

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 19th, 2025

No. 38

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

Todd W. Weitzmann, Editor

Robert J. Kidwell, III, Assistant Editor

913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Drawing Courtesy of Joyce Love

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

*All advertisements for the LEGAL REPORTER should be submitted no later
than Wednesday at 10:00AM one week prior to publication on Friday.*

MONROE LEGAL REPORTER, U.S.P.S. 359-520 is published every Friday
by: **MONROE COUNTY BAR ASSOCIATION**

913 Main Street, Stroudsburg, PA 18360

Subscription: \$150.00 per year

Published Weekly, Entered as PERIODICALS May 10, 1938 at the
Post Office, Stroudsburg, PA 18360, under Act of March 3, 1879

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 HOLIDAY DAY LABOR	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 Constitution Day 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 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	1	2	3	4

2025 MCBA Event Calendar

September

- 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

October

- 3 Monroe County Bench Bar Conference

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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FUNERAL HOME, INC.

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- Proven success in family law matters

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ATTORNEYS

Send CV to: applynow@mhkatorneys.com



Register Now!

Monroe County
Bench Bar Conference
October 3, 2025

Mt. Airy Casino Resort
Mount Pocono, 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

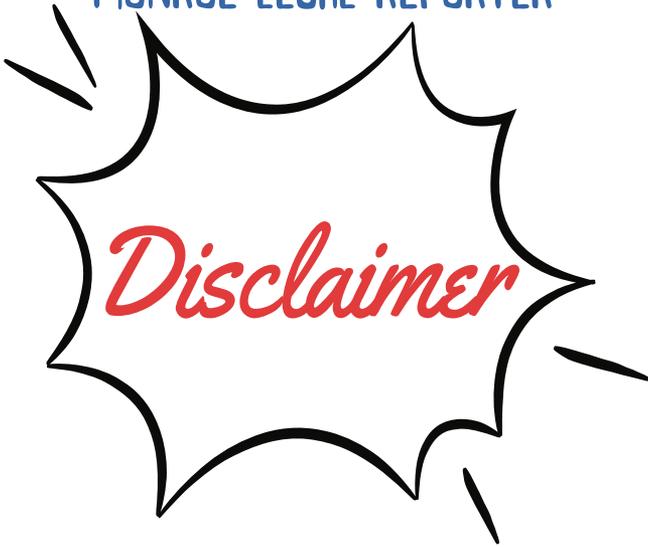
10:00 AM – 11:00 AM - HotDocs

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
MONROE LEGAL REPORTER



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SUBMITTED BY THE ADVERTISER. NEITHER THE
MONROE LEGAL REPORTER NOR THE PRINTER
WILL ASSUME RESPONSIBILITY TO EDIT, MAKE
SPELLING CORRECTIONS, ELIMINATE ERRORS IN
GRAMMAR OR MAKE ANY CHANGES TO
CONTENT.

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

005735-CV-2025 Housing Authority Of Monroe County V Danielle Bryant; Ja'neal Bell; Rodrigo Morales - Real Property - Landlord/Tenant Dispute
 005750-CV-2025 Newrez LLC D/B/A Shellpoint Mortgage Servicing V Any And All Known And Unknown Heirs, Successors And Assigns, Representatives And Devises, And All Persons, Firms Or Associations Claiming Right Title Or Interest From Or Under The Estate Of John Ciccone, Deceased Any And All Known And Unknown Heirs, Successors And Assigns, Representatives And Devises, And All Persons, Firms Or Associations Claiming Right Title Or Interest From Or Under The Estate Of John Guenther, Deceased Estate Of John Ciccone, Deceased Estate Of John Guenther, Deceased - Real Property - Mortgage Foreclosure: Residential
 005784-CV-2025 Lakeview Loan Servicing, LLC V Yin Wai Lee - Real Property - Mortgage Foreclosure: Residential

MECHANICS AGREEMENTS

005732-CV-2025 Wallingford Builders, LLC(Contractor) V Scott William Stout Tracie Lynn Stout - Agreement - Mechanic's Agreement

CONTRACT EMPLOYMENT DISPUTE**CONTRACT**

005758-CV-2025 Ccp Property Owners Association South V Leveene Dezelle Modestile Rocheline Georges - Contract - Contract: Other
 005768-CV-2025 North Atlantic Construction Services, Inc. V Leslie F. Locke Linda Locke NBT Bank, N.A. - Contract - Contract: Other
 005783-CV-2025 Capital One N.A. V Lacy Springer - Contract - Contract: Other

CONTRACT-DEBT COLLECTION-CREDIT CARD

005741-CV-2025 JPMorgan Chase Bank, N.A. V Aura E Rapalo - Contract - Debt Collection: Credit Card
 005742-CV-2025 JPMorgan Chase Bank, N.A. V Ashley Melchiorre - Contract - Debt Collection: Credit Card
 005781-CV-2025 PCA Acquisitions V, LLC V Maria M Santiago - Contract - Debt Collection: Credit Card
 005788-CV-2025 American Express Ntional Bank V Vernice Kirkland - Contract - Debt Collection: Credit Card
 005791-CV-2025 Capital One N.A. V Ernest B Honeywell - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

005722-CV-2025 Cavalry SPV I, LLC V Julian Rodriguez - Contract - Debt Collection: Other
 005723-CV-2025 Two Shields LLC, D/B/A Whitmore's Garage V Wiz Haul Trucking LLC - Contract - Debt Collection: Other
 005729-CV-2025 First Commonwealth Federal Credit Union V Jennifer R Newberry - Contract - Debt Collection: Other
 005744-CV-2025 Westlake Services LLC D/B/A Westlake Financial Services V Marisol Gonzalez - Contract - Debt Collection: Other
 005748-CV-2025 LVNV Funding, LLC V Thierry Boubert - Contract - Debt Collection: Other
 005752-CV-2025 Sun East Federal Credit Union V Ronald James Moore, Jr - Contract - Debt Collection: Other
 005755-CV-2025 LVNV Funding, LLC V Carlos Barrios - Contract - Debt Collection: Other
 005757-CV-2025 Scp Development High-Yield Fund, LLC V Camardi Properties, LLC Richard Camardi - Contract - Debt Collection: Other
 005812-CV-2025 Mr James Kyle McCullen, Iii V Mr Brandon Richard Mccullen - Contract - Debt Collection: Other

TORT

005772-CV-2025 Randy Gold V Stacey Allford - Tort - Motor Vehicle
 005798-CV-2025 Deshawn Lettsome V Damon Gilmore; Luis Noriega-Cuenca; Robert Cunningham - Tort - Motor Vehicle

PREMISES LIABILITY

005796-CV-2025 Omar Jenkins V Camelback Ski Corporation A.K.A. Camelback Resort John Doe(S) 1-5, Fictitious Defendant(S) - Tort - Premises Liability
 005805-CV-2025 Paul Oliveto Shamina Oliveto V Danielle Taddeo John Doe 1 John Doe 2 Michael Mazza - Tort - Premises Liability
 005807-CV-2025 Dean Parasconda V Wawa, Inc. - Tort - Premises Liability

PETITION**MASS TORT****PROFESSIONAL LIABILITY**

005730-CV-2025 Orell Gaynor, Jr. V Bartonville Family Dental, Pc, Bartonville Family Dental, Pc, D/B/A Smartarches Dental Implants; Smart Arches, LLC, D/B/A Smartarches Dental Implants; Rodrigo Morales - Professional Liability Action - Dental

MISCELLANEOUS

005801-CV-2025 Ciovel Cuevas Yamaha Zuma Vin Rkrsa43a0ka126690 V Radius Global Solutions, LLC - Miscellaneous - Civil Miscellaneous: Other, Petition For Certificate Of Title
 005721-CV-2025 Phillip Gertz V Radius Global Solutions, LLC - Miscellaneous - Civil Miscellaneous: Other

