

# 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 12th, 2025**

**No. 37**

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

**Todd W. Weitzmann, Editor**

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913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Drawing Courtesy of Joyce Love

**POSTMASTER:** Send change of address notices to  
**MONROE LEGAL REPORTER, 913 Main Street, Stroudsburg, PA 18360**

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# **Monroe County Bar Association**

## **Mission Statement**

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

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

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

SEPTEMBER 2025

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

**2025 MCBA Event Calendar**

**September**

- 16 Self Defense Class with Nick Masington  
4:00 PM – 6:30 PM – MCBA
- 17 Constitution Day  
9:00 AM – Monroe County Courthouse
- 18 YLD Board Meeting  
4:00 PM – MCBA and Zoom
- 19 MCBA Board Meeting  
12:00 PM – MCBA and Zoom
- 22 Children’s Advocacy Committee Meeting  
12:00 PM – MCBA and Zoom
- 24 Court & Government Relations Committee Meeting  
12:00 PM – MCBA and Zoom
- 25 Diversity Committee Meeting  
12:00 PM – MCBA and Zoom
- 26 President Judge Zulick’s Retirement Celebration  
5:30 PM – Shawnee Inn and Golf Course  
RSVP Required

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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**Register Now!**

Monroe County  
Bench Bar Conference  
October 3, 2025

Northampton Community College  
Pocono Campus - Tannersville, PA

~ Three Roads to Success ~

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

Civil, Criminal, and Family law sessions!

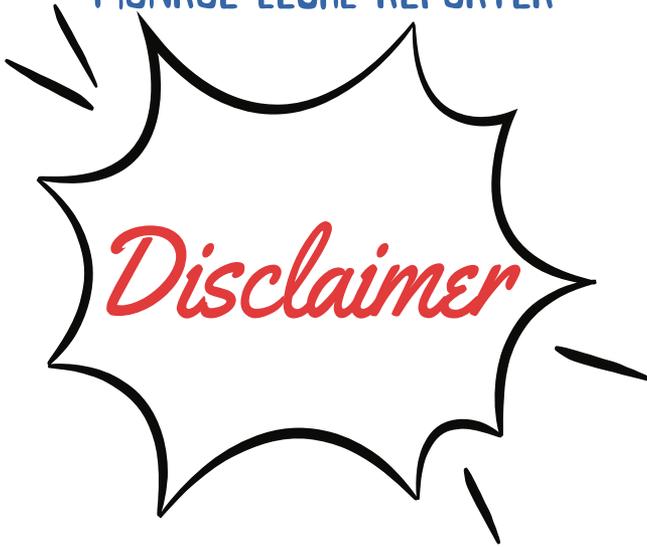
Registration begins at 7:45 AM

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

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

Raffle Prizes

MONROE COUNTY BAR ASSOCIATION  
MONROE LEGAL REPORTER



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

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

005531-CV-2025 Manish Amin - Paramount Motel; Maria Reynoso Ramos V Carlos Alberto Roman - Real Property - Landlord/Tenant Dispute  
005453-CV-2025 J.P. Morgan Mortgage Acquisition Trust 2006-WF1 US Bank National Association As Trustee V Harry Eugene Stoffers aka Harry E Stoffers Jr, Jr - Real Property - Mortgage Foreclosure: Residential  
005487-CV-2025 Selene Finance, LP V Milagros Soto Jimenez - Real Property - Mortgage Foreclosure: Residential  
005490-CV-2025 TH MSR Holdings LLC V Andre R Brooks Darshini Davis - Real Property - Mortgage Foreclosure: Residential  
005513-CV-2025 Freedom Mortgage Corporation V Lesley Anne Zwicker Nicholas William Zwicker - Real Property - Mortgage Foreclosure: Residential  
005514-CV-2025 MCLP Asset Company, Inc. V MB Development and Management Solutions, LLC; Nilabladey Adjoga-Otu - Real Property - Mortgage Foreclosure: Residential  
005516-CV-2025 PennyMac Loan Services, LLC V Norman R Graves, Jr.; Risa L. Graves - Real Property - Mortgage Foreclosure: Residential  
005524-CV-2025 Lakeview Loan Servicing, LLC V Antonio E Santana Rivera - Real Property - Mortgage Foreclosure: Residential  
005538-CV-2025 Waterstone Mortgage Corporation V Claudia Mora - Real Property - Mortgage Foreclosure: Residential  
005541-CV-2025 NationStar Mortgage, LLC D/B/A Mr Cooper V Sharon Warner - Real Property - Mortgage Foreclosure: Residential  
005552-CV-2025 HSBC Bank USA N.A as Indenture Trustee For The Registered Noteholders of Renaissance Home Equity Loan Trust 2007-2 V Karen Harry - Real Property - Mortgage Foreclosure: Residential  
005553-CV-2025 Lakeview Loan Servicing, LLC V Anthony Williams aka Anthony D Williams; Leticia Yates-Williams the Secretary of Housing and Urban Development - Real Property - Mortgage Foreclosure: Residential  
005562-CV-2025 Freedom Mortgage Corporation; PNC Bank National Bank V Frederick Rotz, Jr - Real Property - Mortgage Foreclosure: Residential  
005451-CV-2025 Ridge Top Village Owners Association V James Mc Nerney, Executor of the Estate of Frances Mc Nerney, deceased - Real Property - Real Property: Other  
005482-CV-2025 Jennifer Schilt V James Bello - Real Property - Real Property: Other  
005503-CV-2025 Ridge Top Village Owners Association V Crystal L Hoopes, Administrator of the Estate of Dennis Babcock, Deceased - Real Property - Real Property: Other

005523-CV-2025 Gwendolyn Bowen V Phillip F. Pitt - Real Property - Real Property: Other  
005547-CV-2025 Pierre Venescar V Carl Omerle; Nilabladey Adjoga-Otu - Real Property - Real Property: Other

**MECHANICS AGREEMENTS**

005495-CV-2025 Michael Utnick V GTL Electric LLC; NSM Services Inc D/B/A Quality Insulation Top Mechanical LLC - Agreement - Mechanic's Agreement

**CONTRACT EMPLOYMENT DISPUTE  
CONTRACT**

005446-CV-2025 Mount Pocono BW, LLC Mount Pocono Partners, LLC Mount Pocono PI, LLC Mount Pocono SGH, LLC Mount Pocono SS, LLC; Rosebear, LLC V Kwon Yoo aka Johnny Yoo; Nara Enterprise, LLC D/B/A Nara Beauty Supply D/B/A Root Beauty Supply Okhee Yoo - Contract - Contract: Other

