

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, October 3rd, 2025

No. 40

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

Todd W. Weitzmann, Editor

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913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Drawing Courtesy of Joyce Love

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MONROE LEGAL REPORTER, 913 Main Street, Stroudsburg, PA 18360

*All advertisements for the LEGAL REPORTER should be submitted no later
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by: **MONROE COUNTY BAR ASSOCIATION**

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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.

OCTOBER 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	11:45 PFA Ex Parte 3:30 PFA Ex Parte	9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	
8:30 PFA 9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Mortgage Foreclosure Present Accounts		9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last Day to File Accounts	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	8:30 Final Call 9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	8:30 Arraignments 11:45 PFA Ex Parte 1:00 Bench Warrants 1:00 Plea/Bench/PTC/Omnibus 3:30 PFA Ex Parte	
	HOLIDAY Columbus Day	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	8:30 Jury Selection 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	9:00 Summary Court 9:00 Juvenile Court 11:45 PFA Ex Parte 1:30 Lic. Susp. Appeals 3:30 PFA Ex Parte Mortgage Foreclosure	9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	
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		9:00&1:00 Support Rules 11:45 PFA Ex Parte 3:30 PFA Ex Parte	9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	
8:30 Arraignments 8:30 PFA 11:45 PFA Ex Parte 1:00 Plea/Bench/PTC/Omnibus 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing		8:30 Jury Selection 11:45 PFA Ex Parte 3:30 PFA Ex Parte	9:00 Juvenile Review 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	10:00 Sheriff Sales 11:45 PFA Ex Parte 3:30 PFA Ex Parte	9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	

2025 MCBA Event Calendar

October

- 13 Courts and MCBA Closed in observance of Indigenous People’s Day
- 14 A Mitchell Palmer Award Dinner Honoring Christopher Shelly East Stroudsburg Elks 319
RSVP Required
- 17 MCBA Board Meeting
MCBA and Zoom
- 22 MCBA Court & Government Relations Committee Meeting
MCBA and Zoom
- 23 MCBA Diversity Committee Meeting
MCBA and Zoom
- 23 MCB YLD Member Meeting and Be Happy Hour
MCBA and Zoom

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

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

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

Saturday, November 15, 2025
American Legion Post 346
126 E. 5th Street, East Stroudsburg PA

Volunteers are needed:

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

CLE credit may be earned for volunteer hours.

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

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

(1 substantive credit may be earned for each session)

9:00 AM – 10:00 AM Wills and Estates

10:00 AM – 11:00 AM - HotDocs

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

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

MCBA ♦ 913 Main Street ♦ Stroudsburg PA 18360

Staff Attorney Opening

The **Barbara J. Hart Justice Center**, a Project of the WRC, is seeking a motivated staff attorney to join our team of attorneys dedicated to eliminating domestic violence and sexual abuse through advocacy, education, and systemic change. The qualified attorney will represent survivors in civil legal matters including custody, divorce, spousal, and child support, PFAs, housing matters, etc. Staff attorneys are trained in the dynamics of domestic and sexual violence, and will provide high-quality representation through a trauma informed lens. Attorneys are expected to work collaboratively as well as individually.

This position is ideal for a newly barred attorney or an experienced attorney who wants to focus on Family Law matters. Upon joining our team of attorneys, our experienced staff attorneys will provide mentorship and training opportunities to the newly hired attorney in a supportive team environment. The attorney will have the opportunity to build confidence as a litigator through hands-on experience in court. This position is a great opportunity to learn from experienced attorneys while making an important difference in the lives of clients who cannot afford access to legal representation.

Qualifications:

- PA Bar License in good standing
- Strong written and verbal communication skills
- Ability to represent in both Lackawanna and Susquehanna Counties
- Strong ability to work both independently and part of a collaborative team
- Commitment to advocating for vulnerable populations with compassion and integrity

To apply please submit your cover letter and resume to:
deniseb@wrcnepa.org

Hours: 9AM-5PM

Salary: \$55,000

LOOKING FOR ESTATE NOTICES

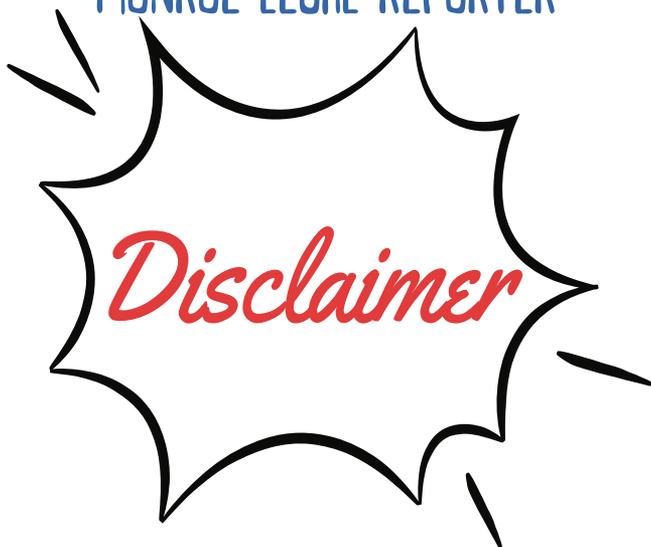
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MONROE COUNTY BAR ASSOCIATION
MONROE LEGAL REPORTER



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MONROE LEGAL REPORTER NOR THE PRINTER
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SPELLING CORRECTIONS, ELIMINATE ERRORS IN
GRAMMAR OR MAKE ANY CHANGES TO
CONTENT.

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

005945-CV-2025 SERVBANK, N.A. V Kenneth W. Luce, III - Real Property - Mortgage Foreclosure: Residential

005955-CV-2025 U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE2, Asset- Backed Pass-through Certificates, Series 2007-WFHE2 V Luis A Santos, Jr Lydia C Santos aka Lydia Santos - Real Property - Mortgage Foreclosure: Residential

005963-CV-2025 Freedom Mortgage Corporation V Edna Miller; Robert Miller - Real Property - Mortgage Foreclosure: Residential

005965-CV-2025 Freedom Mortgage Corporation V Nancy Jean-Simon the Secretary of Housing & Urban Development - Real Property - Mortgage Foreclosure: Residential

006041-CV-2025 MCLP Asset Company, Inc. V Franklin Brown, Jr; Yang Du - Real Property - Mortgage Foreclosure: Residential

005946-CV-2025 Franklin Hill Estates, LLC V Joint Ventures, LLP - Real Property - Real Property: Other

005979-CV-2025 A Pocono Country Place Property Owners Association V Peter Onuoha - Real Property - Real Property: Other

006039-CV-2025 James Discon Vicki Discon V E & E Settlement, Inc. - Real Property - Real Property: Other

006040-CV-2025 Decusatis Development LLC; Marathon Property Investments, LLC V Freedom Mortgage Corporation - Real Property - Real Property: Other

006016-CV-2025 Lynn C Lesoine Susan D Lesoine V Donald W Pius and Their Respective Heirs Representatives Assigns Devises and All Persons Claiming by through or Under them or Any of Them Florence M Pius and Their Respective Heirs Personal Representatives Assigns Devises and All Persons Claiming by through or Under Them or Any of Them - Real Property - Quiet Title

