sat

Mortgage Electronic Registration Systems
 Inc/Macharik, Rudolf J/Sat
 Freedom Mortgage Corporation/Stephenson,
 Malika/Sat
 Coolbaugh Township/Walley, Rebecca
 Lynn/Agre
 Wells Fargo Bank N A/Nage, David/Sat
 Wells Fargo Bank N A/Loftus, Meghan/Sat
 Mortgage Electronic Registration Systems
 Inc/Bell, Jermaine/Sat
 Ramirez, Martha L/Tesla Inc/Ucc1
 Mortgage Electronic Registration Systems
 Inc/Corbin, William/Sat
 JPMorgan Chase Bank National
 Association/Select Portfolio Servicing
 Inc/Powr
 Kiavi Funding Inc/Windy Acres Investments
 LLC/Sat
 Kiavi Funding Inc/Winter Court Holding
 LLC/Sat
 Kiavi Funding Inc/Effectus Clothing LLC/Sat
 Scartelli, Janet A/Evans, Nicole/Powr
 Mortgage Electronic Registration Systems
 Inc/Pathirage, Pradeep S/Sat
 Penn Security Bank and Trust
 Company/Trachtenberg, Barry/Sat
 Peoples Security Bank and Trust
 Company/Diaz, Julio A/Sat
 Mortgage Electronic Registration Systems
 Inc/Foster, Robert/Sat
 Mortgage Electronic Registration Systems
 Inc/Torres, Nicholas D/Sat
 Matia, Edward D/First Commonwealth Federal
 Credit Union/Sat
 Utilities Employees Credit Union/Lopez, Daniel
 M/Sat
 Net LLC/Tesla Inc/Ucc1
 Wine Press Estates LLC/Wayne Bank/Ucc3cont
 Lehman, Lorie A/Commonwealth of
 Pennsylvania/Notr
 Mortgage Electronic Registration Systems
 Inc/Catalano, Roy Jr/Sat
 Mortgage Electronic Registration Systems
 Inc/Sandt, Kim Dee/Sat
 Mortgage Electronic Registration Systems
 Inc/DeCastro, Rivadavia Pereira/Sat
 2055 Realty LLC/Rockland Trust Company/Asle
 1163 Realty LLC/Rockland Trust Company/Asle
 38 Realty LLC/Rockland Trust Company/Asle
 57 Realty LLC/Rockland Trust Company/Asle
 Fitzgerald, William/Metropolitan Edison
 Company/Ease
 Metro City Bank/Kuo, Yuan Chien/Sat
 Coastal Community Bank, By Atty/Simons,
 Justin/Sat
 Wieber, Marialena/Commonwealth of
 Pennsylvania/Notr
 Cantu, Stephanie/Cross River Bank/Ucc1
 Kiavi Funding Inc/Deal House Capital II LLC/Sat
 Mortgage Electronic Registration Systems
 Inc/Stedman, James A IV/Sat
 Mortgage Electronic Registration Systems
 Inc/Fredericks, Matthew Ryan/Sat
 First National Bank of Pennsylvania/Snyder,
 Harry A/Sat
 Quorum D=Federal Credit Union/Devane,
 Lori/Sat
 Slabb LLC/Wayne Bank/Arnt
 Slabb LLC/Wayne Bank/Ucc1
 Mortgage Electronic Registration Systems
 Inc/Voigt, Shannon L/Sat
 JPMorgan Chase Bank N A/Dimichele,
 Patricia/Sat
 Mortgage Electronic Registration Systems
 Inc/Finn, Daniel J/Sat
 Mortgage Electronic Registration Systems
 Inc/Kelly, Colleen M/Sat
 Simpson, Edward M/ESSA Bank & Trust/Arnt
 Manufacturers and Traders Trust
 Company/Jenna Drive Associates LLC/Sat
 Peoples Security Bank and Trust
 Company/Fray, Lee/Sat
 Mauch Chunk Trust Company/123 Edgewood
 LLC/Sat
 Mauch Chunk Trust Company/123 Edgewood
 LLC/Trms
 Mauch Chunk Trust Company/DS & BH
 Holdings LLC/Sat
 Mauch Chunk Trust Company/DS & BH
 Holdings LLC/Trms
 Haubrich, Allyann E/Commonwealth of
 Pennsylvania/Notr
 Mortgage Electronic Registration Systems
 Inc/Roldan, Eric/Sat
 Mortgage Electronic Registration Systems
 Inc/Alonzo, Olga/Sat
 PNC Bank National Association/Ramsour,
 Brettney R/Sat
 PNC Bank N A/Byrnes, Bjorn/Sat
 Atlankeys LLC/Hard Money PA LLC/Arnt
 Fetherman, Matthew J/Cross River Bank/Ucc1
 Mortgage Electronic Registration Systems
 Inc/Lewis, Walter J/Sat
 Citizens Bank N A/Wise, Bradley A/Sat
 Mortgage Electronic Registration Systems
 Inc/Mitchell, Brian T/Sat
 P3 SBM-1 LLC/American Towers LLC/Asig
 KeyBank National Association/Tostaine, Peter
 E III/Sat
 Wells Fargo Bank N A/Verwys, William P/Sat
 NewRez LLC/Garbacz, Tomasz/Sat
 Mortgage Electronic Registration Systems
 Inc/Tyrrell, Karen A/Sat
 Mortgage Electronic Registration Systems
 Inc/Dhawan, Munish/Sat
 Flyte, Brian/NBT Bank National
 Association/Arnt
 Deutsche Bank National Trust
 Company/Pierro, John A Sr/Sat
 Steiner, William J Jr/PPL Electric Utilities
 Corporation/Rway
 Wells Fargo Bank N A/Leonhardt, George W
 III/Sat
 Wells Fargo Bank N A/Marrero, Rafael/Sat
 Pennsylvania Housing Finance Agency/Fritz,
 Devan T/Sat

