

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, September 5th, 2025

No. 36

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

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Call for information 570-424-7288



Drawing Courtesy of Joyce Love

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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 HOLIDAY DAY	1 LABOR DAY	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 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	8 9:00&1:00 Support Rules 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last Day to file Accounts	9 9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	10 9:00 Summary Court 11:45 PFA Ex Parte 1:30 License Susp. Appeals 3:30 PFA Ex Parte	11 8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	12	13
14 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	15 8:30 Jury Selection 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure	16 Constitution Day 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure	17 9:00 Sentencing 9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure	18 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	19	20
21 H * s R o h s a s h 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 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	29 8:30 Jury Selection 11:45 PFA Ex Parte 3:30 PFA Ex Parte	30	1	2	3	4

2025 MCBA Event Calendar**September**

- 8 Monroe County Pardon Project Meeting
4:00 PM – Zoom
- 10 CLE: A Potpourri of Ethics Issues
4:00 PM – MCBA
- 10 4th 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 44
12:00 PM – MCBA (Lunch will be provided)
- 12 MCBF Trustees Meeting
12:00 PM – MCBA and Zoom
- 16 Self Defense Class with Nick Masington
4:00 PM – 6:30 PM - MCBA

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

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- Proven success in family law matters

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ATTORNEYS

Send CV to: applynow@mhkattnorneys.com



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 or

Email info2@monroebar.org.

Raffle Prizes



Monroe County Bar Association
Young Lawyers Division
Wills for Heroes
Supporting Veterans and First Responders of
Monroe County

Co-sponsored by the Pennsylvania Bar Association's Young Lawyers Division, "Wills for Heroes" provides essential legal documents free of charge to our first responders and military veterans in PA, including wills, living wills, and powers of attorney. By helping first responders and military veterans plan now, they ensure their family's legal affairs are in order before a tragedy hits.

Saturday, November 15, 2025

American Legion Post 346

126 E. 5th Street, East Stroudsburg PA

Volunteers are needed:

- ★ Attorneys to work with Clients.
- ★ Attorney experts to answer questions for Clients.
- ★ Notaries Public to notarize signatures on completed Clients' documents.
- ★ Volunteers to witness document signing.

CLE credit may be earned for volunteer hours.

Name:	Phone:			
Email Address:				
<i>I can volunteer for: (please check all that apply)</i>				
<i>Time Slot</i>	<i>Meet with Client(s)</i>	<i>Subject Expert</i>	<i>Notary Public</i>	<i>Witness</i>
11:00 AM – 12:00 PM				
12:00 PM – 1:00 PM				
1:00 PM – 2:00 PM				
2:00 PM – 3:00 PM				
3:00 PM – 4:00 PM				

Wills for Heroes Training CLEs will take place Saturday, November 15:

(1 substantive credit may be earned for each session)

9:00 AM – 10:00 AM Wills and Estates

10:00 AM – 11:00 AM - HotDocs

Questions? Call MCBA at 570.424.7288 or email lori@monroebar.org.

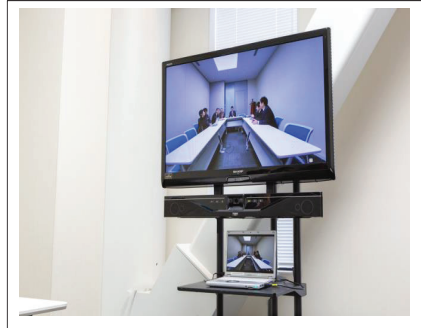
Return this form to info2@monroebar.org or mail it to

MCBA ♦ 913 Main Street ♦ Stroudsburg PA 18360

Monroe County Bar Association

Conference Room Rentals

Now Offering Audio Visual (AV) Equipment!



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

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

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

Rates are as follows:

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

Please don't hesitate to contact us at 570.424.7288 or info2@monroebar.org for additional information or to reserve a conference room.

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

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

Now, this 22nd day of August, 2025, pursuant to the authority contained in Pa.R.J.A. No. 1901, the attached list of summary cases from Magisterial District Court 43-3-03 within the Forty-Third Judicial District are being considered for Administrative Termination after 30 days of publication of this list, unless a party to the proceeding requests a hearing from the Magisterial District Court.

For any information regarding these cases please contact Deputy Court Administrator-Special Courts, at 570-517-3010 or the Magisterial District Court directly.

Docket Number	Defendant	Docket Number	Defendant
NT 23-1993	Fiorenza, Joseph	NT 35-1993	Fasig, Harold E
NT 65-1993	Johnston, Jeffrey	NT 66-1993	Johnston, Jeffrey
NT 226-1993	Bunch, James A.	NT 227-1993	Bunch, James A.
NT 228-1993	Bunch, James A.	NT 229-1993	Bunch, James A.
NT 232-1993	Hoffman, Carol	NT 250-1993	Budd, Rodora A.
NT 330-1993	Tierney, Mary Frances	NT 387-1993	Meyer, Susan
NT 388-1993	Meyer, Susan	NT 454-1993	Hesselbarth, Christine
NT 557-1993	Ducker, Barbara L.	NT 240-1994	Etienne, Romeo
NT 280-1994	Whyte, Michael Edward	NT 281-1994	Whyte, Michael Edward
NT 282-1994	Whyte, Michael E	NT 283-1994	Whyte, Michael
NT 284-1994	Whyte, Michael	NT 286-1994	Whyte, Michael
NT 315-1996	Spencer, John E	NT 102-2006	Comfort Zone Bar & Grill
NT 47-2007	Castro, Phillip	NT 60-2007	Zablocki, Zbigniew
NT 116-2007	Alliston, Stafford	NT 117-2007	Johnston, Melissa
NT 155-2007	Healey, Dawn	NT 219-2007	Moore, Dean
NT 248-2008	Serfass, Bernadette	NT 274-2007	Custom Window Dressing & Design
NT 300-2007	Hunter, Michael Fitzgerald	NT 8-2008	Torkington, John
NT 44-2008	Layton, Sofiyah	NT 340-2008	Leah Katz Antiques
NT 70-2009	Phoenix Financial Group Llc	NT 200-2009	Dariak Residence
NT 23-2010	Johnson, Sharmel	NT 24-2010	Bundick, David L
NT 27-2010	Bundick, David L	NT 42-2010	Country Club of Thepoconos
NT 48-2010	Diamonds In The Rough Childrens	NT 104-2010	Pedroso, Inez
NT 176-2010	Loomis, Martha L	NT 302-2010	Geib, Uli
NT 310-2010	Brown, Christopher S	NT 334-2010	Stroud Motor Sports
NT 335-2010	Williams, Evandey	NT 43-2011	Lopez-eduardo, Dino
NT 100-2011	Daley, Tyan Paul	NT 279-2011	Express Gas
NT 12-2012	Gerald, Talbert	NT 52-2012	Simek, Wiltraud L
NT 44-2013	Gallardo, Joseph	NT 92-2013	Hidalgo, Jennifer Brigette
NT 192-2013	Wengler, Joshua T.	NT 182-2017	Miller, Tara
NT 183-2017	Miller, Tara	NT 32-2018	Batista, Michelle S.
NT 100-2018	Feeling Good LLC	NT 14-2019	Gray, Ronald L.
NT 15-2019	Portalatin, Athena J.	NT 24-2019	Honton-Boateng, Daniel A.
NT 41-2019	Hanley, James M.	NT 54-2019	Anderson, Joshua Jordan

NT 58-2019	Lopez, Bryan Gerard	NT 59-2019	Huston, Bradley H.
NT 88-2019	Miles, Nyjirah	NT 89-2019	Moore, Kevin D.
NT 96-2019	Garcia, Esteve J.	NT 97-2019	Garcia, Esteve J.
NT 98-2019	Williams, Alexia R.	NT 104-2019	Peters, Caswall
NT 105-2019	Peters, Caswall	NT 116-2016	Geiger, David Joseph
NT 117-2019	Colon, Sarah A.	NT 132-2019	Johnson, Raymond
NT 153-2019	Lee, Stephan Robert	NT 179-2019	Diaz, Edwin
NT 180-2019	Looper, Danisha Mashea	NT 181-2019	Escobar, Andre A.
NT 195-2019	Strunk, Jaeden William	NT 200-2019	Gardner, Benjamin Nielson
NT 218-2019	Marshall, Jonathan J.	NT 227-2019	Karim, Tammumul
NT 228-2019	Faridi, Mahamood	NT 253-2019	Lowery, Isaiha Curtis
NT 255-2019	Gallaway, Tanya M.	NT 266-2019	Dipietrantonio, Roberto
NT 279-2019	Creque, Shamarley	NT 288-2019	Wood, Julie
NT 294-2019	Barayev, Yuriy	NT 299-2019	Braunstein, Irving
NT 317-2019	Joellar, Sharron	NT 331-2019	Mfunsi, Deon Wayne
NT 336-2019	Oliver, Fernando	NT 337-2019	Oliver, Fernando
NT 342-2019	Gasko, Jason W.	NT 362-2019	Ambrose, Dwight Sylvester

