

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 10th, 2025

No. 41

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

Todd W. Weitzmann, Editor

Robert J. Kidwell, III, Assistant Editor

913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Drawing Courtesy of Joyce Love

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

*All advertisements for the LEGAL REPORTER should be submitted no later
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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
28	29	30	1	2	3	4
			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	
5	6	7	8	9	10	11
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/Sent/PTC/Omnibus 3:30 PFA Ex Parte		
12	13	14	15	16	17	18
	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. Supp. 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	
19	20	21	22	23	24	25
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		
26	27	28	29	30	31	
8:30 Arraignments 8:30 PFA 11:45 PFA Ex Parte 1:00 Plea/Sent/PTC/Omnibus 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing	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



SAVE THE DATE!

Monroe County Bar Association

Presents

Wills for Heroes

Saturday, November 15, 2025

East Stroudsburg American Legion Post 346

*Volunteer attorneys, subject matter experts,
notaries public, and witnesses will be needed.*

HELP WANTED FAMILY LAW ATTORNEY

MHK Attorneys in Brodheadsville, PA, is seeking a passionate Family Law Attorney to join our dynamic legal team.

Qualifications:

- Juris Doctor (JD) from an accredited law school
- Active Pennsylvania bar membership
- Proven success in family law matters

Help us help families navigate their legal challenges with confidence and care.

MHK
ATTORNEYS

Send CV to: applynow@mhkattnorneys.com

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:

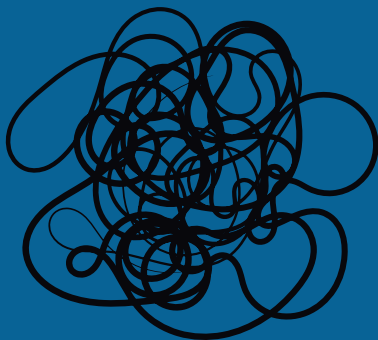
- PA Bar License in good standing
- Strong written and verbal communication skills
- Ability to represent in both Lackawanna and Susquehanna Counties
- Strong ability to work both independently and part of a collaborative team
- Commitment to advocating for vulnerable populations with compassion and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

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

Hours: 9AM-5PM

Salary: \$55,000

STRESSED?



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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

006109-CV-2025 Joseph Bennett; Tobyhanna Site LLC V 940 Harvet Donuts LLC; Rick Albert - Real Property - Landlord/Tenant Dispute
 006085-CV-2025 Pennsylvania Housing Finance Agency V Donna McElroy Kyle McElroy; The Secretary Of Housing And Urban Development - Real Property - Mortgage Foreclosure: Residential
 006092-CV-2025 Wells Fargo Bank NA V Jeremy Franklin Gasdik In His Capacity As Executor And Heir Of The Estate Of Geraldine M Gasdik - Real Property - Mortgage Foreclosure: Residential
 006098-CV-2025 Santander Bank, N.A. V Kathleen Dupuy Brown AKA Kathleen Brown-Dupuy - Real Property - Mortgage Foreclosure: Residential
 006100-CV-2025 Towd Point Mortgage Trust 2019-4, U.S. Bank National Association, As Indenture Trustee V Courtney Quinn Patrick Quinn - Real Property - Mortgage Foreclosure: Residential
 006107-CV-2025 Crosscountry Mortgage, LLC V Jeanette Ruiz Sierra - Real Property - Mortgage Foreclosure: Residential
 006122-CV-2025 Rocket Mortgage, LLC FKA Quicken Loans LLC FKA Quicken Loans Inc V Tameicina L Johnson AKA Tameicina Johnson Administratrix Of The Estate Of James O Walker AKA James Walker Deceased - Real Property - Mortgage Foreclosure: Residential
 006147-CV-2025 Freedom Mortgage Corporation V Teofilo Martinez Waliza Martinez - Real Property - Mortgage Foreclosure: Residential
 006151-CV-2025 Firstrust Bank V Fernando Akira Kawaguchi; Igor R Messano - Real Property - Mortgage Foreclosure: Residential
 006110-CV-2025 A Pocono Country Place Property Owners Association V Judy L Panko Shawn Thomas Publik - Real Property - Real Property: Other
 006158-CV-2025 Advanced Disaster Recovery, Inc; Wells Fargo Bank NA V Jeffrey Porter Tara Porter - Real Property - Real Property: Other - \$22,791.00

MECHANICS AGREEMENTS
CONTRACT EMPLOYMENT DISPUTE
CONTRACT

006093-CV-2025 Anne Walsh Administrator Of The Estate Of James Walsh And Anne Walsh Individually V Allianz Life Insurance Company Of North America; Life USA Holdings, Inc LifeUSA Insurance Company - Contract - Contract: Other
 006094-CV-2025 Michael Camier V Paul Delorenzo Pocono Pauly's Material And

Landscape Supplies, LLC - Contract - Contract: Other
 006127-CV-2025 Dutch Construction LLC T/A Rainbow International Of East Stroudsburg V Junior Knight Winsome Knight - Contract - Contract: Other
 006148-CV-2025 Omer Yuhjtman V Keith Torregrossa, Broker Of Record; Re/Max Of The Poconos, LLC Samantha Bonnett - Contract - Contract: Other
 006156-CV-2025 Wells Fargo Bank, N.A. V Jennifer L. Roll - Contract - Contract: Other
 006097-CV-2025 Cooper-Booth Wholesale Co., LP V Valero Tobyhanna Falcon Fuel Supply Yavuz Sahin - Judgment - Confession Of Judgment: Money-Miscellaneous - \$2,559.59
 006166-CV-2025 Oh Shrim, Inc.; Natacha S Roman V Falcon Petroleum, Inc - Judgment - Confession Of Judgment: Money-Miscellaneous - \$72,832.00

