

# 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 29th, 2025**

**No. 35**

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

**Todd W. Weitzmann, Editor**

**Robert J. Kidwell, III, Assistant Editor**

913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Drawing Courtesy of Joyce Love

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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.

SEPTEMBER 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1 <b>HOLIDAY DAY</b> <b>LABOR DAY</b>	2 8:30 Arraignments 8:30 PFA 11:45 PFA Ex Parte 1:00Plea/Sent/PTC/Omnibus 1:00 Bench Warrants 3:30 PFA Ex Parte Present Accounts	3 8:30 Jury Selection 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	4 9:00 Juvenile Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	5 9:00 Dependency Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	6
7	8 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	9 9:00&1:00 Support Rules 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last Day to file Accounts	10 9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	11 9:00 Summary Court 11:45 PFA Ex Parte 1:30 License Susp. Appeals 3:30 PFA Ex Parte	12 8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	13
14	15 8:30 Arraignments 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 1:00 Plea/Sent/PTC/Omnibus 3:30 PFA Ex Parte	16 8:30 Jury Selection 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure	17 <b>Constitution Day</b> 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure	18 9:00 Sentencing 9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure	19 9:00 Juvenile Call of the List 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Juvenile Dispositions 3:30 PFA Ex Parte	20
21 H * s R s o h s s h s a	22 8:30 PFA 9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	23 9:00 & 1:00 Support Court Juvenile Review 11:45 PFA Ex Parte 3:30 PFA Ex Parte	24 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	25 9:00 Juvenile Court 10:00 Sheriff Sales 11:45 PFA Ex Parte 3:30 PFA Ex Parte	26 8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	27
28	29 8:30 Arraignments 8:30 PFA 11:45 PFA Ex Parte 1:00 Plea/Sent/PTC/Omnibus 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing	30 8:30 Jury Selection 11:45 PFA Ex Parte 3:30 PFA Ex Parte	31	1	2	3

**2025 MCBA Event Calendar**

**September**

- 1 Monroe County Courts & MCBA Closed
- 8 Monroe County Pardons Project Meeting  
4:00 PM – MCBA and Zoom
- 10 CLE: A Potpourri of Ethics Issues  
4:00 PM – MCBA
- 10 3rd Quarter Member Meeting & End of Summer Social  
5:00 PM – 5:30 PM – Member Meeting at MCBA  
5:30 PM – End of Summer Social on the Veranda
- 11 CLE: Probation Reform Act of 2023  
12:00 PM – MCBA
- 12 MCBF Trustees Meeting  
12:00 PM – MCBA and Zoom

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

# LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES  
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IN A PA LEGAL JOURNAL?

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has been published.





**Register Now!**

**Monroe County  
Bench Bar Conference  
October 3, 2025**

Northampton Community College  
Pocono Campus - Tannersville, PA

~ Three Roads to Success ~

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

Civil, Criminal, and Family law sessions!

Registration begins at 7:45 AM

Register online at [www.monroebar.org](http://www.monroebar.org) or

Email [info2@monroebar.org](mailto:info2@monroebar.org).

Raffle Prizes

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## HELP WANTED FAMILY LAW ATTORNEY

MHK Attorneys in Brodheads ville, PA, is seeking a passionate Family Law Attorney to join our dynamic legal team.

Qualifications:

- Juris Doctor (JD) from an accredited law school
- Active Pennsylvania bar membership
- Proven success in family law matters

Help us help families navigate their legal challenges with confidence and care.

**MHK**  
ATTORNEYS

Send CV to: [applynow@mhkattorneys.com](mailto:applynow@mhkattorneys.com)

**CIVIL COMPLAINTS**

005191-CV-2025 Theodore Bresnayan V Corrections Officer McKinnon, Individual and in his Capacity as Corrections Officer for Monroe County Corrections Officer Stewart, Individual and in his Capacity as Corrections Officer for Monroe County Garry Haidle, Individual and In His Official Capacity as Warden For Monroe County Correctional Facility Monroe County Correctional Facility - Non-Reportable - Transfer Proceedings

**PLAINTIFF V DEFENDANT****WRIT OF SUMMONS****REAL PROPERTY**

005231-CV-2025 Hive to Harvest V Barrett Township - Real Property - Landlord/Tenant Dispute  
 005291-CV-2025 Charles Kairu V Rachealle Paul - Real Property - Landlord/Tenant Dispute  
 005189-CV-2025 Citizens Bank, N.A. V Eric E Chen, Individually and as Known Heir of Chou Oh Chen, Deceased Eugenia Chen, Known Heir of Chou Oh Chen, Deceased Unknown Heirs, Successors, Assigns, & All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Chou Oh Chen - Real Property - Mortgage Foreclosure: Residential  
 005190-CV-2025 Lakeview Loan Servicing, LLCV ANTHONY D. WHITE BIRDELL HAMPTON - Real Property - Mortgage Foreclosure: Residential  
 005198-CV-2025 PHH Mortgage Corporation V Damon Rodriguez; Vanessa Rodriguez - Real Property - Mortgage Foreclosure: Residential  
 005203-CV-2025 Paramount Residential Mortgage Group, Inc. V EFRAIN DIAZ - Real Property - Mortgage Foreclosure: Residential  
 005207-CV-2025 Falling Creek, LLC. V Moses Foster Salvanita Foster - Real Property - Mortgage Foreclosure: Residential  
 005263-CV-2025 CSMC 2018-RPL9 Trust V DONNA M KASPERSKI - Real Property - Mortgage Foreclosure: Residential  
 005275-CV-2025 U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-through Certificates, Series 2005-K V the Unknown Heirs of Michael E. Lyde A/K/A Michael J. Lyde A/K/A Michael Elisworth Lyde - Real Property - Mortgage Foreclosure: Residential  
 005300-CV-2025 Citibank, N.A., as trustee for CMLTI Asset Trust V Joanne C. Johnson A/K/A Joanne Johnson; DARCY A MURPHY - Real Property - Mortgage Foreclosure: Residential  
 005205-CV-2025 INTEGRITY FIRST PARTNERS, LLCV EDWARD T. FISH - Real Property - Real Property: Other

**MECHANICS AGREEMENTS****CONTRACT**

005268-CV-2025 Ally Capital V Arthur Tucker Hawks Hauling LLC; Pocono Township Zoning Hearing Board; COMMONWEALTH of PA Dept of TRANSPORTATION BUREAU of MOTOR VEHICLES - Contract - Contract: Other  
 005278-CV-2025 Scott Zimmerman V Aqua Leisure Pools and Spas, LLC; Pocono Township Zoning Hearing Board; COMMONWEALTH of PA Dept of TRANSPORTATION BUREAU of MOTOR VEHICLES - Contract - Buyer Plaintiff

