

# 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 26th, 2025

No. 39

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

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913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



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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 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

OCTOBER 2025

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

## 2025 MCBA Event Calendar

### October

- 3 Monroe County Bench Bar Conference  
7:45 AM – Mt. Airy Casino & Resort
- 13 Monroe County Courts & MCBA Closed
- 14 A Mitchell Palmer Dinner  
5:00 PM – Elks Lodge 319
- 17 MCBA Board Meeting  
12:00 PM – MCBA and Zoom
- 22 Court & Government Relations Committee Meeting  
12:00 PM – MCBA and Zoom
- 23 Diversity Committee Meeting  
12:00 PM – MCBA and Zoom
- 23 MCB YLD Member Meeting and Be Happy Hour  
4:00 PM – MCBA and Zoom

For any additional information on the events listed above, please call the **MCBA at**

**570.424.7288,**

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

**Check the Website: [www.monroebar.org](http://www.monroebar.org)**

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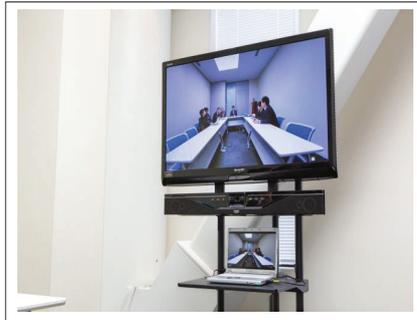


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Monroe County Bar Association rents conference rooms to members, non-member attorneys, businesses, and non-profit organizations. Conference rooms may be rented during business hours for either a half- or full-day.

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

Rates are as follows:

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

Please don’t hesitate to contact us at 570.424.7288 or [info2@monroebar.org](mailto:info2@monroebar.org) for additional information or to reserve a conference room.

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

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

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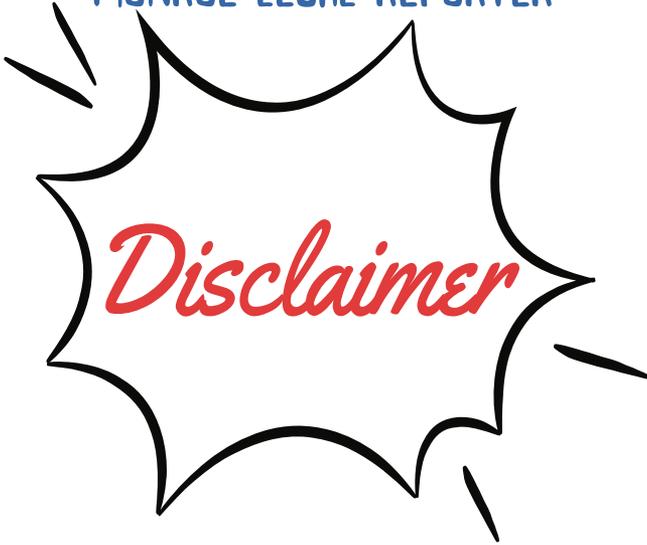
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MONROE COUNTY BAR ASSOCIATION  
MONROE LEGAL REPORTER



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GRAMMAR OR MAKE ANY CHANGES TO  
CONTENT.

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

005899-CV-2025 Charles Kairu V Rachealle Paul - Real Property - Landlord/Tenant Dispute  
005842-CV-2025 Daniel Robert Brown Elizabeth Lynn Brown V Rodney E. Frasier - Real Property - Ejectment  
005851-CV-2025 U.S. Bank Trust National Association, Not In Its Individual Capacity, But Solely As Trustee Of LSRMF MH Master Participation Trust II V Marcia Carter - Real Property - Mortgage Foreclosure: Residential  
005894-CV-2025 The Bank Of New York Mellon FKA The Bank Of New York As Trustee For The Certificateholders Of The CWABS Inc Asset-Backed Certificates Series 2007-BC2 V Dextroy Millings Simone Clayton - Real Property - Mortgage Foreclosure: Residential  
005896-CV-2025 Selene Finance LP V Ryan Timothy Mahon - Real Property - Mortgage Foreclosure: Residential  
005904-CV-2025 Lakeview Loan Servicing, LLC V Dianicia Roman-Claudio Elias Claudio - Real Property - Mortgage Foreclosure: Residential  
005907-CV-2025 The Bank Of New York Mellon, F/K/A The Bank Of New York As Trustee For Registered Holders Of CWABS, Inc., Asset-Backed Certificates, Series 2006-3 V Donald Dasilva - Real Property - Mortgage Foreclosure: Residential  
005914-CV-2025 Rocket Mortgage, LLC FKA Quicken Loans LC V Shirley Walker Co-Executrix Of The Estate Of Julius W Brice AKA Julius Brice AKA Julius Warren Brice Deceased Susan M Beers Co-Executrix Of The Estate Of Julius W Brice AKA Julius Brice AKA Julius Warren Brice Deceased - Real Property - Mortgage Foreclosure: Residential  
005919-CV-2025 Selene Finance LP V Alvin J Middleton, Jr - Real Property - Mortgage Foreclosure: Residential  
005930-CV-2025 Rocket Mortgage, LLC FKA Quicken Loans, LLC V Lloyd Bentzoni - Real Property - Mortgage Foreclosure: Residential  
005932-CV-2025 Lakeview Loan Servicing, LLC V Eva Knight - Real Property - Mortgage Foreclosure: Residential  
005860-CV-2025 A Pocono Country Place Property Owners Association V Luella Godley - Real Property - Real Property: Other

**MECHANICS AGREEMENTS**

005820-CV-2025 Jessica Bartus-Faucett V CFH Construction LLC - Agreement - Mechanic's Agreement  
005843-CV-2025 LTS General Contracting LLC V Ryan C Schlogl Samantha Lee Hogan - Agreement - Mechanic's Agreement  
005912-CV-2025 CP Construction (Contractor) V Eli Berkowitz Miriam Zesel Berkowitz - Agreement - Mechanic's Agreement

005927-CV-2025 LTS General Contracting LLC V Chris Cavaliere Jaime Cavaliere - Agreement - Mechanic's Agreement

**CONTRACT EMPLOYMENT DISPUTE  
CONTRACT**

005815-CV-2025 First Commonwealth Federal Credit Union V Melissa Joy Broadway Robert L Wright, Jr. - Contract - Contract: Other  
005838-CV-2025 Dagmar Sundmaker V Hartzell's Auction Gallery Inc John Hartzell - Contract - Contract: Other  
005878-CV-2025 Capital One N.A. Successor By Merger To Discover Bank V Yelena Kravets AKA Yelena V Kravets - Contract - Contract: Other  
005938-CV-2025 Volodymyr Konkyn V FCA US LLC - Contract - Contract: Other

**CONTRACT-DEBT COLLECTION-CREDIT CARD**

005836-CV-2025 Bank Of America, N.A. V Ryan McDonald Knott - Contract - Debt Collection: Credit Card  
005837-CV-2025 Bank Of America, N.A. V Sandy Jean Marie - Contract - Debt Collection: Credit Card  
005852-CV-2025 Capital One, N.A., Successor By Merger To Discover Bank V Ryoko Sasaki - Contract - Debt Collection: Credit Card  
005855-CV-2025 Capital One, N.A., Successor By Merger To Discover Bank V Shaun D Gilio - Contract - Debt Collection: Credit Card  
005856-CV-2025 Capital One, N.A., Successor By Merger To Discover Bank V Roger S Sampson - Contract - Debt Collection: Credit Card  
005864-CV-2025 Citibank N.A. V Danielle Rodriguez - Contract - Debt Collection: Credit Card  
005865-CV-2025 Citibank N.A. V Rosilis V Pelletier - Contract - Debt Collection: Credit Card  
005866-CV-2025 JPMorgan Chase Bank NA V Robert A Gethard - Contract - Debt Collection: Credit Card  
005867-CV-2025 JPMorgan Chase Bank NA V Shonella Hillaire - Contract - Debt Collection: Credit Card  
005868-CV-2025 Capital One, N.A., Successor By Merger To Discover Bank V Sabina Brilev - Contract - Debt Collection: Credit Card  
005888-CV-2025 Citibank NA V Mark C Teig - Contract - Debt Collection: Credit Card  
005889-CV-2025 Citibank NA V Kaitlyn Clements - Contract - Debt Collection: Credit Card  
005890-CV-2025 Bank Of America, N.A. V Robert G Mowery - Contract - Debt Collection: Credit Card  
005909-CV-2025 Bank Of America, N.A. V Kayla Dege - Contract - Debt Collection: Credit Card

005920-CV-2025 Midland Credit Management, Inc. V Johnathan Ayala - Contract - Debt Collection: Credit Card

**CONTRACT-DEBT COLLECTION-OTHER**

005833-CV-2025 First Commonwealth Federal Credit Union V Marko Mitic - Contract - Debt Collection: Other

005887-CV-2025 Community Bank, N.A. V Christine Cooper; Gary Cooper - Contract - Debt Collection: Other

005915-CV-2025 People First Federal Credit Union V Gloria M. Quijano Valle - Contract - Debt Collection: Other

005940-CV-2025 Capital One N.A. Successor By Merger To Discover Bank V Joanne Cudakiewicz; Roger S Sampson - Contract - Debt Collection: Other

**TORT**

005847-CV-2025 Geico Insurance Company V Christ Lt Transport LLC Darwin Jimenez - Tort - Motor Vehicle

005884-CV-2025 Abaynesh Rocha V Daniella Perry - Tort - Motor Vehicle

005885-CV-2025 Mark Rutledge V Mary

Baumann Progressive Preferred Insurance Company - Tort - Motor Vehicle

005903-CV-2025 Courtney Thompson; Sharon Thompson V Nour Osman Shaimaa Elsayed - Tort - Motor Vehicle

005929-CV-2025 Allison M Genao Individually And As Parent And Natural Guardian Of Noah Kelly Minors Peyton Kely Minors V Stanely P Kopacz - Tort - Motor Vehicle

005935-CV-2025 Jennifer Ortiz V Essie Stroman; Tracey Stroman - Tort - Motor Vehicle

005895-CV-2025 Maria C Abreu V Abeloff GMC Erie Insurance Group; Sharron Brothers; Daniella Perry - Tort - Tort: Other

**PREMISES LIABILITY**

005854-CV-2025 J.P, A Minor, By And Through His Parent And Natural Guardian, Chloe Mckinney V Andrew Brothers; Sharron Brothers; Daniella Perry - Tort - Premises Liability

**PETITION**

**MASS TORT**

**PROFESSIONAL LIABILITY**

**MISCELLANEOUS**

005926-CV-2025 Proceeding By Pocono Township For The Condemnation Of Property Owned By Arc Pa-QRS Trust In Pocono Township, Monroe County Pennsylvania V Janira Cristina Morales Lugo - Miscellaneous - Declaratory Judgment

005925-CV-2025 Ida Williams V John Doe(S) I- V John Doe(S) Vi-X John Doe(S) XI-X V Mount Airy 1, LLC Mount Airy 2 LLC Mount Airy

Casino Resort Mount Airy Casino Resort 1 LLC - Non-Reportable - Transfer Proceedings  
005928-CV-2025 Bhavna Patel; Tejalben Patel; Linda Rivera V CMBK Resort Holdings, LLC D/B/A Camelback Mountain Resort CMBK Resort Operations LLC Doe, John Doe, John (Corporation) KSL Camelback Management, LLC KSL Capital Partners, LLC A/K/A KSL Resorts Corporation; Monroe County Court Of Common Pleas, By Judge Jennifer H. Sibum, In Her Official Capacity - Non-Reportable - Transfer Proceedings

005816-CV-2025 Ally Bank V Janira Cristina Morales Lugo - Miscellaneous - Civil Miscellaneous: Other

005817-CV-2025 Ally Bank V Bredys Melendez Carmen Thanuisa Martinez - Miscellaneous - Civil Miscellaneous: Other

005857-CV-2025 Linda Rivera V Gary James Saylor, II Jeffrey Reichl; Monroe County Court Of Common Pleas, By Judge Jennifer H. Sibum, In Her Official Capacity - Miscellaneous - Civil Miscellaneous: Other

005858-CV-2025 Stephen Albano (Trailer - 53bltea29m20876) V - Miscellaneous - Civil Miscellaneous: Other

005859-CV-2025 Kaitlyn Ausperger William C. Ausperger V Dennis J Kelly - Miscellaneous - Civil Miscellaneous: Other

005897-CV-2025 Riverside Estates Community Association V Alexander Miguel Da Costa - Miscellaneous - Civil Miscellaneous: Other

005918-CV-2025 Country Club At The Poconos Community Association, Inc. V Jason Rivera - Miscellaneous - Civil Miscellaneous: Other