CONTRACT-DEBT COLLECTION-CREDIT CARD

006095-CV-2025 Capital One, N.A. V Jose A Cordero - Contract - Debt Collection: Credit Card
 006117-CV-2025 Midland Credit Management, Inc. V Keaziah Brown - Contract - Debt Collection: Credit Card
 006124-CV-2025 JP Morgan Chase Bank, N.A. V Gary K Chizmadia - Contract - Debt Collection: Credit Card
 006125-CV-2025 JP Morgan Chase Bank, N.A. V Scott R Bowles - Contract - Debt Collection: Credit Card
 006126-CV-2025 JP Morgan Chase Bank, N.A. V Steven A Severino - Contract - Debt Collection: Credit Card
 006131-CV-2025 JP Morgan Chase Bank, N.A. V Donna L Kreckman - Contract - Debt Collection: Credit Card
 006132-CV-2025 U.S. Bank National Association V Charles Etgen - Contract - Debt Collection: Credit Card
 006137-CV-2025 Capital One N.A. Successor By Merger To Discover Bank V Robert G Clare - Contract - Debt Collection: Credit Card
 006138-CV-2025 Capital One N.A. Successor By Merger To Discover Bank V Mark C Teig - Contract - Debt Collection: Credit Card
 006141-CV-2025 JP Morgan Chase Bank, N.A. V Eric M Bremer - Contract - Debt Collection: Credit Card
 006142-CV-2025 JP Morgan Chase Bank, N.A. V Donna L Kreckman - Contract - Debt Collection: Credit Card
 006143-CV-2025 JP Morgan Chase Bank, N.A. V Yezenia Mino - Contract - Debt Collection: Credit Card
 006144-CV-2025 JP Morgan Chase Bank, N.A. V Eric D Coleman - Contract - Debt Collection: Credit Card

006149-CV-2025 Absolute Resolutions Investments, LLC V Elias L Rivera - Contract - Debt Collection: Credit Card
 006164-CV-2025 Wells Fargo Bank, Na V Ronald J. Chiusano - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

006096-CV-2025 Lvnv Funding LLC V Michael Fennell - Contract - Debt Collection: Other
 006140-CV-2025 Citizens Bank, N.A. V Kenny J Polonia - Judgment - Mdj Transfer - \$5,420.39

TORT

006134-CV-2025 1973 Paris Line Boat Trail 1573dt12882 Pavel Efremenko; The Pennsylvania Office Of Attorney General V - Miscellaneous - Civil Miscellaneous: Other, Petition For Certificate Of Title
 006070-CV-2025 Effectus Clothing LLC V Carlos Alberto Hernandez Saavedra - Tort - Intentional Tort

PREMISES LIABILITY

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

006076-CV-2025 Salvanita Agatha S Foster Geer V Commonwealth Of Pennsylvania, Department Of Transportation, Bureau Of Driver Licensing - Miscellaneous - Civil Miscellaneous: Other
 006086-CV-2025 The Pennsylvania Office Of Attorney General V StubHub, Inc. - Miscellaneous - Civil Miscellaneous: Other

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Aydinoglu, Zachary/Canuto, Rosalva Galindo Rodriguez, Daniel/Compton, Richard Barruzza, James A/Johnson, Sierra Rose Andrade, Rubens Jose/Coronado, Julio Jose Cabrera
 Hebron, Richard P/Cardona, Lydia Caccioppoli, Gary A/Leonardo, Nicole A Lopez Brandon, Sheri Lyn/Draculan, Rolan Braganza, William Ceasar/Braganza, William Ceasar
 Booker, Zena U/Clerveus, Pauline Trapasso, Vincent J/Ridge At Swiftwater LLC Thomas, Jill/Vialva, Cariann Carol Mazuk, Betty/Silverstein, Laurence Silverstein, Laurence/Marmol, Jerry Ohara, Robert/Suero, Cibiel J Chen, Thomas Y/Hearthbnb LLC Brong, David Est/Deluca, Thomas J Werkheiser, Wesley W Est/Shar, Daniel I Bartoli, Paula M Est/Jones-Baryn, Jennifer A Burke, Donna Kay Est/Weirich, Kenneth Marcial, Julia/Burrell, Tracey-Ann Tamara Cuenca, Kaila/Chaletville LLC

Felchock, Tristan Scott/Azzalina, Michael Feiner, Carol J Est/Davie, Henri L Ventresca, Vincent/Lozano, Marc Anthony George, Kristopher K/George, Kristopher K George, Kristopher K/George, Kristopher K Morales, Josue B Reyes/Montano, Diana Dolgov, Sergey/572 Smooches Magee Lane LLC
 Scheurich, G Dean/Martin, Patrick J Smith, David F/Rondina, James Christian Boodie, Roland/Boodie Irrevocable Grantor Trust
 Margaret E Ritchie Revocable Living Trust/Margaret E Ritchie Revocable Living Trust
 Weckerle, Maryann/Clark, Maurice Leaper, Brian William/Wassell, William Irving R Midgette And Margaret A Midgett Irrevocable Asset Protection Trust/Soto, Steven
 Bruns, Lois H/Bruns, Lois H Nolan, Stephen/Straight, Michael Mease, Carl E/Hernandez, Gregory Rothman, David M/Miller, Glenn A Temprosa, Gener/Soanes, Clarvis Soto, David/Pinon, Kayla
 Aria Atlantic LLC/Spruce Ridge LLC Braganza, William/Vargas, Christopher Sutter, Kayla/Nastro, Laura Salvatore, Carmen/Santoro, Steven Maldonado, Elizabeth/Maldonado, Elizabeth Sorzano-Johnson, Coleen/Thomas Johnson And Coleen Sorzano-Johnson Family Trust Yokavonis, Debra Jean/Yokavonis, Debra Jean Bzura, Leszek/Bzura, Bartek Vought, Rufus/Harris, Shaniqua Petrova, Petia V/Ward, Diana H Silverstein, Dubi/Silverstein, Dubi Evans, Elma L/Ryniewski, Jakub Vitale, Charles/Viana, David Rodriguez, Luz Jackeline/Mehta, Ankit Deal House Capital Fund II LLC/Booser, Elizabeth
 Reyes, Shaun/Guzman, Nelson West End Fire Company Of Brodheads ville Pa/Avalos, Edgardo
 Panakal, Dhil Dominic/Helloericyu Real Estate LLC
 Mederich, Jordan/AC STR Fund III LLC Accurate Landscaping LLC/Corona, Jerry Delsole, Russell J/Kipp, Jason P Ciampaglia, Richard A/Eisenfeld, Loretta Lynn Robertson, Harold H/Robertson, Harold H Valish, Andrew Alan/Valish, Andrew Alan Skyline Agencies LLC/Barbosa, Jaime Effectus Clothing LLC/Forteca Holdings LLC Grahek, Catherine/Moncion, Matilda Seiler, J Lynn/Reliable Closings LLC Borrelli, Samuel Joseph/Ombati, Zacchaeus B McDermott, Suzann/Su, Chip Meier, Lori/Harvey, Justin Michael Bosch, Richard/Tremarco, Rachael Gagnon, Christopher Brian/Jacobson, Gerard