**CONTRACT EMPLOYMENT DISPUTE****CONTRACT-DEBT COLLECTION-CREDIT CARD**

005194-CV-2025 Wells Fargo Bank, N.A. V Anna M. Zuzic - Contract - Debt Collection: Credit Card  
 005195-CV-2025 Wells Fargo Bank, N.A. V Jose M. Rodriguez - Contract - Debt Collection: Credit Card  
 005209-CV-2025 JPMorgan Chase Bank, N.A. V MARIA K HALT - Contract - Debt Collection: Credit Card  
 005219-CV-2025 CAPITAL ONE N.A.successor by merger to DISCOVER BANK V Janet D Koerner - Contract - Debt Collection: Credit Card  
 005221-CV-2025 CAPITAL ONE N.A. SUCCESSOR by MERGER to DISCOVER BANK V Eric Madeam - Contract - Debt Collection: Credit Card  
 005237-CV-2025 CAVALRY SPV I, LLC V LISA M QUINONES - Contract - Debt Collection: Credit Card  
 005238-CV-2025 CAVALRY SPV I, LLC V TRACY RAFFA - Contract - Debt Collection: Credit Card  
 005239-CV-2025 Citibank N.A. V PHILLIP PERMESAR - Contract - Debt Collection: Credit Card  
 005240-CV-2025 Citibank N.A. V DARCY A MURPHY - Contract - Debt Collection: Credit Card  
 005244-CV-2025 AMERICAN EXPRESS NATIONAL BANK FKA AMERICAN EXPRESS CENTURION BANK V Marcos Nunez - Contract - Debt Collection: Credit Card  
 005245-CV-2025 AMERICAN EXPRESS NATIONAL BANK f/k/a AMERICAN EXPRESS CENTURION BANK V Brian Fritts aka Brian J Fritts - Contract - Debt Collection: Credit Card  
 005248-CV-2025 JPMorgan CHASE BANK, N.A. V JON ALMANZAR - Contract - Debt Collection: Credit Card  
 005252-CV-2025 JPMorgan CHASE BANK, N.A. V DANIEL A HILL - Contract - Debt Collection: Credit Card  
 005265-CV-2025 JPMorgan CHASE BANK, N.A. V STEPHANIE ACOSTA - Contract - Debt Collection: Credit Card  
 005266-CV-2025 JPMorgan CHASE BANK, N.A. V JOSE L PEREZ - Contract - Debt Collection: Credit Card

005267-CV-2025 JPMorgan CHASE BANK, N.A.  
 V MATTHEW R THOMSON - Contract - Debt  
 Collection: Credit Card  
 005298-CV-2025 TRUIST BANK SUCCESSOR by  
 MERGER to SUNTRUST BANK D/B/A  
 LIGHTSTREAM V JOSE BETETA TERRY  
 CATHERMAN - Contract - Debt Collection:  
 Credit Card  
 005299-CV-2025 NASA FEDERAL CREDIT  
 UNION V DAVID HERRERA - Contract - Debt  
 Collection: Credit Card

#### **CONTRACT-DEBT COLLECTION-OTHER**

005226-CV-2025 First Commonwealth Federal  
 Credit Union V Kylie Ann Myers - Contract -  
 Debt Collection: Other

#### **TORT**

005208-CV-2025 Richard C. Fatzinger V Allen  
 E. Orlick - Tort - Motor Vehicle  
 005274-CV-2025 Kapri Koflanovich V Daniel  
 Anderson; Maryjo Anderson - Tort - Motor  
 Vehicle  
 005287-CV-2025 Anthony Bulawa V Alexander  
 J Garrett; Brian J Garrett - Tort - Motor Vehicle  
 005234-CV-2025 Miller Debra V LufFrankton;  
 Maryjo Anderson - Tort - Premises Liability  
 005285-CV-2025 DOROTHY A LANZA V  
 COSMAS C CURRY ED.D INDIVIDUALLY and as  
 SUPERINTENDENT and AGENT of  
 STROUDSBURG AREA SCHOOL DISTRICT;  
 HAMILTON ELEMENTARY SCHOOL JANE DOE I  
 INDIVIDUALLY and as EMPLOYEE and AGENT  
 of HAMILTON ELEMENTARY SCHOOL MARK  
 GETZ INDIVIDUALLY and as PRINCIPAL and  
 AGENT of HAMILTON ELEMENTARY SCHOOL  
 Stroudsburg Area School District; Terence  
 Dwayne Walcott - Tort - Intentional Tort

#### **PREMISES LIABILITY**

005229-CV-2025 Anthony Borrero V CVS  
 Pharmacy CVS Pharmacy INC. CVS Store 2002  
 Middle Smithfield Township CVS, INC.  
 Pennsylvania CVS Pharmacy, LLC - Tort -  
 Premises Liability

#### **PETITION**

#### **MASS TORT**

#### **PROFESSIONAL LIABILITY**

#### **MISCELLANEOUS**

005246-CV-2025 Bridgecrest Credit Company,  
 LLC as Agent and Servicer for Carvana, LLC V  
 Cortina Hemenes Franklin David Hemenes -  
 Miscellaneous - Civil Miscellaneous: Other  
 005270-CV-2025 Edison F Saca Espinoza;  
 Locust Paradise NPO V - Miscellaneous - Civil  
 Miscellaneous: Other  
 005217-CV-2025 2002 Toyota Sequoia VIN  
 5TDBT44A025071113 Sakima Hamilton V  
 Cortina Hemenes Franklin David Hemenes -  
 Miscellaneous - Civil Miscellaneous: Other,  
 Petition for Certificate of Title

#### **WRIT OF EXECUTION**

#### **DEEDS**

#### **GRANTOR/GRANTEE**

Faler, Carol Anne Est/Faler, Philip William  
 Robert and Teresa Edwards Irrevocable  
 Trust/Rivera, Michael  
 Lamonaca, Raffaele/Nunez, Lous F  
 Bridges, Paul Jr/Bridges, Paul E III  
 Fitzgerald, Nathan/Fitzgerald, Nathan  
 Harris, David L/McFarland, Kyle  
 Ferguson, Kenneth Lee/Ferguson, Kenneth Lee  
 Pasceri, Francesco/Pasceri, Francesco  
 133 Summerton LLC/Mendenhall, Gregory  
 Byron Jr  
 Hofmann, John/Guptill, James A  
 Hayes, Louisa O Est/Hayes, Steven D  
 Hirschmugl, Evan G/Tracz, Anna  
 Berthel, Alice M/Berthel, Marc  
 Kaisen, William/Gladstone, Trish  
 Thomas W Schettino Revocable  
 Trust/Schettino, Thomas W  
 Brandi, Anthony J/Rice, Derrick M  
 Bryan, Gary D/Bryan, Michelle  
 Wetherby, Ralph H/Wetherby, Ralph H  
 County of Monroe/County of Monroe  
 Bergdal, Remedios Est/Crowe, Michael J  
 LSF10 Master Participation Trust/Nihil 3  
 Properties LLC  
 McIntyre, Ulysses Lawrence Sr Est/Mcintyre,  
 Kywong  
 Bowersock, Daniel/Diaz, Luis H  
 Teig, Mark Christopher Est/Teig, Christina  
 Deal House Capital II LLC/Giglio, William  
 Moschella, Paul/Homlish, Michelle  
 Lyons, Terrence T Est/Dillon, Thomas W  
 Delia, Sally/Delia, Louis P  
 Swirczewski, Barbara Est/Lehigh Development  
 Group LLC  
 Geshensky, Esther Est/Mochrie, Bruce  
 Tskhvedadze, Manana/Gvalia, Ramaz  
 Young, Jeffrey/White Rock Title LLC  
 Dubose, Christopher S/Opendoor Living LLC  
 Cabin In the Woods LLC/Malitis, Todd Roman  
 Swieciciki, James Joseph Est/Swieciciki, John  
 Joseph  
 Cinquegrana, Lauren/Black Bear Chalet LLC  
 Marki, Robert Sr/Garcia, Nicholas A  
 Graydon, Rodd/Hernandez, Judith  
 Beade, Jose M/Beade, Jose A  
 Chironna, John F Est/McCredie, Eva D  
 Kraszyk, Ronald/Ragua, Edisson M Ramirez  
 Integrity First Partners LLC/Khan, Brian  
 Ezro, Melissa M/Paras, Nicholas  
 1689 Lake Lane LLC/JRS Construction & Rehab  
 LLC  
 Tamakhina, Lilya/Mehta, Vishal  
 Trancoso, Avril A/Avril A Trancoso 2025  
 Irrevocable Trust  
 Pysin, Leonid/Lai, Jimmy  
 Farres, Enrique Humberto/RH3 Poconos LLC  
 Schwartz, Mary E/Colon, Mary E  
 Huff, Taniya/Santiago, Carmen