WRIT OF EXECUTION**DEEDS****GRANTOR/GRANTEE**

Geddes, Robert C Est/Nurse, Deslyn Alicia
 Everdean, Daniel/Young, Richard
 Young, Jeffrey W/Kazahaya, Masayuki
 Monroe County Habitat For Humanity/Carlos,
 Amanda S
 Cramer, Cathy M/Solid Crew LLC
 Ruppert, Eric M/Balanesco, Andrei Eddie
 Utalishvili, Daviti/Ogrodzinski, Joanna
 Wilson, Robert/Martin, Diane
 Ajibola, Thomas T/Cole, Shaun
 Price, Katherine A Est/Price, David M
 Aria Atlantic LLC/Mountain Chalet LLC
 Boyd, John Christopher/Lucykanish, Sara
 Terese
 Sundaresan, Balaji/Sundaresan, Balaji
 Tsanadis, Fedra Est/Tsanadis, Thomas
 Ciabaton, Fred/Ciabaton, Frederick li
 Naylor, Kenneth S/Naylor Family Irrevocable
 Trust
 Iversen, Glenn M/Pinnella, Johnathan
 Dunlop, Samantha/Tietjen, Lori
 Brown, Frederick Albert Iii/Brown, Frederick
 Albert Iii
 Gambino, Vincent/Fiocca, Michael J
 Fehrenbacher, Christian/Finnegan, Colleen
 Polimac, Jasmin/Corletta-Spaeth, Ann
 Guardascione, Elfriede/Mcboyle, Steven
 Keppel, Cheryl L/Oshlani, Haki
 Schneebele, Harry R/Hines, Bryan A
 Decruz, Maria N Liz/Lawrence, Georgia Carol
 Acosta, Jared R/Roman & Sons General
 Contracting LLC
 Sanders, Barbara M/Rosario, Hunter E
 Malodobry, Krzysztof/Malodobry, Damian
 Allman, Amanda/Barsh, Stephanie
 Marinelli, Ty/Henninger, James M
 Chambers, Daryl Fitzgerald/Daryl Fitzgerald
 Chambers Family Trust
 Wall, Robert W Sr Est/Jensen, Dianne Marie
 Wengerd, David/Griswold, Gregory
 Dredge, Patrick/Baker, Michael A Sr
 Brady, Elena/Brady, Joseph P
 Ulanecki, Marek/Smith, Rosanna
 Mazziotta, Nancy/Thompson, Nathaniel
 Sanders, Joan/Robinson, Misti
 Novikov, Vyacheslav/Seeley, Allan R
 Berkenbush, Thomas J/Mullick, Muhammad
 Tomes, Jarrod K/Ferrer, Edwin
 Aliyev, Rauf/Tun, Tommy
 Lazy River LLC/Zaleski, Jessica
 Beisle, Helena R Est/Wrobel, Tomasz
 Dzimira, Pawel/Kim, Thomas
 Schlögl, Ryan C/Hogan, Samantha Lee
 Hartz, Richard A/Diane Michault Revocable
 Trust
 Chen, Fiona/Parker, Cicily
 Lesoine, Lucille R Est/Henninger, Dustin
 Rivera, James/Trebilcock, Timothy Jr
 Mann, Joseph A/Joseph A Mann And Joanne
 Mann Revocable Trust

Hauser, Roger D/Dickerson, Daniel
 Dunne-Manning Realty LP/Tobyhanna
 Township
 Maras, Sara/Nt Real Estate Holding Company
 LLC
 Lewis, Heather J/Moore, Brian D
 Martino, Donna M/John, Krystal L
 Cassatt, William/Calandra, Penny
 Fitzpatrick, Robert M/Stout, Kelly
 Infinity Leasing LLC/Katzenmoyer, Autumn
 Zimmerman, William M/Moore, Clorinda M
 Tamm, Erin/Tamm, Erin
 Minter, Teresa D/Minter-Possinger, Kristen A
 Federal National Mortgage
 Association/Adams, Jillian
 Hendricks, Mallory/Vallejo, Victor Dario
 Gonzalez
 Lajoie, Michael Anthony/Adkins, Gregory Scott
 Fritz, Lisa/Fritz, Lisa
 Walters, William R Est/White Rock Title LLC
 Brink, J Frank Jr Est/White Rock Title LLC
 Santana, Edmilson/Ismoilov, Hasan
 Silverstein, Steve Est/Gerkhardt-Silverstein,
 Joy
 Johnson, James A/Ratsen, Gennadiy
 Moyer Properties Inc/Satler, Gary
 Mjo Investments LLC/Cison, Rafal
 Guaman, Milton X Cunin/Rosado, Joseph
 Michael
 Vera, Luis E/Tenelema, Segundo Manuel
 Jeffers, James S/Navarra, Michael Joseph
 Acevedo, Sherry Ann Est/Tonkin, George A
 Pape, Peter J/Pape, Patricia G
 Steltz, Barrett/Alexandru, Niculae
 Winckler, Sherry A/Sherry A Winckler Living
 Trust
 Harriott, Stacyann K/Troncoso, Juan
 Jackson, Stephanie L/Stephanie Jackson Trust
 Kruger, Nancy E/Shaffer, Nancy E
 Krattiger, Kenneth J/Krattiger, Kenneth J
 January, Corinna/January, Corinna
 Cramer, Geraldine Est/Cramer, John A
 Mackes, Patricia A Est/Mackes, Daniel L
 NDD Properties Of Monroe/Buck, Justin
 Diehl, Thomas A Jr/Diehl Living Trust
 Kroll, Arthur Est/Valentine, Kathryn
 Kroll, Arthur Est/Valentine, Kathryn
 Sohayda, Judith/Judith K Sohayda Irrevocable
 Trust
 Wegmann, Catherine A/Hutchison, Thomas L
 DeMatteo, Louis J/Kojeszewski, Benjamin
 Dixon, Brian W/Dixon Family Trust
 Castellano, Patricia J/Remish, Duane
 Saade, Elias/Angelo, Arthur
 Murphy, Eric L/Villa, 04 Corp
 Walsh, Maura/Pinecrest Partners LLC
 Hoban, Robert M Iii/Delainey LLC
 Lakharam, Kowsilla/Lakharam, Christopher
 White Rock Title LLC/Wilson, Samuel
 Howe, Nicole Brooke/Arias, Yadibel
 Cannon, James M/Hall, Kaitlyn
 Last, Alexander O/Frantz, Lindsey
 Steven J Inc/Guayaquil, LLC

Palko, Michael J Iii/Palko, Michael J Iii
 Palko, Michael J Iii/Palko, Michael J Iii
 Abels Properties Group LLC/Patel,
 Tusharkumar
 Shoemaker, Fred Alan Est/Myers, Marcus
 Patricia A Doleiden Irrevocable Trust/Blanc,
 Rebecca
 Casasnovas, Herberto/Wong, Josephine
 Andujar, Paulette E/Das, Rahul
 Ramirez, Maria/Commonwealth Of
 Pennsylvania
 Chen, Gang Xing/Valish, Andrew Alan
 Luke, Camille M/Luke, Camille M
 Hayward, Jacob/Hayward, Jacob
 Keiper, Mary Kennedy Est/Sivak, Shawn P
 Robab Estates LLC/Robab Estates LLC
 Corredor, Madeline/Corredor, Madeline
 Pickens, Ricardo D/Ricardo Pickens And Nancy
 Pickens Revocable Living Trust
 Carson, Robert Jay/Robert J Carson Jr
 Revocable Trust
 Luke, Camille M/Luke, Camille M
 Evans, Jeffrey M/Evans, Jeffrey M

DIVORCE

005725-CV-2025 Germain William Joyner V
 Rebecca Tinubu Joyner - Divorce - Divorce
 With 1 Count
 005734-CV-2025 Amanda Myrna-Edith
 Rodriguez V Agustin Travis Rodriguez - Divorce -
 Divorce With 1 Count
 005754-CV-2025 Jennifer Kruihoff V Jonathan
 Hamilton - Divorce - Divorce With 1 Count
 005756-CV-2025 Erin Derosa V David Derosa -
 Divorce - Divorce With 1 Count
 005769-CV-2025 Dennis P Burke V Emily
 Montana Burke - Divorce - Divorce With 1
 Count
 005774-CV-2025 Lavern King V Daniel
 Anderson - Divorce - Divorce With 1 Count
 005778-CV-2025 Andrea Roth V Matthew
 Roth - Divorce - Divorce With 2 Counts
 005724-CV-2025 Heather Heaney V John
 Denis Heaney - Divorce - Divorce With 4
 Counts

SUPPORT

005727-CV-2025 Taylor R Lenahan V Patrick S
 Lenahan - Support - Support
 005743-CV-2025 David D Bowes V Gerlinde H
 Bowes - Support - Support
 005745-CV-2025 Ashleigh Flammia V Robert
 Cunningham - Support - Support
 005746-CV-2025 Susan M Consentino V
 Huacal Amauri Gonzalez - Support - Support
 005747-CV-2025 Trisha Cotto V Steven Tejada
 - Support - Support
 005761-CV-2025 Chegenne Vito V Josh
 Christman - Support - Support
 005763-CV-2025 Evelisse Acevedo V Alex
 Marte - Support - Support