MECHANICS AGREEMENTS

005983-CV-2025 Oak Ridge Construction Company V Robert Mathewson - Agreement - Mechanic's Agreement

CONTRACT EMPLOYMENT DISPUTE**CONTRACT**

005985-CV-2025 Kevin M. Berry V M Star Properties, LLC Melissa Hernandez - Contract - Contract: Other

CONTRACT-DEBT COLLECTION-CREDIT CARD

005941-CV-2025 PNC Bank National Association V Lariza Baton - Contract - Debt Collection: Credit Card

005964-CV-2025 Capital One, N.A. V Dezorrie H Reyes - Contract - Debt Collection: Credit Card

005997-CV-2025 Bank of America, N.A. V Jennifer J McGovern - Contract - Debt Collection: Credit Card

006009-CV-2025 Bank of America, N.A. V Joseph D Allen - Contract - Debt Collection: Credit Card - \$35,796.20

006017-CV-2025 JPMorgan Chase Bank, N.A. V Andrew C Stallings - Contract - Debt Collection: Credit Card

006021-CV-2025 JPMorgan Chase Bank, N.A. V Yin P Lamar - Contract - Debt Collection: Credit Card

006022-CV-2025 JPMorgan Chase Bank, N.A. V Sean K Skebe - Contract - Debt Collection: Credit Card

006023-CV-2025 JPMorgan Chase Bank, N.A. V Raymond Medina - Contract - Debt Collection: Credit Card

006024-CV-2025 JPMorgan Chase Bank NA V James M Miller - Contract - Debt Collection: Credit Card

006030-CV-2025 American Express National Bank V Daniel Graham - Contract - Debt Collection: Credit Card

006031-CV-2025 American Express National Bank, F/K/A American Express Centurion Bank V Robert Mowery - Contract - Debt Collection: Credit Card

006037-CV-2025 JPMorgan Chase Bank, N.A. V Adeel Chaudhry - Contract - Debt Collection: Credit Card

006046-CV-2025 JPMorgan Chase Bank, N.A. V Lorraine E Vanwhy - Contract - Debt Collection: Credit Card

006047-CV-2025 JPMorgan Chase Bank, N.A. V Greg Murwin - Contract - Debt Collection: Credit Card

006048-CV-2025 JPMorgan Chase Bank, N.A. V Joan Hathaway - Contract - Debt Collection: Credit Card

006049-CV-2025 JPMorgan Chase Bank, N.A. V Veronica Bock - Contract - Debt Collection: Credit Card

006066-CV-2025 U.S. Bank National Association V Raymond A Macik - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

005960-CV-2025 Peoples Security Bank & Trust Company V Robert M Baxter - Contract - Debt Collection: Other - \$280,091.15

005968-CV-2025 Peoples Security Bank & Trust Company V Gateway Equities, LLC - Contract - Debt Collection: Other

005991-CV-2025 Ford Motor Credit Company LLC V Giorgi Mikava - Contract - Debt Collection: Other
 006010-CV-2025 Shawnee Valley Owners Association, Inc. V 502 MC, LLC El Hajj Malik Muhammad - Contract - Debt Collection: Other
 006011-CV-2025 Pocono Farms Country Club Association, Inc. V James Perez - Contract - Debt Collection: Other
 006013-CV-2025 Pocono Farms Country Club Association, Inc. V Joyce Martha Gasero-Mancini - Contract - Debt Collection: Other
 006027-CV-2025 George Tallada V Gerald Corva - Contract - Debt Collection: Other
 006058-CV-2025 Teachers Federal Credit Union V Asha Araf - Contract - Debt Collection: Other

TORT

005952-CV-2025 Darnella Kingsberry V Maryann Ritter - Tort - Motor Vehicle
 006029-CV-2025 Lorraine Gold William Gold V Daniel Edward Diegidio - Tort - Motor Vehicle
 006043-CV-2025 Tara Dorsey V Joan Mattson Progressive Specialty Insurance Company - Tort - Motor Vehicle
 006050-CV-2025 Selective Ins Co of S. Carolina Ins Co a/s/o Coolbaugh Township V Deion Marshall Rubert Isaac - Tort - Motor Vehicle
 006054-CV-2025 USAA Casualty Insurance Company V Daniella Perry - Tort - Motor Vehicle
 005988-CV-2025 Brian Winot V Charles Keppler - Tort - Intentional Tort
 006028-CV-2025 Alexis P Wynder Jacqueline A Logan; Kim M Coleman V John Flood; Iatt Investment, N.V. Kenneth L Werner, Jr Individually and t/a and d/b/a Ken's Property Care Service; Label Shoppers a/k/a Peter Harris Clothes Monit Management, Ltd. - Tort - Slander/Label/Defamation

PREMISES LIABILITY

006044-CV-2025 Donald L. Coleman; Kim M Coleman V Canadian Four State Holdings, LTD; Iatt Investment, N.V. Kenneth L Werner, Jr Individually and t/a and d/b/a Ken's Property Care Service; Label Shoppers a/k/a Peter Harris Clothes Monit Management, LTD. - Tort - Premises Liability
 006055-CV-2025 Joseph Devinney V Camelback Ski Resort Cmbk Resort Holdings, LLC CMBK Resort Operations, LLC John Doe 1-10.; KSL Camelback Management, LLC - Tort - Premises Liability

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

005944-CV-2025 Jeffrey Paul Miller V Adlie Tutovic; Smail Tutovic; PA Contracting Services, LLC - Miscellaneous - Replevin
 005987-CV-2025 East Stroudsburg Area School District V - Miscellaneous - Civil
 Miscellaneous: Other
 006057-CV-2025 A Pocono Country Place Property Owners Association V Elizabeth Sandoval Matthew J. Ertle; PA Contracting Services, LLC - Miscellaneous - Civil
 Miscellaneous: Other
 006033-CV-2025 Donell Lyttle V - Miscellaneous - Civil
 Miscellaneous: Other
 Petition for Certificate of Title
 006004-CV-2025 Commonwealth of Pennsylvania, ex rel. Monroe County District Attorney Michael Mancuso V Julie Eve DeVuono; Elizabeth Sandoval Matthew J. Ertle; PA Contracting Services, LLC - Miscellaneous - Quo Warranto

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Effectus Clothing LLC/8210 Grove Drive LLC
 Fawcett, Leslie G/Walega, Christopher Toth, Elizabeth/Lebron, Mary L Mizhquiri, Nelson R/Deborah Drive LLC
 Riley, Phyllis M Est/Commonwealth of Pennsylvania
 Sciocchetti, Sheila J/Faul, Katherine Mary 1950 S Ocean Dr LLC/Leet, Earl G Carrington Mortgage Services LLC/Secretary of Housing and Urban Development
 Abazi, Avni/Abazi, Avni
 Bush, Arika/Arika Bush Living Trust
 Bottomley, Caitlin Carr/Carey, Crystal S Chan, Anna/Hafeli, Cody
 Andres, Ronald B/Bouthillette, John Paul Kidman, Peter N Est/Campbell, Sarah Fisher, Donald G/Fisher, Donald G Batchler, Beverly/Katsafouros, George Jenkins, Barbara P/Rando Equities LLC
 Kolcun, Gabriel J Est/Pierre, Charles Eric Werkheiser, James C Est/New Life Fellowship Baptist Church
 Carey, Ronnise Latrell/Abdullah, Naimah Rupp, Edward/Rupp, Edward
 Knepper, Karl Joseph/Mcsween, Rodney Andrew
 Young, Paul/D E & S Properties Inc
 Keller, David J/D E & S Properties Inc
 Velarde, Orlando Arturo/Houdeshel, Steven Jamison
 Cefalu, Ana/Whiffen, Callum
 Thach, Tho/Thach, Tho
 Kania, Marcin J/Jedrzejczyk, Kinga Karolina Effectus Clothing LLC/Sharifipour, Naseer Bastos, John/Knutelski, Sebastian Deleva, Charles C/Deleva, Charles C Mraz, Carole A/Konarska, Bozena Danuta Volz, Vincent P Jr/Volz, Vincent P Jr