Tondora, Mary D/Ryczek, Peter Frank
 81 Driftwood LLC/81 Driftwooddr LLC
 Santiago, Rosemarie/Myers, Alyssa
 New GVPT LLC/Parktowne Holdings LLC
 Owens, Robert L/Lokic, Adam
 Urban, James/Urban, Regina
 Rutsky, Dolores M Est/Rutsky, Ann Marie
 Belfie, Joseph/Ryan, Catherine Marie
 Sanelli, Mary Kathleen/Blocker, Kelly Robinson
 DSC Property Management LLC/Barbaran,
 Javier A
 Bower, Mark/Bower, Mark
 Bower, Mark/Borger, Matthew
 Bower, Mark/Bower, Mark
 Borger, Matthew/Bower, Mark
 Borger, Matthew/Borger, Matthew
 Bower, Mark/Bower, Mark
 Bower, Mark/Bower, Mark
 Bower, Mark/Bower, Mark
 D E & S Properties Inc/Garcon, Denis
 Aghayev, Rustam/Greene, Jacqueline
 Mercado, Marisa/Holloman, Robbie
 Taormina, Gregory/Commonwealth Of
 Pennsylvania
 Rembrandt Holdings LLC/Rembrandt Holdings
 LLC
 Angelone, Preston/Angelone, Preston
 White Rock Title LLC/Klok, Jens
 White Rock Title LLC/Miller, Richard J
 Russo, Pauline/Russo, Jane
 Lopriore, Joseph V/Fisher, Dawn Marie
 Edwards
 Kenney, Bruce A Jr/McCartney, Kenneth
 Hong, Ruojun/Flannery, Elena C
 Alers, Juan A/Alers, Juan A
 Loh, David Y/Pansy, Brian J
 Napolitano, Gerald M/Frances M Forgione
 Living Trust
 Wengerd, David S/Donneys, Carolina
 RJ Residential LLC/Caldeira, Danniell Yamal
 Reuben
 Cobb, Jason P/Manmente, Antonio J
 Clark, Jeffrey T/Clark, Dylan Thomas Patrick
 Butrica, Michael Patrick/Ross, Amy
 Lopez, Anna Maria/Hodcz, Nazim
 Matra, Peter/Brooklyn Fireworks LLC
 Trapasso, Albert R/Trapasso, Albert R
 MME Investments LLC/Nick & Mike Show LLC
 Barnard, David W/Fritz, Robert J III
 Shultz, Stephen D/105 ENPDK LLC
 Dumont, Raeann/Darragh, Scott
 Streeter, Stephanie/Pettit, Maxwell Stephen
 Cortez, Eric R/Omer, Efris Nasser
 Wolf, Diane K Est/Rhodes, Holly C
 Ortiz, David/Berger, Edward
 Phelps, Jean M/Phelps, Jean M
 Manieri Family Irrevocable Childrens
 Trust/Manieri, Matthew F
 Casasnovas, Brandon Robert/Paumen, Richard
 W
 Hudy, Cynthia A/Dunlop, Joshua
 Burgos, Felix J/Burgos Living Trust
 Stoelker, David M/Laub, Scott Eric
 Dudley, Thomas C III/Citizens Savings Bank
 Johnson, Sierra Rose/Mortgage Electronic
 Registration Systems Inc
 Coronado, Julio Jose Cabrera/Mortgage
 Electronic Registration Systems Inc
 Frantz, Christopher/PNC Bank National
 Association
 Cardona, Lydia/Mortgage Electronic
 Registration Systems Inc
 Leonardo, Nicole A Lopez/Mortgage Electronic
 Registration Systems Inc
 Draculan, Rolan/PNC Bank N A
 Clerveus, Pauline/Mortgage Electronic
 Registration Systems Inc
 Garrison, James Christopher/Newrez
 LLC/Modm
 Garrison, James Christopher/Secretary Of
 Housing And Urban Development
 Vialva, Cariann Carol/ESSA Bank
 Nunez, Michelle Rubby/Utilities Employees
 Credit Union
 Marmol, Jerry/Mortgage Electronic
 Registration Systems Inc
 Vlamis, Theodore/First Keystone Community
 Bank
 Virola, Ivelisse/Mortgage Electronic
 Registration Systems Inc
 Kopf, Courtney/PNC Bank National Association
 Ross, Michael P/Citizens Bank N A
 Suero, Cibiel J/Mortgage Electronic
 Registration Systems Inc
 Ynoa, Manuel/Mortgage Electronic
 Registration Systems Inc
 Shar, Daniel I/ESSA Bank & Trust
 Jones-Baryn, Jennifer A/Mortgage Electronic
 Registration Systems Inc
 Norris, Marcus/Utilities Employees Credit
 Union
 Faily, Stephanie/Newrez LLC/Modm
 Burrell, Tracey-Ann Tamara/Mortgage
 Electronic Registration Systems Inc
 Chaletville LLC/Mortgage Electronic
 Registration Systems Inc
 Willis, Cory/Siberini, Alan
 Willis, Cory/Siberini, Alan
 Kelly, Sean/Police And Fire Federal Credit
 Union
 Nieves, Miguel Angel Jr/Mortgage Electronic
 Registration Systems Inc
 Jones, Timothy/Secretary Of Housing And
 Urban Development
 Lozano, Marc Anthony/Mortgage Electronic
 Registration Systems Inc
 Joyner, Germain/Carrington Mortgage
 Services LLC/Modm
 Pohlkamp, Joseph M/Mortgage Electronic
 Registration Systems Inc
 Miller, Joseph N/Mortgage Electronic
 Registration Systems Inc
 Davis, Aaron/Fidelity Deposit & Discount Bank
 Hinton, Vincent/Mortgage Electronic
 Registration Systems Inc