Mortgage Electronic Registration Systems Inc/Smith, Docosta S/Sat
Otuzova, Jennet/Mortgage Electronic Registration Systems Inc/Affd
JPMorgan Chase Bank N A/Benfield, John D/Sat
Loan Funder LLC/MBI Investments LLC/Ucc3term
Pennsylvania State Employees Credit Union/Morris, Brandon/Sat
Wayne Bank/Fitzgerald, Jessica J/Sat
Merwine, Connie J/Simoncelli, James/Sat
Rock-Tenn Converting Company/Blue Ridge Cable Technologies Inc/Rway
Amato, Rebecca Ann/Blue Ridge Cable Technologies Inc/Rway
Johnson, Anthony B/Homeplus Finance Corporation/Ucc3term

MORTGAGE GRANTOR/GRANTEE

Zorin, Nikita/TD Bank N A
Deal House Capital Fund II LLC/Kiavi Funding Inc
Rodriguez, Noel/Mortgage Electronic Registration Systems Inc
Wilno, Dennis A/Mortgage Electronic Registration Systems Inc
Poconos Lake Retreat LLC/Lima One Capial LLC
Jones, Trevor/Mortgage Electronic Registration Systems Inc
Whately, Romano/Secretary of Housing and Urban Development
Sutton, Anthony/Hometap Equity Partners LLC
Honore, Myrlene/Mortgage Electronic Registration Systems Inc
Marathon Property Investments LLC/First Keystone Community Bank
Mitchell, Brian T/Mortgage Electronic Registration Systems Inc
Hopkins, Daniel Graham/PNC Bank National Association
Alicea, Jacqueline Cruz/Secretary of Housing and Urban Development
Jones, Danny C/Mortgage Electronic Registration Systems Inc
Christman, Mark/PNC Bank National Association
Malinovskiy, Albert/Mortgage Electronic Registration Systems Inc
Capo, John C/Mortgage Electronic Registration Systems Inc
Kramer, Keavin P/First Northern Bank and Trust Co
H&S Convenience LLC/Mestecky, Frank Jr
Danich Group LLC/First Keystone Community Bank
Finkelstein, Nicole Marie/Mortgage Electronic Registration Systems Inc
Janet A Scartelli Trust/First Northern Bank and Trust Co
Grifo, Richard D/First Northern Bank and Trust Co

Noone, Eric S/Wayne Bank
Soloukhina, Nadezhda/Mortgage Electronic Registration Systems Inc
Yeager, Christopher L/Kline, Randal V
Gonzaga Real Estate & Building Inc/ABL RPC
Residential Credit Acquisition LLC
Levy, Erica M/Secretary of Housing and Urban Development
Merrit-Kelley, Donna/Truist Bank
Riley, Mark J/North Penn Savings and Loan Association
Gewirtzman, Ronald/Kinecta Federal Credit Union
Colon, Jose I Jr/Mortgage Electronic Registration Systems Inc/Modm
Miric, Branko/Mortgage Electronic Registration Systems Inc
Jordan, Marcelito O/Mortgage Electronic Registration Systems Inc
Thompson, Jefferson C/Mortgage Electronic Registration Systems Inc
Fetherman, Matthew J/Mortgage Electronic Registration Systems Inc
Ramirez, Carlos Jr/Dart Collateral Manager LLC
Momanyi, Joseph O/Mortgage Electronic Registration Systems Inc
Debue, Douglas F/Mortgage Electronic Registration Systems Inc
Habboush, Estabrak J/Mortgage Electronic Registration Systems Inc
Johnson, Edward/Mortgage Electronic Registration Systems Inc
Cruz, Ludwig Castillo/Mortgage Electronic Registration Systems Inc
Boge, Zachariah Mark/Mortgage Electronic Registration Systems Inc
Coughlan, Eric Daniel/PSECU
Lopez, Daniel M/Utilities Employees Credit Union
Miller, Stephen John/Mortgage Electronic Registration Systems Inc
Midtown Capital LLC/BPL Mortgage LLC
Thomas, Serita/Coastal Community Bank
Paoli, Debra/Mortgage Electronic Registration Systems Inc
Yermilov, Yuriy A/Citizens Bank N A
Peterson, James Edward Jr/Mortgage Electronic Registration Systems Inc
Kochanski, Thomas D/Secretary of Housing and Urban Development
Boone, Shatieka S/Mortgage Electronic Registration Systems Inc
Maisonet, Evette/Mortgage Electronic Registration Systems Inc
Bigley, Cynthia L/Bank of America NA
Galioto, Rosario/Mortgage Electronic Registration Systems Inc
Sanua, Michael H/Mortgage Electronic Registration Systems Inc
Vazquez, Felix Antonio/Mortgage Electronic Registration Systems Inc
Remus-Abbamonte, Lilia C/Mortgage Electronic Registration Systems Inc