Ochoa, Luis/Ochoa, Luis
Joshua, Mathew K/Kalashnikova, Maria
Myers, Pandora L/IllumInated Enterprises LLC
Drake, Anneliese M/Mak Investment Properties LLC
Feneck, John J Jr/Feneck, Lori
Riley, Thomas F/Jea Holdings LLC
Andreou, Lambros/Popowich, Allan
Tomlin, Matthew S/Mess, George R
Ionescu, Caterina/Melendez, Magic Fermin
Rimland, Marshall/Wallinski, Christopher Lee
Effectus Clothing LLC/Forteca Holdings LLC
106 Riverbend LLC/Davis, Scott Allen
U S Bank Trust National Association/Espinosa, Christina
Burkhardt, Kathy E/Np Lenox LLC
Ziener, Linda/Dilmohamed, Maurina Flores
Wengerd, David S/Toussaint, Vanessa
Lapin, Peter D/Reyes, Shaun Jesus
Anthony George Kilmaytis Trust/Braden, Christopher
Kogan, Elaine/Paratore, Anthony W
U S Bank Trust National Association/Elm Realty LLC
Dasilva, Paul M/Delfiner, Howard Michael
LTS Homes LLC/Azizi, Jamshid
Pepper, Christopher P/Martinez, Zoraida
D E & S Properties Inc/Martinez, Daniel
Peter J Cavanagh Living Trust/Cavanagh, Christopher
Tuft, Donna/Steckler, Robert III
Shumway, H Harold Est/H Sumner Shumway Testamentary Trust
Simonik, Patrick/Simonik, Terrell
Davies, Maria Patricia/Maria Davies Special Needs Trust
Kinsman, Thomas/Weiss, David
Alvarez, Nancy/Calderone, Andrew
Zunino, Stephen/MRI Philly LLC
Y Brothers Inc/Landis, Peter
Price, David M/Price, David M
Kraft, Ryan/Anastasio, Joseph R
Nomad House LLC/Overlook Stays LLC
Stauffer, James E/Ksepka, Martin
Schmutz, Dana H/Berrigan, Richard Jr
Miller, Roland M/Christman, Kyle
Woskolej, Kazimierz/Woskolej, Kazimierz
Wilmington Savings Fund Society
FSB/Fedorchak, Viktor
Ellis, Howard W/Pocono Heritage Land Trust Inc
Crawford, Dan D/Pocono Heritage Land Trust Inc
Vanallen, Donald W/Raciti, Neil C
Torres, Phillip T/Alexander, Charles Henry
Felins, Robert/Jackson Township
Ridgway, Matthew/Lyman, Kaitlin M
Steven J Inc/Robinson, Veronica
Neuman, Abraham/Neuman, Isaac
Beransen, Thomas P Est/Amantur LLC
Chestnuthill Township/Lutz, Richard R
Lutz, Richard R/Lutz, Richard R
Zateeny, John Ryan/Zateeny, John Ryan

Rosario, Marcos A/Rosario, Marcos A
Goginashvili, Georgi/Stepanyants, Karina
Rothstein, Paul/Vidal, David
Oneil, James Est/Miller, Naquana
Parker, Richard/Daliani, Christopher
Fardella, Patrick/Treehouse Trust
Bendix, Richard/Quackenbush, John
Battisto, Virginia M/Battisto, Virginia M
Castro, Maritza/Castro, Maritza
Getz, Glen/Mackes, Jon C
Sanchez, Steven/Sanchez, Lafrances E
Bush, Susan Est/Samolewicz, Eugene Jr
Dell, Robert Frederick/Sun Haus Properties LLC
R and D Coleman LLC/Gerlak, Elzbieta
Carter, Sharon L/Carter, Justin
Ibrahimov, Tural/Breingan, William J
Krieger, William D/Morales, Richard
Schmutz, Dana H/Berrigan, Richard Jr
Noe, Jason/Basilio, Joanna
Wojcicki, Tomasz/Wojcicki, Tomasz
McCann, Daniel/McCann, Daniel
Mochrie, Neil W/Whittington, James Marc
Monroe, Marie/Pierrot, Marie Roberte
Katchmere, Donald R/Donald R Katchmere Family Trust
Bradbury, Thomas J/Reilly & Co Adventures LLC
Matlock, Kathy I/Vallejo, Hector C
Disla, Raisa/Jackson, Timothy
Guerra, Carlos J/Freedom Mortgage Corporation/Asgn
McLeod, Glenton G/Us Bank Trust National Association/Asgn
Daye, Dawn R/U S Bank Trust National Association/Asgn
Maschek, Nakia/Nationstar Mortgage LLC/Asgn
Lynch, Jessica/Wells Fargo Bank N A/Asgn
Galloway, Akiba/U S Bank Trust Company National Association/Asgn
Wallis, Kenneth H/U S Bank Trust Company National Association/Asgn
Laporte, Angele J/Lakeview Loan Servicing LLC/Asgn
Skokowski, Paula/Rocket Mortgage LLC/Asgn
Christener, Edwin F/New American Funding LLC/Asgn
Fernandez, Sayira/Wilmington Savings Fund Society FSB/Asgn
Jasmine Homes Limited Liability Company/7E
CWS Investments Inc/Asgn
Jasmine Homes Limited Liability Company/7E
CWS Investments Inc/Asgn
Burgess, Lachanda/Newrez LLC/Asgn
Lopez, Mariano/Newrez LLC/Asgn
Slatky, Katherine/Newrez LLC/Asgn
Morel, Frangely/Newrez LLC/Asgn
100 Broad LLC/Wilmington Savings Fund Society FSB/Asgn
Lundy, Mamie Ruth/Bank of America N A/Asgn
Pierson, Eric N/Pennymac Loan Services LLC/Asgn

Oncay, Dennis/Firstkey Maseter Funding
2021-A Collateral Trust/Asgn
Duran, Tinesha/Pennymac Loan Services
LLC/Asgn

DIVORCE

005953-CV-2025 Angela L. White V Norman S
White - Divorce - Divorce with 1 Count
005974-CV-2025 Justyna Drozdowski V Lukasz
Drozdowski - Divorce - Divorce with 1 Count
005982-CV-2025 Sonja Murray V Jerry Boakai -
Divorce - Divorce with 1 Count
006001-CV-2025 Courtney D Rose V Dallas D
Rose - Divorce - Divorce with 1 Count
006060-CV-2025 Richard Maher V Racquel
Coleman - Divorce - Divorce with 1 Count
006061-CV-2025 Tashieka Du V Yang Du -
Divorce - Divorce with 1 Count
005942-CV-2025 Lori J Morrison V Ewell
Morrison - Divorce - Divorce with 3 Counts
005999-CV-2025 Brianna Hardy V Ben Hardy -
Divorce - Divorce with 3 Counts
006062-CV-2025 Jeremy Rappenecker V
Amanda Rappenecker - Divorce - Divorce with
3 Counts