Schreckenstein, Arthur G/Kemmerer, Sterling Clayton  
 Abels Properties Group LLC/Urgiles, Omar  
 Fernando Santander  
 Abels Properties Group LLC/Santander, Anthony L  
 Tucci, Mary Ann/Mary Ann Tucci Revocable Living Trust  
 Murro, John/Roschbach, James  
 Cortese, Marian/Cortese, Marian  
 Nichols, Sharon J Est/Nichols, John T  
 Martinez, Oscar M/Stolarczyk, Przemyslaw  
 Yudichak, Kenneth F/Yudichak, Kenneth F  
 Nunez, Mathew 1116 Crescent Circle LLC  
 Smalls, Michael/Friedman, David  
 Dupont, James J/White Rock Title LLC  
 Stogiannos, Vicki/Smiling, Edward  
 Pinsker, Mitchell Alan/Mills, William John  
 Herzog, Todd T/Trexler, Alyssa  
 Machard, Michel A/Machard Trust II  
 Kaeser, Deborah A/Enos, John  
 Bonde, Edward/EB Revocable Trust  
 Hutchinson, Randi 147 Ridge Drive LLC  
 Patel, Kinnari/Wilkes, Amon  
 Borger, Homer P Jr/I&R Borger Farms LLC  
 Lebar, Caroline A/Oiler, Ellen  
 Nomad House LLC/Ramgadoo, Ellen  
 Effectus Clothing LLC/Valor Properties LLC  
 Stout, Frank A/Mathews, Corey A  
 Ruggiero, Domenico A III/Harasim, Wojciech  
 Russo, William/Pagano, Vanessa Olivia Ann  
 Volper, Anthony Sr/Hillegas, Nicholas  
 Salvadori, Alice M/Brookstone Holdings LLC  
 Bielski, Nancy/Dearworth, James Robert Jr  
 Campbell, Robert E/Gorab, Richard  
 Shedlock, Jill/Gorczyca, Piotr Lukasz  
 Nizet, Suzy H/Manouselakis, Gregory  
 Sorrentino, Douglas J/Ezro, Joseph M  
 Schiaffino, Allan/Alldas Trust  
 Lohman, Andrea/Rodriguez, Ana  
 Maldonado, Irene/Zareba, Monika  
 MJO Investments LLC/Readdy, Jenna  
 Suchoski, Elizabeth/Ben-Israel, Obadiyah  
 Bloom, Brett M Sr/Delgado, Jeffrey Armando  
 Berwick, Matthew/Classic Quality Homes  
 Mieczkowska, Samantha/Ri, Chun  
 Knapp, John/Lieutenant, Elizabeth L  
 Hoppes, Frederick R/Mcgrath, Jordan  
 Ferraro, Frank Robert Jr Est/Davis, Vincent  
 Trap Enterprises L L C/Trap Enterprises L L C  
 Ramirez, Jose L/Fox, Timothy  
 Nowak, Christel/Ziesse, Donniss Kathleen  
 Salama, William A/Delgado, Roberto Jr  
 Pocono Pines LLC/Taddel, Anthony  
 Ofori, Benson/Ofori, Benson  
 Oakley, Sharon Patricia/Monroe Lake Property Owners Association  
 Secretary of Housing and Urban Development/Andriychuk, Oleg  
 Lamotte, Pearl J/Walcott, Simone P  
 Walcott, Simone P/Mitchell, Paulette A

**DIVORCE**

005206-CV-2025 Gerard Vanspanje V Dodi Vanspanje - Divorce - Divorce with 1 Count  
 005235-CV-2025 Melisa Rahimnur Aydemir V Ogulcan Odabas - Divorce - Divorce with 1 Count  
 005279-CV-2025 Khatlib Cousin, Sr; Justin Ramirez V Carleen R Cousin - Divorce - Divorce with 1 Count  
 005290-CV-2025 Denise A Kurnas V Thomas H Kurnas - Divorce - Divorce with 2 Counts  
 005251-CV-2025 Natasha Sterling V Lawrence Sterling - Divorce - Divorce with 3 Counts  
 005204-CV-2025 Jacqueline M Sandt V Brian K Kimmins, Mr. - Divorce - Divorce with 5 Counts

**SUPPORT**

005211-CV-2025 Ashley E Chapis V Nino A Cangelosi - Support - Support  
 005224-CV-2025 Tamara Nash V Terence Dwayne Walcott - Support - Support  
 005227-CV-2025 Monroe County Probation V Champaigne L Shaw - Support - Support  
 005242-CV-2025 Monroe County Probation V Belizanda Gourgue - Support - Support  
 005262-CV-2025 Ashley M Chambers V Cordeiro-Jovan A Dougherty - Support - Support  
 005271-CV-2025 Joanne C Colon-Melendez V Christopher J Martinez - Support - Support  
 005273-CV-2025 Matthew Kevin Lentz V Niki Lentz - Support - Support  
 005289-CV-2025 Helen L Tellez V Junior M Green - Support - Support  
 005303-CV-2025 Lizzette Valentin V Luis Medina - Support - Support

**CUSTODY AND VISITATION**

005197-CV-2025 Doreen O'Connell V Edward Putnam - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 005199-CV-2025 Emily K DosSantos V Shamel Gilliard - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 005210-CV-2025 Justin Ramirez V Carissa Young - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 005286-CV-2025 Joseph Saragusa V Candace Saragusa - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 005293-CV-2025 Michael A Nero V Cynthia Anne Coronado - Custody - Custody / Partial Custody / Shared Custody / Visitation