**CONTRACT-DEBT COLLECTION-CREDIT CARD**

005454-CV-2025 Bank of America, N.A. V Saskia N Shivnath - Contract - Debt Collection: Credit Card  
005455-CV-2025 Bank of America, N.A. V Zhou Bo Shi - Contract - Debt Collection: Credit Card  
005456-CV-2025 Bank of America, N.A. V Lennohn Dwight Charles - Contract - Debt Collection: Credit Card  
005458-CV-2025 Bank of America, N.A. V Joffre Earl Gregory, Jr - Contract - Debt Collection: Credit Card  
005459-CV-2025 Bank of America, N.A. V Belinda Ortiz - Contract - Debt Collection: Credit Card  
005461-CV-2025 Bank of America, N.A. V Ariel Pagan - Contract - Debt Collection: Credit Card  
005462-CV-2025 Bank of America, N.A. V Joffre Earl Gregory, Jr - Contract - Debt Collection: Credit Card  
005463-CV-2025 Bank of America, N.A. V Joffre Earl Gregory, Jr - Contract - Debt Collection: Credit Card  
005469-CV-2025 JPMorgan Chase Bank, N.A. V Laura Massaro - Contract - Debt Collection: Credit Card  
005470-CV-2025 Bank of America, N.A. V Summer Lynn Colabaugh - Contract - Debt Collection: Credit Card  
005471-CV-2025 Bank of America, N.A. V Adrian M Dominguez - Contract - Debt Collection: Credit Card  
005472-CV-2025 Bank of America, N.A. V Daouda Sangare - Contract - Debt Collection: Credit Card  
005485-CV-2025 Truist Bank D/B/A Lightstream V Kevin Mattison - Contract - Debt Collection: Credit Card  
005489-CV-2025 Capital One, N.A. V Elijah J Tapia - Contract - Debt Collection: Credit Card

005494-CV-2025 Truist Bank Successor By Merger To Suntrust Bank D/B/A Lightstream V Darius Robinson - Contract - Debt Collection: Credit Card

005527-CV-2025 Portfolio Recovery Associates, LLC V Christine Fontan - Contract - Debt Collection: Credit Card  
005528-CV-2025 Truist Bank D/B/A Lightstream V Justin Spall Margaret Quintana - Contract - Debt Collection: Credit Card  
005530-CV-2025 American Express National Bank V Theodore Weinberg Aka Theodore S Weinberg - Contract - Debt Collection: Credit Card

005532-CV-2025 Bank of America, N.A. V Jason Joseph Kessler - Contract - Debt Collection: Credit Card  
005535-CV-2025 Bank of America, N.A. V Nenita T Balagtas - Contract - Debt Collection: Credit Card

005539-CV-2025 Capital One N.A. Successor By Merger To Discover Bank V Alan E Powell - Contract - Debt Collection: Credit Card  
005540-CV-2025 U.S. Bank National Association V Ruben Morales - Contract - Debt Collection: Credit Card

005543-CV-2025 Citibank N.A. V Cory Nordyke - Contract - Debt Collection: Credit Card  
005544-CV-2025 JPMorgan Chase Bank NA V Joseph C Coslar - Contract - Debt Collection: Credit Card

005546-CV-2025 Citibank N.A. V Claudette A Collins - Contract - Debt Collection: Credit Card  
005554-CV-2025 Citibank N.A. V Claudette A Collins - Contract - Debt Collection: Credit Card

005556-CV-2025 Synchrony Bank V John Roche - Contract - Debt Collection: Credit Card  
005557-CV-2025 Citibank N.A. V Shaquona Martineas - Contract - Debt Collection: Credit Card

005558-CV-2025 Citibank N.A. V Tyrell S Thomassine - Contract - Debt Collection: Credit Card  
005559-CV-2025 Citibank N.A. V Yanira Rivera - Contract - Debt Collection: Credit Card

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

005438-CV-2025 Credit Corp Solutions, Inc. V Michael Neverson - Contract - Debt Collection: Other  
005452-CV-2025 Credit Corp Solutions, Inc. V Kelvy Gomez - Contract - Debt Collection: Other

005465-CV-2025 Cavalry SPV I, LLC V Venus Dione Moody - Contract - Debt Collection: Other  
005466-CV-2025 Cavalry SPV I, LLC V William C Davis - Contract - Debt Collection: Other  
005500-CV-2025 Westlake Services, LLC D/B/A Westlake Financial Services V Jennie Elizabeth Bolles - Contract - Debt Collection: Other

005504-CV-2025 Northridge at Camelback Owners Association, Inc. V 2218 Camelback Dr LLC - Contract - Debt Collection: Other

005505-CV-2025 Northridge at Camelback Owners Association, Inc. V Felicia R. Damato John Grossi - Contract - Debt Collection: Other  
005506-CV-2025 Northridge at Camelback Owners Association, Inc. V 2224 Camelback Dr LLC - Contract - Debt Collection: Other  
005507-CV-2025 Northridge at Camelback Owners Association, Inc. V 780 Lower Deer Valley Rd LLC - Contract - Debt Collection: Other

005510-CV-2025 Velocity Investments, LLC V Dawn Kalevich - Contract - Debt Collection: Other

005519-CV-2025 Cavalry SPV I, LLC V Ricardo Strong - Contract - Debt Collection: Other  
005537-CV-2025 Autovest LLC V Glenon Rickardo Currie - Contract - Debt Collection: Other

005555-CV-2025 Credit Acceptance Corporation V Lisa A Celis - Contract - Debt Collection: Other

005560-CV-2025 PNC Bank National Bank V Patricia N Altenor - Contract - Debt Collection: Other

#### **TORT**

005444-CV-2025 Daniel Vito V Baruch Nussbaum - Tort - Motor Vehicle  
005478-CV-2025 Daniel Vito V Baruch Nussbaum - Tort - Motor Vehicle  
005483-CV-2025 Lisa Garver V Nationwide Property and Casualty Insurance Company Nationwide Property and Casualty Insurance Company - Tort - Motor Vehicle  
005522-CV-2025 Melissa Beels, individually and as parent and natural guardian of Giuliana Rothwell, a minor V Anne Marie Thorsen-Barros - Tort - Motor Vehicle  
005525-CV-2025 Betsy Austin; Richard Austin; Crystal Lee Ritz V Middle Smithfield Township - Tort - Motor Vehicle

#### **PREMISES LIABILITY**

005502-CV-2025 Ricardo Marin V Great Wolf Lodge of the Poconos, LLC Great Wolf Resorts, Inc. - Tort - Premises Liability

#### **PETITION**

#### **MASS TORT**

#### **PROFESSIONAL LIABILITY**

#### **MISCELLANEOUS**

005561-CV-2025 Foxfire Condominium Association, Inc. V Borough of Mount Pocono; Monroe County Monroe County Tax Claim Bureau Pocono Mountain School District - Miscellaneous - Declaratory Judgment  
005460-CV-2025 Herbert Bentez-Monzon Martha Correa V Barbara Vreeland - Miscellaneous - Civil Miscellaneous: Other