SUPPORT

005947-CV-2025 Richard C Barthlemess V
Michele Barthlemess - Support - Support
005959-CV-2025 Destiny Rodriguez V
Ormandy De La Cruz - Support - Support
005971-CV-2025 Jason Jovovich V Natasha
Rodriguez - Support - Support
005973-CV-2025 Monroe County Children and
Youth Services V Victor Pieper - Support -
Support
005975-CV-2025 Cherylann Tanner V Brandy
Lee Kishbaugh - Support - Support
005993-CV-2025 James Shavers Jr V Rose M
Rodriguez - Support - Support
005994-CV-2025 Margarita Bent V Richard
Blocker Jr - Support - Support
005995-CV-2025 Tashonda M Walker V
Shadon J Beane - Support - Support
005996-CV-2025 Kayla Watts V Unique Rainay
- Support - Support
005998-CV-2025 Sharyne Haskins V Aaron
Baez - Support - Support
006000-CV-2025 Elizabeth Berger V Kyle
Berger - Support - Support
006002-CV-2025 Sarah Longyhore V Michael
Foley - Support - Support
006018-CV-2025 Sonya Cover V Charles F
Parisi - Support - Support
006019-CV-2025 Jazlyn Pagan V Tyler
Alexander - Support - Support
006020-CV-2025 Lawrence Caamano Jr V
Debra L Caamano - Support - Support
006038-CV-2025 Asiah Leonard V Aladine
Hicks Sr - Support - Support
006051-CV-2025 Siarra Homere V Jeremiah
Uabra - Support - Support

006052-CV-2025 Briana Lake V Dakim Byrd -
Support - Support
006053-CV-2025 Chelsea Simmons V David
Pinto - Support - Support
006065-CV-2025 Brooke M Murphy V Zachery
A Zimmerman - Support - Support
006067-CV-2025 Jamie T Odum V Ruben
Quian Colquit - Support - Support

CUSTODY AND VISITATION

005976-CV-2025 Lyndon James V Malika
Fernandez Jones - Custody - Custody / Partial
Custody / Shared Custody / Visitation
005977-CV-2025 Sarah Longyhore V Michael
Foley - Custody - Custody / Partial Custody /
Shared Custody / Visitation
005981-CV-2025 Sarah Ann George V
Christopher Edward Huge, Jr. - Custody -
Custody / Partial Custody / Shared Custody /
Visitation
006003-CV-2025 Courtney D Rose V Dallas D
Rose - Custody - Custody / Partial Custody /
Shared Custody / Visitation
006007-CV-2025 Christian Robert Saldibar V
Nichole Rae McClure - Custody - Custody /
Partial Custody / Shared Custody / Visitation
006008-CV-2025 Sonya Cover V Charles Parisi
- Custody - Custody / Partial Custody / Shared
Custody / Visitation
006032-CV-2025 Elyse Rollins V Dimitri Payne,
Jr - Custody - Custody / Partial Custody /
Shared Custody / Visitation
006045-CV-2025 Thomas P. Russell V Kristy L.
Russell - Custody - Custody / Partial Custody /
Shared Custody / Visitation
006014-CV-2025 Dilshoda Al-Abud V Connor
Miles Stilling - Custody - Grandparent/Third
Party Complaint for Custody/Partial
Custody/Shared Custody/Visitation
006056-CV-2025 Jay Allison; Sarah Longyhore
V Brian Garis; Michael Foley - Custody -
Grandparent/Third Party Complaint for
Custody/Partial Custody/Shared
Custody/Visitation

PLAINTIFF V DEFENDANT JUDGMENTS

005958-CV-2025 Peoples Security Bank &
Trust V Pines Realty Services, Inc. - Judgment -
Confession of Judgment: Money-
Miscellaneous - \$280,091.15
005980-CV-2025 Peoples Security Bank &
Trust Company V Gateway Equities, LLC -
Judgment - Confession of Judgment: Money-
Miscellaneous - \$280,091.15

DEFAULT JUDGMENT PRAECIPE FOR JUDGMENT

005992-CV-2025 Snowshoe Condominium
Association V Derek Bodell - Judgment -
Transfer Judgment - \$12,230.29

JUDGMENT ON TRANSCRIPT

005962-CV-2025 Danuta Biernacki V Maritza Mercedes Chaves - Judgment - Judgment / Transcript - \$10,255.35
 006064-CV-2025 Caleb Sykes V PA Contracting Services, LLC - Judgment - Judgment / Transcript - \$12,219.75

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

006059-CV-2025 Thomas McKeown V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 006025-CV-2025 Rachael M Seese V Commonwealth of PA Dept of Transportation Bureau of Motor Vehicles - Civil Appeal - Department of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

005943-CV-2025 Knots Lake Inc V Strohl Richard W - Civil Appeal - Civil Appeal: Other
 006015-CV-2025 The Reserve at Pond Creek Community Association, Inc. V Sandy Jean Marie; Yvens Baptistin - Civil Appeal - Civil Appeal: Other
 006042-CV-2025 Capital One, N.A., Successor by Merger to Discover Bank V Justin Hickman - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL**CERTIFIED COPY LIENS**

005967-CV-2025 Department of Labor and Industry to the Use of the Unemployment Compensation Fund V Little Discoveries Day Care Inc. - Judgment - Certified Copy of Lien - \$14,542.48
 005984-CV-2025 Commonwealth of PA Dept of Labor and Industry to the Use of the Unemployment Compensation Fund V M & M Machine Shop LLC - Judgment - Certified Copy of Lien - \$6,348.06
 005986-CV-2025 Commonwealth of PA Dept of Labor and Industry to the Use of the Unemployment Compensation Fund V Cocina Dominicana LLC - Judgment - Certified Copy of Lien - \$5,055.72

FEDERAL TAX LIENS

005966-CV-2025 Department of Treasury- Internal Revenue Service V Singletary Ricky Singletary Samantha - Judgment - Federal Tax Lien - \$64,791.13

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

355 Juniper LLC/BR Organization LLC/Ucc1
 Penn Vista Associates LLC/Towns, Aaron/Rele
 NBT Bank National Association/Full Gospel Holiness Church of God Inc/Sat