Mclver, Calvin/Figure Lending LLC
 Moyer, Luke/Mortgage Electronic Registration Systems Inc
 Quinn, Michael/Mortgage Electronic Registration Systems Inc
 Gonzalez, Raul/Carrington Mortgage Services LLC/Modm
 Pavlasky, Robert/NBT Bank National Association
 Taormina, Gregory/NBT Bank National Association
 Fezza, Michael C/NBT Bank National Association
 Boxhill, Charles/Mortgage Electronic Registration Systems Inc
 Agrawal, Anju Devi/Mortgage Electronic Registration Systems Inc
 Soroka, Jeffrey C/Cross Valley Federal Credit Union
 Snyder, Kacie/First Northern Bank and Trust Co
 Howell, Travis/Mortgage Electronic Registration Systems Inc
 Kirk, Yahweh/Mortgage Electronic Registration Systems Inc
 Troy James Design Group LLC/T and R Berkshire LLC
 Windy Acres Investments LLC/Kiavi Funding Inc
 2055 Realty LLC/Rockland Trust Company
 1163 Realty LLC/Rockland Trust Company
 38 Realty LLC/Rockland Trust Company
 57 Realty LLC/Rockland Trust Company
 Thomas, Louis E Jr/Mortgage Electronic Registration Systems Inc
 Snyder, Thomas E/First Commonwealth Federal Credit Union
 Onorato, Anthony A/Secretary of Housing and Urban Development
 Weems, Manual A/Secretary of Housing and Urban Development
 Marciano, Samantha/Mortgage Electronic Registration Systems Inc
 Slabb LLC/Wayne Bank
 Sadoli, Gojart/Wells Fargo Bank N A
 Seabra, Antonio M/Mortgage Electronic Registration Systems Inc
 Moskovitz, Scott Jonathan/Capital One N A
 Drake, Andrew Sr/Linear Mortgage LLC/Modm
 Parish, Kelly Ann/Mortgage Electronic Registration Systems Inc
 Gogichishvili, Roman/Mortgage Electronic Registration Systems Inc
 Simpson, Edward M/ESSA Bank & Trust
 Woodley, Dwana/Secretary of Housing and Urban Development
 Reeves, Vonetta G/Secretary of Housing and Urban Development
 Atlankeys LLC/Hard Money PA LLC
 Luciano, Justin S/Secretary of Housing and Urban Development
 Davidson, Bradley S/Mortgage Electronic Registration Systems Inc
 Kresge, Larry/New Rez LLC/Modm
 Bailey, Garfield Alfonso/Mortgage Electronic Registration Systems Inc
 Flyte, Brian/NBT Bank National Association
 Bentley, Tyrone/Citizens Bank N A
 Global Investment LLC/First Keystone Community Bank
 Cobb, Henry R/Mortgage Electronic Registration Systems Inc
 Fleming, Tori/Mortgage Electronic Registration Systems Inc
 Espinal, Eulogio/Mortgage Electronic Registration Systems Inc
 Lee, Adina/Secretary of Housing and Urban Development
 Stuart, Thomas F Jr/Mortgage Electronic Registration Systems Inc
 Demircan, Umit/Secretary of Housing and Urban Development
 Smith, Kristopher/PNC Bank National Association
 Hernandez, Madeline/Fidelity Deposit & Discount Bank
 Elm Realty LLC/Kiavi Funding Inc
 Ghafoori, Yousuf/Mortgage Electronic Registration Systems Inc
 Rasimowicz, Daniel Andrew/Mortgage Electronic Registration Systems Inc
 Merchant, Steven H Jr/First Keystone Community Bank
 Judd, Robert/Dart Collateral Manager LLC
 Daddio, Joseph/Figure Lending LLC
 Thornton, Michael Christopher/Mortgage Electronic Registration Systems Inc
 Simoncelli, James/Merwine, Connie J
 Shuster, Jonathan E/Carrington Mortgage Services LLC/Asgn
 Wu, Jeffrey/Empower Federal Credit Union/Asgn
 Ross, Aaron/Towd Point Mortgage Grantor Trust 2024-CES4/Asgn
 Diaz, Allison/Goldman Sachs Mortgage Company/Asgn
 Crespo, Valerio/Goldman Sachs Mortgage Company/Asgn
 Douglas, Robert B/U S Bank National Association/Asgn
 Rutuelo, Emily/Goldman Sachs Mortgage Company/Asgn
 Fender, Rudolf J/NewRez LLC/Asgn
 Neverson, Michael/NewRez LLC/Asgn
 Williams, Thomas J/Bank of New York Mellon Trust Company National Association/Asgn
 Lopez, Delma E/Federal Home Loan Mortgage Corporation/Asgn
 Bastidas, Jaime A/US Mortgage Resolution Trust/Asgn
 Swan, Trinell D/US Mortgage Resolution Trust/Asgn
 Shannon, James V/US Mortgage Resolution Trust/Asgn
 Oney, Laura Lorraine/US Mortgage Resolution Trust/Asgn

Nomad Luxe LLC/Morgan Stanley Bank
National Association/Asgn
Bartsch, Thomas E Jr/MidFirst Bank/Asgn
Merone, Jonathan Joseph/Secretary of
Veterans Affairs/Asgn
Ramirez, Oswaldo/Planet Home Lending
LLC/Asgn
Rehm-Mosier, Ashley M/Planet Home Lending
LLC/Asgn
Butron, Diosana/Nationstar Mortgage
LLC/Asgn
Solomon, Sean C/Crosscountry Mortgage
LLC/Asgn
Muio, Richard J/NewRez LLC/Asgn

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 001061-CV-2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, September 25, 2025
AT 10:00 A.M.**

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

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

All those Two certain lots or pieces of land situate in Middle Smithfield Township, Monroe County, Pennsylvania, being Lots Nos. 16 and 17, Section A, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Goyton Kempster, Registered Civil Engineer, dated February 22, 1965", and recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, initially in Plat Book Vol. 9 page 103, now in Plot Book Vol. 29 page 21.