CIVIL COMPLAINTS
PLAINTIFF V DEFENDANT
WRIT OF SUMMONS
REAL PROPERTY

005394-CV-2025 Cole Davis V Eric Borukhov - Real Property - Landlord/Tenant Dispute
 005310-CV-2025 Sweetwater Hamilton Twp, Pa, LLC V Joseph Kennedy Recycle Logistics & Monroe County Recycling Co A Fictitious Name Recycle Logistics Holdings, LLC a Pennsylvania Limited Liability Company - Real Property - Ejectment
 005340-CV-2025 Marathon Property Investments, LLC V Faruk Gjonbalig - Real Property - Ejectment
 005363-CV-2025 Premiere II Realty Holdings LLC; Commonwealth Of Pennsylvania V Cheikh El Atigue; Shari M McIntosh - Real Property - Ejectment
 005316-CV-2025 Freedom Mortgage Corporation V Lenny K Perez - Real Property - Mortgage Foreclosure: Residential
 005322-CV-2025 Lakeview Loan Servicing, LLC V Tuukka J Rinkinen - Real Property - Mortgage Foreclosure: Residential
 005356-CV-2025 Citimortgage, Inc V Angela M Pennino Anthony Pennino - Real Property - Mortgage Foreclosure: Residential
 005359-CV-2025 PHH Mortgage Corporation V Carlos Torres Mario Alberto Torres A/K/A Mario Albert Torres; Vanessa Torres - Real Property - Mortgage Foreclosure: Residential
 005371-CV-2025 Freedom Mortgage Corporation V Emily S Donlan; Lucas D Donlan - Real Property - Mortgage Foreclosure: Residential
 005411-CV-2025 Citigroup Mortgage Loan Trust 2022-Rpi By Us Bank Trust Na Not In It Individual Capacity But Solely As Owner Trustee V Ruth J Hickey Stephen A Hickey aka Stephen Hickey - Real Property - Mortgage Foreclosure: Residential
 005425-CV-2025 Bank Of America, N.A. V James Bleda A/K/A James L. Bleda Patricia Bleda-Juskey A/K/A Patricia Bleda A/K/A Patricia L. Bleda - Real Property - Mortgage Foreclosure: Residential
 005377-CV-2025 Douglas E Ferguson V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 005426-CV-2025 Daliot Holdings, LLP V Commonwealth Of Pennsylvania, Department Of Transportation - Real Property - Eminent Domain/Condemnation
 005429-CV-2025 Patricia Ann Jeanschild V Commonwealth Of Pennsylvania, Department Of Transportation - Real Property - Eminent Domain/Condemnation
 005335-CV-2025 Penn Estates Property Owners Association, Inc. V Andre Rasin Awilda Rasin - Judgment - Judgment - \$6,167.42
 005353-CV-2025 Penn Estates Property Owners Association, Inc. V Gary Lightbourne;

Thomas Dunn - Judgment - Judgment - \$5,957.05
 005357-CV-2025 Penn Estates Property Owners Association, Inc. V Joseph Cooper; Wanda Cooper; Joseph T Rocco - Judgment - Judgment - \$7,594.99
 005333-CV-2025 Evergreen Lake Estates Association, Inc. V Bonnie Locke - Real Property - Real Property: Other
 005427-CV-2025 Richard T Cusmano V George M Rosko - Real Property - Real Property: Other
 005372-CV-2025 Sean M Henry V Brian H Fletcher, Jr Julia A Guerin - Real Property - Quiet Title

MECHANICS AGREEMENTS
CONTRACT EMPLOYMENT DISPUTE
CONTRACT

CONTRACT-DEBT COLLECTION-CREDIT CARD
 005313-CV-2025 Bank Of America, N.A. V George E Gentile - Contract - Debt Collection: Credit Card
 005314-CV-2025 Bank Of America, N.A. V Manfred Adjin-Tettey - Contract - Debt Collection: Credit Card
 005315-CV-2025 Bank Of America, N.A. V Robert Temple - Contract - Debt Collection: Credit Card
 005331-CV-2025 JPMorgan Chase Bank Na V Lorrie Custred - Contract - Debt Collection: Credit Card
 005334-CV-2025 Cavalry SPV I, LLC V Melissa C Jennings - Contract - Debt Collection: Credit Card
 005338-CV-2025 Cavalry SPV I, LLC V Tracey Schlembach - Contract - Debt Collection: Credit Card
 005347-CV-2025 American Express National Bank V Paul Delorenzo - Contract - Debt Collection: Credit Card
 005349-CV-2025 Capital One, N.A. V Robert A Leverette - Contract - Debt Collection: Credit Card
 005351-CV-2025 Bank Of America, N.A. V Delmore W Smith - Contract - Debt Collection: Credit Card
 005352-CV-2025 Bank Of America, N.A. V Brandy Bernal-Cambiazio - Contract - Debt Collection: Credit Card
 005360-CV-2025 Citibank, N.A. V Katherine Marriott - Contract - Debt Collection: Credit Card
 005390-CV-2025 Portfolio Recovery Associates, LLC V Eugene Ally - Contract - Debt Collection: Credit Card
 005393-CV-2025 American Express National Bank F/K/A American Express Centurion Bank V Arthur Jones Aka Arthur Jones Sr - Contract - Debt Collection: Credit Card
 005417-CV-2025 American Express National Bank V Jaar Transport LLC Juan Angeles Aka Juan A Angeles - Contract - Debt Collection: Credit Card

005419-CV-2025 JPMorgan Chase Bank Na V
Agnieszka W Kotara - Contract - Debt
Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

005320-CV-2025 Velocity Investments, LLC V
Curtis Baker - Contract - Debt Collection:
Other
005321-CV-2025 Velocity Investments, LLC V
Kimberly Werner - Contract - Debt Collection:
Other
005364-CV-2025 Velocity Investments, LLC V
Doreen Stcy - Contract - Debt Collection:
Other
005373-CV-2025 Velocity Investments, LLC V
Corinne Dunne - Contract - Debt Collection:
Other
005374-CV-2025 Autovest, L.L.C. V Brian
Michael Gingerlowski - Contract - Debt
Collection: Other
005378-CV-2025 Autovest, L.L.C. V Andy O
Castello - Contract - Debt Collection: Other
005379-CV-2025 Velocity Investments, LLC V
Tara James - Contract - Debt Collection: Other
005381-CV-2025 Autovest, L.L.C. V Sparkle
Chantel Lewis - Contract - Debt Collection:
Other
005382-CV-2025 Autovest, L.L.C. V Michael
Deckert - Contract - Debt Collection: Other
005383-CV-2025 Autovest, L.L.C. V Austen
Brian Sallada - Contract - Debt Collection:
Other
005386-CV-2025 Autovest, L.L.C. V Andy O
Castello - Contract - Debt Collection: Other
005388-CV-2025 Velocity Investments, LLC V
John Keen - Contract - Debt Collection: Other
005399-CV-2025 Autovest, L.L.C. V Andy O
Castello - Contract - Debt Collection: Other
005405-CV-2025 Velocity Investments, LLC V
Jermaine Quinones - Contract - Debt
Collection: Other

TORT

005318-CV-2025 Rex Walker Susan Walker V
Von Davis - Tort - Motor Vehicle
005348-CV-2025 James Urcuiolio V Silver
Chaim - Tort - Motor Vehicle

PREMISES LIABILITY

005430-CV-2025 Cluff Tina V Accredited Home
Elevator Company D/B/A Accredited Home
Elevator Automated Home Generators, Inc.
D/B/A Automated Home Generators
Cleveland Brothers Equipment Cleveland
Brothers Equipment, Inc.; Denman's Electrical
Services, Inc. D/B/A Denman's Electrical
Services Eastern Elevator Service And Sales,
Inc. D/B/A Eastern Elevator Service And Sales
Genpro Power Systems, Inc. D/B/A Genpro
Power Systems Genserve Generator Service,
Inc. D/B/A Genserve Generator Service Kencor
Elevator Systems, Inc. D/B/A Kencor Elevator
Systems Kohler, Inc. Kohler, Inc. Kone

Elevators And Escalators Of Eastern
Pennsylvania Kone, Inc. Modern Group, Ltd.
D/B/A Modern Group Nidec Motor Corp
D/B/A Motion Control Engineering, Inc. Otis
Elevator Company Otis Worldwide P3
Generator Services, Inc. D/B/A P3 Generator
Services Reading Elevator Services, Inc.
Residential Generator Service, LLC Wyatt
Elevator Company D/B/A Wyatt Elevator
Company; Silver Chaim - Tort - Premises
Liability

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

005423-CV-2025 John Moore; Commonwealth
Of Pennsylvania V Brock & Scott, PLLC; Wells
Fargo Bank, N.A. - Miscellaneous - Declaratory
Judgment
005342-CV-2025 286 Corporation And Louis
Domiano Iii V Christopher Stapler Taylor Auto
Sales Group LLC - Judgment - Confession Of
Judgment: Money-Miscellaneous - \$9,207.00
005319-CV-2025 Francis Devizia;
Commonwealth Of Pennsylvania V Louis
Devizia; Wells Fargo Bank, N.A. - Non-
Reportable - Transfer Proceedings
005406-CV-2025 Capital One Auto Finance V
Shareatha Owens - Miscellaneous - Civil
Miscellaneous: Other
005407-CV-2025 Commonwealth Of
Pennsylvania V 2009 Mazda MCX Vin:
Jm3er293270119464 - Miscellaneous - Civil
Miscellaneous: Other
005408-CV-2025 Commonwealth Of
Pennsylvania V 2001 Nissan Sentra Vin:
3n1cb51d411503494 - Miscellaneous - Civil
Miscellaneous: Other
005409-CV-2025 Commonwealth Of
Pennsylvania V 2009 Toyota Corolla Vin:
2t1bu40e49c057935 - Miscellaneous - Civil
Miscellaneous: Other
005416-CV-2025 Commonwealth Of
Pennsylvania V \$5,910.00 U.S. Currency -
Miscellaneous - Civil Miscellaneous: Other
005418-CV-2025 Leatherneck Auto Tech &
Repairs, LLC V Albert Haase - Miscellaneous -
Civil Miscellaneous: Other