Leverette, Robert/Mortgage Electronic
 Registration Systems Inc
 Montano, Diana/Mortgage Electronic
 Registration Systems Inc
 Pipher, Kenneth/Mortgage Electronic
 Registration Systems Inc
 572 Smooches Magee Lane LLC/Mortgage
 Electronic Registration Systems Inc
 Martin, Patrick J/Mortgage Electronic
 Registration Systems Inc
 Pierce, Benjamin Franklin/First Northern Bank
 And Trust Co
 Rasulo, Toniann/Mortgage Electronic
 Registration Systems Inc
 Rondina, James Christian/Mortgage Electronic
 Registration Systems Inc
 Clark, Maurice/Mortgage Electronic
 Registration Systems Inc
 Soto, Steven/Mortgage Electronic Registration
 Systems Inc
 Zetterman, John/Horizon Farm Credit
 Phelan, Robert/Net Federal Credit Union
 Briegel, Patrick L/First Keystone Community
 Bank
 Hernandez, Gregory/PNC Bank N A
 Brantley, Keith D/Citibank N A/Modm
 Poma, Antonino/Peoples Security Bank And
 Trust Company
 Martinez, Michael/Mortgage Electronic
 Registration Systems Inc
 Pinon, Kayla/Mortgage Electronic Registration
 Systems Inc
 Spruce Ridge LLC/Mortgage Electronic
 Registration Systems Inc
 Stowers, Christopher/Coastal Community
 Bank
 Vargas, Christopher/Mortgage Electronic
 Registration Systems Inc
 Nastro, Laura/Mortgage Electronic
 Registration Systems Inc
 Santoro, Steven/Mortgage Electronic
 Registration Systems Inc
 Hoang, James/Mortgage Electronic
 Registration Systems Inc
 Maldonado, Elizabeth/Unlock Partnership
 Solutions Ao, Inc
 Bezanis, Kristian/Guaranteed Rate Inc
 Matthews, Jonathan N/Secretary Of Housing
 And Urban Development
 Matthews, Jonathan N/Mortgage Electronic
 Registration Systems Inc/Modm
 Gallop, Sharron/People First Federal Credit
 Union
 Bzura, Bartek/Polish And Slavic FCU
 Fripp, Gregory B/Hometap Equity Partners LLC
 Colucci, Anthony M/Wayne Bank
 Danesi, Brian/Fidelity Deposit & Discount Bank
 Ward, Diana H/JP Morgan Chase Bank N A
 Rumbaugh, Ashley C/Reliance Federal Credit
 Union
 Ryniewski, Jakub/Mortgage Electronic
 Registration Systems Inc
 Viana, David/Peoples Security Bank And Trust
 Co
 Caffrey, Mary Jane/Truist Bank
 Mehta, Ankit/Mortgage Electronic
 Registration Systems Inc
 Guzman, Nelson/Fidelity Deposit & Discount
 Bank
 Helloericyu Real Estate LLC/Mortgage
 Electronic Registration Systems Inc
 AC STR Fund III LLC/PK Capital Solutions LLC
 Stamper, Sonya/Secretary Of Housing And
 Urban Development
 Corona, Jerry/Mortgage Electronic
 Registration Systems Inc
 Schaller, Derek/Dart Collateral Manager LLC
 Kipp, Jason P/ESSA Bank
 Peters, Brian Jeffry/Mortgage Electronic
 Registration Systems Inc
 Hannon, Joan/Dart Collateral Manager LLC
 Scott, Allen D/Secretary Of Housing And Urban
 Development
 Sinclair, Kerry-Ann/NBT Bank National
 Association
 Spoon, Michael T/NBT Bank National
 Association
 Stonehenge Property Owner LLC/Mortgage
 Electronic Registration Systems Inc
 Passmore, James/NBT Bank National
 Association
 Oney, Dale L/Utilities Employees Credit Union
 Kaminski, Margarita/Wells Fargo Bank N A
 Reliable Closings LLC/Prime Funding Group
 LLC
 Ombati, Zacchaeus B/Mortgage Electronic
 Registration Systems Inc
 Su, Chip/Mortgage Electronic Registration
 Systems Inc
 Tremarco, Rachael/Mortgage Electronic
 Registration Systems Inc
 81 Driftwooddr LLC/Mortgage Electronic
 Registration Systems Inc
 Armitage, Charles C Jr/Citizens Bank N A
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 Wright, Sophie Maxine/PNC Bank National
 Association
 Stirr, Gabriel F/Mortgage Electronic
 Registration Systems Inc
 Ryan, Catherine Marie/Mortgage Electronic
 Registration Systems Inc
 Figueroa, Haddy Nelson Santiago/Mortgage
 Electronic Registration Systems Inc
 Barbaran, Javier A/Mortgage Electronic
 Registration Systems Inc
 Lewis, Melvin O/JP Morgan Chase Bank N A
 Coles, Derrick M/Loancare LLC/Modm
 Cook, Tishaun/Secretary Of Housing And
 Urban Development
 Garcon, Cassidy/Fidelity Deposit & Discount
 Bank
 Gallagher, Paula J/First Commonwealth
 Federal Credit Union

Holloman, Robbie/Mortgage Electronic Registration Systems Inc
Rembrandt Holdings LLC/High Street Finance LLC
Cross, Donald/Citizens Bank N A
Pascal, Amanda/Secretary Of Housing And Urban Development
Pope, Melvina/Bpl Mortgage LLC
Marquez, Manuel Jose/People First Federal Credit Union
Steinmetz, Eric/Forteca Holdings LLC
Angelone, Preston/Mortgage Electronic Registration Systems Inc
Chavez, Maritza Mercedes/Secretary Of Housing And Urban Development
Dasilva, Mary Jane/Mortgage Electronic Registration Systems Inc
Mathews, Melissa/Secretary Of Housing And Urban Development
Hoyte, Arturo/Midfirst Bank/Modm
Lopez-Vazquez, Madeline/Midfirst Bank/Modm
Garippa, Kenneth D/Wells Fargo Bank N A
Thayer, Anna C/Mortgage Electronic Registration Systems Inc
Guzman, Samuel A Rivera/Secretary Of Housing And Urban Development
Keiper, Shayne/Mortgage Electronic Registration Systems Inc
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Barcene-Rubino, Nico/Dart Collateral Manager LLC
Puzio, Christopher/Dart Collateral Manager LLC
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Faust, Erika/Citizens Savings Bank
Flannery, Elena C/Mortgage Electronic Registration Systems Inc
Pansy, Brian J/Mortgage Electronic Registration Systems Inc
Frances M Forgione Living Trust/Napolitano, Gerald M
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Manmente, Antonio J/Mortgage Electronic Registration Systems Inc
Clark, Dylan Thomas Patrick/Mortgage Electronic Registration Systems Inc
Ross, Amy/Mortgage Electronic Registration Systems Inc
Banks, Charles V/First Keystone Community Bank
Nick & Mike Show LLC/Mortgage Electronic Registration Systems Inc

Wetherby, Scott/Mortgage Electronic Registration Systems Inc
Henry, Sterling S Jr/Utilities Employees Credit Union
Pettit, Maxwell/Mortgage Electronic Registration Systems Inc
KSG Coolbaughtwp LLC/Oceanfirst Bank N A
Omer, Efris Nasser/Mortgage Electronic Registration Systems Inc
Totten, Ian G/Pennymac Loan Services LLC/Modm
Berger, Edward/Mortgage Electronic Registration Systems Inc
Paumen, Richard W/Mortgage Electronic Registration Systems Inc
Dunlop, Joshua David/Mortgage Electronic Registration Systems Inc
Laub, Scott Eric/United Federal Credit Union
Shoup, David H/Mortgage Electronic Registration Systems Inc

