

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 24th, 2025

No. 43

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

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Monroe County Bar Association

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

- Provide quality continuing legal education programs;
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- 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. Susp. Appeals 3:30 PFA Ex Parte Mortgage Foreclosure	9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte		
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**

- 27 Children's Advocacy Committee Meeting
MCBA and Zoom

November

- 2 Veterans Day Parade and YLD Chili Cookoff Fundraiser
Stroudsburg / MCBA
- 4 Election Day – **Get out and VOTE!**
- 7 MCBF Grant Distribution
MCBA
- 8 Pardon Coach Training
Pardon Clinic
Stroudsburg Wesleyan Church
- 11 Courts and MCBA Closed in observance of Veterans Day

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

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

(1 substantive credit may be earned for each session)

9:00 AM – 10:00 AM Wills and Estates

10:00 AM – 11:00 AM - HotDocs

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- | | |
|--|---|
| ☐ Judge | ☐ I am available all day (9:00 AM – 5:00 PM) |
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MONROE COUNTY BAR ASSOCIATION
MONROE LEGAL REPORTER



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COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

CHRISTINE GRAMUGLIA, Plaintiff

v.

PARVEZ A. MEMON, M.D. and EAST WEST MEDICAL GROUP, LLC, Defendants

Docket No. 1452 CV 2022

Motion for Partial Summary Judgment

Summary:

Defendant Dr. Memon sought partial summary judgment on claims by a former patient for punitive damages and negligence per se arising from the termination of a doctor-patient relationship. Plaintiff alleged that she contacted Dr. Memon by telephone on March 23, 2020 to renew her prescription for insulin and other diabetic supplies, but the doctor denied her an office visit and prescription refill. Plaintiff further alleged that Dr. Memon created an electronic medical record on September 29, 2020 after his insurance carrier was notified of Plaintiff's claim. Plaintiff subsequently did not obtain a prescription refill and suffered from seizures, temporary blindness, weakness in her left arm, and cognitive issues.

On the punitive damages claim, Dr. Memon contended that Plaintiff failed to demonstrate that the doctor acted with reckless behavior. Plaintiff's evidence, from her expert, established only that Dr. Memon's conduct was "grossly negligent," which does not rise to the level of intentional indifference or conscious disregard required to recover punitive damages. Similarly, on the negligence per se claim, Dr. Memon asserted that this claim must be dismissed where Plaintiff failed to adduce evidence that the doctor violated any statute or regulation that established a duty designed to prevent public harm. Here, Plaintiff's expert opined only that Dr. Memon violated several codes of medical ethics.

Held:

1. Motion for summary judgment on the issue of punitive damages **denied** where evidence, viewed in the light most favorable to the non-moving party, could support the claim. Dr. Memon's motion is based on the assumption that his version of the March 23, 2020 telephone call is true, but a jury could find otherwise. In addition, appellate caselaw established that purposefully altering medical records to include care that was not provided to a patient is reckless conduct that can be grounds for a finding of punitive

damages. Citing *Scampone v. Grane Healthcare Co.*, 11 A.3d 967, 991-92 (Pa.Super. 2010), *aff'd in part on other grounds sub nom*, 57 A.3d. 582 (Pa. 2012).

2. Motion for summary judgment on the issue of negligence per se **granted** where the violation of ethical and regulatory provisions, even if proven, does not support a claim for negligence per se. The Court distinguished several cases offered by Plaintiff including *Ferguson v. McKienan*, 940 A.2d 1236 (Pa. 2007), which involved a contract dispute and did not address a negligence per se claim at all.

Leslie L. Lewis, Esq.

John R. Hill, Esq. and Adam L. Fenstermaker, Esq.