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Sawale, Nilesh/Pocopoco House LLC
Smagalski, Nicoletta Est/Pintarich, Connor
Gehring, Richard C Est/Gehring, Brett C
Blas, Jose Luis Molina Junior/Peixoto, Joao
Vicente Romano
Blas, Jose Luis Molina Junior/Peixoto, Joao
Vicente Romano
Brothers Granite And Marble LLC/Fischer,
Mordche David
SK Prime Properties LLC/Capozzoli, Joseph

Mary P Mundy Living Trust/Luzier, Dorothy V Ross, Thomas/Ross Family Revocable Trust Bolotin, Dmitri/Cerrone, Richard Thomas Jr Benz, Franklin Jr Est/Wieszcdek, Joanna Laskey, Charles A Jr/Leonard, Steven G Miller, Steven J/Ferranti, Andrea F Miller, Donald J Est/Miller, John E Cappellano, Richard D/Chimerine, Lawrence Panthi, Samrat Singh/Salameh, Gadeer Melcer, Virginia P Est/Ali, Ahmed Farag Johnson, William/William And Lashell Johnson Living Trust Johnson, William/William And Lashell Johnson Living Trust Johnson, William/William And Lashell Johnson Living Trust Smith, James/Smith, Blake Robert Skuse, Matthew/Standing, Emma Ponce, Noemi/Petersen, Laurie Soranno, John/Dinkelacker, Andrew D Rivera, Maryann/109 Silver LLC Depasquale, Carl/Hoffman, Christina Hural, Peter J Est/Yosh, Michael Goodgood, Michael/Bolotin, George Underwood, Cynthia/Underwood, William Farrelly, Sean D/Lot Holding Company Pina, Julio/Pina, Julio Jose Rollan, Gerville/Williams, Eustace Napolitano, Salvatore S/Napolitano, Dominick Joseph Reif, Thomas V/Klayman, Jennifer Sullivan Burke, Arthur J Jr/Burke, Arthur J Jr Didonato, Anthony R/Ragwar, Joanne Didonato Kist, Deisi/Gocuklu, Ayse Barry, Kathryn A Est/Red Fox Property Holdings LLC Bash, Ryan D/Cassagne LLC Teague, Shontoinette/Pullins, Jemar Dickinson, Chong A/Eisenhauer, Francis Eugene Iii Stein, Robert W/Regan, John A & M Acquisitions LLC/Delcid, Maria A Lloyd, Michael Thomas/Tofani, Anthony J Osullivan, Timothy F/Timothy F Osullivan And Stephanie Osullivan Revocable Family Trust Oconnell, Mary Alice Est/D E & S Properties Inc D E & S Properties Inc/Brown, Timothy Danesi, Brian/Pombier, Nicole Arroyo, David/Bush, Jordan Michael Yosh, Michael J/Ciccone, Tatiana Janesky, Nicholas/Donovan, Dermott Steve Cabrera, Hansen/Nunez, Jose A Burch, Sonya M/630court LLC Saltz, Linda/Winger, Anthony Martinez, Manuel A/Martinez, Manuel A Renteria, Jesus Alberto/Brooks, Darryl Randolph, Austin L/Monica, Stephanie Diane Sanjurjo, Tammara/Graci, Paul Tchorzewski, Marek/Parsons, Jelena Colby, Dianne Kristina Est/902 Hickory LLC Fuentes, Luz Y/Ortiz, Isaias

Diaz, Juan/Lopez, Rossanna Morales Ricardo And Sons Enterprises LLC/Pellegrino, Laurie Chipiga, Marina/Addison, Tamron Schnika Jaynes, Amanda/Rudey, Igor Porto-Dmeo, Ramona Est/Bratcher-Beasley, Shalena Dade, Hatty Elena/Falcao, Bryan V Loftus, Meghan/Loftus, Joseph JMZ Properties LLC/Daniels, Victoryria Taiwo, Aderonke/Alvarez, Ninamaria Banks, Richard R Jr/1400 N 5th St LLC Costa, Fernando A/Xtreme Auto Tint Sounds & Alarms LLC Snee, Mary Jane/Snee, Mary Jane Hummel, John Jacob Jr Est/Main & Ross Street Properties LLC Stine, George C III/Diantonio Family Trust Chang, Peter S/Resto, Nicole Smull, Marcha L/Zayas, Greicy Bansal, Rahul/Bansal, Rahul Broad Street Properties LLC/Kehoe, Jenna Kretschmer, Janet E/Woodward, Rohan Mosley, Kyle I/Kiprovski, Danielle James, Bernard/Jave Properties LLC Ukaj, Smajl S/Stewart, Felicia Eloise Bury, Ralph R/Serman, Christopher J Jr Rodriques, Juan R/Danimax LLC Ferrara, Danielle/Heron, Jami Michelle Khafizov, Yakhil/Rahman, Naimor Rose, Thomas G/Rose, Thomas D Lu, Mario X/Latorre, Victor Rodriguez Grace United Church Of Christ/Sora 715 LLC Hannah, Kyle/Casa Country LLC Casa Country LLC/Zarlok, Wojciech ABC Pocono Holdings LLC/Chetram, Kenneth Teltzur, Dan/Dg Real Estate Lux Corp Mills, Robert Samuel Est/Devault, Lawrence C Jr Klepacki, Jared J/Klepacki, Dana M Barrale, Andrew A/Casado, Anthony Russo, Albert Jr/Albert And Maria Russo Family Protection Trust Lovell, Morris S/Lovell, Morris S Hagenbuckle, John/Hagenbuckle, John Giannantonio, Sally/Sally Giannantonio Living Trust Desic, Samir/Dimarzio, Christina Zhang, Peng/Klejzerowicz, Adam Borger, Todd D/Salines, Andrew F Gibbons, Ashley Jean/Hunter, Robert D L Jones, Elicia/Dilts, Robert George Gardner, Colin/Canovas Family Trust Cohen, Arleen Ruth 132 White Deer LLC Hayes, Steven D/Beharry, Vishan Amar Wolf, Susan M/D E & S Properties Inc Vines, Romond/Luo, David Bridges, Paul E Jr/Bridges, Paul E Iii White Rabbit Realty LLC/Hopi LLC Anglemyer, Laura/Troland, Frank Wojtukiewicz, Miroslaw/Croll, Michael KC, Alen Rayamajhi/7075 Boulders LLC Jumayev, Farkhad/Fahrenbach, Jeanne E

McGuire, Karen C/Gibbons, Ashley J
 Lakeside Manor Inn LLC/Safe Holding
 Company
 Beers, Valerie Ann Est/Rios, Julio Shannon
 Trubiano, Franca/Diebold, Francis X Iii
 Panczak, Piotr/316 Belco LLC
 Snapp, Brian K/Garcia, Mark
 Bliss, Kathryn/Charbonneau, Alexandra Bayley
 Sanoja, David/Hogen, Richard
 Buller, Denise L/Anderson, David J
 Scala, Catherine/Zheng, He
 Johnson, Donna Lee Est/Basora-Jacobs,
 Eleanor
 Roberts, Craig C/Roberts, Craig C
 Trap Enterprises LLC/Trapasso, Vincent J
 Peart, Karen A/Karen A Peart Living Trust
 Danza, Joanne M Basso/Egan, Joanne M
 Danza, Joanne M Basso/Egan, Joanne M
 Mella, Georgeanne/Price, James
 Michie, Alexander B/Podluzskaya, Nadezhda
 Vanmeerbeke, Peter J/Kazokas, Ryan

DIVORCE

005307-CV-2025 Paul Hamarics V Jeniffer
 Granit - Divorce - Divorce With 1 Count
 005324-CV-2025 Awilda E Padilla V Aderson R
 Puntiel - Divorce - Divorce With 1 Count
 005337-CV-2025 Natasha Trimmingham V
 Linsly Trimmingham - Divorce - Divorce With 1
 Count
 005362-CV-2025 Bridgette R Barnhill; Shiane
 Dias V Terrence Barnhill; Kadeen Dryden -
 Divorce - Divorce With 1 Count
 005366-CV-2025 Kristin Yeakel V Matthew
 Yeakel - Divorce - Divorce With 2 Counts
 005367-CV-2025 Danica L Hartenfels V Jeremy
 C Hartenfels - Divorce - Divorce With 2 Counts