DIVORCE

006074-CV-2025 Jennifer Alvarez V Mark Diefenderfer - Divorce - Divorce With 1 Count
006152-CV-2025 Bryan Sookbirsingh; Natacha S Roman V Jessica Sookbirsingh - Divorce - Divorce With 1 Count
006163-CV-2025 Marvin Brown V Nicole Brown - Divorce - Divorce With 2 Counts
006075-CV-2025 Michael J Scott V Paulette Scott - Divorce - Divorce With 3 Counts
006128-CV-2025 Elizabeth Elder V Richard Carey - Divorce - Divorce With 5 Counts

SUPPORT

006072-CV-2025 Malika Fernandez-Jones V Lyndon Samuel John James - Support - Support
006090-CV-2025 Cora L Pope V Barrington Bynoe - Support - Support
006099-CV-2025 Kiana Azion Niles V Ralphabian Marquiz Echevarria - Support - Support
006102-CV-2025 Kevin Amman V Crystal Maldonado - Support - Support
006105-CV-2025 Talisa Denise Diaz V Nicasio Brenton Tavarez - Support - Support
006130-CV-2025 Ron Pruitt V Nina Torres Hadnott - Support - Support
006135-CV-2025 Natalia Santos V Corey R Eckman - Support - Support
006146-CV-2025 Shanna Willis V Paul Christopher Mcswaine I - Support - Support
006153-CV-2025 Shanna Leigh Willis I V Devin Scott Hosbach I - Support - Support
006168-CV-2025 Kenneth Peterson Jr V Emily Brennan - Support - Support

CUSTODY AND VISITATION

006088-CV-2025 Cecilia Serrano V Dwayne Thomas - Custody - Custody / Partial Custody / Shared Custody / Visitation

006119-CV-2025 Natacha S Roman V Angel Torres - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006154-CV-2025 Leyland Wright V Genae Estrella - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006162-CV-2025 Shanna Willis; U.S. Bank National Association V Paul McSwain - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006091-CV-2025 Jessica Sanelli V April Gambel - Custody - Grandparent/Third Party Complaint For Custody/Partial Custody/Shared Custody/Visitation

PLAINTIFF V DEFENDANT

JUDGMENTS

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

JUDGMENT ON TRANSCRIPT

006111-CV-2025 Westlake Services, LLC, D/B/A Westlake Financial Services V Heather Deboer - Judgment - Judgment / Transcript - \$3,589.39
 006112-CV-2025 Barclays Bank Delaware V Cory Nordyke - Judgment - Judgment / Transcript - \$5,429.23
 006113-CV-2025 Capital One, N.A. V Ali Bazzi - Judgment - Judgment / Transcript - \$3,778.33
 006120-CV-2025 Capital One, N.A. V Laura M Stallings - Judgment - Judgment / Transcript - \$4,384.14
 006121-CV-2025 NCB Management Services, Inc V Evelyn Cruz - Judgment - Judgment / Transcript - \$3,402.10
 006123-CV-2025 LVNV Funding, LLC V Troy Gatling, Jr - Judgment - Judgment / Transcript - \$1,161.39
 006129-CV-2025 LVNV Funding, LLC V Greysi Peralta - Judgment - Judgment / Transcript - \$1,068.98

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

006089-CV-2025 Bien-Aime Turnbull Kettly V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006108-CV-2025 Oleg Levenkov V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006087-CV-2025 Florencio D Luna, Jr V 2008 Chevrolet Cobalt, 1g1al18f087188668 - Miscellaneous - Civil Miscellaneous: Other, Petition For Certificate Of Title

CIVIL APPEALS: JUDICIAL APPEALS

006068-CV-2025 Michael D/B/A Pocono Area Lawnsapes Prenchak V Bulldog Realty & Property Management - Civil Appeal - Civil Appeal: Other
 006073-CV-2025 LVNV Funding LLC V Elizabeth Maruggio - Civil Appeal - Civil Appeal: Other

006114-CV-2025 Capital One, N.A., Successor By Merger To Discover Bank V Leonard Herbst - Civil Appeal - Civil Appeal: Other
 006157-CV-2025 Felix Langer V Rock Ridge Home Services, Inc. - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

CERTIFIED COPY LIENS

006115-CV-2025 Commonwealth Of PA Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Munson Of Bartonsville Drive LLC - Judgment - Certified Copy Of Lien - \$6,107.60
 006145-CV-2025 Commonwealth Of PA Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund; Natacha S Roman V D E S Properties Inc Trading As Classic Quality Homes - Judgment - Certified Copy Of Lien - \$19,451.99

FEDERAL TAX LIENS

006077-CV-2025 Department Of Treasury-Internal Revenue Service V Eutsay Tracy - Judgment - Federal Tax Lien - \$13,146.71
 006078-CV-2025 Department Of Treasury-Internal Revenue Service V Maribeth Dudak Michael Dudak - Judgment - Federal Tax Lien - \$106,786.75
 006079-CV-2025 Department Of Treasury-Internal Revenue Service V Andre Williams - Judgment - Federal Tax Lien - \$62,009.16
 006080-CV-2025 Department Of Treasury-Internal Revenue Service V Victor Mauricio - Judgment - Federal Tax Lien - \$56,091.20
 006082-CV-2025 Department Of Treasury-Internal Revenue Service V Kevin J Young - Judgment - Federal Tax Lien - \$109,248.94
 006083-CV-2025 Department Of Treasury-Internal Revenue Service V Meher Real Estate Investments LLC, A Partnership - Judgment - Federal Tax Lien - \$174,167.87
 006104-CV-2025 Department Of Treasury-Internal Revenue Service V George R Gilmore - Judgment - Federal Tax Lien - \$1,482,672.25
 006155-CV-2025 Department Of Treasury-Internal Revenue Service V Shakerah K Wilson - Judgment - Federal Tax Lien - \$4,742.41

MUNICIPAL LIENS

TAX CLAIM LIENS

LIEN FOR FINE

006084-CV-2025 United States Attorney's Office Middle District Of Pennsylvania V Brian J. Albelli - Lien - Lien For Fine - \$2,232,277.00