The exact dimensions of the aforesaid lots are as follows:

LOT NO. 16, SECTION A: Along the center line of Deer Foot Trail, 116.6 feet; along Lot No. 17, Section A, 170 feet; along Lot No. 15, Section A, 115 feet; along the Southerly side of 170 feet.

LOT NO. 17, Section A: Along the center line of Deer Foot Trail, 111.5 feet, along Lot No. 18, Section A, 170 feet; along Lot No. 14, Section A, 106.5 feet; along Lot No. 16, Section A, 170 feet.

Under and subject to the conditions, restrictions and reservations contained in Deed Book Vol. 384 page 1157.

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

For informational purposes only: 5225 Pony Trail Way, Middle Smithfield Township, PA 18302

Tax ID: 9/13A/1/88

Being the same premises which John F. Yobs

and wife Patricia A. Yobs, by Deed dated 05/30/2001 and recorded 06/04/2001, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2097, Page 5821, granted and conveyed unto Debra L. Alexander, in fee.

Tax ID #: 09.13A.1.88 aka 9/13A/1/88 PIN 09732603132868

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Debra L. Alexander
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
Aug 22, 29, Sep 5

**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 6405 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, September 25, 2025
AT 10:00 A.M.**

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

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

Defendant: Jeanette Allen

Attorney for Plaintiff: Orlans Law Group PLLC
200 Eagle Road, Bldg 2, Suite 120

Wayne, PA 19087
(484) 367-4191

Judgment Amount: \$170,188.12

DESCRIPTION

Municipality: Coolbaugh TWP.

All that certain piece or parcel of land, situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit;

BEING Lots 205 and 206 on a subdivision map entitled Lands of Miles Weaver n/k/a Sterling Estates recorded in Monroe County Plot Book 10, Page 83.

SUBJECT to the Declaration of Restrictive Covenants recorded in Monroe County Record Book 1102, Page 7 and Amended Declaration of Restrictive Covenants recorded in Monroe County Record Book 1187, Page 200 and further subject to the same conditions, exceptions, restrictions, reservations and covenants as are contained in prior deeds forming the chain of title.

Commonly Known As: 3232 Evergreen Circle, Tobyhanna, PA 18466

Parcel: 03.4A.3.49 & 03.4A.3.50

TITLE TO SAID PREMISES VESTED IN George Allen and Jeanette Allen, by Deed from Professional Management, INC, dated January 19, 1989, recorded January 20, 1989, in Book 1663, Page 621.

Tax Parcel No: 03.4A.3.49 & 03.4A.3.50

Premises known as: 3232 Evergreen Circle, Tobyhanna, PA 18466

To Be Sold as the property of Jeanette Allen

Docket No: 006405-CV-2024

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Jeanette Allen**

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
Jared M. Greenberg, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Aug 22, 29, Sep 5

**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 004183 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, SEPTEMBER 25, 2025

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, known and described as Lot 501 on map or plan bearing title or legend "Second H-1 Locust Lake Village Tobyhanna Township, Monroe County, Pennsylvania, 1 May 1967 Leo A. Achterman, Jr., P.E. East Stroudsburg, PA.", bounded and described as follows, to wit;

BEGINNING at a point in the Southeasterly line of Oak Terrace and the Northern-most corner of Lot No. 502; thence North 40 degrees, 33 minutes 50 seconds east along the Southeasterly line of Oak Terrace for a distance of 100 feet to a point, the Western-most corner of Lot No. 401; thence extending of that 100 feet width or breadth (between parallel lines at right angles with Oak Terrace) in length or depth Southeasterly for a distanced of 200 feet to a line parallel with Oak Terrace.

FURTHER BOUNDED on the Southwest by Lot No. 502 and on the Northeast by Lot No. 401 and part of Lot No. 402

BEING a portion of the same premises which Locust Lake Village, Inc., A Pennsylvania Corporation, by deed dated April 24, 1969, and recorded August 12, 1969, in the Office of the Recorder of Deeds, in and for Monroe County, in Record Book Vol.376, page 777, granted and conveyed unto Gerald E. Clark and Elizabeth C. Clark. Improvements being a residential unit.

TOGETHER with the right in the Grantee to uninterrupted and unobstructed use od private roads as shown in the above-mentioned map or plan and extensions thereof of public highways.