005936-CV-2025 Laura A. Anthony; Jessica Sookbirsingh V Lauren Corbett D/B/Alulu's Lash And Brow Boutique Lulu's Lash And Brow Boutique, LLC; Shonella Hillaire - Miscellaneous - Civil Miscellaneous: Other

**WRIT OF EXECUTION**

**DEEDS**

**GRANTOR/GRANTEE**

Thompson, Shirley/Smith  
9 Pilgrim Way L P/Gilbert 116 Group LLC  
Herryon, Darryl D/Perry  
Spratley, John/Hsbc Bank Usa National Association

M5358 Holdings LLC/Ef Mortgage LLC  
Trepanier, Alex/Lakeview Loan Servicing LLC  
Tsoy Birch Hill LLC/Kostenchuk  
Gooden-Baker, Fastima/Wardzala  
Peter, Tyeisha I/Mehta  
Pentz, John Iii/Jade Holdings I LLC  
Armpriester, David/David G Armpriester And Janice L Armpriester Irrevocable Trust  
Tipka, Liris Est/Hyde  
Fender, Doris E/Muntzer  
Fischer, Susan/Lovelace  
Kurnas, Thomas H/Fenner  
Lehman, Kathleen A/Miller  
Cruz, Elizabeth/Dang

Lombardi, Patricia M/Wilson  
 Pecor, Adriana/Hill  
 Greenberg, Danielle/Towd Point Mortgage Trust 2022-2  
 McKay, Kim/McDermott  
 Voyton, Ronald A Est/Ocasio  
 Scopelliti, Giuseppe Est/Shevchenko  
 Setteducato, Lynn/Zaimov Invest LLC  
 Adams, Justin M/Hollick  
 Bruno, Louis M/Louis M Bruno Sr And Joan A Bruno Family Trust  
 Byrne, Mary/Citibank N A  
 Gaither, ScotylN Y/Bangurah  
 Robinson, John A/Bretherick  
 Bury, Aldona/Us Bank Trust National Association  
 Ohara, Seamus J/Pape  
 Viklund, David/Shriver  
 Fritz, Andrea/Blackman  
 Francis, Lesmore W/Francis  
 Farry, Tracie/Kresge  
 Donald And Lillian Antaky Trust  
 Irrevocable/Galante  
 Tchorzewski, Marek/Owen  
 Liga, Kenneth L/Blanco  
 Morfa, Emilio/Green  
 Broad Street Properties LLC/Riedel  
 McCann, Douglas C/Jeffleen LLC  
 Friedman, Scott/Cavaliere  
 IQ Angels LLC/Shah  
 Vasta, Ann/Vizcarra-Rojas  
 George Souaid Trust/LTS Homes LLC  
 Bair, David/Col-Ing  
 Emmett Joseph And Nancy Clara Dalton Joint Living Trust/Wang  
 Robles, Freddie/Powell  
 Santoro, Mary Louise/Reid  
 Huber-Honigman, Joshua/Mattos  
 Reagle, William G/Ruck  
 Wynkoop, Samuel A/Niedrist  
 Smith, DaCosta S/Grier  
 RW House Of Joy LLC/Wilson  
 Scerbo, Peter V/Sloan  
 Ferrante, Anthony G/Dias  
 Kotex Construction LLC/Bowe  
 Zheng, Gao Bing/1105 Luxe LLC  
 Musazade, Hikmat/Chit  
 Troll, Matthew/Enke  
 Correll, Lydia Lotte Est/Molo  
 Mendez, Melanie M/Polanco  
 Greenzweig, Barry Neil/Commonwealth Of Pennsylvania  
 Amadio, Kathleen H/Saini  
 Meyers, Theresa G Est/Walters  
 Valor Properties LLC/Cuarteros  
 Klamann, Dennis Dean/Prusakova  
 Focus Development LLC/Flamingo Estates LLC  
 Feneck, Lori/Feneck  
 Shulzhenko, Alexander/Coyoteofpa LLC  
 Baumann, Barbara/Pioli  
 Landis, David/Hugot  
 Irwin Crespi Irrevocable Trust/Matra  
 Dunay, Douglas/Secretary Of Housing And Urban Development  
 Wengerd, David S/Betances  
 Ferencze, John L Jr/Easton Flipped LLC  
 Hajiyeva, Tahira/Petrov  
 Greenzweig, Barry Neil/Commonwealth Of Pennsylvania  
 Ramgadoo, Ellen/Ramgadoo  
 Deshmukh, Jyotsna S/Bejoddy Enterprises LLC  
 Papazian, Adam E/Sandm Housing LLC  
 Schmidt, Robert/Corriere  
 Hill, Daniel J/King  
 Reider, Joan/Moyer  
 Herman, Kenneth R/DiCostanzo  
 Tokar, Barbara J/Demaio  
 Gargan, Michael/Gargan  
 Scaltrito, Frank S Jr/Scaltrito  
 Tutrone, Robert/Tutrone  
 Ribera, Genevieve Est/Spencer  
 Prosser, Thomas A Jr/Soffa-Hale  
 Custodio, Evelyn/Mabrantones LLC  
 Conte, Veronica/Ferguson  
 Dellasala, Rita Est/Pappas  
 ACDC Investment Group LLC/Helwa  
 Hale, Gregory P/Tyczynski  
 Yuzvyak, Oleh/Stillwater Lake Civic Association  
 Burkhardt, Jack/Quick Cash Offer LLC  
 Fritsche, Teresa Keyek/Xodus LLC  
 Scarola, Leonard P/Crilly  
 Teada, Chris W/Holy Place Church  
 Marathon Property Investments LLC/Classic Quality Homes  
 Robins, Gregory/Rodriguez  
 Perez, Alfonsina/Ruben-Frances  
 Wood Hills Holdings Of Pa LLC/Onate  
 Thomas, Lloyd F/Rivas  
 Ministerio Derestauracion/Visionary Ministries LLC  
 Delp, Christopher/Rosado  
 Wittmann, Sandra J/Guido  
 Herbig, Matthew R/Johnson  
 Wilusz, Richard/Cisneros  
 Acocella, Danielle E/Boada  
 Keizer, Brenda/Keizer  
 Barrett, Sharon A Est/Alemy  
 Morillo, William/Kt Homes & Properties LLC  
 Corbett, Dianne Lea Devlin/G3 Environmental Construction LLC  
 Maughan, Jane/Leaper  
 Carleton, Timothy C Est/Belyea-Ongpauco  
 Rivera, William/Jowi Estates LLC  
 Goodwin, Jill/Goodwin  
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 Aponte, David/Jennings  
 Zimic, Kaja/Zimic Family Trust  
 Truong, Kevin/Idyllic Sunrise LLC  
 Dileo, Christopher/JHF Properties LLC  
 Hernandez, Randy/Tay  
 Johnston, Robert M Jr/Robert Johnston Jr Income Only Protector Trust

**DIVORCE**

005824-CV-2025 Amy Bertsch V Matthew Bertsch - Divorce - Divorce With 1 Count  
 005905-CV-2025 Ashley Marie Brown V Huerys Zabala Barrientos - Divorce - Divorce With 1 Count  
 005906-CV-2025 Paul Laubach V Nichole Laubach - Divorce - Divorce With 1 Count  
 005934-CV-2025 Tiffany A St Clair V Donald R St. Clair III - Divorce - Divorce With 1 Count  
 005840-CV-2025 Michael C Lipka V Jamie Lynn Lawrence - Divorce - Divorce With 2 Counts  
 005863-CV-2025 Lindsey Cruz V Eric Cruz - Divorce - Divorce With 2 Counts  
 005908-CV-2025 Shannon McNamara-Burkett V James Burkett - Divorce - Divorce With 2 Counts  
 005829-CV-2025 Alexander Bryson AKA Aleksander Bryson V Tetiana Gromova AKA Tanya Gromova - Divorce - Divorce With 3 Counts  
 005900-CV-2025 Dawson Sarah V Jason M Dawson - Divorce - Divorce With 3 Counts

**SUPPORT**

005821-CV-2025 Brittney Schuler V Cameron Schuler - Support - Support  
 005841-CV-2025 Tremech Walker V Edward Lewis - Support - Support  
 005844-CV-2025 Natalie Emily Singh V Alex J Velez - Support - Support  
 005845-CV-2025 Samantha Podgett V Matthew Jusino - Support - Support  
 005861-CV-2025 Catherine Muriel V Brandon Mayes - Support - Support  
 005862-CV-2025 Saige Runningbear V Brandon Harrison - Support - Support  
 005874-CV-2025 Stephanie Johnson V Shaun Cousins - Support - Support  
 005902-CV-2025 Kerian Deegan V Andrew Deegan - Support - Support  
 005921-CV-2025 Melissa Blanchard V Christopher Blanchard - Support - Support  
 005931-CV-2025 Alison Ackerman V Brian Ackerman - Support - Support  
 005937-CV-2025 Margaret Bridy V Jordan Haas - Support - Support

**CUSTODY AND VISITATION**

005825-CV-2025 Anthony Scott Ziegler V Amanda Marie Ziegler - Custody / Custody / Partial Custody / Shared Custody / Visitation  
 005828-CV-2025 Saige Runningbear V Brandon Lamont Harrison - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 005849-CV-2025 Brittney N. Schuler V Cameron S. Schuler - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 005869-CV-2025 Alison Ackerman V Brian Ackerman - Custody - Custody / Partial Custody / Shared Custody / Visitation

005877-CV-2025 Eskalen Mendez V Vincent P. Massina, Jr - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 005883-CV-2025 Jessica Sookbirsingh V Bryan Sookbirsingh; Shonella Hillaire - Custody - Custody / Partial Custody / Shared Custody / Visitation

**PLAINTIFF V DEFENDANT JUDGMENTS**

005814-CV-2025 Terry Cornell, As Executrix Of The Estate Of Ruth B. Heller A/K/A Ruth Blakeslee Heller, Deceased V Dee Deangelo A/K/A Dee Patel - Judgment - Judgment - \$110,838.83

**DEFAULT JUDGMENT****PRAECIPE FOR JUDGMENT**

005818-CV-2025 Commonwealth Of Pennsylvania V Laurie Lynn Szper - Judgment - Criminal Cost Judgment- Adult - \$1,119.45  
 005898-CV-2025 Commonwealth Of Pennsylvania V James D Woodling - Judgment - Criminal Cost Judgment- Adult - \$1,139.50  
 005850-CV-2025 Bank Of America, N.A. V Marius Prioteasa - Judgment - Foreign Judgments / Registration - \$3,837.98

**JUDGMENT ON TRANSCRIPT**

005846-CV-2025 Midland Credit Management, Inc V Bruno Meduri - Judgment - Judgment / Transcript - \$2,350.52  
 005848-CV-2025 Snowshoe @ Mt Pocono Condo Assoc V Derek Bodell - Judgment - Judgment / Transcript - \$3,314.03  
 005881-CV-2025 TD Bank USA, N.A. V Carmen S Setien - Judgment - Judgment / Transcript - \$1,563.81  
 005891-CV-2025 Discover Bank V Denia Gregorie - Judgment - Judgment / Transcript - \$10,036.82  
 005916-CV-2025 Mariner Finance, LLC V Anthony Lovell Maria Lovell - Judgment - Judgment / Transcript - \$8,452.14  
 005917-CV-2025 Mariner Finance, LLC V Charles D Etgen, Jr. - Judgment - Judgment / Transcript - \$4,833.89  
 005924-CV-2025 Robert Lewis; Jessica Sookbirsingh V Aspen Dental; Tenzin Lama; Earthefficient LLC; Shonella Hillaire - Judgment - Judgment / Transcript - \$4,843.15

**CIVIL APPEALS: ADMINISTRATIVE AGENCIES**

005911-CV-2025 Leisure Lake At Poconos, LLC V Monroe County Board Of Assessment Revision Pocono Mountain School District Pocono Township - Civil Appeal - Board Of Assessment

**CIVIL APPEALS: JUDICIAL APPEALS**

005839-CV-2025 Tyler Finn V Erica McCabe - Civil Appeal - Civil Appeal: Other

005882-CV-2025 Capital One, N.A. V Patrick Orvis - Civil Appeal - Civil Appeal: Other

**WRIT OF REVIVAL  
CERTIFIED COPY LIENS**

005822-CV-2025 Department Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Nj Boom And Erectors Inc - Judgment - Certified Copy Of Lien - \$25,980.87  
005831-CV-2025 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Pioneer Diner Inc - Judgment - Certified Copy Of Lien - \$4,260.40  
005871-CV-2025 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Demca Demonstration Consultants LLC - Judgment - Certified Copy Of Lien - \$1,335.86  
005872-CV-2025 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Stroud Cleaners Inc - Judgment - Certified Copy Of Lien - \$5,866.65  
005875-CV-2025 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Pocono Mountain Kids Village LLC - Judgment - Certified Copy Of Lien - \$3,649.21  
005879-CV-2025 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Fill And Fly LLC - Judgment - Certified Copy Of Lien - \$4,971.20  
005880-CV-2025 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V McIntyres Tree Service LLC - Judgment - Certified Copy Of Lien - \$4,008.44  
005901-CV-2025 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund; Jessica Sookbirsingh V Earthefficient LLC; Shonella Hillaire - Judgment - Certified Copy Of Lien - \$1,229.80