MECHANIC LIEN CLAIM

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

Mortgage Electronic Registration Systems Inc/Cannon, James M/Sat

Pennsylvania Housing Finance
 Agency/Castellano, Robert J/Sat
 Onemain Financial Group LLC/Nimmons,
 Daniel/Sat
 Mortgage Electronic Registration Systems
 Inc/Tokar, Barbara J/Sat
 Citigroup Mortgage Loan Trust 2022-
 RP2/Bittiger, Jeffrey S/Sat
 PNC Bank National Association/Millet, Mary
 L/Sat
 Mortgage Electronic Registration Systems
 Inc/Michael, Marcelle D/Sat
 PNC Bank National Association/Cook, Danielle
 Totaro/Sat
 PNC Bank National Association/Zimmerman,
 William M/Sat
 Citizens Bank N A/Aniano, Rebecca/Sat
 Mortgage Electronic Registration Systems
 Inc/Cruz, Elizabeth/Sat
 Suburban Realty LP/Suburban Realty LP/Maps
 Citizens Bank N A/Seavey, David A/Sat
 Mortgage Electronic Registration Systems
 Inc/Stogiannos, Vicki/Sat
 Geisinger System Services/French, Andre/Misc
 Bank Of America N A/Select Portfolio Servicing
 Inc/Powr
 TD Bank N A/Knepper, Karl Joseph/Sat
 Murphy, Morgan P/Murphy, William J III
 Est/Dicl
 First Keystone Community Bank/3305
 Bartonville LLC/Sat
 First Keystone Community Bank/Global
 Investment LLC/Sat
 Utilities Employees Credit Union/Nunez,
 Michelle Rubby/Sat
 First Keystone Community Bank/Hassam,
 Shamshad Bugam/Sat
 Mitic, Bogoljub/Township Of Tobyhanna/Ease
 Zacharias, Deborah R/Styles, Larry/Ease
 Mortgage Electronic Registration Systems
 Inc/Hernandez, Randy/Sat
 Tirado, Eddie/Porter, Jeffrey/Sat
 Winona Lakes Property Owners
 Association/Wayne Bank/Misc
 Net Federal Credit Union/Phelan, Robert/Sat
 Mortgage Electronic Registration Systems
 Inc/Young, Roslyn J/Sat
 Honesdale National Bank/Amerman, Kevin
 M/Sat
 Club Exploria LLC/Metropolitan Edison
 Company/Ease
 Mortgage Electronic Registration Systems
 Inc/Puig, Oscar/Sat
 Mortgage Electronic Registration Systems
 Inc/Randolph, Reginald/Sat
 Mortgage Electronic Registration Systems
 Inc/Green, Damion/Sat
 Temprosa, Gener/Soanes, Clarvis/Ccorder
 Coleman, Damian/Addition Financial Credit
 Union/Ucc1
 Mortgage Electronic Registration Systems
 Inc/Wynkoop, Samuel A/Sat
 Mortgage Electronic Registration Systems
 Inc/Scolo, Thomas J/Sat
 Mortgage Electronic Registration Systems
 Inc/Shulzhenko, Alexander/Sat
 Stofflet, Robert J/Metropolitan Edison
 Company/Ease
 Newrez LLC/PHH Mortgage Corporation/Powr
 Bank Of New York Mellon Trust Company
 National Association/Newrez LLC/Powr
 White Heron Lake/Metropolitan Edison
 Company/Ease
 Mortgage Electronic Registration Systems
 Inc/Hill, Stephanie L/Sat
 Rosskel LLC/Metropolitan Edison
 Company/Ease
 Bank Of Princeton/Walsh, Kevin R/Sat
 First National Bank Of
 Pennsylvania/Marzzacco, Charles R/Sat
 Wells Fargo Bank National Association/PHH
 Mortgage Corporation/Powr
 Mortgage Electronic Registration Systems
 Inc/Wittman, Sandra/Sat
 Mortgage Electronic Registration Systems
 Inc/Gaither, Scotlyn/Sat
 Mortgage Electronic Registration Systems
 Inc/Barrale, Diane/Sat
 Wells Fargo Bank N A/Apuzzi, Rose Ann/Sat
 Mortgage Electronic Registration Systems
 Inc/Prosser, Thomas A/Sat
 Jones, Christopher R/Preferred Credit
 Inc/Ucc1
 First Northern Bank And Trust Co/Achey,
 Raymond III/Sat
 Mortgage Electronic Registration Systems
 Inc/Williams, Stacey P/Sat
 Pierce, Benjamin Franklin/First Northern Bank
 And Trust Co/Arnt
 Senturk, Lacin/Monroe County/Prefast
 Towd Point Mortgage Trust 2019-2/Cefalu,
 Ana G/Sat
 Mortgage Electronic Registration Systems
 Inc/Rivera, Ruth/Sat
 Keegan, Charles Thomas Jr/Monroe
 County/Prefast
 Barbaran, Javier A/Barbaran, Marleny E/Powr
 First Northern Bank And Trust Co/Robinson,
 Faith/Sat
 Greccay, Judith M/Metropolitan Edison
 Company/Ease
 Rosset, Kathy/Metropolitan Edison
 Company/Ease
 Hildabradt, William Bradley/Hildabradt,
 William Bradley/Agre
 Wayne Bank/Lupo, Daniel/Sat
 Fidelity Deposit And Discount Bank/Cooper,
 Charles R Jr/Sat
 Grinaway, Robert/Smithfield Sda
 Corporation/Sat
 Fidelity Deposit and & Discount Bank/Cooper,
 Charles R Jr/Trms
 Mortgage Electronic Registration Systems
 Inc/Hale, Gregory P/Sat

U S Bank Trust National Association/Select Portfolio Servicing Inc/Powr
 Legacy Mortgage Asset Trust 2021-SI2/Select Portfolio Servicing Inc/Powr
 U S Bank Trust National Association/Michie, Alexander B/Sat
 Proponent Federal Credit Union/Ferencze, John Luis Jr/Sat
 Clark, Maurice/Movement Mortgage LLC/Affd
 Suburban Realty L P/Stroud Township/Agre
 Suburban Realty L P/Autozone Development LLC/Dec
 Gower, Ricky L/Ppl Electric Utilities Corporation/Rway
 MTGLQ Investors L P/Ambrose, Len B/Sat
 Mortgage Electronic Registration Systems Inc/Shadmanova, Larisa/Sat
 Mortgage Electronic Registration Systems Inc/Barrale, Andrew A/Sat
 Dime Bank, Venin/Marzzacco, Charles/Sat
 Dime Bank, Venin/Marzzacco, Charles/Trms
 Mortgage Electronic Registration Systems Inc/Oliver, Ross D Jr/Sat
 Eagle Valley Senior Housing Inc/Pennsylvania Housing Finance Agency/Ucc3cont
 JP Morgan Chase Bank N A/Prendergast, Martin/Sat
 Landstrom, Wilbert N/Preferred Credit Inc/Ucc1
 Tilley, Carmen/Tilley, James J/Powr
 First Northern Bank And Trust Co/Ventrella, Michael/Sat
 Citizens Savings Bank/Jankowski, Bogdan/Sat
 Redevelopment Authority Of The County Of Monroe/Elmore, Elise/Sat
 Redevelopment Authority Of The County Of Monroe/Elmore, Elise/Sat
 Mancora LLC/Metropolitan Edison Company/Ease
 Wilmington Savings Fund Society FSB/Hidell, Timothy B/Sat
 Mortgage Electronic Registration Systems Inc/Lewis, Heather J/Sat
 U S Bank National Association/Zimmerman, Scott D/Sat
 Mortgage Electronic Registration Systems Inc/Rodriguez, Marco/Sat
 Mortgage Electronic Registration Systems Inc/Stretch, Dodd/Sat
 TD Bank N A/Filippone, Karly J/Sat
 Mortgage Electronic Registration Systems Inc/Utalishvili, Daviti/Sat
 Laflamme, Pamela K/Laflamme, Lawrence R/Powr
 Garis, Colleen A/Commonwealth Of Pennsylvania/Notr
 Solar Mosaic Inc/Beck, Glen/Ucc3term
 Penn Vista Associates LLC/106 Riverbend LLC/Rele
 Mortgage Electronic Registration Systems Inc/Murphy, Eric/Sat
 Mortgage Electronic Registration Systems Inc/Howe, Alex James/Sat