Full Gospel Holiness Church of God Inc/NBT Bank National Association/Trms
 Mortgage Electronic Registration Systems Inc/Mizhquiri, Nelson R/Sat
 Bush, Jordan Michael/Sky Settlement Services LLC/Affd
 Mortgage Electronic Registration Systems Inc/Tomes, Jarod K/Sat
 Kiavi Funding Inc/Effectus Clothing LLC/Sat
 Federal Home Loan Mortgage Corporation/Ukaj, Smajl S/Sat
 Mortgage Electronic Registration Systems Inc/Smith, Shaun/Sat
 Mortgage Electronic Registration Systems Inc/Morton, David/Sat
 Burnett, Prince L/Commonwealth of Pennsylvania/Notr
 Mortgage Electronic Registration Systems Inc/Scala, Kenneth/Sat
 Navy Federal Credit Union/Herbik, Matthew R/Sat
 Police and Fire Federal Credit Union/Bird, Brian/Sat
 Dg Real Estate Lux Corp/Delarosa Asset Management LLC/Asle
 Mortgage Electronic Registration Systems Inc/Robles, Freddie/Sat
 Mortgage Electronic Registration Systems Inc/Chen, Gang Xing/Sat
 Mortgage Electronic Registration Systems Inc/Kelleman, Doreen A/Sat
 Mortgage Electronic Registration Systems Inc/Miller-Buchanan, Jaunita/Sat
 Mortgage Electronic Registration Systems Inc/Lazy River LLC/Sat
 Mortgage Electronic Registration Systems Inc/Connor, Paul G/Sat
 First Northern Bank and Trust Co/Schlogl, Ryan C/Sat
 First Northern Bank and Trust Co/Jakobsen, John Michael/Sat
 New Life Fellowship Baptist Church/Wayne Bank/Arnt
 Loan Funder LLC Series 81961/Silverland Tech Solutions LLC/Ucc3term
 Mortgage Electronic Registration Systems Inc/Hoffman, James M/Sat
 NBT Bank National Association/Rose, Karen S/Sat
 Mortgage Electronic Registration Systems Inc/Steltz, Barrett/Sat
 Strunk, Mackenzie Elizabeth/Cross River Bank/Ucc1
 Starkes, Sharon A/Commonwealth of Pennsylvania/Notr
 Citizens Bank N A/Bernstein, Fred/Sat
 Mortgage Electronic Registration Systems Inc/Maziarz, Damian/Sat
 Siwell Inc/Infate, Richard A/Sat
 Siwell Inc/Stone, Ruth V/Sat
 Duckworth, Melissa A/Commonwealth of Pennsylvania/Notr

First National Bank of Pennsylvania/660 LLC/Sat
 First Northern Bank and Trust Co/Silva-Werner, Esperanza/Sat
 Strunk, Mackenzie Elizabeth/Cross River Bank/Ucc1
 Bank of America N A/Rodgers, Lovell/Sat
 First National Bank of Pennsylvania/660 LLC/Trms
 Mortgage Electronic Registration Systems Inc/Thompson, Jefferson C/Sat
 Cirranello, Nicholas/Hernandez, Andrew/Revoa
 Rodriguez, Joanne/Goodleap LLC/Ucc1
 Benitez, Dagoberto/Goodleap LLC/Ucc1
 Gelardi, James/Goodleap LLC/Ucc1
 Luciano, Scaila/Goodleap LLC/Ucc1
 Sexton, Harry/Corning Credit Union/Ucc3cont
 Salas, Kevin/Sunnova Sla Management LLC/Ucc3cont
 Schwartz, Larry/Sunnova Te Management LLC/Ucc3cont
 Mortgage Electronic Registration Systems Inc/Geddes, Robert C/Sat
 First Northern Bank and Trust Co/DiFranco, Alfred/Sat
 Mortgage Electronic Registration Systems Inc/Gannon, Stephen/Sat
 Mortgage Electronic Registration Systems Inc/Mederich, Jordan/Sat
 Wells Fargo Bank N A/Nordmark, James K/Sat
 Mortgage Electronic Registration Systems Inc/Harriott, Stacyann K/Sat
 Finance of America Reverse LLC/Ribera, Genevieve/Sat
 Mortgage Electronic Registration Systems Inc/Smith, Sharon/Sat
 Pennymac Loan Services LLC/Faybisovich, Nareisha/Sat
 Mortgage Electronic Registration Systems Inc/Whisner, Veronica A/Sat
 Utilities Employees Credit Union/Petruncio, James Lee/Sat
 Navy Federal Credit Union/Martel, Tiana/Sat
 Mortgage Electronic Registration Systems Inc/Bogar, Ronald/Sat
 U S Bank Trust National Association/Select Portfolio Servicing Inc/Powr
 Wahl, Gerhard/Goodleap LLC/Ucc1
 Pacific Asset Holding LLC/Agrawal, Anju Devi/Sat
 Mortgage Electronic Registration Systems Inc/Powers, Sandra/Sat
 Metropolitan Life Insurance Company/Rocato Holdings LLC/Sat
 Wayne Bank/Nedo, Thomas J/Sat
 Wayne Bank/Nedo, Thomas J/Trms
 Martinez, Zoraida/Hernandez, Hector/Powr Reaser, Megan/Commonwealth of Pennsylvania/Notr
 Penn Vista Associates LLC/Adams, Justin M/Rele
 Reigo Securitization Sponsor 2021-1LLC/Gingo Palumbo Law Group LLC/Powr
 PNC Mortgage/Lampe, Eileen/Sat
 Mortgage Electronic Registration Systems Inc/Georgekutty, Saju/Sat
 Molinaro, Thomas/Monroe County/Prefast
 Kochman, Kristina/Monroe County/Prefast
 Danges, Robert F/Danges, Robert F/Maps Erney, Deron L/Monroe County/Prefast
 Hoover, Marilyn/Hoover, Marilyn/Maps
 Haydt, Barry/Haydt, Barry/Maps
 Christ Hamilton United Lutheran Church/Monroe County/Prefast
 Municipal Credit Union/Caulfield, Kevin R/Sat
 Navy Federal Credit Union/Ghassan, Frantz/Sat
 Mortgage Electronic Registration Systems Inc/Ledner, Sandra/Sat
 Citizens Bank N A/Soranno, John/Sat
 Mortgage Electronic Registration Systems Inc/Delgado, Jennifer J/Sat
 Mortgage Electronic Registration Systems Inc/Pearl, Vinesha/Sat
 Goldman Sachs Bank Usa/Hartz, Richard A/Sat
 Mortgage Electronic Registration Systems Inc/Lombardi, Patricia M/Sat
 Lawrence, Thomas/Solar Mosaic Inc/Ucc3cont
 JPMorgan Chase Bank N A/Neff, Jennifer L/Sat
 Mortgage Electronic Registration Systems Inc/Chaudhry, Muhammad Y/Sat
 Deverson, Rosidanny/Commonwealth of Pennsylvania/Notr
 Mortgage Electronic Registration Systems Inc/Chan, Anna/Sat
 TD Bank N A/57 Realty LLC/Trms
 Dime Bank/Colby, Dianne K/Sat
 First Northern Bank and Trust Co/Zion United Lutheran Church/Sat
 ESSA Bank & Trust/Hill, Thomas J/Sat
 ESSA Bank & Trust/Sweeney, Catherine A/Sat
 ESSA Bank & Trust/Moschella, Paul/Sat
 ESSA Bank & Trust/Westhuis, Arrien/Sat
 ESSA Bank & Trust/Bonser, Lynn B/Sat
 ESSA Bank & Trust/Wenton, William J/Sat
 Amantur LLC/Hardline Capital LLC/Asle
 Redevelopment Authority of the County of Monroe/Casasnovas, Herberto/Sat
 Redevelopment Authority of the County of Monroe/Casasnovas, Herberto/Sat
 Sun Valley Lake Inc/Lutz, Richard R/Rele
 PNC Bank National Association/Chicco, Frank/Sat
 First Northern Bank and Trust Co/Zion United Lutheran Church/Trms
 State Route 0209/State Route 0209/Maph
 First Keystone Community Bank/Village At Twin Falls LLC/Sat
 First Keystone Community Bank/Village At Twin Falls LLC/Trms
 ESSA Bank & Trust/Verchot, John W/Sat
 ESSA Bank & Trust/Jerry and Cathy Sun Living Trust/Sat
 ESSA Bank & Trust/Odell, Judy L/Sat