005508-CV-2025 Khawar Naimi V -  
Miscellaneous - Civil Miscellaneous: Other  
005548-CV-2025 Robert H Hahn, Jr V -  
Miscellaneous - Civil Miscellaneous: Other  
005448-CV-2025 Felix Vasquez Henriquez;  
Maria Reynoso Ramos V Gabriel Smith - Non-  
Reportable - Transfer Proceedings

## WRIT OF EXECUTION

### DEEDS

#### GRANTOR/GRANTEE

Donovan, Dermott S/Cardiello, Edward Peter  
Dean, Carl III/Bermudez, Carlos E Jr  
Wilson, Jonathan/Wilson, Corey  
Umholtz, Sherri L Est/Daland, Tevin  
Plaza, Benjamin/Plaza, Benjamin  
Carmella, Michael A/Mece, Tefik  
Zimmerman, Scott D/Borges, Gabrielle Berrios  
Desantis, Anthony/Dauphin, Andrew  
Trigoboff, Joseph D/Posten, Patricia  
Ryczek, Peter Frank/Decarvalho, Kenia  
Teixeira  
Able, Allison Elizabeth/Monik, Kevin  
Hall, William/Dempsey, Donald Curtis III  
Theresa Loccisano 2023 Revocable Trust, 108  
Sharbaugh Rd LLC  
Serfass, Robert/Serfass, Robert  
Longenecker, Christopher/Sagan Real Estate  
Investor LLC  
Ohara, Michael A/Michael Anne Ohara  
Living Trust  
Odell, Judy/Cruz, Reynaldo  
Gramaglia, Gerardo/KKC PA Home LLC  
Ali, Hadassah N/Tate, Emery  
Connor, Jyl/Corredor, Madeline  
Tranquility Vacation Rentals LLC/Pressler  
Family Enterprises LLC  
Gaitan, Paola/American International  
Relocation Solutions LLC  
American International Relocation Solutions  
LLC/Chen, Hui Fang  
Desic, Vildana/Desic, Samir  
Schumann Family Trust/Sulek, Liliana  
Esteban-Cruciani, Nora Vivian/Schwarzmann,  
Deborah  
Salles, Miguel/Dustin & Gary LLC  
Karanikolaou, Molly/Karanikolaou, Molly  
Lauth, Joseph J/Lauth, Joseph J  
Cobianchi, Aida/Cobianchi, Aida  
Damiano, Paula/Tarnecky, Jordan  
Modzelewski, Thomas/Robinson, Binnie  
Grube, Helen C Est/Buck, Dalton L  
Boll, Richard W/Boll, Richard W  
Shadmanova, Larisa/Hopper, David  
Conklin, Raymond R Jr/Moyer, Billy J  
Wilson, James P/Frida Investments LLC  
Dipiazza, Cesare/Dipiazza, Nicolo  
Tsoy, Vladimir/Fatovic, Michelle Aiko  
Pelaez, Alvaro/2246 Camelback Drive LLC  
Sadura, Arthur R/Gilbertsen, Jared Timothy  
Ferrante, Albert William Est/Talmadge,  
Nadean  
Llerena, Yasmine/Orellana, Katherine

Grikitis, Andre/Bond, Gavin  
Marinelli, Ty/Henninger, Jamie  
Horstman, Richard/Nagle, Rene L  
Horstman, Richard/Nagle, Rene L  
Zhang, Xuesong/Wang, Huiyan  
Kuchera, Elizabeth/Stanton, Dominika  
Allman, Megan/Altuchoff, Marie  
Porter, Jeffrey/1497 N Rocky Mountain Dr  
Trust  
Trips 2 Pocono LLC/Farhana, Nahid  
Marathon Property Investments LLC/WTA  
Properties LLC  
Pawlak, Maria Elizabeth/Pawlak, Michael  
Conrad, Veronica A/Calemno, Thomas  
Locus Development LLC/Rutowski, Artur  
Taylor, Jessica/Strain, Jessica  
Pocono Cash Home Buyers LLC/Garcia, Carlos  
A  
Rivera, Genero/109 Silver LLC  
Bubp, Daniel Joseph/Kudryavtsev, Igor  
Murillo, Monica/Rivadeneira, Francisca B  
Rivera, Juan Jose/Majerowicz, Lukasz F  
Engbrecht, David/Jeffries, James  
Pensyl, Rayma L/Senturk, Lacin  
Martinez, Chad A/Martinez, Chad A  
Castro, Miguel Angel III/Frang Investments LLC  
Waterkotte, Joelle/Schmidt, Charles  
IRPG-MP LLC/Townshend Industrial Asset LLC  
Williams, Thomas J/Sanichar, Sadina  
Faybisovich, Nareisha/Barnes, Ebony  
Salinas, Benjamin H/Giambalvo-Labar, Julia  
Spivey, Virginia/Spivey, Dawn  
Jacobs, Harold/Wenck, William Taylor  
Gannon, Stephen C/Shockley, Jean Evelyn  
Pownall, Andrea L/Pownall, William Stewart III  
Campbell, Christopher A/Campbell,  
Christopher A  
Yerk, Bruce E/Webb, Brenda M  
Kloss Inc/Milenkovic, Paul  
Liskov, Radoslav/Elibuyuk, Sevgi  
Vicari, Joseph/Layfield, James  
Bruckner, Marc/Bruckner, Marc  
Chaaibi, Mhammed/Chaaibi, Nabil  
Pierri, Anthony/Anthony J Pierri and Sheila J  
Pierri Revocable Trust  
Kanyar, Bonnie/Perry, Ryan  
Mandicz, Ihor/Ihor Mandicz Revocable Trust  
Bayles, Penny/Jones, Christopher R  
Shenloogian, John E/Ingram, Dana B

## DIVORCE

005432-CV-2025 Meredith Anne Graham V  
Jeremy Alan Graham - Divorce - Divorce with 1  
Count  
005447-CV-2025 Mary Reiss V Glenn Reiss -  
Divorce - Divorce with 1 Count  
005511-CV-2025 Kimberly Kristen Morath V  
Dennis Alexander Bargher, II - Divorce -  
Divorce with 1 Count  
005529-CV-2025 Jay W VanHorn V Larissa A  
Sosa-VanHorn - Divorce - Divorce with 1 Count

005565-CV-2025 Hericson Torres; Ariyle Braswell V Leigh Torres - Divorce - Divorce with 1 Count  
 005486-CV-2025 Tara Marie Strawn V Jeff Christopher Strawn - Divorce - Divorce with 2 Counts  
 005533-CV-2025 Jana Aspray V Thomas Aspray - Divorce - Divorce with 2 Counts  
 005563-CV-2025 John Bowman V Margaret Bowman - Divorce - Divorce with 3 Counts