Mortgage Electronic Registration Systems Inc/Sciocchetti, Sheila J/Sat
 Newrez LLC/Fender, Rudolph J/Sat
 Mortgage Electronic Registration Systems Inc/Boodaghian, Melissa C/Sat
 Mortgage Electronic Registration Systems Inc/Nicholas, Joseph/Sat
 Gonsalves, Juan V/Monroe County/Prefast
 Wells Fargo Bank N A/Drake, Anneliese M/Sat
 Wells Fargo Bank N A/Elmore, Elise/Sat
 Back Road Studios LLC/Back Road Studios LLC/Dec
 Tofani, Anthony J/Monroe County/Prefast
 Frisbie, Charles T/Monroe County/Prefast
 Tanzosh, David J/Monroe County/Prefast
 Mortgage Electronic Registration Systems Inc/Guaman, Milton X Cunin/Sat
 Rios, Maria/Chowder Inc/Ucc1
 JP Morgan Chase Bank N A/Owens, Margaret T/Sat
 Goodleap LLC/Fleming, Tori/Ucc3term
 Cjem, Qi Kang/Goodleap LLC/Ucc1
 Kresge, Kevin/Goodleap LLC/Ucc1
 Neuman, Herbert/Goodleap LLC/Ucc1
 Bioh, George/Goodleap LLC/Ucc1
 Young, Stephen S/Monroe County/Prefast
 Winona Lakes Property Owners Association/Wayne Bank/Ucc1
 ESSA Bank & Trust/Gilroy, Sharon Holton/Sat
 Towd Point Mortgage Trust 2021-1/Stalter, Clara/Sat
 Jochen, Michael James/Blue Ridge Cable Technologies Inc/Rway
 Mortgage Electronic Registration Systems Inc/Cefalu, Ana/Sat
 Mortgage Electronic Registration Systems Inc/Delaney, Eugene/Sat
 KSG Coolbaughtwp LLC/Oceanfirst Bank N A/Arnt
 Modzelewski, Thomas/Modzelewski, Maureen/Powr
 Furgerson, Lorraine/Wells Fargo Bank N A/Affd
 Roberts, Craig/Commonwealth Of Pennsylvania/Notr
 Diangelis, Keri/Service Finance Company/Ucc1
 Cruz, Jose/Hatch Bank/Ucc1

MORTGAGES

GRANTOR/GRANTEE

Cefalu, Ana G/U S Bank National Association/Asgn
 Mortgage Electronic Registration Systems Inc/Fuentes, Luz Y/Relm
 Sampson, Lamaar R/Newrez LLC/Asgn
 Geanas, Michael/Nationstar Mortgage LLC/Asgn
 Marko, George/Freedom Mortgage Corporation/Asgn
 Otto, Clifford G/Freedom Mortgage Corporation/Asgn
 Bertz Group LLC/Toorak Capital Partners LLC/Asgn

Frazier, Crystal/Valon Mortgage Inc/Asgn
Diaz, Alberto/Point Titling Trust/Asgn
Barbosa, Jose A/Dart Collateral Manager
LLC/Asgn
Bezanis, Kristian/Pennsylvania Housing
Finance Agency/Asgn
Arias, Carlos/Fts Capital LLC/Asgn
Rutuelo, Emily/Us Bank Trust National
Association/Asgn
Niles, Frank E Jr/Fifth Third Bank N A/Asgn
Fripp, Gregory B/Maple Opco Trust/Asgn
Torres, Alfredo/Pennymac Loan Services
LLC/Asgn
Fallat, David Jr/Mortgage Electronic
Registration Systems Inc/Asgn
Michie, Alexander B/U S Bank Trust National
Association/Asgn
Pennsylvania Rental Investments/Anchor
Assets XvIII/Asgn
Roper, Dennis/Wilmington Savings Fund
Society Fsb/Asgn
Roper, Dennis/U S Bank Trust National
Association/Asgn
Roper, Dennis/Goldman Sachs Mortgage
Company/Asgn
Corona, Paul W/Pennsylvania Housing Finance
Agency/Asgn
Melendez, Peter/Mortgage Electronic
Registration Systems Inc/Asgn
Melendez, Peter/Select Portfolio Servicing
Inc/Asgn
Melendez, Peter/U S Bank Trust National
Association/Asgn
Stalter, Clara/U S Bank National
Association/Asgn

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 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 McKaba, Widow, by her Deed dated July 12, 1996, and recorded July 16, 1996, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Book 2027, page 2610, granted and conveyed unto Ella Baum.

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

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, WHICHEVER 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, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

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

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

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

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

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

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

PARCEL NO. 19/90913

MAP NO. 19633402972101

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

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

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Joseph Foley, Esquire

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

**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 EXECU-

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

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

Nick Cirranello

Sheriff of Monroe County
Pennsylvania
Robert Flacco, Esquire

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

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, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

All that certain lot or parcel of land 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, Saylorsburg, 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.

PIN #: 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. JAEDE AND CLEO B. HALL.

PIN #: 12638100188716

TAX CODE #: 12.90874

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **CLEO B. HALL, DAVID T. JAEDE**

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 EXECU-

TION 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 EXECU-

TION 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 Records 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 Christina 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, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of 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 (103-112) 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, Page 8216
Instrument#201516340 granted and
conveyed unto Kathlene A. Wolfe.

PARCEL: 05/97518

PIN: 05730108795981

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

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

SEIZED AND TAKEN IN 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 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 Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 08/18/2025 deceased.