Parcel #19.11C.1.32
 Map # 19630614339202
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Jefferey T. Clark and Cheryl M. Clark**
 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
 Kristen Wetzel Ladd, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 Aug 22, 29, Sep 5

**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 6229 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, SEPTEMBER 25, 2025
 AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, parcel and piece of ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot No. 67, Section A, as shown on a Map of A Pocono County Place, on file in the Recorders Office at Stroudsburg, Pennsylvania in Plot Book No. 18, Page 57 and 61.
 BEING Lot No 67 as shown on said Plan.
 BEING known as 252 Greenbriar Circle

BEING County Parcel 03.3B.1.86
 (Map#:03635820719077)
 TITLE VESTED IN: Elisa Holdings LLC a Pennsylvania Limited Liability Company, by deed from Aastha Homes LLC, dated January 5, 2024, recorded January 17, 2024 in the Monroe County Clerk's/Register's Office in Deed Book 2643, Page 8877, Instrument # 202401157.
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Elisa Holding LLC & Elizabeth Shewdat**

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
 Emmanuel J. Agentieri, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 Aug 22, 29, Sep 5

**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 006688-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, September 25, 2025
 AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate, lying and being in the development of Mon-

roe Lake Shores, Township of Middle Smithfield, County of Monroe and State of Pennsylvania, to-wit:

Lot No. 16 in Block No. 5 of Unit No. 5 as shown on survey and original Plot of Monroe Lake Shores, Monroe County, Pennsylvania. Commonly known as 416 Daffodil Road, East Stroudsburg, PA 18302

For informational purposes only:

Tax Parcel No.: 09.14C.5-5.16.

Tax Map No. 09732501164481.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Flipping Pocono 008 LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello

Sheriff of Monroe County
Pennsylvania

John J. Winter, Esquire, Counsel for Plaintiff
Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Aug 22, 29, Sep 5

**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 005757 CIVIL 2019 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, September 25, 2025

AT 10:00 A.M.

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

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

All that certain lot, piece or parcel of land situate in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 27, Section 1, as shown on map entitled "Final plan, Section No. 1, Sunset Pocono", dated February 26, 1973, revised March 1, 1973 and recorded May 16, 1973, in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Vol. 19, page 55.

Being the same premises Christopher A. Maguire and Jill I. Anderson, now by marriage Jill I. Maguire conveyed to Albert Guarneri and Jeanette Guarneri by Deed dated October 30, 2002 and recorded on November 12, 2002 in the Monroe County Recorder of Deeds in Book 2136, Page 5004 as Instrument No. 200246113.

Being known as: 1106 Stone Ridge Drive f/k/a RR 2 Box 4055, Henryville, PA 18332

Tax Parcel Number: 12/5B/1/29 and 12/5B/1/28

Tax Pin Number: 12637404730992 and 12637404732736

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Albert Guarneri and Jeanette Guarneri**

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

Roger Fay, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Aug 22, 29, Sep 5

**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 003812 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, September 25, 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 POLK, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 2582 SKYWAY DRIVE F/K/A 68 EVERGREEN LAKE, KUNKLETOWN, PA 18058

BEING PARCEL NUMBER: 13.8A.3.74

BEING MAP NUMBER:13622801368703

IMPROVEMENTS: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOHN JEKER, IN HIS CAPACITY AS HEIR OF NICOLINA JEKER A/K/A NICOLINA JAKER; UNKNOWN HEIRS, SUCCESSORS, ASSINGS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NICOLINA JEKER A/K/A NICOLINA JAKER**

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
Aug 22, 29, Sep 5

**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 004979 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, September 25, 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 TOBYHANNA, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 364 BERRY LANE, POCONO LAKE, PA 18347

BEING PARCEL NUMBER: 19.12B.1.100

MAP NUMBER: 19630502797639

IMPROVEMENTS: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **VINCENT M. MARUCCI A/K/A VINCENT MARUCCI**

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
Aug 22, 29, Sep 5

**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 006302 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe

County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, September 25, 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 PIECE, PARCEL OR TRACT OF LAND BEING SITUATE IN THE TOWNSHIP OF TUNKHANNOCK, COUNTY OF MONROE AND STATE OF PENNSYLVANIA.

BEING KNOWN AS: 155 FLAME DRIVE A/K/A 43 FLAME DRIVE, LONG POND, PA 18334
BEING PARCEL NUMBER: 20.86220
BEING MAP NUMBER: 20632102888470
IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DOROTHY J. MATLOCK A/K/A DOROTHY MATLOCK**
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
Aug 22, 29, Sep 5

**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 007291 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, September 25, 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 ROSS TOWNSHIP, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 112 TYLER DRIVE A/K/A RR 7 BOX 7360 ROLLING HILLS ROAD, SAYLORSBURG, PA 18353
BEING PARCEL NUMBER: 15.117896
BEING MAP NUMBER: 15626703114324
IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **STEFANIE L. MUHR**
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
Aug 22, 29, Sep 5

**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 000556 CIVIL 2017 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, September 25, 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 parcel, piece or tract of land situate in the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, being described according to a Final Subdivision Plan for Keystone Hollow Corporation, Regina Tract Subdivision Plan (Phase 2) and prepared for Herbert, Rowland and Grubic, Inc., (HRG) dated December 23, 2004 and recorded January 16, 2006 in Plan Book 78, Page 9 and described as follows, to wit:

BEING Lot No. 4 on said plan, a/k/a 4 Forest Drive, Being Parcel No. 09/98174, pin 09733302669131.

Also known as the Masters at Great Bear as shown in the recorded declaration for planned unit development.