**SUPPORT**

005464-CV-2025 Emily Johnson V Michael Widdoss - Support - Support  
 005467-CV-2025 Jaylin Molina V David Myers - Support - Support  
 005468-CV-2025 Ashley L Quinteros V Daniel L Taveras - Support - Support  
 005491-CV-2025 Laura Duncan V Gregory Duncan - Support - Support  
 005492-CV-2025 Kaitlynn Nicole Vanwinkle V Colby Cid Goitia - Support - Support  
 005493-CV-2025 Crystal Lee Ritz V Adam James Bach - Support - Support  
 005515-CV-2025 Patricia Cooper V Denis R Isaac - Support - Support  
 005542-CV-2025 Cynthia Checo V Michael Ablack - Support - Support

**CUSTODY AND VISITATION**

005431-CV-2025 Angeline Swinton V Tommy Brown - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 005437-CV-2025 Jaylin Molina V David Myers - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 005440-CV-2025 Christine Carey V Chelsea Carey; Michael Malkin - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 005457-CV-2025 Ariyle Braswell V Antorney McCalla - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 005549-CV-2025 Stacyann Harriott V Franklin Garnette - Custody - Custody / Partial Custody / Shared Custody / Visitation

**PLAINTIFF V DEFENDANT****JUDGMENTS****DEFAULT JUDGMENT****PRAECIPE FOR JUDGMENT****JUDGMENT ON TRANSCRIPT**

005484-CV-2025 Midland Credit Management, Inc. V Kaleigh Watson - Judgment - Judgment / Transcript - \$3,551.07  
 005520-CV-2025 Midland Credit Management, Inc. V Tracey Joseph - Judgment - Judgment / Transcript - \$3,914.21  
 005534-CV-2025 Mariner Finance, LLC V Rodney D Spears - Judgment - Judgment / Transcript - \$3,561.47  
 005550-CV-2025 Westlake Services, LLC, D/B/A Westlake Financial Services V Kelly

House - Judgment - Judgment / Transcript - \$6,289.20  
 005551-CV-2025 Capital One, N.A. V Kedy Castillo - Judgment - Judgment / Transcript - \$2,515.18

**CIVIL APPEALS: ADMINISTRATIVE AGENCIES**

005481-CV-2025 Monomonock Partners, LP V Barrett Township; Monroe County Monroe County Board of Assessment Revision Pocono Mountain School District - Civil Appeal - Board of Assessment  
 005477-CV-2025 Patricia DeHaven V Commonwealth of PA Dept of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation  
 005526-CV-2025 Lukasz Drozdowski V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation

**CIVIL APPEALS: JUDICIAL APPEALS**

005434-CV-2025 Jose Marin V Shawn Smith - Civil Appeal - Civil Appeal: Other  
 005436-CV-2025 Frances McGrier Gerard Richburg Savana Patterson V Bridge Street Apartments LLC - Civil Appeal - Civil Appeal: Other  
 005439-CV-2025 Latoya Hinton a/k/a Latoya Hill V Keisha Thomas - Civil Appeal - Civil Appeal: Other  
 005479-CV-2025 Portfolio Recovery Associates, LLC V Claudio M Nugra - Civil Appeal - Civil Appeal: Other  
 005480-CV-2025 Capital One, N.A., Successor by Merger to Discover Bank V Amber Camacho - Civil Appeal - Civil Appeal: Other

**WRIT OF REVIVAL****CERTIFIED COPY LIENS****FEDERAL TAX LIENS**

005442-CV-2025 Department of Treasury-Internal Revenue Service V Victor Mauricio - Judgment - Federal Tax Lien - \$56,091.20  
 005443-CV-2025 Department of Treasury-Internal Revenue Service V Kevin J Young - Judgment - Federal Tax Lien - \$109,248.94  
 005445-CV-2025 Department of Treasury-Internal Revenue Service V Meher Real Estate Investments LLC, a partnership - Judgment - Federal Tax Lien - \$174,167.87  
 005496-CV-2025 Department of Treasury-Internal Revenue Service V Jalani Douglas - Judgment - Federal Tax Lien - \$237,979.28  
 005497-CV-2025 Department of Treasury-Internal Revenue Service V Salvino Caroline - Judgment - Federal Tax Lien - \$21,192.66  
 005498-CV-2025 Department of Treasury-Internal Revenue Service; Stacyann Harriott V Zoeth Stone Edwards; Franklin Garnette - Judgment - Federal Tax Lien - \$156,025.51

**MUNICIPAL LIENS**

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

005488-CV-2025 Green Fleet Services Monroe LLC D/B/A Servpro of Pike County V Christina Ullio - Lien - Mechanic's Lien - \$52,651.50

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

Mortgage Electronic Registration Systems Inc/Antila, Robert/Sat  
 Mortgage Electronic Registration Systems Inc/Abdul, Akmal/Sat  
 Mortgage Electronic Registration Systems Inc/Wood, Dennis Paul/Sat  
 Mortgage Electronic Registration Systems Inc/Stapleton, Daniel/Sat  
 Mortgage Electronic Registration Systems Inc/Russo, William/Sat  
 Peoples Security Bank and Trust Company/Wood Hills Holdings of PA LLC/Sat  
 Peoples Security Bank and Trust Company/Wood Hills Holdings of PA LLC/Trms Pons, Jennifer/Commonwealth of Pennsylvania/Notr  
 Monroe Lake Property Owners Association/Monroe Lake Property Owners Association/Reso  
 Truist Bank/Leonard, William L Jr/Sat  
 Belanger, Douglas Daniel/Tannersville Point LLC/Ease  
 Honesdale National Bank/Vanbuskirk, Charles H/Sat  
 Kendley, Terrell/Commonwealth of Pennsylvania/Notr  
 Mortgage Electronic Registration Systems Inc/Davidson, Bradley S/Sat  
 Fulton Bank N A/Keggan, Tyler/Sat  
 JPMorgan Chase Bank N A/Mieczkowska, Samantha/Sat  
 JPMorgan Chase Bank N A/Nesari, Nahid/Sat  
 Youngken, Brandon B/Metropolitan Edison Company/Ease  
 Vanallen, Donald/Griffin, Robin/Pow  
 Wells Fargo Bank N A/Valent, Stephan P/Sat  
 Wells Fargo Bank N A/Hassam, Shamshad B/Sat  
 First Northern Bank and Trust Co/Hannon, Timothy L/Sat  
 Honesdale National Bank/Grifo, Richard D/Sat  
 Prokop, Eric/Monroe County/Prefast  
 Mortgage Electronic Registration Systems Inc/Herzog, Todd T/Sat  
 McDaniel, Chandar/Clear Haven 2021 Trust/Ucc1  
 Bushkofsky, Linda Post/PPL Electric Utilities Corporation/Rway  
 Fish, Melvin K/Storman Brothers Landscaping LLC/Sat  
 Sagan Real Estate Investor LLC/Hard Money PA LLC/Arnt