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

3067 Route 115
Effort, PA 18330

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

Sep 26, Oct 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Charles A. Wagner a/k/a Charles A. Wagner, III, late of Late of Ross Twp., Mon-

roe 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
Brodheads ville, 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 Brodheads ville Blvd N
Brodheads ville, 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
ESTATE NOTICE**

Estate of Gregg W. Poskitt, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, August 18, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned

or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Edward C. Poskitt
985 State Road
Effort, PA 18330

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

Oct 10, 17, 24

PUBLIC NOTICE
ESTATE NOTICE

Estate of Joyce May Gunn a/k/a Joyce M. Gunn a/k/a Joyce Gunn, late of Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, August 5, 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. Janeth L. Pensyl, Executrix
540 Keiser Road
Stroudsburg, PA 18360

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

Oct 10, 17, 24

PUBLIC NOTICE
ESTATE NOTICE

Estate of Henry M. Matheis aka Henry Matheis, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, September 23, 2024 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present

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

Oct 10, 17, 24

PUBLIC NOTICE
ESTATE NOTICE

Estate of James C. Werkheiser, late of Middle Smithfield Township., Monroe County, Commonwealth of Pennsylvania, 4/18/25 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. Martin P. Werkheiser, Executor
c/o Erin Saulino, Esq.
600 Germantown Pike #400
Plymouth Meeting, PA 19462

Erin Saulino, Esq.
Saulino Law LLC
600 Germantown Pike #400
Plymouth Meeting, PA 19462

Oct 10, 17, 24

PUBLIC NOTICE
ESTATE NOTICE

Estate of Brenda D Brown, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 08/17/2025 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. Brandon Brown, Admr.
347 Fernwood Drive
E. Stroudsburg, PA 18301

William Reaser, Esq.
111 N Seventh St
Stroudsburg, PA 18360

Oct 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Carlos S. Buford, late of East Stroudsburg Township, Monroe County, Commonwealth of Pennsylvania, N/A 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. Danielle Buford, Administratrix
c/o Latisha B. Schuenemann, Esq.
2755 Century Blvd.
Wyomissing, PA 19610

c/o Latisha B. Schuenemann, Esq.
2755 Century Blvd.
Wyomissing, PA 19610

Oct 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Kato E. Jenkins, Jr., late of East Stroudsburg, 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. Tina Sierra Jenkins
3125 Valley View Drive
Kunkletown, PA 18058

Yekaterina Bacenet, Esq.
115 E. Broad Street
Bethlehem, PA 18018

Oct 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joan K. Colbert aka Joan Colbert, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, July 4, 2009 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 J. Colbert
c/o Fisher & Fisher Law Offices LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424

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

Oct 10, 17, 24

**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 Octo-

ber 1, 1989, as amended. The name of the proposed corporation is **NYC Indian Grill Inc.**
Joseph P. McDonald, Jr., Esq.
1651 W Main Street
Stroudsburg PA 18360

Oct 10

PUBLIC NOTICE
ARTICLES OF INCORPORATION FOR
NON-PROFIT

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania. The Articles of Incorporation have been filed on September 12, 2025 The name of the corporation is **Stroudsburg Girls Basketball Booster Club**. The purpose for which it was organized is The corporation is organized exclusively for charitable and educational purposes under Section 501(c)(3) of the Internal Revenue Code to support the Stroudsburg Area School District Basketball program through fundraising, volunteer assistance and community support.

Elizabeth M. Field, Esq.
508 Park Avenue
Stroudsburg, PA 18360

Oct 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

STROUDSBURG, PA 18360

TELEPHONE: (570) 424-1340

FAX: (570) 424-8234

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

Oct 10, 17, 24

PUBLIC NOTICE
CIVIL ACTION
COURT OF COMMON PLEAS
MONROE COUNTY, PA
CIVIL ACTION-LAW
NO. 004563-CV-2024

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING

Plaintiff

v.

ERNEST MOYER

Defendant

To: ERNEST MOYER Defendant, 134 BUCK FEVER TRL A/KA/ 1316 BUCK FEVER TRL SCOTRUN, PA 18355

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, PA docketed to No. 004563-CV-2024, seeking to foreclose the mortgage secured on your property located, 134 BUCK FEVER TRL A/KA/ 1316 BUCK FEVER TRL SCOTRUN, PA 18355.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned

that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Monroe County Bar Association

Find A Lawyer Program

PO Box 591

Stroudsburg PA, 18360

Telephone: 570-424-1340

Fax: (570) 424-8234

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

Troy Freedman, Esq. ID No. 85165

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

Oct 10, 17, 24

PUBLIC NOTICE

CORPORATION DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **LP Water & Sewer Company**, a Pennsylvania corporation, with an address at 819 Ann Street, Stroudsburg, PA 18360, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

F. Andrew Wolf, Esquire

711 Sarah Street

Stroudsburg, PA 18360

Oct 10

PUBLIC NOTICE

CORPORATION DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **Lehman-Pike Develop-**

ment Corp, a Pennsylvania corporation, with an address at 819 Ann Street, Stroudsburg, PA 18360, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

F. Andrew Wolf, Esquire

711 Sarah Street

Stroudsburg, PA 18360

Oct 10

PUBLIC NOTICE

CORPORATION DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **Mid-Monroe Water Co.**, a Pennsylvania corporation, with an address at 819 Ann Street, Stroudsburg, PA 18360, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

F. Andrew Wolf, Esquire

711 Sarah Street

Stroudsburg, PA 18360

Oct 10

PUBLIC NOTICE

PERSONAL REPRESENTATIVES NOTICE

Joseph B. Conahan, Jr., Deceased. Late of Stroudsburg Twp., Monroe County, PA. D.O.D. 6/3/25. Any persons having claims or demands against the decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to

Margaret A. Conahan

Personal Representative

c/o Roy S. Ross, Esq.

1650 Market St., #1200

Phila., PA 19103.

Atty.: Roy S. Ross

Dilworth Paxson LLP

1650 Market St., #1200

Phila., PA 19103

Oct 10, 17, 24

**PUBLIC NOTICE
CORPORATE NOTICE**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 8/19/2025 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows:

ISLAND FULFILLMENT CORP

2123 W Main Street, Stroudsburg, PA 18360
This corporation is incorporated under the laws of New York.

The address of its principal office is 2123 W Main Street, Stroudsburg, PA 18360. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act.

Oct 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 July 18, 2025, under the Business Corporation Law of 1988, as amended, for the organization of: **Managezon LLC**.

Mark A. Primrose, Esquire
17 North Sixth Street
Stroudsburg, PA 18360
Oct 10

**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 STROUDS-
BURG 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 Alvandoz 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



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