ESSA Bank & Trust/Flannery, Michael J/Sat
 Manwalamink Water Company/Pennsylvania-
 American Water Company/Merg
 ESSA Bank & Trust/Goldy, Scott M/Sat
 ESSA Bank & Trust/Kozic, Wesley T/Sat
 Rapalo, Aura/Aqua Finance Inc/Ucc1
 Mortgage Electronic Registration Systems
 Inc/Plywaczewski, Peter M/Sat
 First Keystone Community Bank/Pergola
 Properties LLC/Sat
 First Keystone Community Bank/Knecht, Keith
 D/Sat
 Kahn, Mitchell/Patrick J Quinn LLC/Sat
 Navy Federal Credit Union/Walsh, Maura/Sat
 Mortgage Electronic Registration Systems
 Inc/Campos, Cristina/Sat
 JPMorgan Chase Bank N A/Lehman, Scott
 R/Sat
 JPMorgan Chase Bank N A/Reyes, Shaun/Sat
 Secretary of Housing and Urban
 Development/Mendez, Melanie M/Sat
 North Penn Bank/Simpson, Delroy/Sat
 Loan Funder LLC/Brothers Quality General
 Construction Inc/Ucc3term
 Loan Funder LLC/Brothers Quality General
 Construction Inc/Ucc3term
 Pennsylvania American Water
 Company/Pennsylvania American Water
 Company/Maps
 Rizzo, Vincent S/Fifth Third Bank N A/Ucc1
 Koabel, Linda/Commonwealth of
 Pennsylvania/Notr
 Auriemma, Megan/Camarata, Robert John
 Jr/Affd
 Skytop Lodges Inc/Fidelity Deposit and
 Discount Bank/Asle
 Skytop Lodges Inc/Fidelity Deposit and
 Discount Bank/Asle
 Mortgage Electronic Registration Systems
 Inc/Gately, Jamie/Sat
 Members , St Federal Credit Union/Farry,
 Tracie/Sat

Mortgage Electronic Registration Systems
 Inc/Amadio, Kathleen/Sat
 Berthel, Alice M/Bank of America N A/Sat

MORTGAGES

GRANTOR/GRANTEE

8210 Grove Drive LLC/Mortgage Electronic
 Registration Systems Inc
 Walega, Christopher/Mortgage Electronic
 Registration Systems Inc
 Lebron, Mary L/Mortgage Electronic
 Registration Systems Inc
 Deborah Drive LLC/Mortgage Electronic
 Registration Systems Inc
 Blanco, Dennis/Municipal Credit Union
 Faull, Katherine Mary/Mortgage Electronic
 Registration Systems Inc
 Smith, Sharon Diane/Mortgage Electronic
 Registration Systems Inc
 Kopecky, Matthew Glenn/Mortgage Electronic
 Registration Systems Inc
 Lisnik, Eric/Mortgage Electronic Registration
 Systems Inc
 Burke, Nicole R/Secretary of Housing and
 Urban Development
 Randolph, Reginald/Mortgage Electronic
 Registration Systems Inc
 Logan, Keeble Anthony/PNC Bank National
 Association/Modm
 Buccieri, Thomas/Secretary of Housing and
 Urban Development
 Leet, Earl G/Mortgage Electronic Registration
 Systems Inc
 Wood, Broudia H/Wayne Bank
 Jimenez, Emilio/Secretary of Housing and
 Urban Development
 Hafeli, Cody/Mortgage Electronic Registration
 Systems Inc
 Eng, Stephen/Ps Bank
 Campbell, Sarah/Pennsylvania State
 Employees Credit Union
 Severino, Yvelisse/Velocity Commercial Capital
 LLC
 Mak-Com Properties LLC/Flood Associates
 Inc/Modm
 Roberts, Saglinda Hallett/ESSA Bank
 Shaw, Timothy Sr/Loancare LLC/Modm
 Pierre, Charles E/Mortgage Electronic
 Registration Systems Inc
 Matley, Pamela A/Connexus Credit Union
 New Life Fellowship Baptist Church/Wayne
 Bank
 Abdullah, Naimah/Mortgage Electronic
 Registration Systems Inc
 Mcsween, Rodney/Mortgage Electronic
 Registration Systems Inc
 Sherman, Latoya/Mortgage Electronic
 Registration Systems Inc
 Francis, Homer L/Secretary of Housing and
 Urban Development
 Houdeshel, Steven Jamison/Mortgage
 Electronic Registration Systems Inc

Walsh, Kevin R/Mortgage Electronic
Registration Systems Inc
Whiffen, Callum/Mortgage Electronic
Registration Systems Inc
Keaton, Jeffery Wayne/Mortgage Electronic
Registration Systems Inc
Thach, Tho/Mortgage Electronic Registration
Systems Inc
Covel, Joseph R/Mortgage Electronic
Registration Systems Inc
Menhennett, Matthew/Mortgage Electronic
Registration Systems Inc
Konarska, Bozena Danuta/Polish and Slavic
FCU
Hernandez, Juan/Mortgage Electronic
Registration Systems Inc
Illuminated Enterprises LLC/Kiavi Funding Inc
Mak Investment Properties LLC/Shah, Vipul
Fulton, Cyd C/Freedom Mortgage
Corporation/Modm
Melendez, Magic Fermin/Mortgage Electronic
Registration Systems Inc
Melendez, Magic Fermin/Pennsylvania
Housing Finance Agency
Wallinski, Christopher Lee/Horizon Farm
Credit Aca
Miller, Daryle J/Utilities Employees Credit
Union
Forteca Holdings LLC/Lima One Capital LLC
Davis, Scott Allen/Mortgage Electronic
Registration Systems Inc
Guayaquil , LLC/Mortgage Electronic
Registration Systems Inc
Boubert, Thierry C/Freedom Mortgage
Corporation/Modm
Espinosa, Christina/Mortgage Electronic
Registration Systems Inc
Nagle, Tammie M/Mortgage Electronic
Registration Systems Inc
Sanchez, Mariana/Freedom Mortgage
Corporation/Modm
Reyes, Shaun Jesus/Mortgage Electronic
Registration Systems Inc
Cortez, Eric/Mortgage Electronic Registration
Systems Inc
Bogar, Ronald/Mortgage Electronic
Registration Systems Inc
Braden, Christopher/Mortgage Electronic
Registration Systems Inc
Godshalk, Kenneth A/Mortgage Electronic
Registration Systems Inc
Elm Realty LLC/Kiavi Funding Inc
Roberson, Daron/Secretary of Housing and
Urban Development
Gonzalez, Gerardo/Mortgage Electronic
Registration Systems Inc
Puryear, Carla T/Secretary of Housing and
Urban Development
Fallat, David Jr/Wells Fargo Bank N A
Kalinock, Marcia L/Wells Fargo Bank N A
Martinez, Zoraida/Mortgage Electronic
Registration Systems Inc