Limekiln Manor Associates L P/Pennsylvania Housing Finance Agency/Ucc3cont  
 Mortgage Electronic Registration Systems Inc/Lohman, Andrea/Sat  
 Newrez LLC/Hansen, Johnna J/Sat  
 Mortgage Electronic Registration Systems Inc/Ruggiero, Kathy E/Sat  
 Mortgage Electronic Registration Systems Inc/Ruggiero, Kathy E/Sat  
 Mortgage Electronic Registration Systems Inc/Huber-Honigman, Joshua/Sat  
 Pennsylvania Housing Finance Agency/Sagheddu, Fabio S/Sat  
 Mortgage Electronic Registration Systems Inc/Kraszyk, Ronald/Sat  
 Sincavage Lumber Company Inc/Tranquility Vacation Rentals LLC/Sat  
 Secretary of Housing and Urban Development/Wilkins, Sandra Michelle/Sat  
 Jackson, Amina/Commonwealth of Pennsylvania/Notr  
 Mortgage Electronic Registration Systems Inc/Nagy, Zachary/Sat  
 Milliron, Darren/Dellorto, Vincent/Sat  
 Secretary of Housing and Urban Development/Teague, Shontoinette/Sat  
 Pocono Mountains Industries Inc/IRPG-MP LLC/Agre  
 Pocono Mountains Industries Inc/IRPG-MP LLC/Dec  
 IRPG-MP LLC/IRPG-MP LLC/Rele  
 Freedom Mortgage Corporation/Moore, Guy/Sat  
 Bozelli, William/Arrowhead Lake Community Association Inc/Dec  
 Coastal Community Bank/Peterson, Jebbeck/Sat  
 Secretary of Housing and Urban Development/Fuentes, Luz Y/Sat  
 Secretary of Housing and Urban Development/Vanmeerbeke, Peter J/Sat  
 Mortgage Electronic Registration Systems Inc/Kaisen, William/Sat  
 Mortgage Electronic Registration Systems Inc/Ofori, Benson/Sat  
 Mortgage Electronic Registration Systems Inc/Gonzalez, Luis Jr/Sat  
 NBT Bank National Association/Clark, Kenneth C/Sat  
 Mortgage Electronic Registration Systems Inc/Mbi Investments LLC/Sat  
 Mortgage Electronic Registration Systems Inc/Michael, Marcelle D/Sat  
 Bayview Loan Services LLC/Murphy, Michael D/Sat  
 Citizens Bank N A/Werner, Curt R/Sat  
 CSMC 2022-Rpl4 Trust/Select Portfolio Servicing Inc/Pow  
 CSMC 2022-Rpl4 Trust/Riley, Mark J/Sat  
 U S Bank Trust National Association/Pinsker, Mitchell Alan/Sat  
 Mortgage Electronic Registration Systems Inc/R N B Realty LLC/Sat

Goodleap LLC/Severino, Yvelisse/Ucc3term  
 Mortgage Electronic Registration Systems  
 Inc/Windy Acres Investments LLC/Sat  
 Garber, Gladys Ann/Grum, Sharon Ann/Rvoc  
 Garber, Gladys Ann/Fidanzato, Deborah  
 Ruth/Powr  
 HSBC Bank USA N A/Nelson, Walter/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Thomas, Lloyd F/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Knospler, Jacob/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Melcer, Virginia P/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Hoffner, Robert S/Sat  
 Service Finance Company/Dixon,  
 James/Ucc3term  
 Mortgage Electronic Registration Systems  
 Inc/Ayala, Johnathan R/Sat  
 Third Federal Savings and Loan Association of  
 Cleveland/Howard-Morris, Earnstine/Sat  
 First Northern Bank and Trust Co/Miller,  
 Steven J/Sat  
 Nationstar Mortgage LLC/Harris, David L/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Beade, Jose M/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Mitchell, Rabbia J/Sat  
 Utilities Employees Credit Union/Petersen,  
 Karl A/Sat  
 PNC Bank National Association/Wolbert,  
 Arlington W/Sat  
 Pcs Mental Health LLC/Mid Penn Bank/Arnt  
 Melendez, Anidarlyn M/Commonwealth of  
 Pennsylvania/Notr  
 Mortgage Electronic Registration Systems  
 Inc/Carmen, Deidra/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Jess, Mark/Sat  
 Newrez LLC, 133 Summerton LLC/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Guballa, Irene/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Ramirez, Jose L/Sat  
 Clement, Aliscia A/Foundation Finance  
 Company LLC/Ucc1  
 Mortgage Electronic Registration Systems  
 Inc/Huff, Jason/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Cinquegrana, Lauren/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Tamakhina, Lilya/Sat  
 First Northern Bank and Trust Co/Miller,  
 Steven J/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Carey, David/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Rivera, Genaro/Sat  
 Gold Dust Capital Partners LLC/ESSA Bank/Asle  
 Harris, Amanda/Commonwealth of  
 Pennsylvania/Notr  
 Citizens Bank N A/Cespedes, Gregorio F/Sat  
 Kanyar, Bonnie/Winnie, Christopher/Powr

Carroll, Teresa/Pocono Cash Home Buyers  
 LLC/Sat  
 Wells Fargo Bank N A/Rushatz, Lewis J/Sat

## **MORTGAGES**

### **GRANTOR/GRANTEE**

Latta, Rona/Secretary of Housing and Urban  
 Development  
 Bransford, Shellie/Citizens Bank N A  
 Miller, Jason C/Citizens Bank N A  
 Martin, Steven J/Citizens Bank N A  
 Borino, Paula/Redevelopment Authority of the  
 County of Monroe  
 Borino, Paula/Redevelopment Authority of the  
 County of Monroe  
 Mece, Tefik/Mortgage Electronic Registration  
 Systems Inc  
 Borges, Gabrielle Berrios/Mortgage Electronic  
 Registration Systems Inc  
 Armstrong, Edson/Newrez LLC/Modm  
 Johnson, Jennyrose/Mortgage Electronic  
 Registration Systems Inc  
 Knight, Kelvon/Secretary of Housing and  
 Urban Development  
 Monik, Kevin/Mortgage Electronic  
 Registration Systems Inc  
 Dempsey, Donald Curtis III/Raymond James  
 Bank  
 108 Sharbaugh Rd LLC/Mortgage Electronic  
 Registration Systems Inc  
 Sagan Real Estate Investor LLC/Hard Money  
 PA LLC  
 Lalchan, Nadia/Secretary of Housing and  
 Urban Development  
 Madrid, Katie/Secretary of Housing and Urban  
 Development  
 Nikitski, Vitaly/Mortgage Electronic  
 Registration Systems Inc  
 Cruz, Reynaldo/Mortgage Electronic  
 Registration Systems Inc  
 KKC PA Home LLC/Mortgage Electronic  
 Registration Systems Inc  
 Tate, Emery/Mortgage Electronic Registration  
 Systems Inc  
 Corredor, Madeline/Mortgage Electronic  
 Registration Systems Inc  
 Campesi, Michael F/Point Titling Trust  
 Olivieri, Jamie/Citizens Bank N A  
 Rickman, Sonjia/Secretary of Housing and  
 Urban Development  
 Mazza, Stephen/First Keystone Community  
 Bank  
 Chen, Hui Fang/Mortgage Electronic  
 Registration Systems Inc  
 Sulek, Lilianna/Wells Fargo Bank N A  
 Horvath, Shawn/Dart Collateral Manager LLC  
 Pennsylvania Rental Investments/Anchor  
 Loans LP  
 Calestine, Jennifer/Mortgage Electronic  
 Registration Systems Inc  
 Chandradat, Shridat/Mortgage Electronic  
 Registration Systems Inc  
 Schwarzmann, Deborah/Valley National Bank