005765-CV-2025 Monroe County Children And
 Youth Services V Lequin Newman - Support -
 Support
 005766-CV-2025 Monroe County Children And
 Youth Services V Jerriel Smith - Support -
 Support
 005767-CV-2025 Monroe County Children And
 Youth Services V Alexis Trotman - Support -
 Support
 005782-CV-2025 Niki Lentz V Matthew Lentz -
 Support - Support
 005785-CV-2025 Debra Marie Perez V Edgardo
 Saul Perez - Support - Support
 005786-CV-2025 Danielle Kisley V Stephon
 Fuller - Support - Support
 005787-CV-2025 Elizabeth Berrios V Joshua
 Moore - Support - Support
 005808-CV-2025 Tequisssha Luna V Dwayne L
 Thomas - Support - Support
 005809-CV-2025 V Amelia Sirlena Beafore
 Elijah Marquis Fennell - Support - Support

CUSTODY AND VISITATION

005726-CV-2025 Heather Heaney V John
 Denis Heaney - Custody / Partial
 Custody / Shared Custody / Visitation
 005764-CV-2025 Danielle Kinsley V Stephon
 Fuller; Jennifer R Newberry - Custody -
 Custody / Partial Custody / Shared Custody /
 Visitation
 005738-CV-2025 Sonya Deneile Broden V
 Alfred W Stewart Champaigne Lei Shaw -
 Custody - Grandparent/Third Party Complaint
 For Custody/Partial Custody/Shared
 Custody/Visitation
 005760-CV-2025 Marcia Whitfield V Alexis
 Whitfield; Robert Baker - Custody -
 Grandparent/Third Party Complaint For
 Custody/Partial Custody/Shared
 Custody/Visitation

PLAINTIFF V DEFENDANT JUDGMENTS

005789-CV-2025 Robert Texidor V Victor Ortiz
 - Judgment - Agreement To Revive Judgment -
 \$2,139.50
 005740-CV-2025 The Blue Mountain Lake
 Club; Amanda Myrna-Edith Rodriguez V
 Adrean Sherman King; Dhruv R Patel Karan D
 Patel Shree Ganesha 5684 LLC - Judgment -
 Judgment - \$3,820.27
 005753-CV-2025 Cooper-Booth Wholesale
 Co., LP; Amanda Myrna-Edith Rodriguez V
 Alvis B Bhut; Dhruv R Patel Karan D Patel
 Shree Ganesha 5684 LLC - Judgment -
 Confession Of Judgment: Money-
 Miscellaneous - \$2,357.63

DEFAULT JUDGMENT PRAECIPE FOR JUDGMENT JUDGMENT ON TRANSCRIPT

005736-CV-2025 Frank Leone V Derek Tucker -
 Judgment - Judgment / Transcript - \$933.45

005795-CV-2025 Berkheimer, Agent For Pocono Mountain Sd/Coolbaugh Twp V Rodrigo Morales - Judgment - Judgment / Transcript - \$2,738.72
 005799-CV-2025 Berkheimer, Agent For Pocono Mountain Sd V Shackysha R Dezonie - Judgment - Judgment / Transcript - \$1,404.39
 005811-CV-2025 Berkheimer, Agent For Pocono Mountain Sd/Coolbaugh Twp V John D Williams - Judgment - Judgment / Transcript - \$1,987.39
 005813-CV-2025 Berkheimer, Agent For Pocono Mountain Sd V Anthony Donato - Judgment - Judgment / Transcript - \$2,737.91

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

005800-CV-2025 Joshua Andrew Tomlinson V Commonwealth Of Pa Dept Of Transportation, Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

005810-CV-2025 Discover Bank V Sandra L Strait - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

CERTIFIED COPY LIENS

005777-CV-2025 Department Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Thomas Omara V Trading As Pocono Transmission Center - Judgment - Certified Copy Of Lien - \$2,664.48

FEDERAL TAX LIENS

005794-CV-2025 United States Attorney's Office For The Southern District Of New York V Pedro Rodriguez - Lien - Federal Tax - \$500,000.00
 005773-CV-2025 Department Of Treasury- Internal Revenue Service; Amanda Myrna-Edith Rodriguez V Kenneth Pacheco; Dhruv R Patel Karan D Patel Shree Ganesha 5684 LLC - Judgment - Federal Tax Lien - \$69,521.07

MUNICIPAL LIENS

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC/ANTILA, ROBERT/SAT

Mortgage Electronic Registration Systems Inc/Blank, Stephen D Sr/Sat
 Wilmington Savings Fund Society FSB/Guayaquil, LLC/Sat
 Mortgage Electronic Registration Systems Inc/Williams, Fred T Sr/Sat
 Mortgage Electronic Registration Systems Inc/Bauman, Luke/Sat
 Wells Fargo Bank N A/Piccolo, Robert J/Sat

Wells Fargo Bank N A/Timberman, Michael J/Sat
 PennyMac Loan Services LLC/Ogrady, Melissa/Sat
 Mortgage Electronic Registration Systems Inc/Fossett, Tieshia M/Sat
 Citizens Bank N A/Seavey, David A/Sat
 Mortgage Electronic Registration Systems Inc/Brandi, Anthony J/Sat
 Rejouis, Joram I/Commonwealth Of Pennsylvania/Notr
 Federal National Mortgage Association/Chen, Vincent/Sat
 Mortgage Electronic Registration Systems Inc/Volper, Anthony Sr/Sat
 Mortgage Electronic Registration Systems Inc/Nunez, Matthew/Sat
 Citizens Bank N A/Avery, Marilyn J/Sat
 PSECU/Weaver, Jennifer/Sat
 Wayne Bank/Dunkelberger, Jere W/Sat
 Wayne Bank/Dunkelberger, Jere W/Trms
 M&T Bank/Maldonado, Irene/Sat
 PNC Bank National Association/Pinsker, Mitchell Alan/Sat
 Legister, Annamae/Goodleap LLC/Ucc1
 Clayton, Jaqua/Goodleap LLC/Ucc1
 Vazquez, Lisette/Goodleap LLC/Ucc1
 Boerner, Mackenzie/Blue Ridge Cable Technologies Inc/Rway
 Nauman, Mary F/Blue Ridge Cable Technologies Inc/Rway
 Goodleap LLC/Miller, Dorothea/Ucc3term
 Goodleap LLC/John, Penatello/Ucc3term
 Citizens Bank Of Pennsylvania/Blue Ridge Cable Technologies Inc/Rway
 Osmanzai, Qaria/Goodleap LLC/Ucc1
 Wayne Bank/Cramer, Cathy M/Sat
 Wayne Bank/Cramer, Cathy M/Sat
 Hoboken School Employees Federal Credit Union/Rodriguez, Donna L/Sat
 Wayne Bank/415 Sterling Road LLC/Sat
 Wayne Bank/415 Sterling Road LLC/Trms
 Citizens Savings Bank/Morgan, John M/Sat
 Mortgage Electronic Registration Systems Inc/Rayamajhi, Alen/Sat
 Secretary Of Housing And Urban Development/Romano, Matthew/Sat
 USDA Rural Development/Fredericks, Matthew Ryan/Sat
 Dorshimer, Bonnie/VF1-Hil3 Seller Trust/Ucc1
 Keybank National Association/Borges, Joyce A/Sat
 Point Titling Trust/Ecklund, Helen R/Sat
 Pyramid Investment Group Inc/Wilson, Robert/Sat
 Navy Federal Credit Union/Gould, Robert J/Sat
 Amerco Real Estate Co/Amerco Real Estate Co/Maps
 U-Haul Of East Stroudsburg/U-Haul Of East Stroudsburg/Maps
 U-Haul Of East Stroudsburg/U-Haul Of East Stroudsburg/Maps