SUPPORT

005306-CV-2025 Johathan Rodriguez V Jessica
 Jusino - Support - Support
 005309-CV-2025 Susan P Tanski V Paul Tanski
 - Support - Support
 005323-CV-2025 Angelina J Vasquez V
 Wellestey D Madurie Iii - Support - Support
 005336-CV-2025 Candace Saragusa V Joseph G
 Saragusa - Support - Support
 005350-CV-2025 Ashley Nicole Santiago V
 Ryna O'Neal Arthur - Support - Support
 005354-CV-2025 Melinda Benson V Howard
 Williams - Support - Support
 005355-CV-2025 Monroe County Probation V
 Thomas G Smith - Support - Support
 005368-CV-2025 Liliana Mannuzza V James
 Thomas Mannuzza - Support - Support
 005369-CV-2025 Alize Mangroo V
 Daveandanad Mangroo - Support - Support
 005376-CV-2025 Kimberly K Morath V Jesse O
 Helsley - Support - Support
 005403-CV-2025 Jasmine Moran V Joel Phillip
 Sr - Support - Support

005415-CV-2025 Mariah Marie Miller V Joshua
 Todd Robert Barlip; Torrey Eper - Support -
 Support

CUSTODY AND VISITATION

005305-CV-2025 Matthew Kirton V Arzane
 Lewis - Custody - Custody / Partial Custody /
 Shared Custody / Visitation
 005311-CV-2025 Stacey Brutus V Josue
 Dorleus - Custody - Custody / Partial Custody /
 Shared Custody / Visitation
 005330-CV-2025 Ashley Nicole Santiago V
 Ryan O'Neal Arthur - Custody - Custody /
 Partial Custody / Shared Custody / Visitation
 005343-CV-2025 Shiane Dias V Kadeen Dryden
 - Custody - Custody / Partial Custody / Shared
 Custody / Visitation
 005344-CV-2025 Angelina Filippini V Cory
 Wright, Jr. - Custody - Custody / Partial
 Custody / Shared Custody / Visitation
 005346-CV-2025 Alex T. Henery V Kenzie Lane
 - Custody - Custody / Partial Custody / Shared
 Custody / Visitation
 005389-CV-2025 Nicole Martin V Edwin Nunez
 - Custody - Custody / Partial Custody / Shared
 Custody / Visitation
 005402-CV-2025 Alex Marte V Evelisse
 Acevedo - Custody - Custody / Partial Custody
 / Shared Custody / Visitation
 005412-CV-2025 Javier Rivera V Cecilia
 Serrano - Custody - Custody / Partial Custody /
 Shared Custody / Visitation
 005428-CV-2025 Brianna L Salabsky V Torrey
 Eper - Custody - Custody / Partial Custody /
 Shared Custody / Visitation

PLAINTIFF V DEFENDANT

JUDGMENTS

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

005312-CV-2025 Kapitus Servicing Inc;
 Department Of Treasury-Internal Revenue
 Service V Deborah Karpinsky; Playtime
 Learning Center And Childcare Inc D/B/A
 Playtime Learning Center And Childcare;
 Hernan Usuga, Sr - Judgment - Foreign
 Judgments / Registration - \$94,893.57

JUDGMENT ON TRANSCRIPT

005339-CV-2025 Luis Rivera V Marcos
 Gonzalez - Judgment - Judgment / Transcript -
 \$7,539.45
 005358-CV-2025 Mariner Finance, LLC V Kim
 A. Langdon - Judgment - Judgment / Transcript
 - \$3,816.36
 005365-CV-2025 Mariner Finance, LLC V Jose
 A Vargas - Judgment - Judgment / Transcript -
 \$7,051.85
 005380-CV-2025 Marina Crump V ABC Pocono
 Prime LLC - Judgment - Judgment / Transcript -
 \$4,507.25

005391-CV-2025 Midland Credit Management, Inc V Steven Tilak - Judgment - Judgment / Transcript - \$2,064.15
 005392-CV-2025 Midland Credit Management, Inc V Kevin McGraw - Judgment - Judgment / Transcript - \$1,889.92
 005395-CV-2025 Midland Credit Management Inc V Carlos Antiquera - Judgment - Judgment / Transcript - \$2,342.23
 005397-CV-2025 Midland Credit Management Inc V Denise Mastrisciano - Judgment - Judgment / Transcript - \$1,668.16
 005398-CV-2025 Midland Credit Management, Inc V Timothy Wah - Judgment - Judgment / Transcript - \$8,915.89
 005420-CV-2025 Mariner Finance, LLC V Charles C. Younker; Evelisse Acevedo - Judgment - Judgment / Transcript - \$6,621.77

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

005413-CV-2025 Carlos Luis Wong V Commonwealth Of Pennsylvania, Department Of Transportation, Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation
 005414-CV-2025 Carlos Luis Wong V Commonwealth Of Pennsylvania, Department Of Transportation, Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

005370-CV-2025 Capital One, N.A. V William Lopez - Civil Appeal - Civil Appeal: Other
 005384-CV-2025 Robert Widmer V Percudani House, LP - Civil Appeal - Civil Appeal: Other
 005385-CV-2025 Rhea Samuels V Commonwealth Of Pennsylvania, Department Of Transportation Bureau Of Drivers Licensing - Civil Appeal - Civil Appeal: Other
 005400-CV-2025 LVNV Funding LLC V Michael Fennell - Civil Appeal - Civil Appeal: Other
 005404-CV-2025 Capital One, N.A. V Svetlana Pesa - Civil Appeal - Civil Appeal: Other
 005421-CV-2025 Capital One, N.A. V William Lopez - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

005304-CV-2025 A Pocono Country Place Poa V Luella Godley; Denman's Electrical Services, Inc. D/B/A Denman's Electrical Services Eastern Elevator Service And Sales, Inc. D/B/A Eastern Elevator Service And Sales Genpro Power Systems, Inc. D/B/A Genpro Power Systems Genserve Generator Service, Inc. D/B/A Genserve Generator Service Kencor Elevator Systems, Inc. D/B/A Kencor Elevator Systems Kohler, Inc. Kohler, Inc. Kone Elevators And Escalators Of Eastern Pennsylvania Kone, Inc. Modern Group, Ltd. D/B/A Modern Group Nidec Motor Corp D/B/A Motion Control Engineering, Inc. Otis Elevator Company Otis Worldwide P3 Generator Services, Inc. D/B/A P3 Generator Services Reading Elevator Services, Inc.

Residential Generator Service, LLC Wyatt Elevator Company D/B/A Wyatt Elevator Company; Silver Chaim - Writ - Writ Of Revival

CERTIFIED COPY LIENS

FEDERAL TAX LIENS

005325-CV-2025 Department Of Treasury-Internal Revenue Service V Hinkel Kristin - Judgment - Federal Tax Lien - \$1,758,832.72
 005326-CV-2025 Department Of Treasury-Internal Revenue Service V Adriana Usuga; Hernan Usuga, Sr - Judgment - Federal Tax Lien - \$91,802.85
 005327-CV-2025 Department Of Treasury-Internal Revenue Service V Hernan Usuga, Sr - Judgment - Federal Tax Lien - \$13,755.00
 005328-CV-2025 Department Of Treasury-Internal Revenue Service V Joseph T Rocco - Judgment - Federal Tax Lien - \$103,395.01
 005329-CV-2025 Department Of Treasury-Internal Revenue Service V Kathleen Horstman; Cory Wright, Jr. - Judgment - Federal Tax Lien - \$26,276.75

MUNICIPAL LIENS

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

005361-CV-2025 Supply Network, Inc. D/B/A Viking Supplynet; Mariner Finance, LLC V Slater Holdings LLC; Vigon International, LLC - Lien - Mechanic's Lien - \$19,466.26

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

PNC Bank National Association/Fenlon, Robert T/Sat
 Mortgage Electronic Registration Systems Inc/Decastro, Rivadavia Pereira/Sat
 Affinity Federal Credit Union/Olah, Jeffrey T/Sat
 United Wholesale Mortgage LLC/Suber, Ryan D/Sat
 Mortgage Electronic Registration Systems Inc/Metzgar, Curtis/Sat
 Rocket Mortgage LLC/Mosconi, Diane G/Sat
 Wells Fargo Bank N A/Mydosh, John/Sat
 Guidance Residential LLC/Hassan, Abdulsalam/Sat
 First Guaranty Mortgage Corporation/Carrington Mortgage Services LLC/Powr
 First Guaranty Mortgage Corporation/Rivera, Manuel D/Sat
 Mortgage Electronic Registration Systems Inc/Halkin, Dasha/Sat
 Niello Capital LLC/Williamson, Conroy Eshau/Sat
 Pennsylvania Housing Finance Agency/Costello, Joan R/Sat
 Sunnova Te Management LLC/Hural, Peter/Ucc3term