Dustin & Gary LLC/Mortgage Electronic  
Registration Systems Inc  
Delavera, Cesar/Mortgage Electronic  
Registration Systems Inc  
Buck, Dalton L/Mortgage Electronic  
Registration Systems Inc  
Hopper, David/Mortgage Electronic  
Registration Systems Inc  
Moyer, Billy J/Mortgage Electronic  
Registration Systems Inc  
Selena, Christopher J/First Commonwealth  
Federal Credit Union  
Bryan, Herbert S Jr/Secretary of Housing and  
Urban Development  
Fatovic, Michelle Aiko/Mortgage Electronic  
Registration Systems Inc  
Lai, Siu Y/Mortgage Electronic Registration  
Systems Inc  
Rota, Anthony/Mortgage Electronic  
Registration Systems Inc  
Becker, Robert A/ESSA Bank & Trust  
Ortiz, Nikie N/Mortgage Electronic  
Registration Systems Inc  
Reid, George W III/Citizens Bank N A  
Diaz, Julio A/Peoples Security Bank and Trust  
Company  
Carswell, Terence/Rocket Mortgage  
LLC/Modm  
Woodley, Dwana/Midfirst Bank/Modm  
Gilbertsen, Jared Timothy/Mortgage  
Electronic Registration Systems Inc  
Strunk, George K/Mortgage Electronic  
Registration Systems Inc  
Orellana, Katerine/Mortgage Electronic  
Registration Systems Inc  
Orellana, Katerine/Pennsylvania Housing  
Finance Agency  
Christoffersen, Svein/Mortgage Electronic  
Registration Systems Inc  
Morris, Earnstine/Third Federal Savings and  
Loan  
Henninger, Jamie/Mortgage Electronic  
Registration Systems Inc  
Degia, Yessica K/Td Bank N A  
Spain, Alexia A/Mortgage Electronic  
Registration Systems Inc  
Eckhart, Susan C/Secretary of Housing and  
Urban Development  
Torres, Phillip/Newrez LLC/Subm  
Stanton, Jack Wesley/Mortgage Electronic  
Registration Systems Inc  
1497 N Rocky Mountain Dr Trust/Kiavi  
Funding Inc  
Farhana, Nahid/Mortgage Electronic  
Registration Systems Inc  
Antila, Robert/Mortgage Electronic  
Registration Systems Inc  
Calemno, Thomas/Mortgage Electronic  
Registration Systems Inc  
Escalet, Edwin/United Federal Credit  
Union/Modm  
Garcia, Carlos A/Mortgage Electronic  
Registration Systems Inc  
Pcs Mental Health LLC/Mid Penn Bank  
109 Silver LLC/Mortgage Electronic  
Registration Systems Inc  
Rivadeneira, Francisca B/Mortgage Electronic  
Registration Systems Inc  
Walker, Anthony/Mortgage Electronic  
Registration Systems Inc  
Kruithoff, Jennifer/Secretary of Housing and  
Urban Development  
Majerowicz, Lukasz F/Mortgage Electronic  
Registration Systems Inc  
Louis, Florise/Mortgage Electronic  
Registration Systems Inc  
Curtis, Jennifer L/Secretary of Housing and  
Urban Development  
Latta, Linston/Mortgage Electronic  
Registration Systems Inc/Modm  
Gadecki, Kasimiez/Dart Collateral Manager  
LLC  
Frang Investments LLC/Mortgage Electronic  
Registration Systems Inc  
Dunlap, Bryan/ESSA Bank & Trust  
Barnes, Ebony/Mortgage Electronic  
Registration Systems Inc  
Brailsford, Jamel/Municipal Credit Union  
Giambalvo-Labar, Julia/Mortgage Electronic  
Registration Systems Inc  
Spivey, Dawn/Mortgage Electronic  
Registration Systems Inc  
Pownall, William Stewart III/Mortgage  
Electronic Registration Systems Inc  
Gold Dust Capital Partners LLC/ESSA Bank  
Elibuyuk, Sevgi/Mortgage Electronic  
Registration Systems Inc  
Schieber, Jeremy Michael/Mortgage Electronic  
Registration Systems Inc  
Jones, Christopher R/Mortgage Electronic  
Registration Systems Inc  
Montanez, Giancarlo/Newrez LLC/Asgn  
Strickland, Tatyana S/Freedom Mortgage  
Corporation/Asgn  
Flips Are Us LLC/Saluda Grade Mortgage  
Funding LLC/Asgn  
Smith, Mitchell/Newrez LLC/Asgn  
Beehler, Nickolas R/Freedom Mortgage  
Corporation/Asgn  
Moore, Richard C/Freedom Mortgage  
Corporation/Asgn  
Woolard, William R/Goldmans Sachs  
Mortgage Company/Asgn  
Washington, Brentis F/Freedom Mortgage  
Corporation/Asgn  
Joseph, Lynne A/Freedom Mortgage  
Corporation/Asgn  
Wysokinski, Robert J/Freedom Mortgage  
Corporation/Asgn  
Schoening, Elissa/Freedom Mortgage  
Corporation/Asgn  
Buitrago, Jairo R/Freedom Mortgage  
Corporation/Asgn  
Cloward, Daniel/Freedom Mortgage  
Corporation/Asgn

Lopes, Ana I/Freedom Mortgage  
Corporation/Asgn  
Hill, Lavoia M/Freedom Mortgage  
Corporation/Asgn  
Kennedy, Laura J/Freedom Mortgage  
Corporation/Asgn  
Deleon, Nery/Quontic Bank/Asgn  
Delgadilo, Johnattan/Figure Trust 2024-  
He4/Asgn  
Talves, Maria Grace G/Freedom Mortgage  
Corporation/Asgn  
Cabrera, Victor Manuel Vallejo/Newrez  
LLC/Asgn  
Orellana, Katerine/Pennsylvania Housing  
Finance Agency/Asgn  
Jones, Gregory A/Freedom Mortgage  
Corporation/Asgn  
Steele, Justin/Newrez LLC/Asgn

**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

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**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

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**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

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**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

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**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

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**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

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**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

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**PUBLIC NOTICE  
 ESTATE NOTICE**

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

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

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**PUBLIC NOTICE  
 ESTATE NOTICE**

**Estate of Brian R. Springer aka Brian Springer**, late of Mount Pocono Borough, Monroe County, Commonwealth of Pennsylvania, September 18, 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.  
Janet Elizabeth Springer  
c/o Fisher & Fisher Law Offices LLC  
525 Main Street  
PO Box 396  
Gouldsboro, PA 18424

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

Sep 12, 19, 26

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of John F. Chironna**, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, March 2, 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.