TAX ID NO.: 09/98174

BEING D, E & S Properties, Inc., T/A Classic Quality Homes, by Deed dated November 9, 2015 and recorded in the Office of Recorder of Deeds of Monroe County on November 16, 2015 at Book 2462, Page 9636 Instrument# 201527402 granted and conveyed unto Brigitte Nelson.

PARCEL: 09/98174

PIN: 09733302669131

Property Address: 124 Milestone Drive a/k/a 4 Forest Drive, East Stroudsburg, PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Brigitte Nelson**
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

Matthew C. Fallings, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Aug 22, 29, Sep 5

**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 008621 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, September 25, 2025
AT 10:00 A.M.**

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

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania, being known and designated as Lot No. 6 on a map or plan entitled, "Lands or Harmon Homes, Inc., Final Subdivision Plan," prepared by Niclaus Engineering Corporation and recorded in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plot Book Volume 76, page 192, and being further described as follows:

BEGINNING at a point in the center of Cherry Valley Road (SR 2004), said point being the northeasterly corner of Lot No. 6 as shown on the above referenced plan; thence (1) along Lot No. 7 South 14 degrees 40 minutes 33 seconds East sixty-five and fifteen one-hundredths (65.15) feet (passing an iron pin at sixteen and fifty-four one-hundredths (16.54) feet); thence (2) along the same, South 27 degrees 37 minutes 39 seconds East six hundred ninety and ten one-hundredths (690.10) feet to an iron pin in line of lands of Robert Irving; thence (3) along lands of Robert Irving, South 63 degrees 31 minutes 48 seconds West two hundred twenty-nine and sixty one-hundredths (229.60) feet to an iron pin; thence (4) along Lot No. 5, North 25 degrees 23 minutes 32 seconds West seven hundred sixty-nine and eighteen one-hundredths (769.18) feet (passing an iron pin at seven hundred fifty-two and sixty-eight one-hundredths (752.68) feet)

to a point in the center of Cherry Valley Road; thence (5) along the center of Cherry Valley Road, North 64 degrees 36 minutes 28 seconds East one hundred twenty and twenty-eight one-hundredths (120.28) feet East to a point; thence (6) along the same, North 71 degrees 24 minutes 28 seconds East ninety-five and fifteen one-hundredths (95.15) feet to the place of BEGINNING.

CONTAINING 3.78 acres of land, more or less. Tax No.: 07/97770

UNDER AND SUBJECT to the notes, covenants, conditions, easements and restrictions that appear of record and/or in the chain of title.

Property Address: 5264 Cherry Valley Road, Saylorsburg, PA 18353

Parcel ID: 07.97770

Map Number: 07627700662083

Title is vested in Joseph B. O'Connor, as sole owner, by deed from Thomas V. Casale and Michele M. Casale, dated April 10, 2019 and recorded April 15, 2019 in the Monroe County Clerk's/Register's Office in Deed Book 2527, Page 1999.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOSEPH B. O'CONNOR**

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
Dylan Chess, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Aug 22, 29, Sep 5

**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 2695 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, September 25, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF JACKSON, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEING ALL OF LOT NO. 5, VAN AMS WAY, AS SHOWN AND DESIGNATED AN FINAL PLAN OF SUBDIVISION OF LANDS OF FREDERICK J. AND LIVIA V. FLANKER, MADE BY R.D. RUSSELL ASSOCIATES, DATED 6/17/1992 AND RECORDED 8/30/1994, IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONROE IN PLOT BOOK NO. 66 PAGE 136.

Being the same premises that Michael J. Maletta and Anna L. Maletta, his wife by Deed dated September 16, 2014, and recorded December 4, 2014, in Monroe County in Deed Book 2447, Page 710 conveyed unto Robert L. Owens and Elizabeth Owens, his wife.

Known as: 128 Van Ams Way Stroudsburg PA 18360

Parcel # 08.89424 - PIN: 03635809250200

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ROBERT L. OWENS AND ELIZABETH OWENS**

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
Roger Fay, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Aug 22, 29, Sep 5

**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 4501 CV 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, September 25, 2025
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

All that certain lot situated in the Township of Chestnuthill, County of Monroe and State of Pa., marked and designated as Lot 131, Section 4, as shown on Plotting of Sierra View, Chestnuthill Township, Monroe County, PA, made by VEP & Associates, Inc., and recorded in Monroe County, PA, in Plat Book 33 page 35.

TAX CODE: 02.14E.1.76

PIN NO: 02633104809167

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Daniel Rodriguez, as Believed Heir and/or Administrators to the Estate of Hector Rodriguez, Unknown Heirs, and/or Administrators to the Estate of Hector Rodriguez**

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

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

Sheriff's Office
Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor
Aug 22, 29, Sep 5

**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 002603 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, September 25, 2025
AT 10:00 A.M.**