PPL Electric Utilities Corporation/Swiftwater Solar LLC/Amen
 Marie M Cairone Irrevocable Family Trust/Cairone, Marie M Est/Sat
 Marie M Cairone Irrevocable Family Trust/Cairone, Marie M Est/Sat
 Joy Construction Inc/Cairone, Marie M Est/Sat
 Mortgage Electronic Registration Systems Inc/Fetherman, Matthew J/Sat
 Mortgage Electronic Registration Systems Inc/Jordan, Marcelito O/Sat
 Santander Bank National Association/Hanft, Louie G/Sat
 Mortgage Electronic Registration Systems Inc/Demetrio, Joseph Francis/Sat
 Mortgage Electronic Registration Systems Inc/Novack, Alan E/Sat
 First Northern Bank And Trust Co/Miller, Donald C Jr/Sat
 Aqua Finance Inc/Thompson, Tanya/Ucc3term
 Monroe County Tax Claim Bureau/Gjonbalig, Faruk/Corder
 Mortgage Electronic Registration Systems Inc/Boxhill, Charles/Sat
 First Northern Bank And Trust Co/Burke, Arthur J Jr/Sat
 First Northern Bank And Trust Co/Williams, Leroy A/Sat
 Pennsylvania Housing Finance Agency/Phillips, Richard H/Sat
 Mortgage Electronic Registration Systems Inc/Johnson, Edward/Sat
 Secretary Of Housing And Urban Development/Rispoli, Patricia/Sat
 Muiraia, Kathleen Margaret/Commonwealth Of Pennsylvania/Notr
 Pennsylvania Housing Finance Agency/Yudin, Stephen F Jr/Sat
 Mortgage Electronic Registration Systems Inc/Yoder, Joy E/Sat
 Joseph, Julie/Goodleap LLC/Ucc1
 Danna, Bruce/Foundation Finance Company LLC/Ucc1
 Aqua Finance Inc/Nigh, Lawrence W/Ucc3term
 Aqua Finance Inc/Fripp, Arnold/Ucc3term
 PNC Bank National Association/Nichols, Ella B/Sat
 PNC Bank National Association/Wieland, Franz/Sat
 Travel 2 Pocono LLC/PPL Electric Utilities Corporation/Rway
 PNC Bank National Association/Hopkins, Daniel Graham/Sat
 Mortgage Electronic Registration Systems Inc/Sarzynski, Leslaw/Sat
 Mortgage Electronic Registration Systems Inc/Mcintyre, Ulysses L Jr/Sat
 Mortgage Electronic Registration Systems Inc/Mclaughlin, Ronald H/Sat
 Carrington Mortgage Services LLC/Terrence, Sylvester/Sat

Cottontail Holdings LLC/Northeast Bank/Ucc3cont
 Brothers Quality General Construction Inc/Loan Funder LLC series , 05606/Ucc1
 Brothers Quality General Construction Inc/Loan Funder LLC series , 05606/Ucc1
 Varahima Blessing LLC/Driscoll Business Services LLC/Arnt
 Bank Of America N A/Owens, Donna M/Sat
 Aponte, Diana N/Commonwealth Of Pennsylvania/Notr
 Mortgage Electronic Registration Systems Inc/Love, Keith/Sat
 Costa, Fernando A Jr/Costa, Helena/Powr
 Mortgage Electronic Registration Systems Inc/Ghafoori, Yousuf/Sat
 Mortgage Electronic Registration Systems Inc/Wyckoff, Richard C/Sat
 Citizens Bank N A/Olier, Francis J/Sat
 Mortgage Electronic Registration Systems Inc/Rockman, Cary A/Sat
 Mortgage Electronic Registration Systems Inc/Soto, David/Sat
 Tesla Inc/Schreckenstein, Arthur G/Ucc3term
 Penn Vista Associates LLC, 133 Summerton LLC/Rele
 Askari, Mashalla/Hatch Bank/Ucc1
 Nationstar Mortgage LLC/Pawlak, Betty/Sat
 First National Bank Of Pennsylvania/Noone, Eric S/Sat
 Altemose, David Alan/Metropolitan Edison Company/Ease
 Dougherty, Susan/Hubert, Deborah Jane/Powr
 Equity Trust Company/A&M Acquisitions LLC/Sat
 Frankelli, Michael/A&M Acquisitions LLC/Sat
 First National Bank Of Pennsylvania/Noone, Eric S/Sat
 Mortgage Electronic Registration Systems Inc/Chipiga, Yuriy/Sat
 Mortgage Electronic Registration Systems Inc/Lyons, Terrence T Jr/Sat
 Mortgage Electronic Registration Systems Inc/Brennan, Dusten/Sat
 Mortgage Electronic Registration Systems Inc/Lamonaca, Antoinette/Sat
 Nationstar Mortgage LLC/Pink, Glenda/Sat
 Bank Of New York Mellon/Henry, Sherman D/Sat
 Sora 715 LLC/Grace United Church Of Christ Of Tannersville/Ease
 Wells Fargo Bank N A/Salvadori, Alice M/Sat
 Wells Fargo Bank N A/Adelanwa, Doyinsola Foluke/Sat
 Capital One National Association/Wojciehowski, Michael Roy/Sat
 Walko, Linda/Goodleap LLC/Ucc1
 5 Gen LLC/Monroe County/Prefast
 U S Bank National Association/Select Portfolio Servicing Inc/Powr
 Towd Pint Mortgage Trust 2017-3/Jeudy, Jean Claude/Sat

Mortgage Electronic Registration Systems
 Inc/Dubose, Christopher/Sat
 Newrez LLC/Ewa, Judith A/Sat
 Cost Control Marketing And Management
 Inc/Teltzur, Dan/Rele
 Truist Bank/Savery, Guy F/Sat
 Solarcity Corporation/Mondesir,
 Lennox/Ucc3term
 Tesla Inc/Mondesir, Lennox/Ucc3term
 Mortgage Electronic Registration Systems
 Inc/Hofmann, John/Sat
 First Northern Bank And Trust Co/Dorshimer,
 Jeffrey/Sat
 Truist Bank/Morales, Zulma I/Sat
 Mortgage Electronic Registration Systems
 Inc/Regan, William G/Sat
 Truist Bank/Remish, Duane/Sat
 Mortgage Electronic Registration Systems
 Inc/Rodriques, Juan R/Sat
 ESSA Bank/Carmella, Michael A/Sat
 Buck Hill Falls Company/Canovas Family
 Trust/Dec
 Mortgage Electronic Registration Systems
 Inc/Rispoli, Patricia/Sat
 Redevelopment Authority Of The County Of
 Monroe/Helwa, Blanca/Sat
 Redevelopment Authority Of The County Of
 Monroe/Williams, Elisia P/Sat
 Secretary Of Housing And Urban
 Development/Maldonado, Irene/Sat
 Cifelli, Joanne/Commonwealth Of
 Pennsylvania/Notr
 Braganza, William Ceasar/Braganza, William
 Ceasar/Maps
 Greene, Winston Nathaniel II/Greene, Seleah
 L/Rvoc
 Township Of Middle Smithfield/Berwick,
 Matthew Jr/Agre
 Township Of Middle Smithfield/Berwick,
 Matthew Jr/Agre
 Township Of Middle Smithfield/Gold Dust
 Capital Partners LLC/Agre
 Maier, Brenda/Goodleap LLC/Ucc1
 First Keystone Community Bank/Gibson,
 Gregory M/Sat
 First Keystone Community Bank/Mazza,
 Stephen/Sat
 Mortgage Electronic Registration Systems
 Inc/Bowersock, Daniel/Sat
 Lakeside Manor Inn LLC/Manny Makoul
 LLC/Rele
 Mauch Chunk Trust Company/Urban Revive
 LLC/Sat
 Mauch Chunk Trust Company/Urban Revive
 LLC/Trms
 Figure Lending LLC/Smith, Kristopher/Sat
 Mortgage Electronic Registration Systems
 Inc/Connor, Jyl/Sat
 Wells Fargo Bank N A/Stein, Robert W/Sat
 Bank Of America N A/Frink, Tyrone D/Sat
 Polish And Slavic FCU/Markowski, Jozef/Sat
 Johnson, Donna Lee/Johnson, Duane
 R/Ccorder

Wells Fargo Bank N A/Kolenovic, Ajka/Sat
 Oessenick, Gregory/Katz, Gregory/Sat
 Briceno, Martha/ISPC/Ucc1
 ESSA Bank/SLABB LLC/Sat
 ESSA Bank/SLABB LLC/Trms
 ESSA Bank/SLABB LLC/Sat
 ESSA Bank/SLABB LLC/Trms
 PNC Bank National Association/Watson,
 Brenda K/Sat
 PSECU/Skuse, Matt/Sat
 Wayne Bank/Robert K Ace Jr Construction
 LLC/Sat
 Wayne Bank/Robert K Ace Jr Construction
 LLC/Trms
 Wayne Bank/Robert K Ace Jr Construction
 LLC/Sat
 Wayne Bank/Robert K Ace Jr Construction
 LLC/Trms

MORTGAGES

GRANTOR/GRANTEE

Oliveira, Nuno/First Commonwealth
 Bank/Mort
 GLVNZ 6315 Partners Lp/Lehigh Valley Capital
 Funding LLC/Modm
 Pocopoco House LLC/Mortgage Electronic
 Registration Systems Inc/Mort
 Chen, Bi Fang/Mortgage Electronic
 Registration Systems Inc/Mort
 Melendez, Diane R/Citizens Bank N A/Mort
 Falotico, Peter/Pennsylvania Housing Finance
 Agency/Mort
 Wilke, Mary L/Mortgage Electronic
 Registration Systems Inc/Mort
 Pinterich, Connor/Crosscountry Mortgage
 LLC/Mort
 Pinterich, Connor/Pennsylvania Housing
 Finance Agency/Mort
 Marshall, Terrance/Secretary Of Housing And
 Urban Development/Mort
 Fischer, Mordche David/Mortgage Electronic
 Registration Systems Inc/Mort
 Luzier, Dorothy V/Mortgage Electronic
 Registration Systems Inc/Mort
 Cerrone, Richard Thomas Jr/Mortgage
 Electronic Registration Systems Inc/Mort
 Salameh, Gadeer/Mortgage Electronic
 Registration Systems Inc/Mort
 Ali, Ahmed F/Mortgage Electronic Registration
 Systems Inc/Mort
 Smith, Blake Robert/Ephrata National
 Bank/Mort
 Standing, Emma/Mortgage Electronic
 Registration Systems Inc/Mort
 Petersen, Laurie/Mortgage Electronic
 Registration Systems Inc/Mort
 Dinkelacker, Andrew D/Mortgage Electronic
 Registration Systems Inc/Mort
 109 Silver LLC/Mortgage Electronic
 Registration Systems Inc/Mort
 Yosh, Michael/Mortgage Electronic
 Registration Systems Inc/Mort
 Bensing, Philip/Lomo Capital LLC/Modm