Martinez, Daniel/Mortgage Electronic
Registration Systems Inc
Steckler, Robert III/Mortgage Electronic
Registration Systems Inc
Schneider, Frances Est/Blvck Cabin 3 LLC
Calderone, Andrew/Mortgage Electronic
Registration Systems Inc
MRI Philly LLC/Mortgage Electronic
Registration Systems Inc
Landis, Peter/Mortgage Electronic
Registration Systems Inc
Bates, Wyatt/Mortgage Electronic Registration
Systems Inc
Sandt, David/Utilities Employees Credit Union
Oliver, Ross D Jr/Mortgage Electronic
Registration Systems Inc
Sandt, David/Utilities Employees Credit Union
LD Telecom Propco LLC/Wilmington Trust
National Association
Toussaint, Vanessa Jean/Mortgage Electronic
Registration Systems Inc
Simpson, Delroy/Mortgage Electronic
Registration Systems Inc
Powell, Bryan J/TD Bank N A
Dillon, Mary/Mortgage Electronic Registration
Systems Inc
Neff, Jennifer L/Mortgage Electronic
Registration Systems Inc
Anastasio, Joseph R/Mortgage Electronic
Registration Systems Inc
Overlook Stays LLC/Mortgage Electronic
Registration Systems Inc
Ksepka, Martin/First Heritage Financial LLC
Berrigan, Richard Jr/Schmutz, Scott R
Christman, Kyle/Mortgage Electronic
Registration Systems Inc
Raciti, Neil C/Mortgage Electronic Registration
Systems Inc
Robinson, Veronica/Mortgage Electronic
Registration Systems Inc
Neuman, Isaac/Mortgage Electronic
Registration Systems Inc
Amantur LLC/Hardline Capital LLC
Westdyke, Marlese B/Citizens Bank N A
Martinez, Carlos/Navy Federal Credit Union
Pitter, Marlene/Secretary of Housing and
Urban Development
Abdin, Ashraf F/Secretary of Housing and
Urban Development
Young, Roslyn J/Mortgage Electronic
Registration Systems Inc
Vidal, David/Mortgage Electronic Registration
Systems Inc
Daliani, Christopher/Mortgage Electronic
Registration Systems Inc
Butler, Jessica Lynn/PNC Bank National
Association
McGriff, Bryant/PNC Bank National
Association
Melendez, Bredids/Secretary of Housing and
Urban Development
Whitcraft, Danielle/Citizens Savings Bank

Nunez, Michelle Rubby/Utilities Employees
Credit Union
Souders, Joeleen/Mortgage Electronic
Registration Systems Inc
267 Scenic Dr Homes LLC/Shah, Neel V
Morales, Richard/Mortgage Electronic
Registration Systems Inc
Berrigan, Richard Jr/Schmutz, Scott R
Basilio, Joanna/Mortgage Electronic
Registration Systems Inc
Machado, Royceisa/Mortgage Electronic
Registration Systems Inc
109 Colleen Dr Holdings LLC/Shah, Neel V
Skytop Lodges Inc/Fidelity Deposit and
Discount Bank
Skytop Lodges Inc/Fidelity Deposit and
Discount Bank
Vallejo, Hector C/Mortgage Electronic
Registration Systems Inc
Jackson, Timothy/Pennsylvania State
Employees Credit Union

**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

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

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 McK-aba, 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:
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

**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

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

**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

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 2021110884.

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

**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
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 EXECUTION 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

**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

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

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

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

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

**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
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

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

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

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

**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

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

**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

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

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

**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
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

**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
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

**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

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 Jacob & 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

**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

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 EXECU-

TION 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

**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

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 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 EXECU-

TION 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 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

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 EXECUTION 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

**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
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

**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
PURCHASERS MUST PAY 10% OF THE PUR-

Sep 26, Oct 3, 10

CHASE 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

Tax ID Number(s): 05/97518

Land situated in the Borough of East Strouds-
burg 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 DE-
VELOPMENT, 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,Page8216
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 EXECU-
TION AS THE PROPERTY OF: **Richard B.**

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
Prospective bidders must complete the Bi-
d4Assets on-line registration process to par-
ticipate in the auction. The highest bid plus
costs shall be paid to bid4assets, on their
website, as the purchase price for the prop-
erty 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

**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
Brodheads ville, PA 18322

Sep 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Regina Colwell aka Regina Carrie Cherry Colwell, late of Tobyhanna, Monroe County, Commonwealth of Pennsylvania, 05/07/2025 deceased.

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

C/o Fisher & Fisher Law Offices LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424

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

Gouldsboro, PA 18424

Sep 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

c/o Fisher & Fisher Law Offices LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424

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

Sep 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dennis Joseph Conklin a/k/a Dennis J. Conklin a/k/a Dennis Conklin, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, May 17, 2025 deceased.

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

613 Riva Ridge Road
Sneads Ferry, NC 28460

Carole Mendel
22 Meadow Drive
Totowa, NJ 07512

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

Sep 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

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

Sep 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John C Fevrier, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, August 2, 2025 deceased.

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

County where notice may be given to Claimant. Marie Kirk, Executrix
424 Robin Road
Portsmouth, VA 23701

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

Sep 19, 26, Oct 3

**PUBLIC NOTICE
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
York, PA 17402

Sep 26, Oct 3, 10

**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 Chestnut Hill 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
ESTATE NOTICE**

Estate of Charles A. Wagner a/k/a Charles A. Wagner, III, late of Late of Ross Twp., Monroe County, Commonwealth of Pennsylvania, 3/26/25 deceased.

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

Richard C. Maclary, Executor
301 Par Dr.
Williamsburg, VA 23188

Daniel J. Siegel, Esq.
Daniel J. Siegel, LLC
66 W. Eagle Rd., #1
Havertown, PA 19083

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Edward J. Perkins, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, 05/31/2025 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.

Edward J. Perkins
123 Howard Court
Saylorsburg, PA 18353

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

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gloria T. Malone, late of East Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, August 28, 2025 deceased.

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

Kevin J. Malone
P.O. Box 394
Blakeslee, PA 18610

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

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Darrell Bamberg, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 03/29/2025 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.

Chinita Bamberg
4203 Kenwood Terrace
East Stroudsburg, PA 18301

Marshall M Hanyon, Esquire
501 New Brodheadsville Blvd N
Brodheadsville, PA 18322

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Charles Tony Taibi, Jr. a/k/a Charles T. Taibi, Jr. a/k/a Charles Taibi, Jr., late of Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, 06/23/2025 deceased.

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

Charles T. Taibi, III, Administrator
21 Newton Run Drive
East Stroudsburg, PA 18302

Gerald J. Kanyok, Jr., Esq.
Cramer, Swetz, McManus, Jordan & Saylor, P.C.
711 Sarah Street
Stroudsburg, PA 18360

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gerald Arch a/k/a Gerald G. Arch, Gerald Gregory Arch & Jerry Arch, late of E. Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania 7/4/25 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.