Cynthia Chironna Guse  
2480 Major Road  
Madison Township, PA 18444

Raymond W. Ferrario, Esquire  
538 Biden Street, Suite 528  
Scranton, PA 18503

Sep 12, 19, 26

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Michael F. Dooner, a/k/a Michael F. Dooner, Sr.**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, June 10, 2025 deceased.

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

an Affidavit setting forth an address with the County where notice may be given to Claimant.  
Michael A. Dooner  
1160 Sumney Town Pike  
Lansdale, PA 19446

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

Sep 12, 19, 26

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Fred Keller Jr.**, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, 07/26/2025 deceased.

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

Sandra Keller  
376 Icehouse Lane  
Saylorsburg, PA 18353

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

Sep 12, 19, 26

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Betty J Snyder**, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, August 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.

Kevin J Snyder, Executor

PO Box 1310  
Marshalls Creek, PA 18335

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

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

Sep 12, 19, 26

Sep 12, 19, 26

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Lydia Lotte Correll A/K/A Lydia L. Correll A/K/A Lydia Correll**, late of Palmerton, Monroe County, Commonwealth of Pennsylvania, June 16, 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. Tina Marie Molo  
c/o Tammy Lee Clause, Esquire  
972 Main Street  
Newfoundland, PA, 18445  
Sep 12, 19, 26

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Wesley W Werkheiser**, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, March 4, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Laura Hancock, Co-Executrix  
16 Deerfield Road  
Brookfield, CT 06804  
David Werkheiser, Co-Executor  
8 Donsen Lane  
Scotch Plains, NJ 07076

**PUBLIC NOTICE  
CIVIL ACTION  
COURT OF COMMON PLEAS  
MONROE COUNTY, PA  
CIVIL ACTION-LAW  
NO. 000369-CV-2025**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

**CITIMORTGAGE, INC.**

Plaintiff

v.

**RICHARD SANTIAGO**

Defendant

To: RICHARD SANTIAGO, Defendant, 5366 SPRUCE LANE F/K/A 23 SPRUCE LANE, EAST STROUDSBURG, PA 18301

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, CITI-MORTGAGE, INC., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, PA docketed to No. 000369-CV-2025, seeking to foreclose the mortgage secured on your property located, 5366 SPRUCE LANE F/K/A 23 SPRUCE LN EAST STROUDSBURG, PA 18301.

**NOTICE**

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

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

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES**

THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.  
 Monroe County Bar Association  
 Find A Lawyer Program  
 PO Box 591  
 Stroudsburg PA, 18360  
 Telephone: 570-424-1340  
 Fax: (570) 424-8234

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 A Florida professional limited liability company  
 ATTORNEYS FOR PLAINTIFF  
 Troy Freedman, Esq. ID No. 85165  
 133 Gaither Drive, Suite F  
 Mt. Laurel, NJ 08054  
 855-225-6906

Sep 12

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**PUBLIC NOTICE  
 CIVIL ACTION  
 COURT OF COMMON PLEAS  
 MONROE COUNTY, PA  
 CIVIL ACTION-LAW  
 NO. 000399-CV-2025**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE  
 DEUTSCHE BANK NATIONAL TRUST COMPAN-  
 Y, AS TRUSTEE FOR EQUIFIRST MORTGAGE  
 LOAN TRUST 2003-2, ASSET-BACKED CERTIFI-  
 CATES, SERIES 2003-2,**  
 Plaintiff  
 v.

**CATHY E. DOUGHTY SEMDER, IN HER CAPAC-  
 ITY AS HEIR OF ANDREW SEMDER; ET AL.**  
 Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
 AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
 CLAIMING, RIGHT, TITLE, OR INTEREST FROM  
 OR UNDER ANDREW SEMDER Defendant(s),  
 138 WHITE OAK A/K/A 506 WHITE OAK, TAN-  
 NERSVILLE, PA 18372

COMPLAINT IN MORTGAGE FORECLOSURE  
 You are hereby notified that Plaintiff, DEUT-  
 SCHE BANK NATIONAL TRUST COMPANY, AS  
 TRUSTEE FOR EQUIFIRST MORTGAGE LOAN  
 TRUST 2003-2, ASSET-BACKED CERTIFICATES,  
 SERIES 2003-2, has filed a Mortgage Foreclo-  
 sure Complaint endorsed with a Notice to  
 Defend, against you in the Court of Common  
 Pleas of MONROE County, PA docketed to No.  
 000399-CV-2025, seeking to foreclose the  
 mortgage secured on your property located,  
 138 WHITE OAK A/K/A 506 WHITE OAK, TAN-  
 NERSVILLE, PA 18372.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish  
 to defend against the claims set forth in this  
 notice you must take action within twenty  
 (20) days after the Complaint and Notice are

served, by entering a written appearance per-  
 sonally or by attorney and filing in writing with  
 the Court your defenses or objections to the  
 claims set forth against you. You are warned  
 that if you fail to do so, the case may proceed  
 without you, and a judgment may be entered  
 against you by the Court without further no-  
 tice for any money claimed in the Complaint  
 or for any other claim or relief requested by  
 the plaintiff. You may lose money or property  
 or other rights important to you.  
**YOU SHOULD TAKE THIS PAPER TO YOUR LAW-  
 YER AT ONCE. IF YOU DO NOT HAVE A LAW-  
 YER, GO TO OR TELEPHONE THE OFFICE SET  
 FORTH BELOW. THIS OFFICE CAN PROVIDE  
 YOU WITH INFORMATION ABOUT HIRING A  
 LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER,  
 THIS OFFICE MAY BE ABLE TO PROVIDE YOU  
 WITH THE INFORMATION ABOUT AGENCIES  
 THAT MAY OFFER LEGAL SERVICES TO ELIGI-  
 BLE PERSONS AT A REDUCED FEE OR NO FEE.**  
 Monroe County Bar Association  
 Find A Lawyer Program  
 PO Box 591  
 Stroudsburg PA, 18360  
 Telephone: 570-424-1340  
 Fax: (570) 424-8234

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 A Florida professional limited liability company  
 ATTORNEYS FOR PLAINTIFF  
 Troy Freedman, Esq. ID No. 85165  
 133 Gaither Drive, Suite F  
 Mt. Laurel, NJ 08054  
 855-225-6906

Sep 12

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**PUBLIC NOTICE  
 CIVIL ACTION  
 COURT OF COMMON PLEAS  
 MONROE COUNTY, PA  
 CIVIL ACTION-LAW  
 NO. 007759-CV-2023**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE  
 FREEDOM MORTGAGE CORPORATION**  
 Plaintiff  
 v.