**PLAINTIFF V DEFENDANT****JUDGMENTS**

005257-CV-2025 United States District Attorney's Office for the Southern District of New York V Tetyana Golyak - Judgment - Abstract Judgment - \$32,760,000.00  
 005247-CV-2025 Running Lane, LLCV Woodstock Grill, Inc. - Judgment - Confession

of Judgment: Money-Miscellaneous -  
\$383,851.73  
005216-CV-2025 Barrett Township V Jay Kim  
Pocono USA LLC - Judgment - Judgment -  
\$1,138.25

**DEFAULT JUDGMENT  
PRAECIPE FOR JUDGMENT**

005236-CV-2025 Cottman Check Cashing V  
Erik Stefan - Judgment - Transfer Judgment -  
\$12,100.25

**JUDGMENT ON TRANSCRIPT**

005188-CV-2025 LVNV Funding LLCV Quiani  
Richardson - Judgment - Judgment / Transcript  
- \$1,085.28  
005232-CV-2025 Locust Paradise NPO V  
Courtney Quick - Judgment - Judgment /  
Transcript - \$1,182.25  
005233-CV-2025 Locust Paradise N P O V  
Robert Colyer - Judgment - Judgment /  
Transcript - \$982.25  
005276-CV-2025 Oscar Velez V Eric Custer -  
Judgment - Judgment / Transcript - \$1,379.25  
005284-CV-2025 Dennis P Hogan V Esposito  
Painting & Renovations Luke Esposito -  
Judgment - Judgment / Transcript - \$3,766.75

**CIVIL APPEALS: ADMINISTRATIVE AGENCIES**

005296-CV-2025 Frank Baumgartner V  
COMMONWEALTH OF PENNSYLVANIA,  
DEPARTMENT OF TRANSPORTATION, BUREAU  
of DRIVER LICENSING - Civil Appeal -  
Department of Transportation  
005302-CV-2025 Bernell A Ming V  
COMMONWEALTH of PA Dept of  
TRANSPORTATION BUREAU of MOTOR  
VEHICLES - Civil Appeal - Department of  
Transportation

**CIVIL APPEALS: JUDICIAL APPEALS**

005196-CV-2025 Marlon Brewster Steve  
Brewster Tresha Brewster V M Manor Holding  
LP - Civil Appeal - Civil Appeal: Other  
005249-CV-2025 Timothy M. Warner V  
Mariner Finance, LLC - Civil Appeal - Civil  
Appeal: Other  
005264-CV-2025 DISCOVER BANK V JAMES C  
LITTS III - Civil Appeal - Civil Appeal: Other  
005261-CV-2025 Brooklyn Fireworks, LLCV  
Pocono Township Zoning Hearing Board;  
COMMONWEALTH of PA Dept of  
TRANSPORTATION BUREAU of MOTOR  
VEHICLES - Civil Appeal - Statutory Appeal:  
Other

**WRIT OF REVIVAL  
CERTIFIED COPY LIENS**

005215-CV-2025 Commonwealth of PA Dept  
of Labor and Industry to the Use of the  
Unemployment Compensation Fund V  
BLESSED by the BEST LLC - Judgment -  
Certified Copy of Lien - \$1,000.00

**FEDERAL TAX LIENS**

005222-CV-2025 Department of Treasury-  
Internal Revenue Service V Jonathan Zucal -  
Judgment - Federal Tax Lien - \$69,254.60  
005223-CV-2025 Department of Treasury-  
Internal Revenue Service V Edward C Cardiello  
Yvonne Cardiello - Judgment - Federal Tax Lien  
- \$164,830.22

**MUNICIPAL LIENS**

005212-CV-2025 EAST STROUDSBURG  
BOROUGH V TANYA CARMELLA-BEERS  
TRUSTEE of the TANYA CARMELLA-BEERS  
REVOCABLE LIVING TRUST - Municipal Lien -  
Sewer - \$4,980.59  
005254-CV-2025 EAST STROUDSBURG  
BOROUGH V WERNER KEES - Municipal Lien -  
Sewer - \$6,018.28  
005288-CV-2025 Delaware Water Gap  
Municipal Authority V Donna Ann McCartney -  
Municipal Lien - Sewer - \$507.34  
005253-CV-2025 EAST STROUDSBURG  
BOROUGH V WERNER KEES - Municipal Lien -  
Municipal Lien: Other - \$2,166.00  
005214-CV-2025 EAST STROUDSBURG  
BOROUGH V TANYA CARMELLA-BEERS  
TRUSTEE of the TANYA CARMELLA-BEERS  
REVOCABLE LIVING TRUST - Municipal Lien -  
Sewer/Waste - \$2,638.92  
005255-CV-2025 EAST STROUDSBURG  
BOROUGH V WERNER KEES - Municipal Lien -  
Sewer/Waste - \$2,958.31

**TAX CLAIM LIENS**

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

HPIII Lehigh Valley 511 LLC/Provident  
Bank/Ucc3cont  
Pak, Johnny/Solar Mosaic Inc/Ucc3cont  
Mortgage Electronic Registration Systems  
Inc/Jones, Dawna R/Sat  
Mortgage Electronic Registration Systems  
Inc/Dacres, Merline/Sat  
PNC Bank National Association/Palumbo,  
Raymond D Jr/Sat  
PNC Mortgage/Matulevich, Donald K/Sat  
U S Bank National Association/PHH Mortgage  
Corporation/Powr  
Deutsche Bank National Trust Company/PHH  
Mortgage Corporation/Powr  
Lauria, Dennis E/Marquart, Bobbie Lynn  
Aspenhill/Rvoc  
Lauria, Dennis E/Marquart, Bobbie Lynn  
Aspenhill/Rvoc  
Lauria, Dennis E/Marquart, Bobbie Lynn  
Aspenhill/Rvoc  
Mortgage Electronic Registration Systems  
Inc/Delgado, Milton/Sat