Jennifer M. Picone, Administratrix
Andrew J. Haas, Esq.
One Logan Square 130 N. 18th St.
Phila., PA 19103-6998

Andrew J. Haas, Esq.
One Logan Square 130 N. 18th St.,
Phila., PA 19103-6998

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph P. Shea, Jr. a/k/a Joseph Patrick Shea, Jr., late of Stroud Twp., Monroe County, Commonwealth of Pennsylvania, 6/12/25 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Jacqueline Baugh, Administratrix C.T.A.

c/o Delia A. Dougherty, Esq.
308 Harper Dr., #200
Moorestown, NJ 08057

c/o Delia A. Dougherty, Esq.
308 Harper Dr., #200
Moorestown, NJ 08057

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Elfrieda Arthur DiGiacomo, late of hip, Monroe County, Commonwealth of Pennsylvania, 02/23/2025 deceased.

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

Charles Arthur
164 Byron Road
Kunkletown, PA 18058

Marshall M Hanyon, Esquire
501 New Brodheadsville Blvd N
Brodheadsville, PA 18322

Oct 3, 10, 17

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on 09/16/2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Jaxon Jameson Lilly to Jaxon James Stratakos**.

The Court has fixed the day of 12/05/2025 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.

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

Oct 3

**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 **PURELY GOURMET INC.**

Oct 3

**PUBLIC NOTICE
FICTITIOUS NAME REGISTRATION**

NOTICE IS HEREBY GIVEN THAT Zachary Smith of Monroe County, Pennsylvania, has filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA as of 7/29/2025, an application for a certificate to do business under the assumed or fictitious name of **Nolan Smith Outdoor Services**, said business to be carried on at 106 Firehouse Rd., Pocono Pines, PA 18350.

Oct 3

**PUBLIC NOTICE
LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS MONROE COUNTY, PENNSYLVANIA

The Tax Claim Bureau of Monroe County, Pennsylvania ON SEPTEMBER 22, 2025, PRESENTED ITS CONSOLIDATED RETURN OF THE TAX SALE OF REAL ESTATE HELD ON SEPTEMBER 8, 2025, to the Court, and same was con-

firmed NISI ON SEPTEMBER 24, 2025.

Unless objections or exceptions are filed thereto by any owner, lien creditor or interested party within thirty (30) days after the date of the Consolidated return, the return will be confirmed absolutely as of course.

TAX CLAIM BUREAU OF
MONROE COUNTY, PENNSYLVANIA
Melinda S. Knitter, Director
Oct 3

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY
43RD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 5987 CIVIL 2025**

IN RE:
PETITION FOR APPOINTMENT OF SCHOOL POLICE OFFICERS FOR THE EAST STROUDSBURG AREA SCHOOL DISTRICT PLEASE TAKE NOTICE that a hearing shall be held before the Honorable Jonathan Mark, on October 15, 2025 at 2:30 pm, upon consideration of a Petition for Appointment of School Police Officers for the East Stroudsburg Area School District being, Betzaida Alvarado and Randy Schlatter, who has satisfactorily completed the requirements of the Municipal Police and Education Training Law, Act 120, 53 Pa.C.S. § 1261 et. seq., in order for said school police officers to exercise the same powers under authority of law or ordinance by the police of the municipalities wherein the school property is located.

Christopher S. Brown Law Offices
607 Monroe Street
Stroudsburg PA 18360
Solicitor
Oct 3, 10

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS
OF MONROE COUNTY, PENNSYLVANIA
CIVIL DIVISION
No.: 004464-CV-2024**

WELLS FARGO BANK, N.A.

Plaintiff

v.

DONALD WITTENWILER A/K/A DONALD G. WITTENWILER

Defendant(s)

NOTICE TO: DONALD WITTENWILER A/K/A

DONALD G. WITTENWILER

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 204 Deep Lake Road, a/k/a
1622 Deep Lake Road, Long Pond, PA 18334

Being in TUNKHANNOCK TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 20.1D.1.48-2 a/k/a 206333002956101

Improvements consist of residential property. Sold as the property of Donald Wittenwiler and Theresa Wittenwiler

Your house (real estate) at 204 Deep Lake Road, a/k/a 1622 Deep Lake Road, Long Pond, PA 18334 is scheduled to be sold at the Sheriff's Sale on December 4, 2025 at 10:00 AM, at the MONROE COUNTY COURTHOUSE, 610 MONROE ST, HEARING ROOM B, STROUDSBURG, PA 18360, to enforce the Court Judgment of \$34,904.46 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

MONROE COUNTY BAR ASSOCIATION

FIND A LAWYER PROGRAM

P.O. BOX 591.0

STROUDSBURG, PA 18360

TELEPHONE: (570) 424-1340

FAX: (570) 424-8234

BROCK & SCOTT, PLLC

Attorney for Plaintiff

(844) 856-6646

Oct 3, 10

PUBLIC NOTICE

ORGANIZATION NOTICE

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization-Domestic Limited Liability Company has been filed and approved with the Department of State, Harrisburg, Pennsylvania, on September 11, 2025, under the Business Corporation Law of 1988, as amended, for the organization of: Debra Rae Hynoski Consulting LLC.

Mark A. Primrose, Esquire

17 North Sixth Street

Stroudsburg, PA 18360

Oct 3

PUBLIC NOTICE

ORGANIZATION NOTICE

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization-Domestic Limited Liability Company has been filed and approved with the Department of State, Harrisburg, Pennsylvania, on September 11, 2025, under the Business Corporation Law of 1988, as amended, for the organization of: Competent Truck and Trailer Repairs LLC.

Mark A. Primrose, Esquire

17 North Sixth Street

Stroudsburg, PA 18360

Oct 3

PUBLIC NOTICE

Now, this 24th day of September, 2025, pursuant to the authority contained in Pa.R.J.A. No. 1901, the attached list of summary cases from Magisterial District Court 43-3-02 within the Forty-Third Judicial District are being considered for Administrative Termination after 30 days of publication of this list, unless a party to the proceeding requests a hearing from the Magisterial District Court.

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

Docket Number	Defendant	Docket Number	Defendant
NT 479-1992	Kramer, Kurt P.	NT 501-1992	Rem & Rem, Inc.-Richard Mears
NT 502-2025	Rem & Rem, Inc.-Richard Mears	NT 14-1993	Francis, Kelly Lin
NT 27-1993	McMahon, Robert E.	NT 104-1993	Hammond, Michael A.
NT 156-1993	Ferraro, Donna M.	NT 199-1993	Cusimano, Bernard "rick" IV
NT 215-1993	Zuccaro, Stefano	NT 225-1993	Wilmouth, John
NT 226-1993	Cerino, Frank A.	NT 253-1993	Kerber, Margaret A.
NT 326-1993	Bunch, James A.	NT 327-1993	Bunch, James A.
NT 538-2010	Auguillo, Julio Ceasar	NT 539-1993	Auguillo, Julio Ceasar
NT 81-2019	Kratz, Carol L.	NT 113-2019	Verizon Wireless
NT 191-2019	Abel, Brittany Marie	NT 333-2019	Bush, Michael Edward

Oct 3



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

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

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

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

www.monroebar.org

Monroe County Bar Association
913 Main Street
Stroudsburg PA 18360
570.424.7288



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



Thomas F. Ford
Tom Ford Business
Law Office PC



Gerard J. Geiger
Newman Williams PC



Tobey Oxholm
Just Resolutions ADR



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