Mortgage Electronic Registration Systems Inc/Reyes, Rafaela Amber/Sat
 Mortgage Electronic Registration Systems Inc/Rupert, Eric M/Sat
 Mortgage Electronic Registration Systems Inc/Stout, Kim/Sat
 Mortgage Electronic Registration Systems Inc/Panthi, Samrat Singh/Sat
 Utilities Employees Credit Union/Crowe, Karen Jean/Sat
 Truist Bank/Rupp, Arthur W/Sat
 Braga, Manuel/Chowder Inc/Ucc1
 Decruz, Maria Liz/Daher, Ingrid/Powr
 Vogt, Bonnie/Commonwealth Of Pennsylvania/Notr
 Perich, Dana Lyn/Commonwealth Of Pennsylvania/Notr
 Mortgage Electronic Registration Systems Inc/Smith, Anthony D/Sat
 Crawford, Dan W/Crawford, Dan W/Maps
 Reeser, Alanna M/Commonwealth Of Pennsylvania/Notr
 Kressler Wolff & Miller Cdc/Clause, Christopher/Sat
 ESSA Bank/807 Sarah Street LLC/Sat
 ESSA Bank/807 Sarah Street LLC/Trms
 Mortgage Electronic Registration Systems Inc/Vanmeerbeke, Peter J/Sat
 ESSA Bank/B M J Mortgage L P/Sat
 ESSA Bank/B M J Mortgage L P/Trms
 Belisle, Helena R/Hackett, Kaitlin/Ccorder
 Sobrinski, John A Sr/Embassy Bank For The Lehigh Valley/Arnt
 JPMorgan Chase Bank N A/Lu, Mario X/Sat
 Cost Control Marketing And Management Inc/Wengerd, David/Rele
 Mortgage Electronic Registration Systems Inc/Vineis, Cynthia A/Sat
 Commissioner Of Housing And Urban Development/Lesh, Richard E/Sat
 Federal Housing Commissioner/Misiti, Mark/Sat
 Mortgage Electronic Registration Systems Inc/Rivera, William/Sat
 Mortgage Electronic Registration Systems Inc/Desic, Samir/Sat
 Mortgage Electronic Registration Systems Inc/Trubiano, Franca/Sat
 Mortgage Electronic Registration Systems Inc/Janesky, Nicholas/Sat
 Mortgage Electronic Registration Systems Inc/Cohen, Jillian Lane/Sat
 PNC Bank N A/Carpenter, Gail/Sat
 Karlin, Benjamin W/Karlin, Benjamin W/Dec
 PNC Mortgage/Vest, Debra/Sat
 Polish & Slavic Federal Credit Union/Wakuluk, Arkadiusz P/Sat
 Mortgage Electronic Registration Systems Inc/McGinniss, Brian C/Sat
 Fidelity Deposit And Discount Bank/Schmutz, Dana H/Sat
 State Route 0080/State Route 0080/Maph
 Mortgage Electronic Registration Systems Inc/Modzelewski, Thomas/Sat
 Pentagon Federal C U/Vaneeckhoven, Mark E/Sat
 Huntington National Bank/Scala, Kenneth/Sat
 Community Bank & Trust/Gannon, Stephen/Sat
 NT Real Estate Holding Company LLC/First
 Northern Bank And Trust Co/Arnt
 Kendall, Kevin/Commonwealth Of Pennsylvania/Notr
 PHH Mortgage Corporation/Fiore, Emilio/Sat
 Service Finance Company/Morales, Rodolfo/Ucc3term
 Mortgage Electronic Registration Systems Inc/Lamantia, Anthony/Sat
 Wilming Savings Fund Society FSB/Compu-Link Corporation/Powr
 Mortgage Electronic Registration Systems Inc/Wille, Carol A/Sat
 Mortgage Electronic Registration Systems Inc/Dickinson, Frank B/Sat
 Mortgage Electronic Registration Systems Inc/Ferrante, Anthony G/Sat
 Springcastle Finance Funding Trust/Verge, Donald L/Sat
 Mortgage Electronic Registration Systems Inc/Clarkson, Richard A/Sat
 Mortgage Electronic Registration Systems Inc/Brown-Wilson, Tracy-Ann/Sat
 Customers Bank/Novescor Shawnee Properties LLC/Sat
 Customers Bank/Novescor Shawnee Properties LLC/Trms
 Dubois, Tyshawn/Microf LLC/Ucc1
 Navy Federal Credit Union/Lee, Eshani Nayan/Sat
 Truist Bank/Caffrey, Robert J/Sat
 Mortgage Electronic Registration Systems Inc/Berger, Timothy K Sr/Sat
 Wells Fargo Bank N A/Stack, Douglas/Sat
 Amerco Real Estate Company/Borough Of East Stroudsburg/Agre
 Amerco Real Estate Company/Dalio Holdings LLP/Ease
 Amerco Real Estate Company/Borough Of East Stroudsburg/Ease
 Saluda Grade Mortgage Funding LLV/Flips Are Us LLC/Sat
 Mortgage Electronic Registration Systems Inc/Torres, Edwin E Sr/Sat
 American Broadcast Employees Federal Credit Union/Hebron, Ruth Maysonet/Sat
 Blue Sail Investments LLC/Jim Thorpe Neighborhood Bank/Arnt
 Mortgage Electronic Registration Systems Inc/Hunter Farms LLC/Sat
 JPMorgan Chase Bank N A/Benjamin, Laurence E/Sat
 Mortgage Electronic Registration Systems Inc/Wimperis, Jeffrey M/Sat
 JPMorgan Chase Bank N A/Ying, Gui/Sat
 Cim Trust 2019-R2/Lovell, Morris S/Sat

Mortgage Electronic Registration Systems Inc/Cuevas, Heriberto E/Sat
 Citizens Bank N A/Westdyke, Marlese B/Sat
 Citizens Bank N A/Reid, George W/Sat
 Keybank National Association/Weidman, Danny/Sat
 George, Kristopher K/George, Kristopher K/Maps
 Cefalu, Ana/Westfall, Patricia J C/Powr
 U S Bank National Association/Kulesza, Wanda/Sat
 JPMorgan Chase Bank N A/Zimmerman, Lindsey R/Sat
 PNC Bank National Association/Arslanian, Bernadette/Sat
 Florio, Frank/Service Finance Company/Ucc1
 Wells Fargo Bank N A/Gardner, Colin/Sat
 Castellano, Patricia/Schillinger, Olga/Powr
 Redevelopment Authority Of The County Of Monroe/Bartnick, Andrew J/Sat
 Redevelopment Authority Of The County Of Monroe/Bartnick, Andrew J/Sat
 Truist Bank/Ambarian, Anne P/Sat
 Mortgage Electronic Registration Systems Inc/Chandradat, Shridat/Sat
 Dart Collateral Manager LLC/Hirschmugl, Evan/Sat
 Mortgage Electronic Registration Systems Inc/Llerena, Yasmine/Sat
 Mortgage Electronic Registration Systems Inc/January, Corinna/Sat
 Bitzer, John H/Bitzer, Maryetta/Powr
 Mortgage Electronic Registration Systems Inc/Feliciano, Alexandra/Sat
 Mortgage Electronic Registration Systems Inc/White, Clifton/Sat
 Tardella, William/Tardella, Linda/Revoa
 Davis, Anthony/Sunnova Te Management LLC/Trms
 Mortgage Electronic Registration Systems Inc/Jones, Elicia/Sat
 Mortgage Electronic Registration Systems Inc/Robins, Gregory P/Sat
 Navy Federal Credit Union/Gould, Robert J/Sat
 Utilities Employees Credit Union/Casasnovas, Herberto/Sat
 Secretary Of Housing And Urban Development/Murillo, Monica/Sat
 JPMorgan Chase Bank N A/Golin, Mark/Sat
 JPMorgan Chase Bank N A/Pecor, Adriana/Sat
 Mortgage Electronic Registration Systems Inc/Saliba, Charles M/Sat
 Mortgage Electronic Registration Systems Inc/Rosato, Salvator/Sat
 Mortgage Electronic Registration Systems Inc/Jones, Christopher/Sat
 Bank Of America N A/Adams, Michael S/Sat
 Trumark Financial Credit Union/Chrzanowski, Adam/Sat
 United Poles Federal Credit Union/Nowak, Robert Z/Sat
 Wilkins & Associate Real Estate Inc/Doleiden, Patricia A/Sat

Mortgage Electronic Registration Systems Inc/Fernandez, Maryjoan C/Sat
 Mortgage Electronic Registration Systems Inc/McNab, Conroy/Sat
 Wells Fargo Bank N A/Ponce, Luis R/Sat
 Mortgage Electronic Registration Systems Inc/Dean, Carl Iii/Sat
 HSBC Finance Corporation/Johnson, Anthony B/Sat
 Wiebolt, William/Goodleap LLC/Ucc1
 Wayne Bank/Kresge, Daniel J/Sat
 Wayne Bank/Engbrecht, David/Sat
 Mortgage Electronic Registration Systems Inc/Yosh, Michael J/Sat
 M & T Bank/Teague, Shontoinette/Sat
 Wayne Bank/Lks Enterprises LLC/Sat
 Wayne Bank/Lks Enterprises LLC/Trms