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

Mortgage Electronic Registration Systems Inc/Schumann, Maureen Ann/Sat  
Lehigh Valley Hospital Pocono/PIMS Properties L P/Trms  
Gilbert 116 Group LLC/Mauch Chunk Trust Company/Arnt  
Gilbert 116 Group LLC/Mauch Chunk Trust Company/Arnt

Helton, Darryl D/Winnie, Christopher/Pow Mortgage Electronic Registration Systems Inc/Winslett, Theodis Jr/Sat  
U S Bank National Association/Vacation Home 5 LLC/Sat  
Rocket Mortgage LLC/Murillo, Monica/Sat  
Citizens Bank N A/Pysin, Leonid/Sat  
PHH Mortgage Corporation/Santiago, Jeffrey/Sat  
Mortgage Electronic Registration Systems Inc/Gately, Jamie/Sat  
Wells Fargo Bank N A/Haebler, Gregory/Sat  
Visions Federal Credit Union/Gillick, Michael R/Sat  
Paradise Falls Lutheran Association/Monroe County/Prefast  
Paradise Falls Lutheran Association/Monroe County/Prefast  
Paradise Falls Lutheran Association/Monroe County/Prefast  
George, Kristopher K/Monroe County/Prefast  
Koros, Jack/Monroe County/Prefast  
Oharra, Dawn A/Monroe County/Prefast  
Olsher, Samuel P Est/Ojo-Powerson, Emmanuel/Sat  
Nationstar Mortgage LLC/Able, Allison Elizabeth/Sat  
Freedom Mortgage Corporation/Lohman, Heather/Sat  
Navy Federal Credit Union/Huairl, Peter/Sat  
Mortgage Electronic Registration Systems Inc/Schneebele, Harry R/Sat  
Silver Hill Capital LLC/M&T Bank/Pow Mortgage Electronic Registration Systems Inc/Rota, Anthony/Sat  
Romano, John/Foundation Finance Company LLC/Ucc1  
Harry L Robinson Revocable Living Trust/Robinson, John/Sat  
Buck Hill Falls Company/Shriver, Peter H/Dec Bacaz, Erkan/Wilmington Trust/Misc Warburton, Christopher/Federal National Mortgage Association/Rec  
Mortgage Electronic Registration Systems Inc/Flamuri, Ornela/Sat  
Mortgage Electronic Registration Systems Inc/Finestone, Jay D/Sat  
Mortgage Electronic Registration Systems Inc/Pownall, William Stewart Iii/Sat  
Mortgage Electronic Registration Systems Inc/Manka, Joann E/Sat  
People First Federal Credit Union/Kirby, Sandra A/Sat  
Truist Bank/Mellet, Frederick B/Sat  
U S Bank Trust Company National Association, Trus/Select Portfolio Servicing Inc/Pow  
U S Bank Trust Company National Association/Jasmin, Polak/Sat  
Finance Of America Mortgage LLC/Selene Finance LP/Pow  
Denucci, Nicole J/Commonwealth Of Pennsylvania/Notr

Borough Of East Stroudsburg/Amerco Real Estate Company/Agre  
JPMorgan Chase Bank N A/Last, Alexander O/Sat  
JPMorgan Chase Bank N A/Engbrecht, David/Sat  
Mortgage Electronic Registration Systems Inc/Fenusz, Daniel C/Sat  
First Northern Bank And Trust Co/Conklin, Charles A II/Sat  
JPMorgan Chase Bank National Association/Futrell, James K/Sat  
First Northern Bank And Trust Co/Paradise Brook Trout Company/Sat  
First Northern Bank And Trust Co/Conklin, Charles A Iii/Sat  
Mortgage Electronic Registration Systems Inc/Dorsch, Jennifer Joan/Sat  
Secretary Of Housing And Urban Development/Rivera, James/Sat  
Mortgage Electronic Registration Systems Inc/Jumayev, Farkhad/Sat  
Mortgage Electronic Registration Systems Inc/Turner, Romana/Sat  
Wells Fargo Bank N A/Martin, Steven J/Sat  
Townshend Industrial Asset LLC/Townshend Industrial Asset LLC/Maps  
Townshend Industrial Asset LLC/Township Of Coolbaugh/Memo  
Townshend Industrial Asset LLC/Township Of Coolbaugh/Agre  
Coolbaugh Township/Townshend Industrial Asset LLC/Agre  
Township Of Coolbaugh/Townshend Industrial Asset LLC/Agre  
Vasta, Ann/Athanasopoulos, Paula/Powr  
First Northern Bank And Trust Co/Conklin, Charles A Ii/Trms  
First Northern Bank And Trust Co/Paradise Brook Trout Company/Trms  
Gierer, Lisa Rita/Gierer, Raymond A/Powr  
Mortgage Electronic Registration Systems Inc/Stark, Keisha/Sat  
Mortgage Electronic Registration Systems Inc/Allman, Megan/Sat  
TD Bank N A/2055 Realty LLC/Sat  
Mountain Vista Partners LLC/Aliyev, Rauf/Rele  
TD Bank N A/38 Realty LLC/Sat  
TD Bank N A/1163 Realty LLC/Sat  
TD Bank N A/57 Realty LLC/Sat  
Mauch Chunk Trust Company/Moyer, David W/Sat

HSBC Finance Corporation/Vazquez, Gilbert Jr/Sat  
PSECU/Borshowsky, Peter Walter/Sat  
Citizens Savings Bank/Anderson, Eugene M/Sat  
HSBC Finance Corporation/Jones, Earl/Sat  
Secretary Of Housing And Urban Development/Ribera, Genevieve/Sat  
Mortgage Electronic Registration Systems Inc/Michael, Marcelle D/Sat  
Nationstar Mortgage LLC/Hudson, Deana M/Sat  
Mortgage Electronic Registration Systems Inc/Wohlbach, Jaime L/Sat  
Citizens Bank N A/Moretti, Trinell D/Sat  
Mortgage Electronic Registration Systems Inc/Purificato, Antonio/Sat  
Mortgage Electronic Registration Systems Inc/Velazquez, Celmira/Sat  
Citizens Bank N A/Burton, Curtiss A/Sat  
Mortgage Electronic Registration Systems Inc/Polimac, Jasmin/Sat  
Mortgage Electronic Registration Systems Inc/Marinelli, Ty/Sat  
PHH Mortgage Corporation/Castro, Miguel Angel Iii/Sat  
Mortgage Electronic Registration Systems Inc/Saurman, John F/Sat  
Mortgage Electronic Registration Systems Inc/Kopenhagen, Sheila B/Sat  
Mortgage Electronic Registration Systems Inc/Myers, Pandora/Sat  
Mortgage Electronic Registration Systems Inc/Sinadinovski, Sekula/Sat  
Makris, Zoe/Ppl Electric Utilities Corporation/Rway  
Jochen, Michael James/Ppl Electric Utilities Corporation/Rway  
Moyer, David W/Ppl Electric Utilities Corporation/Rway  
TD Bank N A/2055 Realty LLC/Trms  
TD Bank N A/38 Realty LLC/Trms  
TD Bank N A/1163 Realty LLC/Trms  
First Hope Bank/Chang, Peter S/Sat  
Wells Fargo Bank N A/McCauley, Kevin A/Sat  
Kharkova, Tetiana/Hugot, Pierre/Powr  
First Commonwealth Federal Credit Union/Guthier, Edward/Sat  
First Commonwealth Federal Credit Union/Walsh, Donna M/Sat  
Dunay, Margaret/Dunay, Douglas Peter/Powr  
Merino, Beatriz Rodriguez/Title Vest Agency/Affd  
Ferencze, John Jr/Balanca, Denise/Powr  
Ferencze, Karen/Balanca, Denise/Powr  
Fitzgerald, James E II/Adams O outdoor Advertising Limited Partnership/Agre  
Rodriguez, Damon/PHH Mortgage Corporation/Misc  
Mortgage Electronic Registration Systems Inc/Grabousky, Dionne L/Sat  
Wilmington Savings Fund Society FSB/Boyle, Keegan R/Sat

Tasetano, Trevor Scott/Commonwealth Of Pennsylvania/Notr  
 Miranda, Luana V/Commonwealth Of Pennsylvania/Notr  
 Lachowicz, Michael/Monroe County/Prefast Mortgage Electronic Registration Systems Inc/Gibbons, Ashley Jean/Sat  
 Probst, Robert/Monroe County/Prefast Valley National Bank/Bachmann, Rose/Sat  
 Mattioni, David/Monroe County/Prefast Mortgage Electronic Registration Systems Inc/Tsoy, Vladimir/Sat  
 Mortgage Electronic Registration Systems Inc/Knepper, Karl Joseph/Sat  
 Pfender, Kathleen M/Monroe County/Prefast Bollinger, Roy A/Monroe County/Prefast Aquino, Karen/Monroe County/Prefast Mortgage Electronic Registration Systems Inc/Salinas, Benjamin H/Sat  
 TD Bank N A/Palencia, Ana R Garrido/Sat Riebel, Dwayne E/Monroe County/Prefast Pennymac Loan Services LLC/Hendricks, Mallory/Sat  
 Munz, Chris M/Monroe County/Prefast Wilmington Savings Fund Society Fsb/Pohl, Lisa M/Sat  
 Coastal Community Bank/January, Corinna/Sat Mortgage Electronic Registration Systems Inc/Nikitski, Vitaly/Sat  
 Mortgage Electronic Registration Systems Inc/Bubp, Daniel J/Sat  
 Truist Bank/Remish, Duane/Sat  
 Citizens Bank N A/Walcott, Simone P/Sat  
 Monroe-Pike Land LLC/Metropolitan Edison Company/Ease  
 Mortgage Electronic Registration Systems Inc/Allman, Amanda/Sat  
 JF Funding Corp/JSPA Realty LLC/Trms  
 JF Funding Corp/JSPA Realty LLC/Sat  
 JF Funding Corp/JSPA Realty LLC/Trms  
 JF Funding Corp/JSPA Realty LLC/Ucc3term  
 JF Funding Corp/JSPA Realty LLC/Ucc3amnd  
 Williams, Darrell/Service Finance Company/Ucc1  
 ARC Pa-QRS Trust/Pocono Township/Decl  
 Mortgage Electronic Registration Systems Inc/Bogar, Ronald/Sat  
 U S Bank Trust Company National Association/Wells Fargo Bank N A/Powr  
 U S Bank National Association/Edwards, Hollis W/Sat  
 Mortgage Electronic Registration Systems Inc/Dredge, Patrick/Sat  
 Secretary Of Housing And Urban Development/Faybisovich, Nareisha/Sat  
 Secretary Of Housing And Urban Development/Harriott, Stacyann K/Sat  
 Peak Asset Management LLC/Bakalets, Andriy/Sat  
 Mortgage Electronic Registration Systems Inc/Martino, Donna M/Sat  
 Rantz, Mary R/Commonwealth Of Pennsylvania/Notr  
 Penn Vista Associates LLC/Ribera, Angelo C/Misc  
 Mortgage Electronic Registration Systems Inc/Khafizova, Guljamol/Sat  
 IRCO Community Federal Credit Union/Allen, Herbert F Sr/Sat  
 Mortgage Electronic Registration Systems Inc/Rivera, James M/Sat  
 Mortgage Electronic Registration Systems Inc/McClelland, Suzanne C/Sat  
 Mortgage Electronic Registration Systems Inc/Dean, Angela/Sat  
 Read, Georgia A/Bellis, Shannon L/Powr  
 Wells Fargo Bank N A/Mason, Kevin J/Sat  
 Wells Fargo Bank N A/Lajoie, Judith Ann/Sat  
 Mortgage Electronic Registration Systems Inc/Calabrese-Loschiavo, Corrine L/Sat  
 Varahima Blessing LLC/5854 Cresco LLC/Ucc3assg  
 Visionary Ministries LLC/Ps Bank/Arnt  
 Richardson, Jonathan/Commonwealth Of Pennsylvania/Notr  
 Alex, Alexander/Goodleap LLC/Ucc1  
 Stowers, Christopher/Goodleap LLC/Ucc1  
 Raj Investments LLC/Hellers Gas Inc/Ease  
 ESSA Bank & Trust/Bommarito, Edward/Sat  
 ESSA Bank & Trust/Wenzel, Joseph/Sat  
 ESSA Bank & Trust/Loch, Kevin S/Sat  
 ESSA Bank & Trust/Raup, Adam N/Sat  
 ESSA Bank & Trust/Westhuis, Arrien/Sat  
 ESSA Bank & Trust/Kowey, Richard B/Sat  
 ESSA Bank & Trust/Mars, Sharon E/Sat  
 ESSA Bank & Trust/Raup, Adam N/Sat  
 ESSA Bank & Trust/Lansing, James C/Sat  
 355 Juniper LLC/Br Organization LLC/Ucc1  
 Citizens Bank N A/Young, Jeffrey W/Sat  
 Otuzova, Jennet/English, Kevin/Affd  
 PNC Bank National Association/Wagner, James R/Sat  
 PNC Bank National Association/Sanders, Barbara M/Sat  
 Dime Bank/Shoppes At Turtle Walk L P/Ucc3term  
 Mortgage Electronic Registration Systems Inc/Troll, Matthew/Sat  
 Mortgage Electronic Registration Systems Inc/Gaitan, Paola/Sat  
 Manufacturers And Traders Trust Company/Gaitan, Paola/Sat