Mullaney, Stephen/Mortgage Electronic Registration Systems Inc/Mort
Underwood, William/Mortgage Electronic Registration Systems Inc/Mort
Matla, Edward D/First Commonwealth Federal Credit Union/Mort
Wagner, James R/Mortgage Electronic Registration Systems Inc/Mort
Vazquez, Pedro/Mortgage Electronic Registration Systems Inc/Mort
Dockey, Ashley/Navy Federal Credit Union/Mort
Brown, Diana S/Mortgage Electronic Registration Systems Inc/Mort
Gearhart, Dylan/Dart/Mort
Onorato, Anthony A/Mortgage Electronic Registration Systems Inc/Modm
Klayman, Jennifer Sullivan/Mortgage Electronic Registration Systems Inc/Mort
Burke, Arthur J Jr/Mortgage Electronic Registration Systems Inc/Mort
Vitulli, Susan Marie/Secretary Of Housing And Urban Development/Mort
Campbell, Wesley L/Wells Fargo Bank N A/Mort
Cooks, Apprecia Zhane/Secretary Of Housing And Urban Development/Mort
Yakscoe, Frank A Jr/Citizens Savings Bank/Mort
Sprovin, Joseph/Citizens Bank N A/Mort
Red Fox Property Holdings LLC/New Tripoli Bank/Mort
Cassagne LLC/Mortgage Electronic Registration Systems Inc/Mort
Atherton, Douglas W/Wayne Bank/Mort
Moffatt, Joyce E/Mortgage Electronic Registration Systems Inc/Mort
Carey, David/Mortgage Electronic Registration Systems Inc/Mort
Eisenhauer, Francis Eugene Iii/Mortgage Electronic Registration Systems Inc/Mort
Wille, Carol A/Mortgage Electronic Registration Systems Inc/Mort
Regan, John/JPMorgan Chase Bank N A/Mort
Brown, Timothy/Mortgage Electronic Registration Systems Inc/Mort
Bush, Jordan Michael/Mortgage Electronic Registration Systems Inc/Mort
Ciccone, Tatiana/Mortgage Electronic Registration Systems Inc/Mort
Reilly-Robles, Diane/Coastal Community Bank/Mort
Monica, Stephanie Diane/Mortgage Electronic Registration Systems Inc/Mort
Fossett, Tieshia M/Mortgage Electronic Registration Systems Inc/Mort
Parsons, Jelena/Mortgage Electronic Registration Systems Inc/Mort
Brothers Quality General Construction Inc/Mortgage Electronic Registration Systems Inc/Mort
Ortiz, Isaias/Mortgage Electronic Registration Systems Inc/Mort
Ortiz, Isaias/Pennsylvania Housing Finance Agency/Mort
Lopez, Rossanna Morales/JPMorgan Chase Bank N A/Mort
Addison, Tamron Schnika/Mortgage Electronic Registration Systems Inc/Mort
Lee, Elizabeth/Coastal Community Bank/Mort
Purificato, Antonio/Mortgage Electronic Registration Systems Inc/Mort
Rudey, Igor/Mortgage Electronic Registration Systems Inc/Mort
Bratcher-Beasley, Shalena/Mortgage Electronic Registration Systems Inc/Mort
Falcao, Bryan V/Mortgage Electronic Registration Systems Inc/Mort
Loftus, Joseph/Mortgage Electronic Registration Systems Inc/Mort
Jones, Christopher/Mortgage Electronic Registration Systems Inc/Mort
Afzali, Mehdi/Bank Of America Na/Mort
Thomas, Sherry R/PSECU/Mort
Nelson, Robert Lynn/PSECU/Mort
Daniels, Victoryria/American Heritage Federal Credit Union/Mort
Alvarez, Ninamarie/Mortgage Electronic Registration Systems Inc/Mort
1400 N 5th St LLC/Banks, Richard R Jr/Mort
Xtreme Auto Tint Sounds & Alarms LLC/Costa, Fernando A/Mort
Quick, Courtney R/Secretary Of Housing And Urban Development/Mort
Mceachron, Garfield/Mortgage Electronic Registration Systems Inc/Mort
Merhige, Steven/NBT Bank National Association/Mort
Thomas, Tonya L/Secretary Of Housing And Urban Development/Mort
Lobel, Kerry Meren/PSECU/Mort
Bear, Rebecca L/Citizens Bank N A/Mort
Metzgar, Curtis/Mortgage Electronic Registration Systems Inc/Mort
Zayas, Greicy/Mortgage Electronic Registration Systems Inc/Mort
Kehoe, Jenna/Mortgage Electronic Registration Systems Inc/Mort
Woodward, Rohan/Mortgage Electronic Registration Systems Inc/Mort
Kiprovski, Danielle/Mortgage Electronic Registration Systems Inc/Mort
Jave Properties LLC/Deherrera Family Ventures Lp/Mort
Stewart, Felicia Eloise/Mortgage Electronic Registration Systems Inc/Mort
Serman, Christopher J Jr/Mortgage Electronic Registration Systems Inc/Mort
Danimax LLC/Mortgage Electronic Registration Systems Inc/Mort
Heron, Jami Michelle/Mortgage Electronic Registration Systems Inc/Mort
Rahman, Naimor/Mortgage Electronic Registration Systems Inc/Mort
Rose, Thomas D/Rose, Thomas G/Mort

Reyes, Rafaela Amber/Mortgage Electronic
 Registration Systems Inc/Mort
 Rodriguez, Angel M/Secretary Of Housing And
 Urban Development/Mort
 Rodriguez, Angel M/Freedom Mortgage
 Corporation/Modm
 Latorre, Victor Rodriguez/Citizens Bank N
 A/Mort
 Chandler, Dolores C/Fay Servicing LLC/Modm
 Burgess, Marc/Mortgage Electronic
 Registration Systems Inc/Mort
 Gadecki, Kasimierz/Coastal Community
 Bank/Mort
 Sora 715 LLC/Grace United Church Of
 Christ/Mort
 Colmorgen, Stacy/Secretary Of Housing And
 Urban Development/Mort
 Zarlok, Wojciech/Mortgage Electronic
 Registration Systems Inc/Mort
 Chetram, Kenneth/Peoples Security Bank And
 Trust Company/Mort
 Dg Real Estate Lux Corp/Delarosa Asset
 Management LLC/Mort
 Gianotti, Karen Cristy/Secretary Of Housing
 And Urban Development/Mort
 Pawelic, Renata/Mortgage Electronic
 Registration Systems Inc/Mort
 Jones, Jamarle D/Mortgage Electronic
 Registration Systems Inc/Modm
 Lovell, Morris/Mortgage Electronic
 Registration Systems Inc/Mort
 Foglio, Lynne/Secretary Of Housing And Urban
 Development/Mort
 Dimarzio, Christina/Mortgage Electronic
 Registration Systems Inc/Mort
 Wilkins, Sandra Michelle/Citizens Savings
 Bank/Mort
 Dean And Marta Costanzo Living
 Trust/Citizens Savings Bank/Mort
 Salines, Andrew F/Mortgage Electronic
 Registration Systems Inc/Mort
 Diliberto, Raymond J/Manufacturers And
 Traders Trust Company/Mort
 Hunter, Robert D L/Mortgage Electronic
 Registration Systems Inc/Mort
 Giambrone, Geraldine/Mortgage Electronic
 Registration Systems Inc/Mort
 132 White Deer LLC/Shah, Vipul/Mort
 Owen, Jeffrey/Wells Fargo Bank N A/Mort
 Caulfield, Kevin R/Mortgage Electronic
 Registration Systems Inc/Mort
 Dixon, Leisha/Mortgage Electronic
 Registration Systems Inc/Mort
 Bauman, Luke/Mortgage Electronic
 Registration Systems Inc/Mort
 Roche, Richard R/Redevelopment Authority Of
 The County Of Monroe/Mort
 Roche, Richard R/Redevelopment Authority Of
 The County Of Monroe/Mort
 Greene, Yasmin/Secretary Of Housing And
 Urban Development/Mort
 Sterling, Uteller/PNC Bank National
 Association/Mort
 Hudson, George E/Secretary Of Housing And
 Urban Development/Mort
 Day, Mackenzie/Ardent Federal Credit
 Union/Mort
 Montalvo, William A Suelto/Saveri, David T
 III/Mort
 Niemczyk, Miroslaw/Citizens Bank N A/Mort
 Luo, David/Mortgage Electronic Registration
 Systems Inc/Mort
 Lipsky, Mark/First Keystone Community
 Bank/Mort
 Alcantara, Henry/Secretary Of Housing And
 Urban Development/Mort
 Alcantara, Henry/Mortgage Electronic
 Registration Systems Inc/Modm
 7075 Boulders LLC/Mortgage Electronic
 Registration Systems Inc/Mort
 Fahrenbach, Jeanne E/Mortgage Electronic
 Registration Systems Inc/Mort
 Gibbons, Ashley J/Mortgage Electronic
 Registration Systems Inc/Mort
 Garcia, Mark/Mortgage Electronic Registration
 Systems Inc/Mort
 Charbonneau, Alexandra Bayley/Mortgage
 Electronic Registration Systems Inc/Mort
 Hogen, Richard/Mortgage Electronic
 Registration Systems Inc/Mort
 Simons, Justin/Mortgage Electronic
 Registration Systems Inc/Mort
 Basora-Jacobs, Eleanor/Mortgage Electronic
 Registration Systems Inc/Mort
 Usuga, Hernan/Secretary Of Housing And
 Urban Development/Mort
 Usuga, Hernan/Freedom Mortgage
 Corporation/Modm
 Patrick, Sherilyn Janet/Digital Federal Credit
 Union/Mort
 Pocono Om Sai Ram LLC/Jr Hospitality
 LLC/Mort
 Pocono Om Sai Ram LLC/Heena Holdings
 LLC/Mort
 Podluzskaya, Nadezhda/Mortgage Electronic
 Registration Systems Inc/Mort
 Arnold, James/Mortgage Electronic
 Registration Systems Inc/Mort
 Seider, Martin R Jr/Citizens Bank N A/Mort
 Kazokas, Ryan/Mortgage Electronic
 Registration Systems Inc/Mort
 Desko, Lawrence George/Midfirst Bank/Asgn
 West, Thomas A/Freedom Mortgage
 Corporation/Asgn
 Murphy, Thomas Joseph/Members , St Federal
 Credit Union/Asgn
 Pintarich, Connor/Pennsylvania Housing
 Finance Agency/Asgn
 Dade, Hatty Elena/Nationstar Mortgage
 LLC/Asgn
 Pryce-Latty, Patrick/Nationstar Mortgage
 LLC/Asgn
 PCP Holdings LLC/Goldman Sachs Mortgage
 Company/Asgn
 PCP Holdings LLC/U S Bank Trust Company
 National Association/Asgn