MORTGAGES

GRANTOR/GRANTEE

Griffith-McNab, Patricia/Mortgage Electronic Registration Systems Inc
 Stout, Scott William/Wayne Bank
 Nurse, Deslyn Alicia/Mortgage Electronic Registration Systems Inc
 Guthy, Michele/Coastal Community Bank/Amor
 Richardson, Sandralee I/Secretary Of Housing And Urban Development
 Fenusz, Daniel C/Mortgage Electronic Registration Systems Inc
 Young, Richard/Mortgage Electronic Registration Systems Inc
 Peart, Vinesha/Mortgage Electronic Registration Systems Inc
 Kazahaya, Masayuki/American Bank Carlos, Amanda S/United States Of America Foglio, Lynne/PHH Mortgage Corporation/Modm
 Ambrose, Len/Mortgage Electronic Registration Systems Inc
 Mccullough, Corie/Secretary Of Housing And Urban Development
 Newton, Darcel/Mortgage Electronic Registration Systems Inc
 Staiano, Amanda/Mortgage Electronic Registration Systems Inc
 Ross, Frank/Mortgage Electronic Registration Systems Inc
 Riera, Cecilia Julissa/Secretary Of Housing And Urban Development
 Wilson, Clifton/Secretary Of Housing And Urban Development
 Atul K Amin Family Limited Partnership Ii/First Northern Bank And Trust Co/Modm
 Ogrodzinski, Joanna/Mortgage Electronic Registration Systems Inc
 Bianco, Gina Marie/JPMorgan Chase Bank N A Mountain Chalet LLC/Mortgage Electronic Registration Systems Inc
 Lucykanish, Sara Terese/Mortgage Electronic Registration Systems Inc

Pilozo, Javier/Mortgage Electronic Registration Systems Inc
 Pinnella, Johnathan/Mortgage Electronic Registration Systems Inc
 Fiocca, Michael J/Police And Fire Federal Credit Union
 Rhoads, Catherine/Mortgage Electronic Registration Systems Inc
 Corletta-Spaeth, Ann/Mortgage Electronic Registration Systems Inc
 Scelza, Marie A/Mortgage Electronic Registration Systems Inc
 Sanichar, Sadina/Mortgage Electronic Registration Systems Inc
 Cary, Shane/Mortgage Electronic Registration Systems Inc
 Ayala, Johnathan/Coastal Community Bank
 Saurman, John F/Mortgage Electronic Registration Systems Inc
 Cleveland, Heather/Secretary Of Housing And Urban Development
 McNealy, Lairtoya/Mortgage Electronic Registration Systems Inc
 Oshlani, Haki/Mortgage Electronic Registration Systems Inc
 Hines, Bryan A/Mortgage Electronic Registration Systems Inc
 Roman & Sons General Contracting LLC/Shah, Vipul
 Rosario, Hunter E/Mortgage Electronic Registration Systems Inc
 Barsh, Stephanie/Mortgage Electronic Registration Systems Inc
 Knight, Kelvon/MidFirst Bank/Modm
 Sobrinski, John A Sr/Embassy Bank For The Lehigh Valley
 Fredenberg, Joshua/First Keystone Community Bank
 Mason, Kevin/Wells Fargo Bank N A
 Jensen, Dianne Marie/First Northern Bank & Trust Co
 Baker, Michael A Sr/Municipal Credit Union
 Smith, Rosanna/Mortgage Electronic Registration Systems Inc
 Kelleman, Doreen A/Mortgage Electronic Registration Systems Inc
 Lombardi, Michael R/Mortgage Electronic Registration Systems Inc
 Definis, Nicholas/Upstart Mortgage LLC
 Totaro-Cook, Danielle/Mortgage Electronic Registration Systems Inc
 130 Powderhorn CF LLC/Mortgage Electronic Registration Systems Inc
 Thompson, Nathaniel/Mortgage Electronic Registration Systems Inc
 Seeley, Allan R/Police And Fire Federal Credit Union
 Mullick, Muhammad/Mortgage Electronic Registration Systems Inc
 Ferrer, Edwin/Mortgage Electronic Registration Systems Inc
 Martel, Tiana/Navy Federal Credit Union
 Zaleski, Jessica/Mortgage Electronic Registration Systems Inc
 Kim, Thomas/Mortgage Electronic Registration Systems Inc
 Hogan, Samantha Lee/Mortgage Electronic Registration Systems Inc
 Santos-Garcia, Franklyn/Citizens Bank N A
 Parker, Cicily/Mortgage Electronic Registration Systems Inc
 Henninger, Dustin/Mortgage Electronic Registration Systems Inc
 Trebilcock, Timothy M Jr/Mortgage Electronic Registration Systems Inc
 Rodgers, Lovell/Mortgage Electronic Registration Systems Inc
 Dickerson, Daniel/Mortgage Electronic Registration Systems Inc
 Chan, Yi-Tai/Truist Bank
 Hicks, Alisha Lynn/Secretary Of Housing And Urban Development
 Wunder, Frederick William/Mortgage Electronic Registration Systems Inc
 Diaz, Christian L/Bank Of America Na
 Rodriguez, Jorge L Jr/Secretary Of Housing And Urban Development
 McDonald, Yasim D/Secretary Of Housing And Urban Development
 Virga, Kimberly A/Secretary Of Housing And Urban Development
 Pickette, Kenneth Sr/Secretary Of Housing And Urban Development
 Odimgbe, Vanessa/Secretary Of Housing And Urban Development
 Castro, Vicente/Utilities Employees Credit Union
 Stark, Keisha/Mortgage Electronic Registration Systems Inc
 Rovito, Todd/Utilities Employees Credit Union
 Martineck, Ruben/Mortgage Electronic Registration Systems Inc
 Moore, Brian D/Mortgage Electronic Registration Systems Inc
 John, Krystal L/Mortgage Electronic Registration Systems Inc
 Calandra, Penny/Mortgage Electronic Registration Systems Inc
 Stout, Kelly/Mortgage Electronic Registration Systems Inc
 Harvey, Lakeyya/Secretary Of Housing And Urban Development
 Kintz, Jana S/Utilities Employees Credit Union
 Katzenmoyer, Autumn/Mortgage Electronic Registration Systems Inc
 Parham, Shemel/MidFirst Bank/Modm
 Hunter, Latrice/MidFirst Bank/Modm
 Ebanks, Tyrone/Mortgage Electronic Registration Systems Inc/Modm
 NT Real Estate Holding Company LLC/First Northern Bank And Trust Co
 Adams, Jillian/Mortgage Electronic Registration Systems Inc
 Adams, Jillian/Mortgage Electronic Registration Systems Inc