Carrington Mortgage Services LLC/Compu-Link Corporation/Powr  
 Carrington Mortgage Services LLC/Lesh, Richard E/Sat  
 Valley National Bank/Cadiz, Francisco J/Sat  
 Mortgage Electronic Registration Systems Inc/Priovolos, Margaret T/Sat  
 Ferguson, Kenneth Lee/Ferguson, Kenneth Lee/Maps  
 Pasceri, Francesco/Pasceri, Francesco/Maps  
 Richmond, David/Goodleap LLC/Ucc1  
 Nationstar Mortgage LLC/Grohowski, Michael S/Sat  
 Mortgage Electronic Registration Systems Inc/Ubiera, Hector G/Sat  
 Secretary of Housing and Urban Development/Moore, Guy/Sat  
 Secretary of Housing and Urban Development/Moore, Guy/Sat  
 Mortgage Electronic Registration Systems Inc/Hineline, Shaun A/Sat  
 Mortgage Electronic Registration Systems Inc/Donnelly, Kale J/Sat  
 Bank of America N A/Compas, Aurore L/Sat  
 Mortgage Electronic Registration Systems Inc/Dalton, Nancy Clara/Sat  
 Mortgage Electronic Registration Systems Inc/Hutchinson, Diana M/Sat  
 Mortgage Electronic Registration Systems Inc/JMZ Properties LLC/Sat  
 HSBC Bank USA National Association/PHH Mortgage Corporation/Powr  
 Provident Bank/Litton Loan Servicing LP/Powr  
 Thorpe, Latika/Commonwealth of Pennsylvania/Notr  
 Rodriguez, Erica/Commonwealth of Pennsylvania/Notr  
 Anderson, Bernard/Ppl Electric Utilities Corporation/Rway  
 Sabatine, John Anthony III/Sabatine, Cherie D/Powr  
 Pocono Township/Ppl Electric Utilities Corporation/Rway  
 Mortgage Electronic Registration Systems Inc/McNichol, Brendan S/Sat  
 Miller, Linda G/Bader, Vicky C/Ccorder Kuntz, Roger/Kuntz, Roger/Maps  
 First Northern Bank and Trust Co/Costa, Fernando Alexander/Sat  
 Bankers Insurance Company/Samuly-Bernal, Giselle/Sat  
 Wells Fargo Bank N A/Leonard, Paul R/Sat  
 Wells Fargo Bank N A/Gooden, James Jr/Sat  
 Beade, Jose M/Beade, Jose A/Powr  
 Tierco Trust/Second Chance Houses LLC/Sat  
 Secretary of Housing and Urban Development/Lohman, Andrea/Sat  
 Opendoor Living LLC/Hard Money PA LLC/Arnt Shields, Antony T/Foundation Finance Company LLC/Ucc1  
 East Stroudsburg Elderly Associates/Wells Fargo Bank National Association G N M A/Ucc3cont  
 ARK Re Investments LLC/Celtic Bank Corporation/Ucc1  
 Wells Fargo Bank N A/Proehl, Gert/Sat  
 Citizens Bank N A/Johnson, David C/Sat  
 Wells Fargo Bank N A/Smith, Blane A/Sat  
 Mortgage Electronic Registration Systems Inc/Lonjuin, Donnette/Sat  
 Citizens Bank N A/Brangan, John/Sat  
 Citizens Bank N A/Stalter, Clara/Sat  
 Figure Lending LLC/Bryant, Lamont/Sat  
 First Northern Bank and Trust Co/Costa, Fernando Alexander/Trms  
 Kartikey Vinayak LLC/Ark Re Investments LLC/Sat  
 ARK Re Investments LLC/Celtic Bank Corporation/Arnt  
 Sohayda, Edward R/Sohayda, Judith K/Powr  
 Federal Deposit Insurance Corporation/JPMorgan Chase Bank National Association/Powr  
 Wayne Bank/Atherton, Douglas W/Sat  
 Citizens Savings Bank/Litwinczyk, Janusz/Sat  
 Ferlisi, Gina/Commonwealth of Pennsylvania/Notr  
 Secretary of Housing and Urban Development/Smith, Docosta S/Sat  
 Mydosh, Pauline M/JCK Property Investments LLC/Sat  
 Ellersick, Robert/Santiago, Carmen/Powr  
 Wells Fargo Bank N A/Smith, Blane A/Sat  
 Secretary of Housing and Urban Development/Maisonet, Evette/Sat  
 Mortgage Electronic Registration Systems Inc/Thompson, Robert F/Sat  
 PNC Bank National Association/Fleming, James F/Sat  
 Pepitone, Christopher Paul/Pepitone, Shannon Lynn/Powr  
 Pepitone, Shannon Lynn/Pepitone, Christopher Paul/Powr  
 Mortgage Electronic Registration Systems Inc/Kirk, Yahweh/Sat  
 Bourgon, Andree/Hellers Gas Inc/Ease  
 NBT Bank National Association/Taormina, Gregory/Sat  
 NBT Bank National Association/Nunez, Edwin/Sat  
 Mortgage Electronic Registration Systems Inc/Capolupo, Carolyn D/Sat  
 Mortgage Electronic Registration Systems Inc/Vaillant, Joseph L Jr/Sat  
 MidFirst Bank/Bilby, Crystal L/Sat  
 Pentagon Federal Credit Union/Bolster, Dorothy/Sat  
 Towd Point Mortgage Trust 2020-4/Davidson, Debra A/Sat  
 Mortgage Electronic Registration Systems Inc/Ackerman, Gilbert H/Sat  
 Pentagon Federal Credit Union/Francis, John/Sat  
 Nationstar Mortgage LLC/Ciarcia, Patrick A/Sat  
 Mortgage Electronic Registration Systems Inc/Phelps, Jorel/Sat

Mortgage Electronic Registration Systems Inc/Borger, Mark D/Sat  
 Citizens Bank N A/Kahrim, Neil Christopher/Sat  
 Pentagon Federal Credit Union/Lipics, Jeffrey W/Sat  
 Buck Hill Falls Company/Sabatini, Sandra/Rele  
 Buck Hill Falls Company/Socha, Edward M/Dec  
 First Keystone Community Bank/Barzev, Mehmet A/Sat  
 JPMorgan Chase Bank N A/Spivey, Virginia/Sat  
 Foundation Finance Company LLC/Pneuman, Patricia/Ucc3term  
 Mortgage Electronic Registration Systems Inc/Crilly, John/Sat  
 Mortgage Electronic Registration Systems Inc/Peterson, James Edward Jr/Sat  
 Wells Fargo Bank N A/Hale, Arthur Jr/Sat  
 Wells Fargo Bank N A/Marino, Ralph/Sat  
 Williams, Amy J/Onemain Financial Group LLC/Ucc1  
 Jochen, Michael James/Ppl Electric Utilities Corporation/Rway  
 J&R Borger Farms LLC/Borger, Homer P Jr/Arnt  
 Fowler, Karahn A Jr/Fowler, Karahn A Jr/Maps  
 Purewal, Michela A/Ps Bank/Agre  
 Newrez LLC/B & M Enterprise LLC/Sat  
 Mortgage Electronic Registration Systems Inc/Waterkotte, Peter L/Sat  
 Mortgage Electronic Registration Systems Inc/Schreckenstein, Arthur G/Sat  
 Wells Fargo Bank N A/Campbell, Wesley L/Sat  
 Mortgage Electronic Registration Systems Inc/Guydish, Raymond D/Sat  
 Mortgage Electronic Registration Systems Inc/Finkelstein, David B/Sat  
 Newrez LLC/Bose, Idehis/Sat  
 Mortgage Electronic Registration Systems Inc/Medlock, Sidney P Sr/Sat  
 Parchment, Joan/Bank of New Mellon/Affd  
 Bank of New Mellon/Parchment, Joan/Sat  
 Stanwich Mortgage Loan Trust , /Carrington  
 Mortgage Services LLC/Powr  
 Velardi, Susan L/Commonwealth of Pennsylvania/Notr  
 Philadelphia Federal Credit Union/Smith, Douglas A/Sat  
 Hamlet Property Owners Association/Ppl Electric Utilities Corporation/Rway  
 Perna, John E Jr/Ppl Electric Utilities Corporation/Rway  
 Askari, Ali/Hatch Bank/Ucc1  
 Mortgage Electronic Registration Systems Inc/Rodriguez, Felix/Sat  
 Heidelberg Materials Northeast LLC/Metropolitan Edison Company/Ease  
 DiBello, Emelia/Metropolitan Edison Company/Ease  
 Murphy, Steven S/Polk Township/Ease  
 Psecu/Hernandez, Elaine M/Sat  
 Deutsche Bank National Trust Company/Acosta, Flora/Sat