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

AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, being Lot 25B, Section B, El-Do Lake, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 58, Page 68, located along the Southerly side of twenty (20) feet wide Pin Oak Lane, being more fully bounded and described as follows, to wit: BEGINNING at an iron pin on the Southerly side of twenty (20) feet wide, Pin Oak Lane, said pin also marking the Northeast corner of Lot No. 24B; thence extending along the Easterly side of Lot No. 24, Section B, South one (01) degree fifty-nine minutes West one hundred fifty (150.00) feet to an iron pin; thence extending along the Northerly side of Lot No. 5, Section B, Poplar Lane, property of Elwood H. Beers and Dorothy M. Beers, his wife, South eighty-five (85) degrees thirty-three (33) minutes East one hundred (100.00) feet to an iron pin; thence extending along the Westerly side of Lot No. 4 of Section B, Pin Oak Lane, property of now or formerly of Krause, North one (01) degree fifty-nine (59) minutes East one hundred fifty (150.00) feet to an iron pin on the Southerly side of Pin Oak Lane; thence extending along the Southerly side of Pin Oak Lane, North eighty-five (85) degrees thirty-three (33) minutes West one hundred (100.00) feet to the place of Beginning. BEING THE SAME PREMISES which Joseph T. Klein and Rebecca A. Klein, husband and wife by Deed dated April 16, 2009 and recorded

on April 28, 2009, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2352 at Page 2602, as Instrument No. 200909780 granted and conveyed unto Marino C. Saveri, III.

Being Known as 107 Acorn Lane f/k/a 25 Pin Oak Lane, Kunkletown, PA 18058

Tax Code No. 13.11A.2.20

Map No. 13621901271451

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Marino C. Saveri, III a/k/a Marino Charles Saveri, III**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Aug 22, 29, Sep 5

**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 000401 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, September 25, 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 TOBYHANNA TOWN-

SHIP, MONROE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 2373 LOCUST RIDGE ROAD A/K/A 52 LOCUST RIDGE ROAD, POCONO, LAKE, PA 18347

BEING PARCEL NUMBER: 19.17A.1.252

BEING MAP NUMBER: 19539612860184

IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MICHELLE RENEE SCHOTT A/K/A MICHELLE RENEE, IN HER CAPACITY AS HEIR OF THOMAS A. WEST; DANIEL T. WEST, IN HIS CAPACITY AS HEIR OF THOMAS A. WEST; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THOMAS A. WEST** 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
Aug 22, 29, Sep 5

**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 000754 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, SEPTEMBER 25, 2025
AT 10:00 A.M.**

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

AFTER AUCTION
LEGAL DESCRIPTION

All that certain lot, parcel or piece of and situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 939, Section F, according to Plan of Emerald Lakes recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania in Plot Book Volume 24, Page 47, bounded and described as follows, to wit: **BEING** Jacqueline J. Soley and Alfred Smith, Sr., wife and husband by Deed dated March 16, 2004 recorded in the Office of Recorder of Deeds of Monroe County on March 19, 2004 at Book 2184, Page 8094 granted and conveyed unto Alfred Smith, Sr. Jacqueline J. Soley, husband and wife.

PARCEL: 19.3D.1.48

PIN: 19634401154892

Property Address: 1208 Ironwood Court a/k/a 939 Ironwood Court, Long Pond, PA 18334
Jacqueline J. Smith A/K/A Jacqueline J. Soley having departed this life on January 28, 2021.
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Alfred Smith A/K/A Alfred Smith Sr.

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
Steven P. Kelly, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Aug 22, 29, Sep 5

**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 5162 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted

by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, September 25, 2025
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

All that certain lot or piece of land situate in the Borough of Mount Pocono, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a pipe in line of lands of Fairview Water Company, Thence by said lands North 87 degrees 37 minutes East 100.23 feet to a pipe; Thence along the westerly line of Lot No. 1 as shown on the hereinafter mentioned plot plan South 14 degrees 37 minutes 45 seconds East 385.96 feet to a pipe on the northerly side of Skyline Way; Thence along the said northerly line of Skyline Way (50 feet in width) South 75 degrees 22 minutes 15 seconds West 44.62 feet to a pipe at a point of curvature; Thence by the same, crossing a water line of the Fairview Water Company, along a curve to the right having a radius of 175 feet for an arc distance of 20.40 feet to a point of tangency; Thence along the northerly side of Mason Street (50 feet in width) South 82 degrees 3 minutes West 79.98 feet to a pipe; Thence by other lands of Peter Ucfiferi and wife, of which this lot was formerly a part North 7 degrees 57 minutes West, recrossing said water line of the Fairview Water Company, 399.44 feet to the place, of BEGINNING. CONTAINING 1.1037 Acres, more or less.

Being Lot No. 2 as shown on a plan of Section Two of Skyline Park recorded in Plot Book 44, Page 39.

The above described lot is subject to an easement fifteen feet in width in favor of Fairview Water Company.

The above described lot is subject to an easement for a proposed forty foot street, adjacent to the first course in the above description, as mentioned in Deed of Pocono Lodges, inc., to Peter Ucfiferi and others, September 28, 1966, Deed Book Vol. 341, Page 606.

Being the same premises which George R. Sawyer Sr., by his Deed dated, 2005 and recorded in Record Book Volume 2234, Page 3350; granted and conveyed to Janusz Zawadzki, the mortgagor, in fee.