Wakanda Properties LLC/Residential Credit
Opportunities Trust X-C/Asgn
Goodwin, Davin M/J P Morgan Mortgage
Acquisition Corp/Asgn
Galloway, Akiba/Mortgage Electronic
Registration Systems Inc/Asgn
Galloway, Akiba/JPMorgan Chase Bank N
A/Asgn
Varahima Blessing LLC/Driscoll Business
Services LLC/Asgn
Nationstar Mortgage LLC/Hutchins, William
M/Relm
Wallis, Kenneth H/JPMorgan Chase Bank N
A/Asgn
Sprague, Dawn M/Freedom Mortgage
Corporation/Asgn
Jones, Earl/Helios Loan Trust/Asgn
Susquehanna Trust/5 Wild Cherry Lane
LLC/Relm
Susquehanna Trust/5 Wild Cherry Lane
LLC/Relm
Decastro, Jonoris K/Freedom Mortgage
Corporation/Asgn
Lohman, Heather/Freedom Mortgage
Corporation/Asgn
Wells Fargo Bank N A/Kinsey, Donald S/Asgn
McCormack, Michelle/Citimortgage Inc/Asgn
PolICASTRI, Nicholas/Servbank Sb/Asgn
Mora, Claudia/Servbank/Asgn
Daddio, Joseph/Dart Collateral Manager
LLC/Asgn
Champin, William Edward Iii/Lakeview Loan
Servicing LLC/Asgn
Mb Development And Management Solutions
LLC/MCLP Asset Company Inc/Asgn
Arkadan, Najat N/Freedom Mortgage
Corporation/Asgn
Peterson, Lauren/Freedom Mortgage
Corporation/Asgn
Polbos, Howard A/Freedom Mortgage
Corporation/Asgn
Velilla, Luis/Freedom Mortgage
Corporation/Asgn
Karter, Janice M/Freedom Mortgage
Corporation/Asgn
Mortgage Electronic Registration Systems
Inc/Erhardt, Christine Gallagher/Relm
McGinley, Hugh C/Freedom Mortgage
Corporation/Asgn
Maldonado, Rosa/Freedom Mortgage
Corporation/Asgn
Orourke, Christopher/Freedom Mortgage
Corporation/Asgn
Shannon, James V/Us Mortgage Resolution
Trust/Asgn
Lovell, Travis S/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

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

The exact dimensions of the aforesaid lots are as follows:

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

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

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

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

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

Tax ID: 9/13A/1/88

Being the same premises which John F. Yobs

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

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

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Debra L. Alexander
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

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

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

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

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

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

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

LEGAL DESCRIPTION

Defendant: Jeanette Allen

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

Wayne, PA 19087

(484) 367-4191

Judgment Amount: \$170,188.12

DESCRIPTION

Municipality: Coolbaugh TWP.

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

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

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

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

Parcel: 03.4A.3.49 & 03.4A.3.50

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

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

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

To Be Sold as the property of Jeanette Allen

Docket No: 006405-CV-2024

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

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Jared M. Greenberg, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Aug 22, 29, Sep 5

Sheriff's Sale

OF VALUABLE

REAL ESTATE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 004183 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, SEPTEMBER 25, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

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

TION AS THE PROPERTY OF: **Jefferey T. Clark and Cheryl M. Clark**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Kristen Wetzel Ladd, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Aug 22, 29, Sep 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6229 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, SEPTEMBER 25, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, parcel and piece of ground situate in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being Lot No. 67, Section A, as shown on a Map of A Pocono County Place, on file in the Records 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 EXECU-

TION 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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 006688-CIVIL-2024, I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, September 25, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

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

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

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

For informational purposes only:

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

Tax Map No. 09732501164481.

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

TO ALL PARTIES IN INTEREST AND CLAIM-

ANTS:

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

Nick Cirranello

Sheriff of Monroe County
Pennsylvania

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

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Aug 22, 29, Sep 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005757 CIVIL 2019 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, September 25, 2025

AT 10:00 A.M.

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

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

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

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

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

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

Tax Pin Number: 12637404730992 and 12637404732736

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

TO ALL PARTIES IN INTEREST AND CLAIM-ANTS:

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 EXECU-

TION 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 EXECU-

TION AS THE PROPERTY OF: **VINCENT M.**

MARUCCI A/K/A VINCENT MARUCCI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 006302 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe

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

Thursday, September 25, 2025

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING SITUATE IN THE TOWNSHIP OF TUNKHANNOCK, COUNTY OF MONROE AND STATE OF PENNSYLVANIA.

BEING KNOWN AS: 155 FLAME DRIVE A/K/A 43 FLAME DRIVE, LONG POND, PA 18334

BEING PARCEL NUMBER: 20.86220

BEING MAP NUMBER: 20632102888470

IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **DOROTHY J.**

MATLOCK A/K/A DOROTHY MATLOCK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

M. Troy Freedman, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Aug 22, 29, Sep 5

Sheriff's Sale OF VALUABLE REAL ESTATE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 007291 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to

be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, September 25, 2025

AT 10:00 A.M.

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

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

AFTER AUCTION

LEGAL DESCRIPTION

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

BEING KNOWN AS: 112 TYLER DRIVE A/K/A RR 7 BOX 7360 ROLLING HILLS ROAD, SAYLORSBURG, PA 18353

BEING PARCEL NUMBER: 15.117896

BEING MAP NUMBER: 15626703114324

IMPROVEMENTS: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **STEFANIE L.**

MUHR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

M. Troy Freedman, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Aug 22, 29, Sep 5

Sheriff's Sale OF VALUABLE REAL ESTATE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000556 CIVIL 2017 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520,

Silver Springs, MD 20910 on:

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

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

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

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

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

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

TAX ID NO.: 09/98174

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

PARCEL: 09/98174

PIN: 09733302669131

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Brigitte Nelson**
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Matthew C. Fallings, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Aug 22, 29, Sep 5

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 008621 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 6757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

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

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

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

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

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

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

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

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

Parcel ID: 07.97770

Map Number: 07627700662083

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

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Dylan Chess, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2695 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted

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

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

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

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

LEGAL DESCRIPTION

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

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

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

Known as: 128 Van Ams Way Stroudsburg PA 18360

Parcel # 08.89424 - PIN: 03635809250200

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Roger Fay, Esquire

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

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

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

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

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

LEGAL DESCRIPTION

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

TAX CODE: 02.14E.1.76

PIN NO: 02633104809167

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

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

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

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002603 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

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

LEGAL DESCRIPTION

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

Sheriff's Office
Stroudsburg, PA

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

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

Tax Code No. 13.11A.2.20

Map No. 13621901271451

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Sale OF VALUABLE REAL ESTATE

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

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

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN TOBYHANNA TOWN-

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

BEING PARCEL NUMBER: 19.17A.1.252

BEING MAP NUMBER: 19539612860184

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

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

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

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

Sheriff's Sale OF VALUABLE REAL ESTATE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000754 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

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

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

**AFTER AUCTION
LEGAL DESCRIPTION**

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

PARCEL: 19.3D.1.48

PIN: 19634401154892

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Steven P. Kelly, Esquire

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5162 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted

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

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

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

LEGAL DESCRIPTION

All that certain lot or piece of land situate in the Borough of Mount Pocono, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:
Beginning at a pipe in line of lands of Fairview Water Company, Thence by said lands North 87 degrees 37 minutes East 100.23 feet to a pipe; Thence along the westerly line of Lot No. 1 as shown on the hereinafter mentioned plot plan South 14 degrees 37 minutes 45 seconds East 385.96 feet to a pipe on the northerly side of Skyline Way; Thence along the said northerly line of Skyline Way (50 feet in width) South 75 degrees 22 minutes 15 seconds West 44.62 feet to a pipe at a point of curvature; Thence by the same, crossing a water line of the Fairview Water Company, along a curve to the right having a radius of 175 feet for an arc distance of 20.40 feet to a point of tangency; Thence along the northerly side of Mason Street (50 feet in width) South 82 degrees 3 minutes West 79.98 feet to a pipe; Thence by other lands of Peter Uciferi 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 Uciferi 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 Maria Luiza Dorneles, a/k/a Maria Luiza Tresko, a/k/a Maria L. Tresko, late of Rua Dorn Guanela, Capao da Canoa, RS, Commonwealth of Pennsylvania, October 17, 2024 deceased.