Wells Fargo Bank N A/Grifo, Richard Dennis/Sat  
 Summa, Francis Dominick/No Name Listed/Crtncort  
 Wells Fargo Bank N A/Little, William H/Sat  
 Wells Fargo Bank N A/Cassatt, William R/Sat  
 PNC Bank National Association/Vitale, Salvatore L/Sat

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

Davis, Von/Secretary of Housing and Urban Development  
 Jess, Mark/Mortgage Electronic Registration Systems Inc  
 Rivera, Michael/Municipal Credit Union  
 Nunez, Louis F/Mortgage Electronic Registration Systems Inc  
 McCray, Diakil M/Secretary of Housing and Urban Development  
 McFarland, Kyle/Mortgage Electronic Registration Systems Inc  
 Rodriguez, Seth J/Mortgage Electronic Registration Systems Inc  
 Ogrady, Melissa/Mortgage Electronic Registration Systems Inc  
 Rosado, Andres/Manufacturers and Traders Trust Company  
 Skillman, Trevor/First Heritage Financial LLC  
 McLaughlin, Ronald H/Mortgage Electronic Registration Systems Inc  
 Prosseda, Dianne Lynne/Mortgage Electronic Registration Systems Inc  
 Butler, Robert/Mortgage Electronic Registration Systems Inc  
 Tracz, Anna/Mortgage Electronic Registration Systems Inc  
 Erb, Michael P/Secretary of Housing and Urban Development  
 Gladstone, Trish/Mortgage Electronic Registration Systems Inc  
 Rice, Derrick M/Mortgage Electronic Registration Systems Inc  
 Weeks, Terrance/Secretary of Housing and Urban Development  
 Rispoli, Patricia/Mortgage Electronic Registration Systems Inc  
 Hannis, Terry L/Mortgage Electronic Registration Systems Inc  
 Novack, Alan E/Mortgage Electronic Registration Systems Inc  
 Czahor, David M/First Keystone Community Bank  
 Weeks, Terrance/Citizens Bank N A/Modm  
 Vittoria, Judy/Secretary of Housing and Urban Development  
 Crowe, Michael J/ESSA Bank & Trust  
 Ayala, Ariel/Secretary of Housing and Urban Development  
 Caquias, Ashaki S/Citizens Bank N A  
 McIntyre, Kywong/Mortgage Electronic Registration Systems Inc  
 Drew, Dwayne D/Citizens Bank Na

Clevenstine, Mark J Jr/First Commonwealth  
 Federal Credit Union  
 Daland, Tevin/Neffs National Bank  
 JCK Property Investments LLC/Mortgage  
 Electronic Registration Systems Inc  
 JCK Property Investments LLC/Mortgage  
 Electronic Registration Systems Inc  
 Kaminski, Robert/PNC Bank National  
 Association  
 Keller, Elhannan Lloyd/Mortgage Electronic  
 Registration Systems Inc  
 Giglio, William/Mortgage Electronic  
 Registration Systems Inc  
 Homlish, Michelle/Mortgage Electronic  
 Registration Systems Inc  
 Dillon, Thomas W/Mortgage Electronic  
 Registration Systems Inc  
 Lehigh Development Group LLC/Kiavi Funding  
 Inc  
 Snukis, Jane/Mortgage Electronic Registration  
 Systems Inc  
 Vanore, Andrew H/Mortgage Electronic  
 Registration Systems Inc  
 Opendoor Living LLC/Hard Money PA LLC  
 Black Bear Chalet LLC/Mortgage Electronic  
 Registration Systems Inc  
 Anthony, Floyd K/First Northern Bank and  
 Trust Co  
 Garcia, Nicholas A/Mortgage Electronic  
 Registration Systems Inc  
 Garcia, Nicholas A/Mortgage Electronic  
 Registration Systems Inc  
 Hernandez, Judith/Bank of America N A  
 Hernandez, Judith/Neighborhood Assistance  
 Corporation of America (Naca)  
 Cardiello, Edward Peter/Wayne Bank  
 Ragua, Edisson M Ramirez/Wells Fargo Bank N  
 A  
 Khan, Brian/Mortgage Electronic Registration  
 Systems Inc  
 Jeffers, Kerwyn/Secretary of Housing and  
 Urban Development  
 Ark Re Investments LLC/Celtic Bank  
 Corporation  
 Hiland, Deborah/Bank of America Na  
 Bratton, Stanley/Citizens Bank Na  
 Wood, Dennis Paul/Mortgage Electronic  
 Registration Systems Inc  
 JRS Construction and Rehab LLC/Shah, Vipul  
 Lesko, Craig/Citymark Federal Credit Union  
 Mehta, Vishal/Fourleaf Federal Credit Union  
 Yagual, Ivan/PSECU  
 Lai, Jimmy/Mortgage Electronic Registration  
 Systems Inc  
 Muscolini, Donna/Sun East Federal Credit  
 Union  
 JCK Property Investments LLC/Mortgage  
 Electronic Registration Systems Inc  
 Gornicz, Matthew S/Orrstown Bank  
 Santiago, Carmen/Mortgage Electronic  
 Registration Systems Inc  
 Kemmerer, Sterling Clayton/Mortgage  
 Electronic Registration Systems Inc  
 Brangan, John/Citizens Bank N A  
 Lothian, Edmund Lloyd Sr/JPMorgan Chase  
 Bank N A  
 Williams, Leroy A/First Northern Bank and  
 Trust Co  
 Mays, Timothy/Secretary of Housing and  
 Urban Development  
 Boodie, Roland J/Mortgage Electronic  
 Registration Systems Inc  
 Butler, Sharra/Newrez LLC/Modm  
 1116 Crescent Circle LLC/Mortgage Electronic  
 Registration Systems Inc  
 Aniano, Rebecca/Mortgage Electronic  
 Registration Systems Inc  
 Marshall, Terrance/Lakeview Loan Servicing  
 LLC/Modm  
 Smiling, Edward/Mortgage Electronic  
 Registration Systems Inc  
 Carrasquillo, Candida/Utilities Employees  
 Credit Union  
 Mills, William John/Mortgage Electronic  
 Registration Systems Inc  
 Mills, William John/Pennsylvania Housing  
 Finance Agency  
 Fitzpatrick, Michael/Citizens Savings Bank  
 McWilliams, Kevin/Fidelity Deposit & Discount  
 Bank  
 Fazakas, Justin/Mortgage Electronic  
 Registration Systems Inc  
 Torres, Edwin D Sr/Mortgage Electronic  
 Registration Systems Inc  
 Schlack, Tracy A/Newrez LLC/Modm  
 Wilkes, Amon/Mortgage Electronic  
 Registration Systems Inc  
 J&R Borger Farms LLC/Borger, Homer P Jr  
 Oiler, Ellen/ESSA Bank & Trust  
 Ramgadoo, Ellen/Mortgage Electronic  
 Registration Systems Inc  
 Mathews, Corey A/ESSA Bank & Trust  
 Pagano, Vanessa Olivia Ann/Mortgage  
 Electronic Registration Systems Inc  
 Pagano, Vanessa Olivia Ann/Mortgage  
 Electronic Registration Systems Inc  
 Hillegas, Nicholas/Mortgage Electronic  
 Registration Systems Inc  
 Brookstone Holdings LLC/Kaplan Lending LLC  
 Parry, Larry/PNC Bank National Association  
 Jenkins, Robert/Secretary of Housing and  
 Urban Development  
 Kysler-Welch, Selena M/Mortgage Electronic  
 Registration Systems Inc  
 Ferraro, Yvonne/Peoples Security Bank and  
 Trust Company  
 Lohman, Heather/Wells Fargo Bank N A  
 Rodriguez, Ana/PNC Bank National Association  
 Mort, Brett C/First Keystone Community Bank  
 Zareba, Monika/Mortgage Electronic  
 Registration Systems Inc  
 Delgado, Jeffrey Armando/Mortgage  
 Electronic Registration Systems Inc  
 Lamantia, Anthony/Mortgage Electronic  
 Registration Systems Inc