Vallejo, Victor Dario Gonzalez/Mortgage Electronic Registration Systems Inc
Fritz, Lisa/Mortgage Electronic Registration Systems Inc
McClelland, Suzanne C/Mortgage Electronic Registration Systems Inc
Ratsen, Gennadiy/Mortgage Electronic Registration Systems Inc
Weaver, Fredrick H/PSECU
WVM Estates Corp/First Northern Bank And Trust Co
Dimichele, Patricia/First Commonwealth Federal Credit Union
Sterling, Lawrence/Mortgage Electronic Registration Systems Inc
Cison, Rafal/MJO Investments LLC
Tanzillo, Nicholas W/Mortgage Electronic Registration Systems Inc
Rosado, Joseph Michael/Mortgage Electronic Registration Systems Inc
Marathon Property Investments LLC/First Keystone Community Bank
Marathon Studios Inc/First Keystone Community Bank
Colmorgen, Stacy/Mortgage Electronic Registration Systems Inc/Modm
Garcia, Edgar E/Visions Federal Credit Union
Williams, Howard Jr/Mortgage Electronic Registration Systems Inc
Fish, Nicole L/ESSA Bank & Trust
Anderson, Eugene M/PNC Bank National Association
Cornell, Kenneth E/Fidelity Deposit & Discount Bank
Savicka, Kristine/Hometap Equity Partners LLC
Daugherty, Keith/Unlock Partnership Solutions Aoi Inc
Lynch, Kirk/PNC Bank National Association
Arslanian, Bernadette/PNC Bank National Association
Navarra, Michael Joseph/Mortgage Electronic Registration Systems Inc
Alexandru, Niculae/Mortgage Electronic Registration Systems Inc
Troncoso, Juan/Mortgage Electronic Registration Systems Inc
Dillon, Lloyd/PNC Bank National Association
Crichlow, Antoinette/Secretary Of Housing And Urban Development
Hus, Dariusz/United Wholesale Mortgage LLC/Modm
Shaffer, Nancy E/ESSA Bank & Trust
Blue Sail Investments LLC/Jim Thorpe Neighborhood Bank
Connor, Paul G/Mortgage Electronic Registration Systems Inc
Rivera, Israel/Secretary Of Housing And Urban Development
Sekulski, Anthony R/West Capital Lending Inc
Mitchell, Marcine/Secretary Of Housing And Urban Development
Lebensfeld, Robert/Rosenberg, Moses A
Krattinger, Kenneth J/Mortgage Electronic Registration Systems Inc
January, Corinna/Mortgage Electronic Registration Systems Inc
Mackes, Daniel L/Mortgage Electronic Registration Systems Inc
Shiner, Stephanie Ann/Secretary Of Housing And Urban Development
Buck, Justin/Mortgage Electronic Registration Systems Inc
Beecher, Dana G/PSECU
Green, George J/PSECU
Hutchison, Thomas L/First Northern Bank & Trust Co
Kojeszewski, Benjamin/Mortgage Electronic Registration Systems Inc
Gebretatios, Hagos A/Gonzalez, Gerardo Winslett, Theodis Jr/Mortgage Electronic Registration Systems Inc
Sierra-Figueroa, Ricmarie/Roobox Inc
Becker, Adam/Mortgage Electronic Registration Systems Inc
McLeod, Glenton G/Mortgage Electronic Registration Systems Inc
Angelo, Arthur/Mortgage Electronic Registration Systems Inc
McPeak, Tammy/Newrez LLC/Modm
Jones, Marc D/Everett Financial Inc/Subm
Jones, Marc D/Mortgage Electronic Registration Systems Inc
Davis, Anthony T/Mortgage Electronic Registration Systems Inc
Coefield, Tyrone/Manufacturers And Traders Trust Company
Villa 104 Corp/Meyers, Margaret
Real Estate Abstract LLC/Bpl Mortgage LLC
Alfonso, Jose R/Secretary Of Housing And Urban Development
Ledner, John S/Mortgage Electronic Registration Systems Inc
Leech, Mark D/Mortgage Electronic Registration Systems Inc
Gullstrand, Marjory E/Ameriserv Financial Bank
Gunther, Jill A/ESSA Bank & Trust
Petersen, Karl A/Mortgage Electronic Registration Systems Inc
Remish, Duane/First Commonwealth Federal Credit Union
Berkowitz, Miriam Zesel/ESSA Bank & Trust
Kopenhaver, Sheila B/Mortgage Electronic Registration Systems Inc
Arias, Yadibel/Mortgage Electronic Registration Systems Inc
Hall, Kaitlyn/Mortgage Electronic Registration Systems Inc
Frantz, Lindsey/Mortgage Electronic Registration Systems Inc
Witherspoon, Kelly A/Mortgage Electronic Registration Systems Inc
Milford, Robin/Secretary Of Housing And Urban Development
Guayaquil, LLC/Anchor Loans LP

Walsh, Donna/First Commonwealth Federal Credit Union
 355 Juniper LLC/Br Organization LLC
 355 Juniper LLC/Br Organization LLC
 Blanc, Rebecca/Mortgage Electronic Registration Systems Inc
 Marzzacco, Charles R/First National Bank Of Pennsylvania
 Das, Rahul/Mortgage Electronic Registration Systems Inc
 Valish, Andrew Alan/Mortgage Electronic Registration Systems Inc
 Sivak, Shawn P/Mortgage Electronic Registration Systems Inc
 Vetesy, Nathan R/Freedom Mortgage Corporation/Asgn
 Faizan, Muhammad/Freedom Mortgage Corporation/Asgn
 Curry, James/Freedom Mortgage Corporation/Asgn
 Rosario, Juan/Freedom Mortgage Corporation/Asgn
 Kankava, Anna/Freedom Mortgage Corporation/Asgn
 Rivera, Jesus M/Freedom Mortgage Corporation/Asgn
 Hansen, Britta Joyce/Freedom Mortgage Corporation/Asgn
 Molina, Jose A/Freedom Mortgage Corporation/Asgn
 U S Bank National Association/Galante, Mildres F/Relm
 Smallwood, Marin D/Lakeview Loan Servicing LLC/Asgn
 Rodriguez, Francisco/Servbank N A/Asgn
 M & T Bank/Dunne Manning Realty LP/Relm
 Ortiz, Isaias/Pennsylvania Housing Finance Agency/Asgn
 Wells Fargo Bank N A/McCree, Thomas J/Asgn
 DXS Property Management LLC/Toorak Capital Partners LLC/Asgn
 DXS Property Management LLC/Toorak Capital Partners LLC/Asgn
 Dawson, Larissa/Wells Fargo Bank N A/Asgn
 Corrente, Anthony/Wells Fargo Bank N A/Asgn
 DXS Property Management LLC/Toorak Capital Partners LLC/Asgn
 George, James R/CSMC 2022-Jr, Trust/Asgn
 George, James R/U S Bank Trust National Association/Asgn
 George, James R/Goldman Sachs Mortgage Company/Asgn
 Menon, Gopa Kumar/Municipal Credit Union/Asgn
 All Pro Funding V LLC/4 U Homes LLC/Relm
 George, Vincent C Jr/Newrez LLC/Asgn
 Watson, Carol Ann/Lakeview Loan Servicing LLC/Asgn
 Hendricks, Mallory/PennyMac Loan Services LLC/Asgn
 Moore, Roger/U S Bank National Association/Asgn
 Bezugly, Alexander/Pentagon Federal Credit Union/Asgn
 Israilov, Zafar B/Freedom Mortgage Corporation/Asgn
 Mackes, Stephen E Jr/Freedom Mortgage Corporation/Asgn
 Hadzovic, Zorica/Freedom Mortgage Corporation/Asgn
 Estiler, Ivan Q/Freedom Mortgage Corporation/Asgn
 Vieira, Mario R/Freedom Mortgage Corporation/Asgn
 Barnett, Paul R/Freedom Mortgage Corporation/Asgn
 Latorre, Jovandie B/Nationstar Mortgage LLC/Asgn
 267 Scenic Dr Homes LLC/McCormick 10, LLC/Asgn
 Michelin, John D/Freedom Mortgage Corporation/Asgn
 Gentile, George E/Freedom Mortgage Corporation/Asgn
 Prashad, Kevin/Nationstar Mortgage LLC/Asgn
 Nationstar Mortgage LLC/Lucas, Hugh J Jr/Relm

**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 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

**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 under-

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

**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

**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 under-

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

**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

**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

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

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

Sep 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John G. Budick a/k/a John Budick, late of East Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, March 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. Beth Budick
708 Fernwood Street
Emmaus, PA 18049

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

Sep 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Regina Colwell aka Regina Carrie Cherry Colwell, late of Tobyhanna, Monroe County, Commonwealth of Pennsylvania, 05/07/2025 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. Robert Luke Colwell III
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 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Stacy Aspros, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, November 24, 2001 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. James Aspros

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 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dennis Joseph Conklin a/k/a Dennis J. Conklin a/k/a Dennis Conklin, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, May 17, 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.
Anna Maletta
613 Riva Ridge Road
Sneads Ferry, NC 28460
Carole Mendel
22 Meadow Drive
Totowa, NJ 07512

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

Sep 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph O Mezzatesta aka Joseph Mezzatesta, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 05/04/2015 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.

Amber Jade Gibbons
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 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John C Fevrier, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, August 2, 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.
Marie Kirk, Executrix
424 Robin Road
Portsmouth, VA 23701

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

Sep 19, 26, Oct 3

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on August 25, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Inger Simone Adams to Inga Simone Adams**. 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 19

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on August 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 **Kevin Anthony Chance to Kevin Anthony Hamer**.

The Court has fixed the day of October 10, 2025 at 1:00pm 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 19

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

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania. The Articles of Incorporation have been filed on May 15, 2025. The name of the corporation is **Indivisible Poconos**. The purpose for which it was organized is To educate the public and advocate liberal ideas through progressive programs and collaboration.
Sep 19

**PUBLIC NOTICE
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved December 21, 1988, No. 177, effective October 1, 1989, as amended. The name of the proposed corporation is **Glory Hills Social Services Inc..**
Sep 19

**PUBLIC NOTICE
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved December 21, 1988, No. 177, effective October 1, 1989, as amended. The name of the proposed corporation is **Villa 104 Corp.**
Sep 19

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

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

In Re: Estate of **Robert T. Arezzi, Deceased**, Late of Township of Eldred.