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

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

Aug 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dennis T. Ruddy, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, January 7, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Bronwyn Leah Stall
2551 Baglyos Circle Suite A-14
Bethlehem PA 18020

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

Aug 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Shirley M Muller aka Shirley Muller, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 06/19/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Lynn Guiser
c/o Fisher and Fisher Law Offices LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424

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

Aug 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John Hamill, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, June 26, 2024 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Christina McManus
3073 Route 715
Henryville, PA 18332

Aug 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mark Hodgson, late of Stroudsburg,

Monroe County, Commonwealth of Pennsylvania, August 12, 2024 deceased.

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

Carol A. Huffman

1234 Dreher Avenue

Stroudsburg, PA 18360

Joseph S. Wiesmeth, Esquire

919 Main Street

Stroudsburg, PA 18360

Aug 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gabriel Angel Valentin, late of Stroud Township, Monrow county, Commonwealth of Pennsylvania, April 15, 2024 deceased.

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

Jacqueline R Guzzetta Valentin

110 Pasquin Drive

East Stroudsburg PA 18301

Aug 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Janet N. Day, late of Saylorsburg, Ross Township, Monroe County, Commonwealth of Pennsylvania, June 13, 2025 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and

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

Joyce L. Wilson

4116 Hill Ct

Saylorsburg PA 18353

Aug 22, 29, Sep 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jeffrey S. Reichard, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, June 23, 2025 deceased.

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

Bailey N. Szawaluk

C/o Goudsouzian & Associates

2940 William Penn Hwy

Easton, PA 18045

Nicole M. Thomas, Esq.

2940 William Penn Hwy

Easton PA 18045

Aug 22, 29, Sep 5

**PUBLIC NOTICE
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

**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

**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 Brodheadsville Blvd N
Brodheadsville PA 18322

Aug 29, Sep 5, 12

**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

**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
ESTATE NOTICE**

Estate of Mary W Altemose, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, June 16, 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. Daniel E Altemose, Admr.
245 Koehler Road
Sciota, PA 18354

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

Sep 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of WILLIAM J. MURPHY III, late of Stroud, Monroe County, Commonwealth of Pennsylvania, 08/05/2025 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. Vanessa R. Murphy, Administratrix
538 Hannick Court
East Stroudsburg, PA 18302

Richard E. Deetz, Esq.
1222 North Fifth Street
Stroudsburg, PA 18360

Sep 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Estate of William F. Banchon Espinoza, a/k/a William F. Banchon Espinosa, a/k/a William Francisco Banchon Espinoza, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 05/21/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Magdalena Banchon
215 Terrace Drive
Saylorsburg, PA 18353

David A. Martino, Esq.
1854 Route 209
PO Box 420
Brodheadsville, PA 18322

Sep 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Anne L. Eagle, late of Ross Township, Monroe, Commonwealth of Pennsylvania, June 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. Brenda Bearden
6845 Lilac Drive
Bethlehem, PA 18017

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

Sep 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary Decker, late of Barrett Township, Monroe County, Commonwealth of Pennsylvania, November 21, 2018 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.

Sandra L. Strait
221 Oak Lane
Cresco, PA 18326

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

Sep 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jeannette Armstrong, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 08/11/2025 de-

ceased.

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. Bruce Zagor

501 New Brodheadsville Blvd N
Brodheadsville PA 18322

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

Sep 5, 12, 19

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on June 19, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Sharon Mejia to Sharon Nova**.

The Court has fixed the day of October 10, 2025 at 1:30 p.m. in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Sep 5

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on July 15, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Konor Ray Schmidt to Konor Ray Pohl**.

The Court has fixed the day of October 10, 2025 at 1:30 p.m. in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Sep 5

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 14, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Jenilee Isabel Mendoza to Jenilee Isabel Medina**.

The Court has fixed the day of October 10 2025 at 1:30pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.
Sep 5

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on August 21, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Jocelyn Marie Schlembach to Jocelyn Marie Viglione**.

The Court has fixed the day of October 10, 2025 at 1:30 in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.
Sep 5

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION -LAW
NO. 6051-CV-2024**

NBT BANK, N.A.,
Plaintiff

v.

DORIS PARDO,
Defendant

TO: Doris Pardo

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY

LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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

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

MONROE COUNTY BAR ASSOCIATION
FIND A LAWYER PROGRAM
PO BOX 591

STROUDSBURG, PENNSYLVANIA 18360
Telephone (570) 424-1340

ROSENN, JENKINS & GREENWALD, LLP

Thomas J. MacNeely, Esquire
Attorney I.D. #78044

Ryan J. Brannon, Esquire
Attorney I.D. #329756

1065 Highway 315, Suite 200
Cross Creek Pointe

Wilkes-Barre, PA 18702
(570) 826-5600

Attorneys for Plaintiff, NBT Bank, N.A.

Sep 5

PUBLIC NOTICE

**NOTICE OF LEGAL ACTION
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION**

NO. 003446 CIVIL 2025

**A POCONO COUNTRY PLACE PROPERTY
OWNERS ASSOCIATION,**
Plaintiff

v.

LOUISE A. FODOR, formerly known as **LOUISE
A. BARNUM,** and **MICKEL B. BARNUM,**
Defendants

NOTICE

To MICKEL B. BARNUM:

You are hereby notified that Plaintiff A POCONO COUNTRY PLACE PROPERTY OWNERS ASSOCIATION has filed a Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 003446 Civil 2025. The nature of this action is the collection of homeowners association dues, assessments and charges, plus attorney fees and costs. You are hereby notified to plead to the above referenced Complaint on or before

20 days from the date of this publication or a Judgment may be entered against you.

NOTICE

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

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

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

Monroe County Bar Association
Lawyer Referral Service
PO Box 591

Stroudsburg, Pennsylvania 18360

PH: 570-424-1340

Fax: 570-424-8234.

Notice by YOUNG & HAROS, LLC

802 Main Street

Stroudsburg, PA 18360

(570) 424-9800

Attorneys for Plaintiff

Sep 5

**PUBLIC NOTICE
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY**

NO: 006462-CV-2021

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association
PLAINTIFF
VS.

Kristine Adams, Known Heir of Robert Adams, deceased and Lynn Adams, Known Heir of Robert Adams, deceased Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Robert Adams, deceased and **DEFENDANTS**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
TO: Kristine Adams, Known Heir of Robert

Adams, deceased

1225 Beech Place f/k/a 16 Beech Place
Tannersville, PA 18372

Your house (real estate) at:

**1225 Beech Place f/k/a 16 Beech Place,
Tannersville, PA 18372**

Parcel No.: 12-3A-1-70 PIN No.:

12638201188899

is scheduled to be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on October 30, 2025 at 10:00AM to enforce the court judgment of \$352,405.56 obtained by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association against you.

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:

The sale will be cancelled if you pay back to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

SAMANTHA GABLE, PA I.D. NO. 320695

STEVEN PALMER, PA I.D. NO. 334553

LESLIE J. RASE, PA I.D. NO. 58365

HEATHER RILOFF, PA I.D. NO. 309906

KEVIN T. TONCZYCZYN, PA I.D. NO. 332616

ELIZABETH L. WASSALL, PA I.D. NO. 77788

JOSEPH L. LoCASTRO, IV, PA I.D. NO. 314973

985 OLD EAGLE SCHOOL ROAD, SUITE 514

WAYNE, PA 19087

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. SLE 19-063973

Sep 5

PUBLIC NOTICE

CORPORATION DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the sole shareholder and director of JBC Management Corporation, a Pennsylvania business corpo-

ration, with an address of 5319 Hickory Circle, Stroudsburg, PA 18360, has approved a proposal that the corporation voluntarily dissolve, and that the sole member of the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

CRAMER, SWETZ, McMANUS, JORDAN & SAYLOR, P.C.

By: William B. Cramer, Esquire

711 Sarah Street

Stroudsburg, PA 18360

Sep 5



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

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

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

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

www.monroebar.org

Monroe County Bar Association
913 Main Street
Stroudsburg PA 18360
570.424.7288



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



Thomas F. Ford
Tom Ford Business
Law Office PC



Gerard J. Geiger
Newman Williams PC



Tobey Oxholm
Just Resolutions ADR



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