Ri, Chun/Mortgage Electronic Registration Systems Inc  
Pocapinska, Sandra/Fourleaf Federal Credit Union  
Minor, Marc/Secretary of Housing and Urban Development  
Minor, Marc/Mortgage Electronic Registration Systems Inc/Modm  
Fox, Timothy/Mortgage Electronic Registration Systems Inc  
Delgado, Roberto Jr/Mortgage Electronic Registration Systems Inc  
Ofori, Benson/Mortgage Electronic Registration Systems Inc  
Williams, Stacey P/Mortgage Electronic Registration Systems Inc  
Spears, Rodney/Rocket Mortgage LLC/Asgn  
Ross, Aaron/Rocket Mortgage LLC/Asgn  
Setzer, Rosemary/Guaranteed Rate Inc/Asgn  
Milevoi, Michael E Sr/U S Bank National Association/Asgn  
Diaz, Luis/Fay Servicing LLC/Asgn  
Nationstar Mortgage LLC/Albunio, David J/Relm  
Nationstar Mortgage LLC/Arroyo, Andy/Relm Mortgage Electronic Registration Systems Inc/Hoffman, Ashley M/Relm  
Cox, Samantha M/Newrez LLC/Asgn  
Tolbert, Michael Dorian/Freedom Mortgage Corporation/Asgn  
Perri, Steven/Athene Annuity and Life Company/Asgn  
Wells Fargo Bank N A/Freedom Mortgage Corporation/Asgn  
Carswell, Terence/Quicken Loans Inc/Asgn  
Wilson, Clifton/Servbank Sb/Asgn  
Ragin, Delores/Carrington Mortgage Services LLC/Asgn  
First Keystone Community Bank/G, Investment Group LLC/Relm  
First Keystone Community Bank/G, Investment Group LLC/Relm  
First Keystone Community Bank/Herrera, Walter G/Relm  
First Keystone Community Bank/Herrera, Walter G/Relm  
Torres, Jessica/PNC Bank National Association/Asgn  
Guayaquil , LLC/U S Bank National Association/Asgn  
Rizvic, Mirsad/Towd Point Mortgage Trust 2017-FRE2/Asgn  
Mortgage Electronic Registration Systems Inc/Hassing, Thomas Christopher/Asgn  
Davidson, Debra A/Towd Point Mortgage Trust 2020-4/Asgn  
Rickett, Renee/Freedom Mortgage Corporation/Asgn  
Bishop, Henrietta/Freedom Mortgage Corporation/Asgn  
Mills, William John/Pennsylvania Housing Finance Agency/Asgn  
Reed, Patricia M/US Mortgage Resolution Trust/Asgn  
Hudson, Raymond J Jr/US Mortgage Resolution Trust/Asgn  
Perez, Octavio G/US Mortgage Resolution Trust/Asgn  
Obrien, David T/US Mortgage Resolution Trust/Asgn  
Moody, Darren D/US Mortgage Resolution Trust/Asgn  
Clark, Alicia Corin/Computershare Trust Company N A/Asgn  
Mcalary, Anne/US Bank Trust National Association/Asgn  
Paul, Harold/Computershare Trust Company N A/Asgn  
Feola-Halstead, Christine/Bravo Residential Funding Trust 2024-RPL, /Asgn  
Miele, Cheryl/Lakeview Loan Servicing LLC/Asgn  
Robb, Romane Orlando/Freedom Mortgage Corporation/Asgn  
Leon, Juan A/Wilmington Savings Fund Society FSB/Asgn  
Shields, Nathaniel/CMG Mortgage Inc/Asgn  
Wilson, Raymond C/Freedom Mortgage Corporation/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](http://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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 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](http://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/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot 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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 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](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT, parcel 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. Argentieri, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 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](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot 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](http://www.bid4assets.com/monroecountysheriffsales)

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

All that certain lot, 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 Coun-

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

LEGAL DESCRIPTION  
ALL THAT CERTAIN 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](http://www.bid4assets.com/monroecountysheriffsales)  
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION  
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN 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](http://www.bid4assets.com/monroecountysheriffsales)

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

**ALL THAT CERTAIN** 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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 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](http://www.bid4assets.com/monroecountysheriffsales)

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

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of 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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 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](http://www.bid4assets.com/monroecountysheriffsales)

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF 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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 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](http://www.bid4assets.com/monroecountysheriffsales)  
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

All that certain lot 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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 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](http://www.bid4assets.com/monroecountysheriffsales)  
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

**AFTER AUCTION**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of 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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 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](http://www.bid4assets.com/monroecountysheriffsales)  
 PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN 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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 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](http://www.bid4assets.com/monroecountysheriffsales)  
 PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

AFTER AUCTION  
LEGAL DESCRIPTION

All that certain lot, parcel or piece of 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](http://www.bid4assets.com/monroecountysheriffsales)  
**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

LEGAL DESCRIPTION

All that certain lot 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 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

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**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

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**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. Vasiladis, 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

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**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

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**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

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**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

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Janet N. Day**, late of Saylorburg, 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  
Saylorburg PA 18353  
Aug 22, 29, Sep 5

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**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

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Clarence J. Murphy, Deceased**, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 06/07/2025 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.  
Elizabeth S. Murphy  
312 Albert Road  
Stroudsburg, PA 18360

Kirby G. Upright, Esquire  
1 W. Broad Street, Suite 700  
Bethlehem, PA 18018

Aug 29, Sep 5, 12

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

**Estate of Kurt Alan Evans**, late of Smithfield Township, Monroe, Commonwealth of Pennsylvania, July 6, 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.