Account of Anthony J. O'Dowd, Administrator.
NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 6th day of October, 2025 at 9:30 AM. All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

/s/ GEORGE J. WARDEN
Clerk of Orphans' Court
Sep 19, 26

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO.005189-CV-2025**

CITIZENS BANK, N.A,
Plaintiff(s),
vs.

ERIC E CHEN, INDIVIDUALLY AND AS KNOWN HEIR OF CHOU OH CHEN, DECEASED; EUGENIA CHEN, KNOWN HEIR OF CHOU OH CHEN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHOU OH CHEN,
Defendant(s)

TO ERIC E CHEN, INDIVIDUALLY AND AS KNOWN HEIR OF CHOU OH CHEN, DECEASED; EUGENIA CHEN, KNOWN HEIR OF CHOU OH CHEN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHOU OH CHEN, defendant(s): The Plaintiff, CITIZENS BANK, N.A, has commenced a civil action against you for civil complaint. The Court has authorized service of the Complaint upon you by publication.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a

judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

Monroe County Bar Association
Find a Lawyer Program
P.O. Box 591
Stroudsburg, PA 18360
Telephone (570) 424-1340
Fax (570) 424-8234

Karin Schweiger, Esq.
BROCK & SCOTT, PLLC
2011 Renaissance Boulevard, Suite 100
King of Prussia, PA 19406

Sep 19

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY
CIVIL ACTION – LAW**

**Mortgage Foreclosure Complaint
No. 002516-CV-2025**

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust

Plaintiff
v.

Maria Maselli and Nicky Maselli
Defendants

TO: Maria Maselli and Nicky Maselli.
You have been sued in mortgage foreclosure on premises: 126 Colleen Court, Stroudsburg, PA 18360 based on defaults since April 1, 2023. You owe \$182,800.29 plus interest.

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

Lawyer Referral and Information Service
(Asociacion de Licenciados Servicio de

Referencia e Informacion Legal)
Monroe County Bar Association
Find a Lawyer Program
PO Box 591
Stroudsburg, PA 18360
570-424-1340
Fax: (570) 424-8234

STERN & EISENBERG, PC
1581 MAIN ST., STE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
(215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

Sep 19

PUBLIC NOTICE

**CIVIL ACTION
COURT OF COMMON PLEAS
MONROE COUNTY, PA
CIVIL ACTION-LAW
NO. 007665-CV-2024**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE
LAKEVIEW LOAN SERVICING, LLC**

Plaintiff
v.

MICHAEL FUSCO
Defendants

To: MICHAEL FUSCO Defendant(s), 4951 ROUTE 447 CANADENSIS, PA 18325
COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, LAKEVIEW LOAN SERVICING, LLC, 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. 007665-CV-2024, seeking to foreclose the mortgage secured on your property located, 4951 ROUTE 447 CANADENSIS, PA 18325.

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 19

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY
CIVIL ACTION – LAW
Mortgage Foreclosure
No. 002417-CV-2025**

**Deutsche Bank National Trust Company
as Trustee for GSAMP Trust 2004-OPT,
Mortgage Pass-Through Certificates Series
2004-OPT**

(Plaintiff)

v.

**Ann Marie Balla A/K/A Anne Marie Balla
and Donald Jeffrey Stott**
(Defendants)

TO: Ann Marie Balla A/K/A Anne Marie Balla
and Donald Jeffrey Stott

You have been sued in mortgage foreclosure on premises: Box 42 A/K/A 331 Stoney Hollow Rd, Pocono Pines, PA 18350-0042, based on defaults since April 1, 2024. You owe \$91,964.62 plus interest.

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

MONROE COUNTY BAR ASSOCIATION

FIND A LAWYER PROGRAM

P.O. BOX 591

STROUDSBURG, PENNSYLVANIA 18360

Telephone (570) 424-1340

Fax (570) 424-8234

STERN & EISENBERG, PC

1581 MAIN ST., STE 200

THE SHOPS AT VALLEY SQUARE

WARRINGTON, PA 18976

(215) 572-8111

FACSIMILE: (215) 572-5025

(COUNSEL FOR PLAINTIFF)

Sep 19

PUBLIC NOTICE

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
No. 004076-CV-2025**

BANK OF AMERICA, N.A.

Plaintiff

vs.

**Timothy Stanton, As Executor of the Estate
of Carol Ann Stanton a/k/a Carol A. Stanton,
Deceased**
Defendant

NOTICE

TO: Timothy Stanton, As Executor of the Estate of Carol Ann Stanton a/k/a Carol A. Stanton, Deceased

You are hereby notified that on June 27, 2025, Plaintiff, BANK OF AMERICA, N.A. filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County Pennsylvania, docket to TERM, No. 004076-CV-2025. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 272 Stillwater Drive a/k/a 613 Stillwater Drive, Pocono Summit a/k/a Collbaugh, PA 18346 whereupon your property would be sold by the Sheriff of Monroe County.

You are hereby notified to plead to the above referenced Complaint on or before 20 day from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

Monroe County Bar Association
Find A Lawyer Program
P.O. Box 591
Stroudsburg, PA 18360
(570) 424-1340

William M. E. Powers III, Esq.
Sarah E. Powers, Esq.
Jeanette J. O'Donnell, Esq.
Andrew E. Kirn, Esq.
Jill Manuel-Coughlin, Esq.
Jolanta Pekalska, Esq.
Harry B. Reese, Esq.
Karina Velter, Esq.
308 Harper Drive, #210
Moorestown, NJ 08057
Telephone: 856-802-1000
8 Neshaminy Interplex
Suite 215
Trevose, PA 19053
Telephone 215-942-2090
Facsimile: 215-942-8661

Sep 19

IN THE COURT OF COMMON PLEAS OF MONROE COUNTY
43rd JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

RETRUST, LLC,	:	
	:	
Plaintiff,	:	No. 972-cv-2025
	:	
v.	:	
	:	
NEWTEK SMALL BUSINESS	:	
FINANCE, INC., and WELLS FARGO	:	
CAPITAL FINANCE, LLC, and	:	
COMMONWEALTH OF	:	QUIET TITLE
PENNSYLVANIA-DEPARTMENT OF	:	
LABOR AND INDUSTRY, and	:	
209 COMMERCIAL CONDO LLP, and	:	
LEASE CORPORATION OF AMERICA,	:	
BANK CORP., and COMMONWEALTH	:	
OF PENNSYLVANIA DEPARTMENT	:	
OF REVENUE.	:	
Defendants.	:	

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Notice and Complaint are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objection 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 this Notice or Complaint or for any other claim or relief requested by the Plaintiff(s). 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 TO FIND OUT WHERE YOU CAN GET HELP.

Monroe County Bar Association
Lawyer Referral Service
913 Main Street, P.O. Box 786
Stroudsburg, PA 18360
Telephone: (570) 424-7288

NEWMAN WILLIAMS, P.C.
A PROFESSIONAL CORPORATION

BY: ALEXANDER J. MAREK, ESQUIRE
IDENTIFICATION NO. 323193
LAW OFFICES
712 MONROE STREET
STROUDSBURG, PA 18360-0511
(570) 421-9090 (voice)
(570) 424-9739 (fax)
amarek@newmanwilliams.com

Attorney for: Plaintiff Retruster, LLC

IN THE COURT OF COMMON PLEAS OF MONROE COUNTY
43rd JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

RETRUST, LLC,	:	No. 972-cv-2025
	:	
Plaintiff,	:	
	:	
v.	:	
	:	
NEWTEK SMALL BUSINESS	:	
FINANCE, INC., and WELLS FARGO	:	
CAPITAL FINANCE, LLC, and	:	
COMMONWEALTH OF	:	QUIET TITLE
PENNSYLVANIA-DEPARTMENT OF	:	
LABOR AND INDUSTRY, and	:	
209 COMMERCIAL CONDO LLP, and	:	
LEASE CORPORATION OF AMERICA,	:	
BANK CORP. and COMMONWEALTH	:	
OF PENNSYLVANIA DEPARTMENT	:	
OF REVENUE.	:	
Defendants.	:	

AMENDED COMPLAINT TO QUIET TITLE

AND NOW comes Plaintiff, Retruster, LLC, by and through its counsel, Newman, Williams, P.C., and complains of Defendants, above-named, and also all other persons unknown, claiming any right, title, estate, lien, or interest in the real property described

in the Complaint adverse to Plaintiff's ownership, or any cloud upon Plaintiff's title thereto, and for cause of action alleges:

Parties

1. Plaintiff, Retrurst, LLC, is a domestic limited liability company registered with the Pennsylvania Department of State and conducting business under the Laws of the Commonwealth of Pennsylvania with a principal place of business at the address of 2196 W. Main Street, Stroudsburg, PA 18360.