**MORTGAGES**  
**GRANTOR/GRANTEE**  
 Smith, Deanna Lannette/Mortgage Electronic Registration Systems Inc  
 Gilbert 116 Group LLC/Mauch Chunk Trust Company  
 Gilbert 116 Group LLC/Mauch Chunk Trust Company  
 Ferguson, Oscar T/U S Bank Trust Company National Association/Modm  
 Calabrese-Loschiavo, Corrine L/Mortgage Electronic Registration Systems Inc

Cunningham, Rosa Mell/Mortgage Electronic Registration Systems Inc  
Musarra, Amanda M/Secretary Of Housing And Urban Development  
Cassidy, Mary McLane/Mortgage Electronic Registration Systems Inc  
Salerno, Kathryn Mary/Amerihome Mortgage Company LLC/Modm  
Salerno, Kathryn Mary/Secretary Of Housing And Urban Development  
Muntzer, Walter G/Mortgage Electronic Registration Systems Inc  
Lovelace, Laurel/Mortgage Electronic Registration Systems Inc  
Miller-Buchanan, Jaunita/Mortgage Electronic Registration Systems Inc  
Carpenter, Gail/PNC Bank N A  
Fenner, Courtney Roberta/Utilities Employees Credit Union  
Kelch, David/Utilities Employees Credit Union  
Miller, Christopher W/Truist Bank  
Goode, Antoine/Secretary Of Housing And Urban Development  
Marra, Michael/Mortgage Electronic Registration Systems Inc  
Kumar, Saumya/Mortgage Electronic Registration Systems Inc  
Singh, Aneeta/Mortgage Electronic Registration Systems Inc  
Flores, Ivonne M/Secretary Of Housing And Urban Development  
Wilson, Suzette Cora/Mortgage Electronic Registration Systems Inc  
Hill, Vera E/Mortgage Electronic Registration Systems Inc  
Ocasio, Robert B/PNC Bank N A  
Shevchenko, Sergii/Mortgage Electronic Registration Systems Inc  
Bangurah, Mustafa/Mortgage Electronic Registration Systems Inc  
Bretherick, Cheryl P/American Airlines Federal Credit Union  
Bertz Group LLC/Mortgage Electronic Registration Systems Inc  
Green, Jordon/First Keystone Community Bank  
Pape, Peter/Ohara, Seamus  
Blackman, Sherry/Mortgage Electronic Registration Systems Inc  
Delgado, Jennifer J/Mortgage Electronic Registration Systems Inc  
Favata, Vincent Lawrence/First Keystone Community Bank  
Valcourt, Marie B/Midfirst Bank/Modm  
BCM International Inc/Fulton Bank N A  
Gately, Jamie/Mortgage Electronic Registration Systems Inc  
Pabyan, Janine L/PNC Bank National Association  
Nehring, Brandon J/U S Bank National Association  
Farry, Tracie Leigh/Mortgage Electronic Registration Systems Inc  
Gannon, Anne E/Community Bank & Trust- West Georgia  
Lyons, Michael/Secretary Of Housing And Urban Development  
Weiss, David Scott/ESSA Bank  
CMYK Real Estate LLC/Bpl Mortgage LLC  
Carey, Crystal S/Mortgage Electronic Registration Systems Inc  
Hidalgo, Carlos A/Mortgage Electronic Registration Systems Inc  
Riedel, Ashli/Mortgage Electronic Registration Systems Inc  
Casilla, Lourdes/Mortgage Electronic Registration Systems Inc  
Cavaliere, Jaime/ESSA Bank  
Shah, Taral/Mortgage Electronic Registration Systems Inc  
Vizcarra-Rojas, Janet Isabel/Mortgage Electronic Registration Systems Inc  
Desko, Lawrence George/Secretary Of Housing And Urban Development  
Mathewson, Robert/ESSA Bank  
Col-Ing, Lino/Mortgage Electronic Registration Systems Inc  
Wang, Michelle T/Fidelity Deposit & Discount Bank  
Powell, Suzette/Mortgage Electronic Registration Systems Inc  
Reid, Matthew/Mortgage Electronic Registration Systems Inc  
Mattos, Bruno Barbosa/Fidelity Deposit & Discount Bank  
Ruck, Ryan Mitchell/Mortgage Electronic Registration Systems Inc  
Niedrist, Kimberly J/Firsttrust Bank  
Grier, Raymond A/Mortgage Electronic Registration Systems Inc  
Wilson, Natasha/Mortgage Electronic Registration Systems Inc  
Dias, Fabio/American Airlines Federal Credit Union  
Bowe, Bridget/Mortgage Electronic Registration Systems Inc  
Seale, Justin/Lakeview Loan Servicing LLC/Modm  
Seale, Justin/Secretary Of Housing And Urban Development  
Turnberg, Martha/Citizens Bank N A  
Enke, Allison/Mortgage Electronic Registration Systems Inc  
Patton, James/Citizens Bank N A  
Caraballo, Betania/Secretary Of Housing And Urban Development  
Worrie, Sayika/Secretary Of Housing And Urban Development  
Ebanks, Tyrone/Secretary Of Housing And Urban Development  
Atkinson, Josephine/Mortgage Electronic Registration Systems Inc  
Atkinson, Josephine/Federal Housing Commission  
Sapienza, Joseph/Secretary Of Housing And Urban Development

Polanco, Jose/Mortgage Electronic  
 Registration Systems Inc  
 Cuarteros, Clyve/Mortgage Electronic  
 Registration Systems Inc  
 Flamingo Estates LLC/Mortgage Electronic  
 Registration Systems Inc  
 Coyoteopa LLC/Mortgage Electronic  
 Registration Systems Inc  
 Hugot, Pierre/Mortgage Electronic  
 Registration Systems Inc  
 Betances, Lenny/Navv Federal Credit Union  
 Petrucio, James Lee/Service , St Federal  
 Credit Union  
 Wheatley, David/U S Bank National  
 Association/Modm  
 Hunte, Lorraine A/Mortgage Electronic  
 Registration Systems Inc  
 Lorentson, John/Mortgage Electronic  
 Registration Systems Inc  
 Johnston, Shellie E/Servbank N A/Modm  
 Barbosa, Christina/Figure Lending LLC  
 Berridge, Jason/Dart Collateral Manager LLC  
 Franton, Shantall/Secretary Of Housing And  
 Urban Development  
 King, James K/Mortgage Electronic  
 Registration Systems Inc  
 Demaio, Robert/Mortgage Electronic  
 Registration Systems Inc  
 Allen, Joyce L/Irco Community Federal Credit  
 Union  
 Lopez-Vazquez, Madeline/Secretary Of  
 Housing And Urban Development  
 Spencer, Jessica Erin/Mortgage Electronic  
 Registration Systems Inc  
 Soffa-Hale, Janetta/Mortgage Electronic  
 Registration Systems Inc  
 Hoyos, Arbey/Secretary Of Housing And Urban  
 Development  
 Ferguson, Veronica/Mortgage Electronic  
 Registration Systems Inc  
 Helwa, Amira Adel/Mortgage Electronic  
 Registration Systems Inc  
 Eagle Valley Realty L P/Fidelity Deposit &  
 Discount Bank/Modm  
 Rodriguez, Kristine Marie/Mortgage Electronic  
 Registration Systems Inc  
 Helveston, Jason/Mortgage Electronic  
 Registration Systems Inc  
 Ruben-Frances, Randy/Mortgage Electronic  
 Registration Systems Inc  
 Carswell, Luz/Secretary Of Housing And Urban  
 Development  
 Beal, Daniel/Coastal Community Bank  
 Green, Damion/Mortgage Electronic  
 Registration Systems Inc  
 Onate, Mariana C/Mortgage Electronic  
 Registration Systems Inc  
 Johnson, William/Secretary Of Housing And  
 Urban Development  
 Polakowski, Vincent Depaul Iii/Mortgage  
 Electronic Registration Systems Inc  
 Lawrence, Steven William/Mortgage  
 Electronic Registration Systems Inc  
 Rivas, Betzaida C/Mortgage Electronic  
 Registration Systems Inc  
 Visionary Ministries LLC/Ps Bank  
 Rosado, Azalea Marie/Crosscountry Mortgage  
 LLC  
 Rosado, Azalea Marie/Pennsylvania Housing  
 Finance Agency  
 Guido, Albert/Movement Mortgage LLC  
 Guido, Albert/Pennsylvania Housing Finance  
 Agency  
 Obrien, Edward J/Utilities Employees Credit  
 Union  
 Johnson, Aeisha/Mortgage Electronic  
 Registration Systems Inc  
 Johnson, Aeisha/Neighborhood Housing  
 Services Of Greater Berks Inc  
 Cisneros, Wilson A/Mortgage Electronic  
 Registration Systems Inc  
 Boada, Marilyn D/Mortgage Electronic  
 Registration Systems Inc  
 Keizer, Sade Alexis Sharhonda/Mortgage  
 Electronic Registration Systems Inc  
 Alemn, John E/Mortgage Electronic  
 Registration Systems Inc  
 G3 Environmental Construction LLC/Double  
 Backflip LLC  
 Leaper, Ann Marie/Mortgage Electronic  
 Registration Systems Inc  
 Belyea-Ongpauco, Ravenne Tryst/Mortgage  
 Electronic Registration Systems Inc  
 Jowi Estates LLC/Mortgage Electronic  
 Registration Systems Inc  
 Kees, Robert/Mortgage Electronic Registration  
 Systems Inc  
 Starinski, Elaine/Figure Lending LLC  
 Jennings, Eugene/Mortgage Electronic  
 Registration Systems Inc  
 Bishop, Henrietta/Secretary Of Housing And  
 Urban Development  
 Tay, Reindolf K/Mortgage Electronic  
 Registration Systems Inc  
 Vacation Home 5 LLC/U S Bank National  
 Association/Asgn  
 Mayes, Barbara L/U S Bank Trust Company  
 National Association/Asgn  
 Chen Realty Inc/U S Bank Trust Company  
 National Association/Asgn  
 Franton, Shantall/Mortgage Electronic  
 Registration Systems Inc/Asgn  
 Corona, Paul/Pennsylvania Housing Finance  
 Agency/Asgn  
 Secretary Of Housing And Urban  
 Development/Beecher, Charlean Ns/Relm  
 Shirer, Robert/Binomial Real Estate LLC/Asgn  
 Mora, Claudia/U S Bank Trust National  
 Association/Asgn  
 Mortgage Electronic Registration Systems  
 Inc/Friedman, Scott/Relm  
 Korovich, Dominick/Newrez LLC/Asgn  
 Peters, Lloyd G Jr/PHH Asset Services  
 LLC/Asgn  
 Vasquez, Leslie/Freedom Mortgage  
 Corporation/Asgn

Jones, Jerome/Freedom Mortgage Corporation/Asgn  
Pratt, Doreen Mbole/Freedom Mortgage Corporation/Asgn  
McKay, Sheron/Loandepot.Com LLC/Asgn  
Laurent, Karven/JPMorgan Chase Bank National Association/Asgn  
Bauder, Charles W/Us Mortgage Resolution Trust/Asgn  
Wood, M Michelle/Newrez LLC/Asgn  
JF Funding Corp/JSPA Realty LLC/Relm  
Talves, Maria/JPMorgan Chase Bank National Association/Asgn  
Roth, Robert T/Freedom Mortgage Corporation/Asgn  
Franks, John R Iii/Freedom Mortgage Corporation/Asgn  
Capital Management Sisters LLC/U S Bank National Association/Asgn  
Mosteller, Jacqueline/Rocket Mortgage LLC/Asgn  
Macedon, Thomas J Jr/Pennymac Loan Services LLC/Asgn  
Nationstar Mortgage LLC/Maisonet, Evette/Relm

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 001372 CIVIL 2018 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 209 HOLIDAY DRIVE A/K/A 5298 HOLIDAY DRIVE, POCONO SUMMIT, PA 18346

BEING PARCEL NUMBER: 03.14C.3.3  
BEING MAP NUMBER: 03634502961100  
IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GWENDOLYN Y. BABB**

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

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005741 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

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

BEGINNING at a point on the east side of a Street, in Mount Pocono Borough; thence South 43 degrees 35 minutes East 156.9 feet to an iron pin; thence North 64 degrees 38 minutes East, along the southerly face of a stone masonry wall, along land of others, for 208.5 feet to an iron pin; thence North 43 degrees 29 minutes West, along land of others, for a distance of 156.9 feet to a corner of Pat No. 1; thence along the south line of said Part No. 1, South 64 degrees 38 minutes West, passing at a point 12.9 feet north of the near corner of a stone home, and at a point 13.6 feet north of the far corner of said home, for a distance of 209.5 feet to the point of beginning.