Thomas P. Evans  
31 Cloverdale Way  
Columbus, NJ 08022

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

Aug 29, Sep 5, 12

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

**Estate of Beverly Ann Little**, late of Chestnut-hill Township, Monroe, Commonwealth of Pennsylvania, 07/12/2025 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.

Shellie Posavatz  
811 Mount Pleasant Road

Mars, PA 16046

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

Aug 29, Sep 5, 12

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

**Estate of Gary William McCammond, a/k/a Gary W. McCammond**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, April 14, 1953 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.

Jane Ratner Foote  
712 Monroe Street  
Stroudsburg PA 18360

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

Aug 29, Sep 5, 12

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

**Estate of Willard F. Smith, Jr. a/k/a Willard F. Smith**, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, June 18, 2025 deceased.

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

Kenneth M. Smith  
517 Blue Ridge Drive  
Moon Township, PA 15108

Lori J. Cerato, Esq.

729 Sarah Street  
Stroudsburg, PA 18360

Aug 29, Sep 5, 12

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Terry L. Ross**, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 06/15/2025 deceased.

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

Amanda Gerstenmier  
4014 Northwest Rd NE  
Leland, NC 28451

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

Aug 29, Sep 5, 12

**PUBLIC NOTICE  
ACTION TO QUIET TITLE  
IN THE COURT OF COMMON PLEAS  
OF MONROE COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
DOCKET NO. 4564-CV-2025**

**TO: Stuart R. Portmess Trust and Michael J. Portmess, Trustee**, their heirs, personal representatives, executors, administrators, successors and assigns and all persons having or claiming to have any right, lien, title, interest in or claim against Melonie Schmid and Maria Schmid.

TAKE NOTICE THAT Melonie Schmid and Maria Schmid has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, averring their interest based on all that certain townhouse, residence and appurtenant land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being identified as Unit A of Cluster Building 2, Section 1, Chateau Mont DeVille Townhouse Development as shown on Plot Plan of same, approved by Middle Smithfield Township Planning Commission and the Middle Smithfield Board of Supervisors and re-

corded in Monroe County Recorder's Office in Plot Book 34, Page 33, said map having been prepared by Edward C. Hess Associates, Inc. and all that certain townhouse, residence and appurtenant land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being identified as Unit C of Cluster Building 3, Section 1, Chateau Mont DeVille Townhouse Development as shown on Plot Plan of same, approved by Middle Smithfield Township Planning Commission and the Middle Smithfield Board of Supervisors and recorded in the Monroe County Recorder's Office in Plot Book 34, Page 33, said map having been prepared by Edward C. Hess Associates, Inc. and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered. 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 without you and a judgment may be entered against you without further notice for the 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.**

Find a Lawyer Program  
Monroe Bar Association  
PO Box 591  
Stroudsburg PA 18360  
570.424.1340

Alexander J. Marek, Esquire  
712 Monroe Street  
Stroudsburg PA 18360

Aug 29

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE OF REAL ESTATE  
IN THE COURT OF COMMON PLEAS OF**

**MONROE COUNTY, PENNSYLVANIA  
CIVIL ACTION**

**CASE NO. 005033-CV-2022  
MORTGAGE FORECLOSURE**

**U.S. BANK NATIONAL ASSOCIATION, NOT  
IN ITS INDIVIDUAL CAPACITY BUT SOLELY  
AS TRUSTEE FOR RMTP TRUST, SERIES 2021  
COTTAGE-TT-V,**

Plaintiff  
vs.

**THOMAS GREMPEL JR.; GAIL R. GREMPEL,**  
Defendant(s)

**TO:** Gail R. Grempele at 3122 Mountain Terrace Drive, Blakeslee, PA 18610 and 3053 Cartersville Highway, Taylorsville, GA, 30178; Thomas Grempele Jr. at 3122 Mountain Terrace Drive, Blakeslee, PA 18610 and 3053 Cartersville Highway, Taylorsville, GA, 30178; and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 3122 Mountain Terrace Dr, Blakeslee, PA 18610, owned by Gail R. Grempele and Thomas Grempele Jr., scheduled to be sold at Sheriff's Sale on January 29, 2026 at 10:00am, prevailing time, will be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Avenue, Suite 520, Silver Springs, MD 20910, at <https://www.bid4assets.com/monroecountysheriffsales> (advance registration required), to enforce the court judgment of \$229,196.81, plus fees, costs and other charges obtained by U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V against Gail R. Grempele, Thomas Grempele Jr..

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to [pafigures@friedmanvartolo.com](mailto:pafigures@friedmanvartolo.com).
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR  
PROPERTY**

**AND YOU HAVE OTHER RIGHTS EVEN IF THE  
SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 212-471-5100.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 212-471-5100.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR  
LAWYER AT ONCE.**

**IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Monroe County Lawyer Referral Service  
Monroe County Bar Association  
PO Box 591  
Stroudsburg, PA 18360  
570-424-1340  
Aug 29

## PUBLIC NOTICE

## NOTICE TO POLK TOWNSHIP RESIDENTS

**Court to Appoint Constable to Fill Vacant Seat**

A petition has been filed asking the Court of Common Pleas of Monroe County to appoint a constable for Polk Township to fill a vacancy in that office. A hearing on the petition is scheduled for October 15, 2025, at 3:00 p.m., in the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania. At the hearing, the Court will consider the request to appoint a constable and entertain applications timely submitted by persons interested in seeking the appointment. To be considered, Applicants must appear in person and be questioned by the Court under oath.

Applicants must meet all eligibility requirements established by law. To apply, each interested applicant must submit a letter of interest, resume, proof of residency, and Pennsylvania Child Abuse History Clearance Certificate (visit <https://www.compass.state.pa.us/cwis/public/home>) to:

Cori Doughty, Court Administrator

Monroe County Courthouse

610 Monroe Street

Stroudsburg, PA 18360

PH: (570) 517-3009

e-mail: [cdoughty@monroepacourts.us](mailto:cdoughty@monroepacourts.us)

Application documents must be received at **least fifteen (15) days** prior to the hearing.

In addition, **at least fifteen (15) days** prior to the hearing, each applicant must submit to the Monroe County District Attorney's Office, Detective Division, at the address below, a signed and completed Background Investigation Form. The form is available online at <http://monroecountyda.com/privateinvestigators/> or by mail or in person at:

Office of the District Attorney

Detective Division

701 Main Street, Suite 200

Stroudsburg, PA 18360

(570) 517-3052

Questions regarding the application process should be directed to Ms. Doughty. **Neither applicants nor anyone on their behalf is permitted to contact any of the Judges of the Court directly.**

Aug 29



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

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

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

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

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

Monroe County Bar Association  
913 Main Street  
Stroudsburg PA 18360  
570.424.7288



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



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



**Gerard J. Geiger**  
Newman Williams PC



**Tobey Oxholm**  
Just Resolutions ADR



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