PARCEL ID NO. 10.4.1.16-23

PIN Number 10636505183164

BEING KNOWN AS: 28 Skyline Way, Mount Po-

cono, Pennsylvania 18344.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Sebastian Zawadzki, All Unknown Heirs, Devisees, Executors, Administrators, Personal Representatives, Grantees, Successors, Assigns, and All Persons, Firms, Associations or Legal Entities Claiming Right, Title or Interest From, Under or Through Janusz Zawadzki, Deceased Mortgagor and Grantee in Last Recorded Deed, and Marek Zawadzki, Defendants**

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
David K. Brown, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Aug 22, 29, Sep 5

**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 under-

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

Estate of Maria Luiza Dorneles, a/k/a Maria Luiza Tresko, a/k/a Maria L. Tresko, late of Rua Dorn Guanela, Capao da Canoa, RS, Commonwealth of Pennsylvania, October 17, 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. ESSA Bank & Trust now known as ESSA Bank, a division of CNB Bank
712 Monroe Street
Stroudsburg, PA 18360

David L. Horvath, Esq.
Newman, Williams, P.C.
712 Monroe Street
Stroudsburg, PA 18360

Aug 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dennis T. Ruddy, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, January 7, 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. Bronwyn Leah Stall
2551 Baglyos Circle Suite A-14
Bethlehem PA 18020

Stanley M. Vasiliadis, Esq.
2551 Baglyos Circle Suite A-14
Bethlehem PA 18020

Aug 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Shirley M Muller aka Shirley Muller, late of Coolbaugh 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. Lynn Guiser

c/o Fisher and 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 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John Hamill, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, June 26, 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. Christina McManus
3073 Route 715
Henryville, PA 18332
Aug 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mark Hodgson, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, August 12, 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.

Carol A. Huffman
1234 Dreher Avenue
Stroudsburg, PA 18360

Joseph S. Wiesmeth, Esquire
919 Main Street
Stroudsburg, PA 18360

Aug 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gabriel Angel Valentin, late of Stroud Township, Monrow county, Commonwealth of Pennsylvania, April 15, 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.

Jacqueline R Guzzetta Valentin
110 Pasquin Drive
East Stroudsburg PA 18301
Aug 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Janet N. Day, late of Saylorsburg, Ross 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.

Joyce L. Wilson
4116 Hill Ct
Saylorsburg PA 18353
Aug 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jeffrey S. Reichard, late of Hamilton 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.

Bailey N. Szawaluk
C/o Goudsouzian & Associates
2940 William Penn Hwy
Easton, PA 18045

Nicole M. Thomas, Esq.
2940 William Penn Hwy
Easton PA 18045

Aug 22, 29, Sep 5

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on July 14, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common

Pleas, request an order to change the name of **Shivani Jaykrishna Desai to Shivani Aabhar Desai-Patel.**

The Court has fixed the day of October 10, 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 22

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

CIVIL ACTION

COURT OF COMMON PLEAS MONROE COUNTY, PA CIVIL ACTION-LAW NO. 006302-CV-2023

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2006-HE5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5

Plaintiff
v.
DOROTHY J. MATLOCK A/K/A DOROTHY MATLOCK
Defendants

To: DOROTHY J. MATLOCK A/K/A DOROTHY MATLOCK Defendant(s), 155 FLAME DRIVE A/K/A 43 FLAME DRIVE LONG POND, PA 18334

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2006-HE5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5, 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. 006302-CV-2023, seeking to foreclose the mortgage secured on your property located, 155 FLAME DRIVE A/K/A 43 FLAME DRIVE LONG POND, PA 18334.

NOTICE

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

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

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

Monroe County Bar Association

Find A Lawyer Program

PO Box 591

Stroudsburg PA, 18360

Telephone: 570-424-1340

Fax: (570) 424-8234

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

Troy Freedman, Esq. ID No. 85165

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

Aug 22

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO.33 CV 2025**

Thea M. Godbolt-Bartsch,

Plaintiff(s),

vs.

Thomas E. Bartsch, Jr.,

defendant(s)

TO Thomas E. Bartsch, Jr., defendant(s): The Plaintiff, Thea M. Godbolt-Bartsch, has commenced a civil action against you for Complaint in Divorce. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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

Monroe County Bar Association

Find a Lawyer Program

P.O. Box 591

Stroudsburg, PA 18360

Telephone (570) 424-1340

Fax (570) 424-8234

Gary J. Saylor, II, Esq.

Cramer, Swetz, McManus, Jordan & Saylor, P.C.

711 Sarah St.

Stroudsburg, PA 18360

Aug 22

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 5103-CV-2025**

Nicholas Flores,

Plaintiff(s),

vs.

Janelle Rodney,

defendant(s)

TO Janelle Rodney, defendant(s): The Plaintiff, Nicholas Flores, has commenced a civil action against you for Divorce Complaint. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

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

Monroe County Bar Association

Find a Lawyer Program

P.O. Box 591

Stroudsburg, PA 18360

Telephone (570) 424-1340

Fax (570) 424-8234

Kaitlyn A. Burke, Esquire

ARM Lawyers, LLC

202 Delaware Ave

Palmerton PA 18071

Aug 22

**PUBLIC NOTICE
NOTICE OF ACTION IN MORTGAGE FORE-
CLOSURE
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
No. 000533-CV-2025**

Stroudsburg, PA 18360
(570) 424-1340
Aug 22

PennyMac Loan Services, LLC

Plaintiff

vs.

Brian Mattson

Defendant

NOTICE

TO: Brian Mattson

You are hereby notified that on January 24, 2025, Plaintiff, PennyMac Loan Services, LLC filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County Pennsylvania, docket to TERM, No. 000533-CV-2025. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2607 Rising Hill Drive, Saylorsburg, PA 18353 whereupon your property would be sold by the Sheriff of Monroe County. You are hereby notified to plead to the above referenced Complaint on or before 20 day from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without 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 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



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