2. Defendant, Newtek Small Business Finance, Inc., (hereinafter "Newtek") is a foreign limited Liability company registered with the Pennsylvania Department of State and conducting business under the Laws of the Commonwealth of Pennsylvania with a principal place of business at the address of 1981 Marcus Avenue, Lake Success, NY 11042.

3. Defendant, Wells Fargo Capital Finance, LLC., (hereinafter "Wells Fargo") is an Institution conducting business under the Laws of the Commonwealth of Pennsylvania with a principal place of business at the address of PO Box 4568, Federal Way, WA 98001.

4. Defendant, Commonwealth of Pennsylvania- Department of Labor & Industry (hereinafter "Commonwealth Dept. L & I") is a governmental entity conducting its actions under the Laws of the Commonwealth of Pennsylvania with a principal place of business at the address of PO Box 60848, Harrisburg, PA 17106 and 651 Boas Street, Harrisburg, PA 17121-0750.

5. Defendant, Commonwealth of Pennsylvania- Department of Revenue (hereinafter "Commonwealth Dept. Rev.") is a governmental entity conducting its actions under the

Laws of the Commonwealth of Pennsylvania with a principal place of business at the address of Lobby, Strawberry Square, Harrisburg, PA 17128-0101.

6. Defendant 209 Commercial Condo, LLP is a domestic limited liability partnership registered with the Pennsylvania Department of State and conducting business under the Laws of the Commonwealth of Pennsylvania with a last known principal place of business at the address of 480 Seven Bridges Road, East Stroudsburg, PA 18301, with Michael Beradi, of 443 Stover Road, Harleysville, PA 19438, as General Partner of 209 Commercial Condo, LLP.

7. Lease Corporation of America Bank Corp, now known as Milestone Bank (hereinafter "Lease Corp.") is an Institution conducting business under the Laws of the Commonwealth of Pennsylvania with a principal place of business at the address of 310 S. Main Street, Suite 900, Salt Lake City, UT 84101.

Description of Premises

8. The property in question is all that certain piece or parcel of land, situated in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, having the tax code identification number 12.6.1.17-7 and further descriptively identified as: Beginning at a point in the easterly right-of-way line of State Route 611, said point being the Northwesterly corner of Lot 1 as shown on a subdivision plan entitled, "Minor Subdivision of Lands of Jeffrey A. & Linda J. Snyder" and being recorded in the Monroe County Recorder of Deeds Office in Plot Book 68, page 151; thence along the lands now and formerly of Daniel Brucker the following two (2) course and distances: (1) North fifty-eight degrees forty-nine minutes twenty-nine seconds East (N 58° 49' 29" E), one

hundred fifty-three and fifty-three one-hundredths (153.153) feet to a stone corner; (2) North two degrees thirty-minutes twenty-eight seconds E (N 02° 30' 28" E), two hundred thirty-seven and forty-nine one-hundredths (237.49) feet to the common corner of Lots 1 and the area shown as remaining lands on the aforementioned subdivision plan; thence along said remaining lands, South twenty-three degrees three minutes thirty-five seconds East (S 23° 03' 35" E), three hundred eighty (380.00) feet to an iron pin at the common corner of Lots 1, 2, and the area shown as remaining lands on the aforementioned subdivision plan; thence along sad Lot 2, the following two (2) courses and distances: (1) South twenty-five degrees forty-two minutes thirty-six seconds West S (25° 42' 36" W), one hundred twenty-five (125.00) feet to an iron pin; (2) South twenty-three degrees three minutes thirty-five seconds East (S 23° 03' 35" E), one hundred seventy-two and ninety-two (172.92) feet to a point in the centerline of a fifty (50.00) foot wide private access easement; thence alone the centerline of said easement, South sixty-seven degrees fifty minutes zero seconds West (S 67° 50' 0" W), two hundred seventeen and ten one-hundredths (217.10) feet to a point in the easterly right-of-way line of State Route 611; thence along said right-of-way line by a curve to the right, said curve having a radius of on thousand five hundred eighty-seven and twenty-eight one-hundredths (1587.28) feet, an arc length of four hundred one and thirteen one-hundredths (401.13) feet and subtended by a chord of North fourteen degrees fifty-five minutes thirty-six seconds West (N 14° 55' 36" W), four hundred and four one-hundredths (400.04) feet to the Point of the Beginning. Containing 110768.19 square feet (2.54 acres) of land more or less.

Factual Background

9. On or about May 23, 2023, Plaintiff purchased the property at Judicial Sale. A true and correct copy of the Tax Claim Bureau Deed, dated June 7, 2013, is attached hereto as **Exhibit “A”** and is incorporated by reference as though fully set forth herein.

10. By merit of the aforementioned Judicial Sale, Defendants, their heirs, executors, administrators, assigns and any parties claiming under or through them, no longer have any interest in the property whatsoever.

11. After the Judicial Sale, neither a quitclaim deed nor a quiet title action was filed.

12. It is the desire of the Plaintiff to forever extinguish any and all rights, title and/or interest of the Defendants in the property.

WHEREFORE, Plaintiff, Retruster, LLC, respectfully requests this Court to Order the Defendants, their heirs, executors, administrators and assigns, and anyone claiming under them to be forever barred from asserting any right, lien, title, or interest in the land inconsistent with the interest or claim that the Plaintiff set forth in this Complaint.

Respectfully submitted,

NEWMAN WILLIAMS, P.C.

By: _____
Alexander J. Marek, Esquire
Attorney for Plaintiff

Date: August 1, 2025

Verification

I verify that the statements made in the foregoing document are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.



Mihal Ionescu, Owner Retrurst, LLC

Date: 7/31/
_____, 2025

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Newman Williams, P.C.

By: _____

Alexander J. Marek, Esquire
Attorney for Plaintiff

Date: August 1, 2025

NEWMAN | WILLIAMS

A PROFESSIONAL CORPORATION

BY: ALEXANDER J. MAREK, ESQUIRE Attorney for Plaintiff: Retrurst, LLC

IDENTIFICATION NO. 323193
LAW OFFICES
712 MONROE STREET
P.O. BOX 511
STROUDSBURG, PA 18360-0511
(570) 421-9090 (voice)
(570) 424-9739 (fax)
amarek@newmanwilliams.com

Certificate of Service

I hereby certify that a copy of the foregoing *Amended Complaint – Quiet Title* was served via the request through service by Monroe County Sheriff and as required by Pa.R.Civ.P. 1064, 400, and 410 upon Defendants as follows:

Newtek Small Business Finance, Inc.
1981 Marcus Avenue,
Lake Success, NY 11042

Wells Fargo Capital Finance, LLC.
PO Box 4568
Federal Way, WA 98001

Wells Fargo & Company
P.O. Box 63750
San Francisco, CA 94163

Commonwealth of Pennsylvania- Department of Labor & Industry
PO Box 60848
Harrisburg, PA 17106

Commonwealth of Pennsylvania- Department of Revenue
Lobby
Strawberry Square
Harrisburg, PA 17128-0101

Pennsylvania Attorney General's Office
Attn: Civil Litigation Unit
16th Floor, Strawberry Square
Harrisburg, PA 17120

Commercial Condo, LLP
Attn: Michael Beradi
443 Stover Road
Harleysville, PA 19438

Milestone Bank - FKA: Lease Corporation of America Bank Corp
310 S. Main Street
Suite 900
Salt Lake City, UT 84101

Milestone Bank - FKA: Lease Corporation of America Bank Corp
50 W. Big Beaver Road
Suite 245
Troy, MI 48084

NEWMAN WILLIAMS, P.C.

By: _____
Alexander J. Marek, Esq.
Attorney for Plaintiff

Date: August 1, 2025



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

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Monroe County Bar Association
913 Main Street
Stroudsburg PA 18360
570.424.7288



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