BEING THE SAME PREMISES which Elsie McKaba, Widow, by her Deed dated July 12, 1996, and recorded July 16, 1996, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Book 2027, page 2610, granted and conveyed unto Ella Baum.

PROPERTY KNOWN AS: 33 Knox Street, Mount Pocono, PA 18344

Table with 4 columns: Tax, Parcel No., 10.4.1.12/PIN, and Value. The value is 10636509074178.

Tax	Parcel No.	10.4.1.12/PIN:	
10636509074178			

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ELLA BAUM**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their

website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Scott R. Lipson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1692 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL that certain property situated in the Township of Coolbaugh in the County of Monroe and Commonwealth of Pennsylvania, being described as follows: Lot No. 2321, Section H-I, Stillwater Lake Estates, PBV 13 Page 53. Being More Fully Described in a Deed Dated 04/15/1998 and Recorded 06/02/1998, among the Land Records of the County and State Set Forth above, in Deed Volume 2048 and Page 9338

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, known as Lot 2321, as shown on a subdivision plat of Section H-I, Stillwater Lake Estates, as recorded in Plot Book Volume 13, Page 53.

UNDER AND SUBJECT to Covenants, Restrictions and Conditions as set forth in the chain

of title.

BEING KNOWN AS: 173 Nadine Boulevard aka 2321 Nadine Boulevard, Pocono Summit, PA 18346

BEING THE SAME PREMISES WHICH JERRY DIPHILLIPPO AND BETTY ANN DIPHILLIPPO, ALSO KNOWN AS BETTY ANN DEPHILLIPPO, HIS WIFE BY DEED DATED 4/15/1998 AND RECORDED 6/2/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2048 AT PAGE 9338, GRANTED AND CONVEYED UNTO WALTER BRIGGS, an individual.

PIN #: 03634604914113

TAX CODE #: 03.14F.1.33

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Geraldine M. Linn, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 402 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

## LEGAL DESCRIPTION

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN MONROE COUNTY, PA TO WIT:

SITE 39, SECTION I LOCATED WITHIN TOBYHANNA TOWNSHIP, MONROE COUNTY, AND COMMONWEALTH OF PENNSYLVANIA. AS RECORDED IN THE OFFICE FOR RECORDING OF DEEDS IN AND FOR MONROE COUNTY AT STROUDSBURG, PENNSYLVANIA ON THE FINAL AMENDED SITE PLAN OF PHASE 1A, PINECREST LAKE RECORDED IN PLOT BOOK 70, PAGES 186 AND 187.

UNDER AND SUBJECT TO ALL THE RIGHTS, PRIVILEGES, BENEFITS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, TERMS AND PROVISIONS AS MORE PARTICULARLY SET FORTH IN THE ABOVE RECITED DEED AND AS MAY BE REVISED FROM TIME TO TIME.

ALSO UNDER AND SUBJECT TO TERMS AND CONDITIONS OF A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, THAT WILL BE FILED AFTER THE DATE HEREOF FOR THE BENEFIT OF THE PINECREST LAKE GOLF AND COUNTRY CLUB PLANNED COMMUNITY OF WHICH THIS LOT IS INTENDED TO BE A PART. GRANTEE COVENANTS AND AGREES THAT ITS INTEREST IN THE PROPERTY CONVEYED BY THIS DEED SHALL BE SUBORDINATE AND SUBJECT TO THE DECLARATION AND ANY AMENDMENTS THERETO. REGARDLESS OF THE PRIORITY OF FILING OF THIS DEED AND THAT DECLARATION, AND FURTHER AGREES THAT THIS SUBORDINATION SHALL BE SELF-EXECUTING WITHOUT THE NEED TO FILE OF RECORD ANY ADDITIONAL DOCUMENT TO EVIDENCE SAME.

ALSO UNDER AND SUBJECT TO TERMS AND CONDITIONS OF THE FUNDED COMMUNITY TRUST AGREEMENT PINECREST LAKE COMMUNITY TRUST DOCUMENT AS RECORDED IN THE AFOREMENTIONED RECORDERS OFFICE IN RECORD BOOK VOLUME 1338. PAGES 147 THROUGH 171: FIRST AMENDMENT RECORDED IN RECORD BOOK VOLUME 1605. PAGES 712 THROUGH 715.

THIS BEING THE SAME PROPERTY CONVEYED TO MARIO CAMPBELL AND CAROL CAMPBELL, HUSBAND AND WIFE, BY DEED FROM SPECTRUM PINECREST L.L.C., A PENNSYLVANIA LIMITED LIABILITY COMPANY DATED 10/25/2001 AND RECORDED ON 10/31/2001 IN BOOK 2017, PAGE 6741, IN THE MONROE COUNTY RECORDERS OFFICE.

PARCEL NO. 19/90913

MAP NO. 19633402972101

BEING KNOWN AS: 719 PINECREST DR, POCONO PINES, PA 18350

Title to said premises is vested in Carol Campbell and Mario Campbell, husband and wife, by deed from Spectrum Pinecrest L.L.C., a Pennsylvania Limited Liability Company dated March 4, 2021 and recorded April 1, 2021 in Deed Book 2573, Page 3526 Instrument Number 202110884.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Mario Campbell and Carol Campbell**

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Joseph Foley, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 007440 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Village of Tobyhanna, Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of the Township Road leading from Drinker Turnpike to the Tobyhanna Station of the Delaware, Lackawanna and Western Railroad at a point one hundred ninety five (195) feet North 37° East from the middle of said Turnpike; THENCE by land of N. S. Brittain North 52° West one hundred thirty-two (132) feet to a point; THENCE by land formerly of Charles Hebard, now or late of William M. Lynch, North 37° East fifty-seven (57) feet to a post; THENCE by other land of Tobyhanna Methodist Church, and of which this parcel was a part, South 52° East one hundred thirtytwo (132) feet to a post; THENCE along the said Township Road, South 37° West fifty-seven (57) feet to the place of beginning.

PARCEL NO. 03.11.1.87

PIN NO. 03634701175216

BEING the same premises which Robert Shirer by Deed dated January 26, 2021, and recorded in the Official Records of Monroe County on January 29, 2021, in Deed Book Volume 2568, Page 1346, as Instrument 202103436 granted and conveyed unto Capital Monetization Management LLC.

1599 Church Street, Tobyhanna, PA 18466

Tax Parcel Number: 03.11.1.87

Sale No:

Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$108,683.88

Premise Being: 1599 Church Street, Tobyhanna, PA 18466

Seized and sold as the property of Capital Monetization Management LLC Judgment Number 007440-CV-2024 (Wilmington Savings Fund Society, FSB not individually, but solely as Trustee for Residential Mortgage Aggregation Trust v Capital Monetization Management LLC), with a judgment amount of \$108,683.88

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Capital Monetization Management LLC**

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

Nick Cirranello

Sheriff of Monroe County  
Pennsylvania  
Robert Flacco, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002590 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 1691 MOONBEAM TERRACE, TOBYHANNA, PA 18466  
BEING PARCEL NUMBER: 03.9F.1.332  
BEING MAP NUMBER: 0363913135468  
IMPROVEMENTS: RESIDENTIAL PROPERTY  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ESTEPHANIE NATALIE DELCASTILLO; TARON TYSON WILLIAMSON**

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 003459 CIVIL 2018. I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
 AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

All that certain lot or parcel of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No. 1011 as shown on a plan entitled, "Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 1, 2 and 3" dated July 10, 2002 last revised May 5, 2003, Pages 1 through 9 of 26, prepared by R.K.R. Hess Associates, Inc. East Stroudsburg, Pa. and recorded May 22, 2003 in Plat Book 75, Pages 74 through 81, more particularly described as follows:

Beginning at a common corner of Lots No. 1011 and No. 1012 on the southeasterly side of a cul-de-sac bulb, Pebble Beach Court (50' R.O.W.); thence

1. Along the cul-de-sac bulb, passing along an arc of a circle curving to the left, having a radius of 60.00 feet, an arc distance of 92.81 feet to a corner of Lot No. 1010; thence

2. Along Lot No. 1010, North 31 degrees 35 minutes 06 seconds East, a distance of 110.87 feet to a corner; thence

3. Continuing along Lot No. 1010, North 25 degrees 22 minutes 10 seconds West, a distance of 106.82 feet to a corner; thence

4. North 64 degrees 37 minutes 50 seconds East, a distance of 166.16 feet to a corner of; thence

5. South 25 degrees 22 minutes 10 seconds East, a distance of 69.00 feet to a corner on the westerly side of Big Ridge Drive (60' R.O.W.); thence

6. Along the westerly side, South 22 degrees 03 minutes 05 seconds West, a distance of 265.25 feet to a point of curve; thence  
 7. Continuing along the westerly side, passing along an arc of a circle curving to the right, having a radius of 470.00 feet, an arc distance of 66.93 feet to a corner of Lot No. 1012; thence

8. Along Lot No. 1012, North 59 degrees 47 minutes 24 seconds West, a distance of 49.22 feet to the first mentioned point and place of beginning.

Containing 35,522 square feet or 0.82 acres of land.

Subject to a Twenty Foot wide Drainage, Slope and Utility Easements shall be provided along all road right of ways, except as shown on aforesaid referenced Final Land Development Plan.

Subject to a Ten Foot Wide Drainage and Utility Easement shall be provided adjacent to all side and rear lot lines, except as shown on aforesaid referenced Final Land Development Plan.

**BEING PARCEL AND PIN NO.** 09.96872 / 09733403124274

**Being known AND NUMBERED AS the premises of 133 PEBBLE BEACH CT, EAST STROUDSBURG, PA 18302**

**BEING DEED DATED JANUARY 22, 2014 BY DEMETRIUS WALKER AND WENDY M. WALKER, HUSBAND AND WIFE RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR MONROE COUNTY ON JANUARY 30, 2014 AT DEED BOOK 2433, PAGE 6428 AND INSTRUMENT NUMBER 201402437 CONVEYED UNTO JOSEPH G. FRIEL**

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

Nick Cirranello  
 Sheriff of Monroe County  
 Pennsylvania  
 Michael J. Clark, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor

Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2704 CIVIL 2024 I, Nick Cirranello , Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025**

**AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN lots, parcels or pieces of land situate in the Township of Hamilton, County of Monroe, and Commonwealth of Pennsylvania, being Lots 2 & 3, of the Waldman Subdivision, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 67, Page 168.

LOT 2: BEING THE SAME PREMISES which Roma Waldman, by Deed dated 6/14/96 and recorded 6/18/96 in the Office for the Recorder of Deeds in and for the County of Monroe, and Commonwealth of Pennsylvania in Record Book Column 2026, Page 3716, granted and conveyed unto Ricky A. DeHaven, a single man, and Tracy D. DeHaven, a married man, granters herein.

LOT 3: BEING THE SAME PREMISES which Roma Waldman, by Deed dated 6/14/96 and recorded 6/18/96 in the Office for the Recorder of Deeds in and for the County of Monroe, and Commonwealth of Pennsylvania in Record Book Volume 2026, Page 3705, granted and conveyed unto Ricky A. DeHaven, a single man.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

BEING KNOWN AS: 157 South Easton Belmont Pike aka 151 South Easton Belmont Pike aka RR 5 Box 5695, Saylorburg, PA 18353

BEING THE SAME PREMISES WHICH Patricia Ann Wise, an adult individual BY DEED DATED 7/30/2007 AND RECORDED 8/23/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2314 AT PAGE 4355, GRANTED AND CONVEYED UNTO Karl Gaffin, A Single Person.