**ADAM MIKUCHONIS**  
 Defendants

To: ADAM MIKUCHONIS Defendant(s), 254  
 OVERLOOK DR EAST STROUDSBURG, PA 18301  
 COMPLAINT IN MORTGAGE FORECLOSURE  
 You are hereby notified that Plaintiff, FREE-  
 DOM MORTGAGE CORPORATION, has filed a  
 Mortgage Foreclosure Complaint endorsed  
 with a Notice to Defend, against you in the  
 Court of Common Pleas of MONROE County,

PA docketed to No. 007759-CV-2023, seeking to foreclose the mortgage secured on your property located, 254 OVERLOOK DR EAST STROUDSBURG, PA 18301.

NOTICE

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

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

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

Monroe County Bar Association  
Find A Lawyer Program  
PO Box 591

Stroudsburg PA, 18360  
Telephone: 570-424-1340  
Fax: (570) 424-8234

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida professional limited liability company  
ATTORNEYS FOR PLAINTIFF  
Troy Freedman, Esq. ID No. 85165  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

Sep 12

**PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
NUMBER: 000540-CV-2025**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE  
Carrington Mortgage Services LLC  
Plaintiff**

**v.  
David Thomas Steele, Known Surviving Heir  
of Mary Diane Crespo and Unknown Surviving  
Heirs of Mary Diane Crespo**

Defendants

**TO: Unknown Surviving Heirs of Mary Diane Crespo.** Premises subject to foreclosure: 33 Huckleberry Dr, East Stroudsburg, Pennsylvania 18302. 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 notice 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 Assoc.

Find a Lawyer Program

P.O. Box 591

Stroudsburg, Pennsylvania 18360

(570) 424-1340

McCabe, Weisberg & Conway, LLC, Attorneys  
for Plaintiff  
1420 Walnut St., Ste. 1501  
Phila., PA 19102  
215-790-1010

Sep 12

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
MONROE COUNTY, PA - CIVIL DIVISION - LAW  
No. 004329-CV-2025  
EJECTION**

**CHI KWOK,**  
Plaintiff,  
v.

**PATRICK FORNEY, MARK SLATKY, and JOHN  
DOES 1-3**  
Defendants.

**TO: PATRICK FORNEY, MARK SLATKY, and  
JOHN DOES 1-3**

BY ORDER DATED AUGUST 7, 2025, THE MONROE COUNTY COURT OF COMMON PLEAS ENTERED AN ORDER AUTHORIZING CHI KWOK, TO SERVE THE COMPLAINT BY PUBLICATION. You are hereby notified that on July 3, 2025, Plaintiff, Chi Kwok, filed a Complaint (the "Complaint") endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 004329-CV-2025. The Complaint

was reinstated on August 21, 2025. The Complaint seeks to money damages and possession of the real property located at 115 Breezy View Lane, Stroudsburg, Monroe County, Pennsylvania 18360 (the "Property"). The money damages sought in the Complaint are the fair market rental value of the Property, in the amount of \$4,600.00 plus \$2,300.00 for each month (as may be prorated by day) until Defendants vacate the Property and sole and exclusive possession of the Property is obtained by Plaintiff.

#### **NOTICE TO DEFEND**

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

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

MONROE COUNTY BAR ASSOCIATION  
PO Box 591  
STROUDSBURG, PA 18360  
PHONE: 570-424-1340

GROSS MCGINLEY, LLP  
Jeffrey S. Fleischaker, Esquire - No. 205346  
Jessica S. Kaczinski, Esquire - No. 333860  
33 S 7<sup>th</sup> St., PO Box 4060  
Allentown, PA 18105-4060  
Phone: 610-820-5450  
Fax: 610-820-6006

Sep 12

**PUBLIC NOTICE  
NOTICE OF LEGAL ACTION  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY, PENNSYLVANIA  
CIVIL ACTION  
NO. 904 CIVIL 2025**

**POCONO FARMS COUNTRY CLUB ASSOCIATION, INC.,**  
Plaintiff

v.

**CLINT EDWARD SILVERTHORN**  
Defendant

#### **NOTICE**

To CLINT EDWARD SILVERTHORN:

You are hereby notified that Plaintiff POCONO FARMS COUNTRY CLUB ASSOCIATION, INC., 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. 904 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  
Find A Lawyer Program  
P.O. Box 591

Stroudsburg, Pennsylvania 18360,  
Telephone: 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 12

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**PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
NUMBER: 001923-CV-2025  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Citizens Bank, N.A. f/k/a RBS Citizens N.A.,  
Plaintiff**  
v.

**Randy McCray and Sarae Branch**  
Defendants

**TO: Randy McCray.** Premises subject to foreclosure: 1060 Alpine Dr, East Stroudsburg, Pennsylvania 18302. 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 notice 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 Assoc.

Find a Lawyer Program

P.O. Box 591

Stroudsburg, Pennsylvania 18360

(570) 424-1340.

McCabe, Weisberg & Conway, LLC

Attorneys for Plaintiff

1420 Walnut St., Ste. 1501

Phila., PA 19102

215-790-1010

Sep 12

principal office at 3329 Mountain View Drive, Tannersville, Pennsylvania 18372. The name and address of the business limited liability company owning or interested in said business is: The Swiftwater of the Pocono Mountains LLC, 3329 Mountain View Drive, Tannersville, Pennsylvania 18372.

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

By: William B. Cramer, Esquire

711 Sarah Street

Stroudsburg, Pennsylvania 18360

Sep 12

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**PUBLIC NOTICE  
CORPORATION DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT the sole shareholder and director of **Access Office Electronics, Inc.**, a Pennsylvania business corporation, with an address of 1192 West Main Street, Stroudsburg, Pennsylvania 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 12

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**PUBLIC NOTICE  
FICTITIOUS NAME REGISTRATION**

**NOTICE IS HEREBY GIVEN THAT** Deborah L Carver of Monroe County, Pennsylvania, has filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA as of 07/21/2025, an application for a certificate to do business under the assumed or fictitious name of **DLC Administrative Solutions**, said business to be carried on at 220 Scotch Pine Dr., Pocono Summit, PA 18346.

Sep 12

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**PUBLIC NOTICE  
NOTICE OF FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that an application was filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg under the Fictitious Names Act on July 18, 2025, to register the fictitious name **"The Swiftwater Conference and Event Center"**, in relation to the conduct of a business with a



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

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

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

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

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

Monroe County Bar Association  
913 Main Street  
Stroudsburg PA 18360  
570.424.7288



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



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



**Gerard J. Geiger**  
Newman Williams PC



**Tobey Oxholm**  
Just Resolutions ADR



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