PN #: 07627700785645 & 07627700786831  
TAX CODE #: 07.113929 & 07.113930  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **KARL GAFFIN**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Geraldine M. Linn, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2723 CIVIL 2005 I, Nick Cirranello , Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025**

**AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL that certain lot, parcel or tract of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly edge of a certain road fifty (50.00) feet in width known as Sycamore Drive, said pin being at the most Southeasterly corner of Lot 70 and the most Southwesterly corner of Lot 71 and shown on a certain map entitled "Final

Plan, Parcel 2 phase 2, The Woodlands, Pine Ridge Equities, Inc. Owner/Developer, 400 Lincoln Ave., Rutherford, NJ 07070, Pocono Township, Monroe County, Pennsylvania", as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 70 Page 223;

1) thence leaving said road and along Lot 70, North zero degrees fifty minutes forty seconds East (N 00-50-40 E) crossing over a one hundred (100.00) foot wide right of way for Pennsylvania Power and Light Company, four hundred forty six and ninety hundredths (446.90') feet to an iron pin on line with lands of Monroe County Vocational Technical School;

2) thence along the lands of Monroe County VoTech, North sixty five degrees forty three minutes thirty seconds East (N 65-43-30 E) sixty six and ninety six hundredths (66.96) feet to an iron pin, a corner common to Lot 72 and 71;

3) thence along Lot 72, South twenty two degrees twenty one minutes seventeen seconds East (S 22-21-17 E) crossing back over said right of way, four hundred eighty four and fifteen hundredths (484.15') feet to an iron pin in concrete on the northerly side of said Sycamore Drive;

4) thence along said road, on a curve to the right having a radius of three hundred seventy five and zero hundredths (375.00') feet with an arc length of one hundred fifty one and eighty four hundredths (151.84') feet to an iron pin, a point of tangency;

5) thence by the same, North eighty nine degrees nine minutes fifteen seconds West (N 89-09-15 W) one hundred three and sixty two hundredths (103.62') feet to the PLACE OF BEGINNING.

CONTAINING a total of 74705.40 square feet or 1.715 acres, more or less. Bearings are based on a Magnetic Meridian.

BEING Lot 71 as shown on the aforementioned map

BEING KNOWN AS: 272 SYCAMORE DRIVE EAST STROUDSBURG, PA 18301, F/K/A LOT 71 SYCAMORE DRIVE, TANNERSVILLE, PA 18372 BEING THE SAME PREMISES WHICH PINE RIDGE EQUITIES, INC., BY DEED DATED 7/18/1999 AND RECORDED 9/30/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2069 AT PAGE 7891, GRANTED AND CONVEYED UNTO DAVID T. JAEGER AND CLEO B. HALL.

PIN #: 12638100188716

TAX CODE #: 12.90874

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CLEO B. HALL, DAVID T. JAEGER**

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Geraldine M. Linn, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4135 CV 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

All that certain lot or piece of ground, situate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 79, Section 6, as shown on "Plotting of Sierra View", Chestnuthill Township, Monroe County, Pennsylvania, made by VEP Associates, Inc., and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plot Book Volume 33, Page 47.

TAX CODE: 02/6C/1/44

PIN NO: 02633104903775

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Kelly Babette**

**Hunter, AKA Kelly B. Hunter**

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1025 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
 AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN Messuage and Lot, Tract, Piece or Parcel of Land Situate in the Township of Jackson, County of Monroe and Commonwealth of Pennsylvania, Bounded and Described as Follows, To Wit:

BEGINNING at a Point in a Pond in Line of Lands of Mabel Motz, Said Point Being The Northeastern Corner of Lands of Rosemarie Ferrante; Thence Along The Ferrante Line South 81 Degrees 45 Minutes West 221.06 Feet To An Iron Pipe; Thence By Same North 8 Degrees 22 Minutes West (At 91.50 Feet Passing An Iron Pipe) 144.40 Feet To An Iron Pipe; Thence Along Line Of A 10.253 Acre Tract Of

Land Of Thomasine Grenz North 5 Degrees 06 Minutes East 164.58 Feet To An Iron Pipe; Thence By Same South 84 Degrees 54 Minutes East (At 169.27 Feet Passing An Iron Pipe) 269.27 Feet To A Point Near The Middle Of The Small Brook in Line Of Lands Of Said Mabel Motz; Thence Down The Middle Of Said Brook By Lands Of Said Mabel Motz The Following Five Courses And Distances: South 16 Degrees 26 Minutes West 76.10 Feet To A Point; South 75 Degrees 19 Minutes West 22.10 Feet To A Point; South 10 Degrees 19 Minutes West 90.15 Feet To A Point; South 22 Degrees 09 Minutes East 51.35 Feet To A Point; South 5 Degrees 39 Minutes West 47.25 Feet To The Place Of Beginning. CONTAINING 1.51 Acres, More or Less.

BEING KNOWN AS: 210 Victory Lane, Stroudsburg, PA 18360

BEING THE SAME PREMISES WHICH Federal National Mortgage Association BY DEED DATED 1/20/1999 AND RECORDED 2/1/2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2074 AT PAGE 7458, GRANTED AND CONVEYED UNTO Craig L. Ingrassia and Michele T. Ingrassia, his wife.

PIN #: 08635204915035

TAX CODE #: 08.7.1.22-4

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CRAIG L.**

**INGRASSIA, MICHELE T. INGRASSIA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
 Sheriff of Monroe County  
 Pennsylvania  
 Geraldine M. Linn, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe Coun-

ty, Commonwealth of Pennsylvania to 006894 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025**

**AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

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

BEING KNOWN AS: 4103 MANOR DRIVE, STROUDSBURG, PA 18360

BEING PARCEL NUMBER: 07.6.2.21

BEING MAP NUMBER: 07628901472477

IMPROVEMENTS: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **ALLEN JACKSON**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

M. Troy Freedman, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 008570 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to

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

**Thursday, October 30, 2025**

**AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

AFTER AUCTION

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel or tract of land, situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 805 on the map or plan of Section A-II of Locust Lake Village as appearing in the Office of the Recorder of Deeds, in and for Monroe County, in Plot Book No. 15, at Page No. 19, bounded and described as follows, to wit:

BEGINNING at a point in the Southwesterly line of Pilgrim Lane and at the Northernmost corner of Lot No. 804; thence Northwestwardly along the Southwesterly line of Pilgrim Lane by a curve to the left having a radius of 660 (erroneously stated in prior Deeds as 600) feet for an arc distance of 116.63 feet to a point, the Easternmost corner of Lot No. 806; thence South 24 degrees 47 minutes 31 seconds West along the Southeasterly line of Lot No. 806 (a line radial to said curve) for a distance of 183.22 feet to a point; thence South 15 degrees 21 minutes 20 seconds West along a portion of the Easterly line of land now or formerly of Ignatius Lutkowski for a distance of 35.20 feet to a point; thence South 73 degrees 22 minutes 16 seconds East along a portion of the Northerly line of Lot No. 803 for a distance of 75.86 feet to a point; thence North 34 degrees 54 minutes 59 seconds East along the Northwesterly line of Lot No. 804 ( a line radial to said curve) for a distance of 200 feet to a point, the place of BEGINNING BEING THE SAME PREMISES which Margaret Falcone by Deed dated May 2, 2018 and recorded on June 4, 2018, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2511 at Page 3576, as Instrument No. 201813317 granted and conveyed unto Eric Knott and Amy Knott, husband and wife.

Being Known as 109 Pilgrim Lane, Pocono Lake, PA 18347

Tax Code No. 19.12A.1.108

Map No. 19630502864553

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Eric Knott and**

**Amy Knott**

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 96 CIV-IL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
 AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

All that certain tract of land situate in the City of East Stroudsburg, Monroe County, Pennsylvania, bounded and described as follows:

**PREMISES A:**

ALL THOSE CERTAIN lots or pieces of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lots Nos. 41 and 42A, Section 13, Bushkill Creek Village, Winona Lakes, as recorded in Plot Book Volume 17, Page 101.  
 PARCEL NO. 09.4D.3.44

**PREMISES B:**

ALL THAT CERTAIN lot or piece of land situate in the Township of Middle Smithfield, County

of Monroe and Commonwealth of Pennsylvania, bounded and described as follows:

BEING shown and designated as Lot No. 42 on a certain map or plan of lots entitled "Minor Subdivision of Winona Lakes, Section 13, Bushkill Creek Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated August 4, 1972 and revised August 18, 1972, prepared by Edward C. Hess Associates, Scale being 1 inch equals 100 feet, recorded October 2, 1972 in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 17, Page 101.

PARCEL NO. 09.4D.3.43

**BEING** Robson De Sousa Flor by Deed dated November 13, 2023 and recorded in the Office of Recorder of Deeds of Monroe County on January 12, 2024 at Book 2643, Page 7992 Instrument#202401022 granted and conveyed unto Lillus Painting LLC.

PARCEL: 09.4D.3.43 & 09.4D.3.44

PIN: 09734401285295 & 09734401285201

Property Address: 121 Tumble Court, East Stroudsburg, PA 18302-6625

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lillus Painting LLC, a New Jersey limited liability company**

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

Nick Cirranello  
 Sheriff of Monroe County  
 Pennsylvania

Caroline P. Aprahamian, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6521 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to

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

**Thursday, October 30, 2025  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 340, Section NO. F as shown on a map of A Pocono Country Place, on file in the Recorders Office, Stroudsburg, Pennsylvania in Plot Book No. 19, pages 11, 17 and 19. PIN No. 03/6358/14/43/1379. Assessment No. 3/8C/1/492

**BEING** Federal National Mortgage Association by Deed dated May 18, 1998 and recorded in the Office of Recorder of Deeds of Monroe County on May 21, 1998 at Book 2048, Page 4838 granted and conveyed unto Mamie Ruth Lundy

PARCEL: 03.8C.1.492  
PIN: 03635814431379

Property Address: 6255 Park Place, Tobyhanna, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Alvin Lundy, solely in his capacity as heir of Mamie Ruth Lundy and Angela Adams, solely in her capacity as heir of Mamie Ruth Lundy and Charles Lundy, solely in his capacity as heir of Mamie Ruth Lundy and David Lundy, solely in his capacity as heir of Mamie Ruth Lundy and Eric Lundy, solely in his capacity as heir of Mamie Ruth Lundy and Gregory Lundy, solely in his capacity as heir of Mamie Ruth Lundy and Kareem Lundy, solely in his capacity as heir of Mamie Ruth Lundy and Soloman Lundy, solely in his capacity as heir of Mamie Ruth Lundy and Unknown Heirs of Mamie Ruth Lundy deceased and Zita Statsman, solely in her capacity as heir of Mamie Ruth Lundy**

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

sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7582 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN lots, tracts, pieces or parcels of land situate in the Township of Paradise, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

(1) BEGINNING at a stake sixteen and one-half feet from the middle of the State Highway leading from Swiftwater to Paradise Valley, said stake being the Northwest corner of lands now or formerly of Harry Besecker; Thence by lands formerly of the said Harry Besecker, South twenty-eight degrees East two hundred ten feet to a stake; thence by lands of Floyd Mosteller and Adeline E. Mosteller, his wife, (Being Lot 13 of the same premises which Arthur W. Craney and Maybert S. Craney, his wife, by deed dated 20 October 1965 and recorded eo die in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, PA in Deed Book 331, page 227, granted and conveyed to said Mosteller) South sixty-two degrees West one hundred fifty feet to the edge of a private road known as Lake Street; thence along said Lake Street North twenty-six degrees six minutes West two hundred feet and four tenths (200.4) feet

to a corner in the edge of the aforementioned State Highway; thence along said State Highway, North fifty-eight degrees twenty minutes East one hundred forty-two feet to the place of BEGINNING.

(2) BEGINNING at a stake in the edge of a private road twenty-four feet wide, known as Lake Street, said stake being South sixty-two degrees West twenty-four feet from the Southwest corner of Lot No. 1 described above; thence along the edge of said Lake Street, North twenty-six degrees six minutes West to hundred forty-nine feet to a corner in the edge of the State Highway leading from Swiftwater to Paradise Valley; thence along the said State Highway, South fifty-eight degrees twenty minutes West one hundred ten feet to a corner in the junction of a township road and the said State Highway, said township road leading from the Jones Church to the Fox Farm; thence in and along the said township road, South twenty-eight degrees East two hundred forty-one feet to a corner in said road; thence by land of the parties of the first part, or which this was formerly a part, North sixty-two degrees East one hundred two feet to the place of BEGINNING. CONTAINING 0.599 acre, more or less.

(3) BEGINNING at a stone in the land of George Besecker and Harry Besecker; thence by land of Harry Besecker, South fifty-eight degrees twenty minutes West one hundred nineteen feet to a post; thence by land of George Besecker, South twenty-eight degrees East one hundred ten feet to a post; thence by land of same, North sixty-two degrees East one hundred feet to a post; thence by land of same, North eighteen degrees forty minutes West one hundred twenty feet to the place of BEGINNING. Bearings from Magnetic Meridian of 1925. CONTAINING twelve thousand three hundred fifty-two square feet, more or less.

(4) BEGINNING at a stake on the South side of the public road leading from Swiftwater to Cresco, said stake being also a corner of Lot No. 10; thence by said Lot No. 10, South twenty-eight degrees East one hundred fifty feet to a stake, said stake being the corner stake for lot numbered 10 and 12 also; thence by other land of the grantors, North fifty-eight degrees twenty minutes East one hundred nineteen feet to a stake; thence along the West side of a private road, twenty-four feet wide, North thirty-one degrees forty minutes West one hundred fifty feet to a stake on the South side of the first mentioned public road; thence along said public road, South fifty-eight degrees twenty minutes West one hundred nine feet to the place of BEGINNING. BEING Lot No.

9 on a Plan of Lots for George Besecker.

(5) BEGINNING at a corner on the Western side of Lake Street, said corner being also a corner of other property of the said Edward R. Holder and being South sixty-two degrees West twenty-four feet from the beginning point of Lot No. 1 described above; thence by land of the said grantee, South sixty-two degrees West one hundred two feet to a point in the township road leading from Jones Church to the Fox Farm; thence in and along said public road, South twenty-eight degrees East one hundred two feet to a corner, the Northwest corner of the intersection of Lake and Besecker Streets; thence, along the West side of said Lake Street, North twenty-eight degrees West one hundred eighty-five and three tenths feet to the place of BEGINNING. CONTAINING .43 of an acre, more or less.

BEING the same premises which Marcella Ravell by Deed dated March 9, 2020 and recorded in the Official Records of Monroe County on March 11, 2020 in Deed Book Volume 2545, Page 9654, as Instrument Number 202006456 granted and conveyed unto Meher Real Estate Investments, LLC.

432 Upper Swiftwater Road, Swiftwater, PA 18370

Tax Parcel Number: 11.6.1.54

Map # 11637503218171

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: \$500,569.96

Premise Being: 432 Upper Swiftwater Road, Swiftwater, PA 18370

Seized and sold as the property of Meher Real Estate Investments, LLC

Judgment Number 007582-CV-2022 (Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not in its individual capacity but solely as Certificate Trustee for NRP Mortgage Trust I v Meher Real Estate Investments, LLC)

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Meher Real Estate Investments, LLC**

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

Nick Cirranello

Sheriff of Monroe County  
Pennsylvania  
Dana Marks, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005899 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF COOLBAUGH, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 2081 MINQUA TRL A/K/A 5732 MINISINK AVENUE, TOBYHANNA, PA 18466  
BEING PARCEL NUMBER: 03.71.3.44  
BEING MAP NUMBER: 03635704812761  
IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **AMY PAJLA, IN HER CAPACITY AS HEIR OF ROXANNE D. ZMUDA AND HEIR OF FRANK J. ZMUDA, SR.; TINA WILSON, IN HER CAPACITY AS HEIR OF ROXANNE D. ZMUDA AND HEIR OF FRANK J. ZMUDA, SR.; FRANK ZMUDA, JR., IN HIS CAPACITY AS HEIR OF ROXANNE D. ZMUDA AND HEIR OF FRANK J. ZMUDA, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FRANK J. ZMUDA, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROXANNE D. ZMUDA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus

costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005028-CV-2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

Tax Id Number(s): 09/15/1/2

Land situated in the Township of Middle Smithfield in the County of Monroe in the State of PA

BEGINNING AT A POINT IN THE CENTER LINE OF THE ROAD LEADING FROM THE MARSHALLS CREEK TO GIRARD COLLEGE CAMP ROAD TO LAKE MONROE VIA THE ALBINA SLUTTER PROPERTY, A CORNER OF LANDS OF FRED A. KATH AND EUGENE H. VREELAND, THENCE BY LANDS OF FRED A. KATH AND EUGENE H. VREELAND, SOUTH SIXTY-TWO DEGREES THIRTY FIVE MINUTES EAST (AT 12.12 FEET PASSING A PIPE) FOUR HUNDRED SEVENTY THREE AND ONE-TENTH FEET TO A PIPE; THENCE BY THE SAME SOUTH TWENTY ONE DEGREES FIFTY MINUTES EAST THIRTEEN HUNDRED NINETY FIVE FEET TO A PIPE; THENCE BY LANDS OF W. F. HUMPHREY

SOUTH FIFTY EIGHT DEGREES THIRTY SIX MINUTES WEST TWO HUNDRED SIX AND THREE-TENTHS FEET TO A PIPE; THENCE BY LANDS INTENDED TO BE CONVEYED BY MOUNTAIN LAKE HOUSE, INC. , TO MAE FROENKE NORTH TWENTY ONE DEGREES THIRTY MINUTES WEST THIRTEEN HUNDRED FIFTY EIGHT FEET TO A PIPE; THENCE BY THE SAME NORTH SIXTY TWO DEGREES THIRTY FIVE MINUTES WEST (AT 429.52 FEET PASSING A PIPE) FOUR HUNDRED FORTY THREE AND SIX-TENTHS FEET TO A POINT IN THE CENTER LINE OF SAID ROAD LEADING TO LAKE MONROE; THENCE ALONG THE CENTERLINE OF SAID ROAD NORTH FORTY ONE DEGREES SEVEN MINUTES EAST ONE HUNDRED FEET TO A POINT; THENCE BY THE SAME NORTH THIRTY EIGHT DEGREES TWENTY FOUR MINUTES EAST ONE HUNDRED FEET TO THE PLACE OF BEGINNING. CONTAINING 8.6 ACRES, MORE OR LESS.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 3146 Bear Swamp Road, East Stroudsburg, PA 18302-8793

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

Being the same premises which Richard E. Hellyer, by Deed dated 05/15/2009 and recorded 05/18/2009, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2353, Page 3869, granted and conveyed unto David W. Paolini, in fee.

AND the said David W. Paolini has departed this life on or about 01/03/2023, thereby vesting title of the mortgaged premises unto Steven Paolini and Unknown Heirs.

Tax ID #: 09.15.1.2 PIN 09731500917137

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Steven Paolini in his capacity as Heir to the Estate of David W Paolini, Deceased**

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID W PAOLINI, DECEASED TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Carolyn Treglia, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 006706 CIVIL 2024 I, Nick Cirranello , Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, OCTOBER 30, 2025  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Price, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the easterly line of Dogwood Lane, said point being the southwesterly corner of Lot No. 1202 as shown on map entitled "Section V, The Hamlet, Jacob, and Astrid Keuler - Owners-Developers, 10 November 1977" revised 7/24/78; thence along Lot 1202 and along Lot 1201 (a radial line to the hereinafter described curve), S 73 degrees 32 minutes 26 seconds E 246.30 feet to a point; thence along a right of way fifteen (15) feet in width, other lands of Jacobo & Astrid Keuler, S 41 degrees 06 minutes 34 seconds West 274.38 feet to a point, the most easterly corner of Lot No. 1204 as shown on said map; thence along Lot No. 1204 (a radial line to the hereinafter described curve), N 55 degrees 38 minutes 10 seconds W 171.15 feet to a point on the easterly line of Dogwood Lane; thence along the easterly line of Dogwood Lane in a northerly direction on a curve to the left hav-

ing a radius of 640 feet an arc length of 199.99 feet to the place of Beginning.

**BEING** Lot No. 1203 as shown on said map.

**BEING** Thomas Campbell and Allan Walker by Deed dated January 16, 2007 and recorded in the Office of Recorder of Deeds of Monroe County on January 31, 2007 at Book 2295, Page 3525, Instrument# 200704388 granted and conveyed unto Gilbert Sanabria.

**PARCEL:** 14.3C.1.172

**PIN:**14730702564831

Property Address: 1203 Dogwood Lane A/K/A 140 Dogwood Lane, Canadensis, PA 18325

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Gilbert Sanabria**

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Caroline P. Aprahamian, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Sep 26, Oct 3, 10

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

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

**Thursday, October 30, 2025**

**AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

AFTER AUCTION  
LEGAL DESCRIPTION

ALL THAT CERTAIN tract, piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a nail on the Northerly side of the river road, distant two and four-tenths (2.4) feet on a course of South thirteen (13) degrees twenty eight (28) minutes East from an old iron pin; thence, running from said beginning by lands of Robert W. Heller and up a very steep hill, North thirteen (13) degrees twenty eight (28) minutes West ninety eight and six-tenths (98.6) feet to an iron pipe distant six and four-tenths (6.4) feet on a course of South thirteen (13) degrees twenty eight (28) minutes East from an old iron pin at an outside corner of the whole tract of which this is a part; thence, by other lands of the grantor, of which this tract was formerly a part, and along the steep side hill, North eighty three (83) degrees twelve (12) minutes East one hundred eighteen and nine-tenths ( 118.9) feet to an iron pipe; thence, by the same, North seventy seven (77) degrees twenty (20) minutes East one hundred thirteen and three-quarters ( 113-3/4) feet to an iron pipe; thence, by the same, North sixty four (64) degrees eighteen (18) minutes East sixty six and eight-tenths (66.8) feet to the center of a marked cedar tree; thence, by the same, North seventy five (75) degrees fifty two (52) minutes East one hundred forty (140) feet to an iron pipe distant thirty eight and four-tenths (38.4) feet on a course of South one (01) degree six (06) minutes East from an old iron pipe at an outside corner of the whole tract, of which this is a part; thence, by lands of the Estate of George Cole and down said hill, South one (01) degree six (06) minutes East one hundred three and one-half (103-1/2) feet to a spike in said road, distant thirteen and four-tenths (13.4) feet on South one (01) degree six (06) minutes East from an old iron pin on the Northerly side of said road; thence, along said road, South seventy one (71) degrees fifty four (54) minutes West two hundred thirty five and ninety-five hundredths (235.95) feet to a spike in said road; thence, crossing said road, North twenty four (24) degrees forty four (44) minutes West fourteen and three-tenths (14.3) feet to a spike on the Northerly side of said road; thence, along the Northerly side of said road, South seventy eight (78) degrees thirty two (32) minutes West one hundred seventy seven (177) feet to the point and place of beginning.

BEING THE SAME PREMISES which Frederick D. Sittig, by Deed dated 11/15/2021 and recorded in the Office of the Recorder of Deeds of Monroe County on 11/16/2021 in Deed Book Volume 2594, Page 273, Instrument No. 202139678 granted and conveyed unto Roman Shaposhnikov.

IMPROVEMENTS: Residential property.

TAX CODE NO. 16.4.1.23-1

PIN # 16732102895491

BEING known as 565 River Road, East Stroudsburg, Pennsylvania 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Roman Shaposhnikov**

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

Nick Cirranello  
 Sheriff of Monroe County  
 Pennsylvania  
 Harry B. Reese, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Sep 26, Oct 3, 10

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN JACKSON TOWNSHIP, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 2611 FERNWOOD AVENUE F/K/A 69 FERNWOOD AVENUE, BARTONSVILLE, PA 18321

BEING PARCEL NUMBER: 08.1A.2.19

BEING MAP NUMBER: 08637102660039

IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOHN SIBILIA; YVARRURE SIBILIA A/K/A YVARRURE Y. SIBILIA; 2611 FERNWOOD HOLDINGS LLC**

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005030 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
 AT 10:00 A.M.**

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

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 007800 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, October 30, 2025  
 AT 10:00 A.M.**

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

## LEGAL DESCRIPTION

ALL THAT CERTAIN unit located in the property known, named and identified as Foxfire Condominium, located in Borough of Mt. Pocono, County of Monroe and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA.C.S. 3101, et seq., by recording in the Office of the Recorder of Deeds in and for the County of Monroe, Pennsylvania recorded on 03/08/1984 in the Deed Book Volume 1341, Page 91, and any amendments thereto, as the same may change from time to time, being and designated as UNIT NO. 1009, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING THE SAME PREMISES which Frederick J. Hartman, by his Deed dated October 30, 2017, and recorded November 1, 2017, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Book 2500, page 7895, granted and conveyed unto Robert Stank.

PROPERTY KNOWN AS: 130 Foxfire Drive, Unit 202, Mount Pocono, PA 18344

Tax Parcel No. 10.13.2.23-9/PIN: 10635510469318

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Robert Stank**

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Scott R. Lipson, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002084

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

**Thursday, October 30, 2025  
AT 10:00 A.M.**

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

## LEGAL DESCRIPTION

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

BEING KNOWN AS: 150 TWIN OAK TERRACE A/K/A 802 TWIN OAK TERRACE, TANNERSVILLE, PA 18372

BEING PARCEL NUMBER: 12.6B.1.83

BEING MAP NUMBER: 12637304744294

IMPROVEMENTS: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **SHANNON M.**

**STEVENS-KRINER**

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

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Sep 26, Oct 3, 10

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3148 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to

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

**Thursday, October 30, 2025  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

AFTER AUCTION  
LEGAL DESCRIPTION

Tax ID Number(s): 05/97518

Land situated in the Borough of East Stroudsburg in the County of Monroe in the State of PA

AND KNOWN AS TOWNHOUSE LOT NO. F4/8 OAK LANE, AS DEPICTED ON THAT CERTAIN PLAN ENTITLED A PLANNED RESIDENTIAL DEVELOPMENT, OAK STREET PROJECT, LANDS OF R. TROY NAUMAN, DATED FEBRUARY 24, 2003, AS REVISED, PREPARED BY ACHTERMAN ASSOCIATES, AND RECORDED ON NOVEMBER 4, 2003 IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONROE, STROUDSBURG, PENNSYLVANIA, AT MAP BOOK VOLUME 76, PAGE 94, ET SEQ.

Commonly known as : 8 Oak Leaf Ln, East Stroudsburg, PA 18301-1339

**BEING** Sarah Verrico and Agatha S. Verrico by Deed dated July 17, 2015 and recorded in the Office of Recorder of Deeds of Monroe County on July 17, 2025 at Book 2456, Page 8216 Instrument#201516340 granted and conveyed unto Kathlene A. Wolfe.

PARCEL: 05/97518

PIN: 05730108795981

Property Address: 8 Oak Leaf Ln, East Stroudsburg, PA 18301-1339

Kathlene A. Wolfe having departed this life on November 13, 2023

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**Richard B.**

**Wolfe, solely in his capacity as heir of Kathlene A. Wolfe, deceased and The Unknown Heirs of Kathlene A. Wolfe, deceased**

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

less exceptions are filed within said time.

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Caroline P. Aprahamian, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Sep 26, Oct 3, 10

**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

**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 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  
Brodheads ville, 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  
Brodheads ville, 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

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**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  
Brodheads ville, PA 18322

Sep 19, 26, Oct 3

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**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

York, PA 17402

Sep 26, Oct 3, 10

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  
ESTATE NOTICE**

**Estate of Brenda J. VanWhy**, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, October 6, 2023 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.

Dayl VanWhy  
2695 Baker Road  
York, PA 17408

Jeffrey R. Bellomo, Esq.  
3198 East Market Street

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Ernest E. Meshach**, late of Chestnuthill 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.

Kristen Ann Keller  
2551 Baglyos Circle Suite A-14  
Bethlehem, PA 18020

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

Sep 26, Oct 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Harold W Schlecht**, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, August 19, 2025 deceased.

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

William F Gromes, Executor  
125 Martindale Court  
Saylorsburg, PA 18353

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

Sep 26, Oct 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Virginia B. Manbeck a/k/a Virginia Manbeck**, late of Borough of Stroudsburg, County of Monroe, Commonwealth of Pennsylvania, 07/19/2025 deceased.

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

John B. Manbeck, Executor  
1316 Poulos Court  
Stroudsburg, PA 18360

F. Andrew Wolf, Esquire  
Cramer, Swetz, McManus, Jordan & Saylor, P.C.  
711 Sarah Street  
Stroudsburg, PA 18360

Sep 26, Oct 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Vera C. Lennek**, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, 11/29/2024 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.

Theodore J. Marczyk  
240 South Main St Suite 1206  
Nazareth, PA 18064

Kendahl B. DiFelice, Esq.  
240 S. Main St  
Suite 1206  
Nazareth, PA 18064

Sep 26, Oct 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of John P. Marinelli**, late of Township of Hamilton, Monroe County, Commonwealth of Pennsylvania, 02/19/2024 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.

Ty Marinelli  
91 Larry Holmes Drive  
Suite 200  
Easton, PA 18042

William E. Hutcheson III, Esq.  
91 Larry Holmes Drive  
Suite 200  
Easton, PA 18042

Sep 26, Oct 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Patricia C. Ahlers aka Patricia Ahlers**, late of Borough of Mount Pocono, Monroe County, Commonwealth of Pennsylvania, 12/11/2020 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.

Thomas P. Ahlers  
300 Lincoln Ave  
Delmar DE 19940

Gretchen Marsh Weitzmann Esq.  
700 Monroe St  
Stroudsburg PA 18360

Sep 26, Oct 3, 10

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Robert S. Steckel**, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 08/18/2025 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. Nancy A. Steckel  
3067 Route 115  
Effort, PA 18330

Marshall M. Hanyon, Esq.  
501 New Brodheadsville Blvd N  
Brodheadsville, PA 18322

Sep 26, Oct 3, 10

**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  
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 **NYC INDIAN GRILL, INC.**

Joseph P. McDonald, Jr., Esq.  
1651 West Main Street  
Stroudsburg, PA 18360

Sep 26

**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on October 10, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Jennifer Rose Toney to Jennifer Rose Michelina Dorsey.**

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

Sep 26

**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on 09/02/2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Francine Jeanette Hernandez to Francine Jeanette Irizarry.**

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

Sep 26

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
NO 4620-CV-2025**

**Technology Federal Credit Union,**  
Plaintiff(s),  
vs.

**Beth Lannon,**  
defendant(s)

TO Beth Lannon, defendant(s): The Plaintiff, Technology Federal Credit Union, has commenced a civil action against you for Debt Collection. 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

Peter E. Meltzer, Esq.  
Weber Gallagher  
2000 Market Street, 13th Floor  
Philadelphia, PA 19103

Sep 26

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
NO. 008535-CV-2024**

**The Estates at Great Bear Community Association,**  
Plaintiff(s),

vs.

**David and Lesley A. Fier and Sharon Fier,**  
defendant(s)

TO David and Lesley A. Fier and Sharon Fier,

defendant(s): The Plaintiff, The Estates at Great Bear Community Association, has commenced a civil action against you for Collection of Unpaid HOA Assessments. 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

Edward Hoffman Jr., Esq.  
Hoffman Law LLC  
PO Box 609  
Montgomeryville, PA 18936

Sep 26

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
NO. 4054-CV-2024**

**Andrew Drake, and Joanne Drake,**  
Plaintiff(s),  
vs.

**James Titus,**  
defendant(s)

TO James Titus, defendant(s): The Plaintiff, Andrew Drake, and Joanne Drake, has commenced a civil action against you for Custody Conciliation Conference Oct 3rd at 9 am Monroe County Courthouse. 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

Sep 26

other rights important to you.

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

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

Monroe County Bar Association

Lawyer Referral Service

PO Box 591

Stroudsburg, Pennsylvania 18360

Telephone: 570-424-1340

Fax: 570-424-8234.

Notice by YOUNG & HAROS, LLC,

802 Main Street

Stroudsburg, PA 18360

(570) 424-9800,

nharos@eastpennlaw.com

Attorneys for Plaintiff

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**PUBLIC NOTICE**

**NOTICE OF LEGAL ACTION**

**IN THE COURT OF COMMON PLEAS OF**

**MONROE COUNTY, PENNSYLVANIA**

**CIVIL ACTION**

**NO. 3725 CIVIL 2025**

**THE HAMLET PROPERTY OWNERS ASSOCIATION, INC.,**

Plaintiff

v.

**MERLINE JESHURAM and ICILDA BROWNE BELLE,**

Defendants

**NOTICE**

To MERLINE JESHURAM and ICILDA BROWNE BELLE:

You are hereby notified that Plaintiff THE HAMLET PROPERTY OWNERS 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. 3725 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

Sep 26

PUBLIC NOTICE
IN THE COURT OF COMMON PLEAS
BRADFORD COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
FILE NO. 08-24-0208

ESTATE OF JOHN A. HUTSICK
Deceased

ORDER

AND NOW, this 8th day of September, 2025, upon consideration of the foregoing PETITION TO SERVE ACCOUNTING BY ADVERTISEMENT TO RACHELLE HUTSICK and LEAVE TO DEPOSIT HER SHARE OF ESTATE PROCEEDS IN TRUST IF NO RESPONSE, it is ordered that:

- (1) Rachelle Hutsick shall be served by Advertising twice in a newspaper that services the area of her last known address (Monroe County, Pennsylvania) and Advertisement once in the legal publication, if any, designated by this Honorable Court for the publication of legal notices.
(2) The Respondents shall file an answer to the Motion on or before OCTOBER 10, 2025 at 12:00 P.M.
(3) The Motion shall be decided under Pa.R.C.P. No. 206.7;
(4) Argument or hearing, if necessary, shall be scheduled by the Court upon review of any answer filed;
(5) The Movant shall provide notice of the entry of this Order to all parties.

BY THE COURT:
/s/ Evan S. Williams III

ORDER

AND NOW, this 8th day of September, 2025, upon consideration of the foregoing PETITION TO SERVE ACCOUNTING BY ADVERTISEMENT TO RACHELLE HUTSICK and LEAVE TO DEPOSIT HER SHARE OF ESTATE PROCEEDS IN TRUST IF NO RESPONSE, it is ordered that:

Service of Rachelle Hutsick by Special Order of Court is hereby GRANTED, authorizing publication of the Notice of First and Final Accounting; Estate assets be distributed pursuant to the First and Final Accounting, as adjusted for final filing fees and advertising costs; and Distribution of Rachelle Hutsick's share of the estate assets shall be made in trust or deposited with this Honorable Court for safekeeping for a period of five years, after which the estate proceeds, should they remain unclaimed, will escheat to the Commonwealth of Pennsylvania as unclaimed property or, alternatively, may be distributed pursuant to the Last Will and Testament of John A. Hutsick, as though Rachell Hutsick predeceased the Decedent.

BY THE COURT:
/s/ Evan S. Williams III

ESTATE OF JOHN A. HUTSICK
Late of Athens, Bradford County, Pennsylvania
INFORMAL ACCOUNTING
Diane Blackwell-Hutsick, Executrix

Date of Death: February 27, 2024
Social Security Number: xxx-xx-7473
Letters Testamentary granted: June 18, 2024
Docket Number: 08-24-0208

SUMMARY AND INDEX

Table with 3 columns: RECEIPTS, PAGE, AMOUNT. Rows include Real Estate (2, 187,201.40) and TOTAL (187,201.40).

Table with 3 columns: DISBURSEMENTS, PAGE, AMOUNT. Rows include Administration Expenses & Debts (2, 30,370.92), SUB TOTAL (156,830.48), Prior Distributions to Beneficiaries (3, 24,000.00), SUB TOTAL (132,830.48), FINAL Disbursements to be made (3, 132,830.48), and REMAINING BALANCE (0.00).

Table with 2 columns: PRINCIPAL RECEIPTS, AMOUNT. Row includes REAL ESTATE (229 Tyler Street, Athens, PA 18810 - Sold for \$199,000.00) with a net amount of 187,201.40 after various credits and expenses.

TOTAL	187,201.40
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PRINCIPAL DISBURSEMENTS

Administration Expenses & Debts	
The Morning Times	77.00
Clare Printing – Bradford County Law Journal	75.00
Register of Wills – probate fee	375.25
Knolles Rosenbloom Law Group, PLLC	9,817.41
Diane Blackwell – executrix commission	9,067.41
Checks for estate account	25.00
Register of Wills – inheritance tax	5,336.29
Family Exemption payable to Diane Blackwell	3,500.00
Guthrie Clinic	175.98
Med Supply Depot	64.02
Greater Valley	42.30
Reimbursement to Diane Blackwell for credits for taxes at closing (taxes paid by Diane)	1,040.26
LaBarr & LaBarr	775.00
TOTAL	30,370.92
Prior Distribution to Beneficiaries	
Lisa Mayo – check 3093	8,000.00
Melissa Schultz – check 3094	8,000.00
Debbie Porter – Check 3092	8,000.00
TOTAL	24,000.00
Distribution to Beneficiaries	
Diane Blackwell – 25% of net estate	39,207.63
Lisa Mayo – 15% of net estate (\$23,524.57) minus \$8,000 prior distribution	15,524.57
Melissa Schultz - 15% of net estate (\$23,524.57) minus \$8,000 prior distribution	15,524.57
Debbie Porter - 15% of net estate (\$23,524.57) minus \$8,000 prior distribution	15,524.57
Rachelle Hutsick – 15% of net estate	23,524.57
John Hutsick – 15% of net estate	23,524.57
TOTAL	132,830.48

Respectfully submitted,  
/s/ Diane Blackwell

Commonwealth of Pennsylvania )  
County of Bradford

ON THIS, the 11<sup>th</sup> day of June, 2025, before me a Notary Public, the undersigned officer, personally appeared Diane Blackwell, as Executrix of the John Hutsick Estate, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

/s/ Tracie R. Shambo  
Notary Public

My Commission Expires: 11/18/2028  
Sep 26



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