Hon. David J. Williamson, J. August 7, 2025

Monroe County Prothonotary Filed August 07, 2025 12:26

**COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA**

CHRISTINE GRAMUGLIA,**Plaintiff****vs.****PARVEZ A. MEMON, M.D. and
EAST WEST MEDICAL GROUP, LLC,****Defendant****: NO. 001452-CV-2022****:****:****:****:****:****:****: DEFENDANT****: PARVEZ A. MEMON, M.D.'S MOTION****: FOR PARTIAL SUMMARY JUDGMENT**

OPINION

This matter is before the Court on a Motion for Partial Summary Judgment Filed by Parvez A. Memon, M.D. (Defendant). The underlying claim involves the doctor-patient relationship between Defendant Memon and Christine Gramuglia (hereinafter "Plaintiff"). Plaintiff was a patient of Defendant Memon at his medical practice, Defendant East West, from at least 2012¹ until March 2020. Plaintiff has and continues to suffer from a number of medical ailments. Amongst her medical problems, Plaintiff has been diagnosed with insulin dependent diabetes. Defendant Memon had prescribed Plaintiff insulin and diabetic supplies for some years prior to March 2020.

¹ Plaintiff believes she may have been a patient of Defendant Memon's as far back as 2004 or 2005. Defendant Memon could not remember when he first met Plaintiff. Defendants' began using electronic medical records in 2012. It is unknown if the paper medical records from before 2012 still exist.

Plaintiff and Defendants' doctor-patient relationship abruptly ended on March 23, 2020. Plaintiff and Defendant Memon have wildly different accounts of the events that led up to Plaintiff being discharged as a patient from the medical practice. Plaintiff testified during her deposition that Defendant Memon called her around 3:00 p.m. on March 23, 2020. Depo. of Christine Gramuglia, 7/29/24, p. 71:8-21. Plaintiff attested that Defendant Memon told her she was being dropped as a patient for not coming into the office enough. Depo. of Christine Gramuglia, 7/29/24, pp. 73:18-25; 74:1-3. Defendant Memon allegedly told Plaintiff that he was closing his medical practice and denied her request for one last office visit to have her insulin refilled. Depo. of Christine Gramuglia, 7/29/24, p. 74:1-13. Defendant Memon's version of events was that Plaintiff called into his office for a refill of her insulin medication in March 2020. Defendant alleged that he spoke to Plaintiff and began to ask her questions regarding how she was feeling on her current dosage of insulin as he had not seen her in person for a year. Depo. of Parvez Memon, 4/17/24, pp. 62:3-25; 63:1-2; 63:12-20. Plaintiff refused to answer the doctor's questions and continued to demand a refill of her prescription. Depo. of Parvez Memon, 4/17/24, p. 62:17-21. Defendant Memon advised Plaintiff to go to the Emergency Room if she was unwell and asserts that she hung up on him. Depo. of Parvez Memon, 4/17/24, p. 66:11-16. Alternatively, Defendant offered Plaintiff the opportunity to make an appointment to come into the office as soon as possible, but she declined to do so before hanging up on him. Depo. of Parvez Memon, 4/17/24, p. 74:6-12. Defendant Memon testified that he called Plaintiff back and she again hung up on him. Depo. of Parvez Memon, 4/17/24, pp. 66:11-25; 67:1. Defendant Memon also denied ever telling his patients he was closing his practice due to COVID. Depo. of Parvez Memon, 4/17/24, p. 68:9-11.

Regardless of what occurred over the telephone, Plaintiff's prescription was not filled and she did not seek alternative medical care. Eventually, Plaintiff's insulin prescription ran out. On April 14, 2020, Plaintiff began having seizures. Depo. of Christine Gramuglia, 7/29/24, p. 196:1-12. After experiencing multiple seizures over the course of the following days, Plaintiff finally went to the hospital on April 18, 2020. Depo. of Christine Gramuglia, 7/29/24, p. 202: 2-14. Due to the seizures, Plaintiff experienced temporary blindness and weakness of her left arm. Depo. of Christine Gramuglia, 7/29/24, p. 205: 9-20. Plaintiff testified that she continues to have cognitive and memory issues after the seizures. Depo. of Christine Gramuglia, pp. 217:9-25; 218:1-14. Plaintiff also allegedly injured her neck during a fall caused by a seizure. Depo. of Christine Gramuglia, 7/29/24, pp. 271:22-25; 272:1-9.

An entry in Plaintiff's electronic medical record ("EMR") dated September 29, 2020, states the following:

2/23/2000; PT CALLED TO REQUEST RX FOR INSULIN.
SHE HAS NOT SEEN US FOR MORE THAN ONE YEAR.
SHE HAS A HISTORY OF NON COMPLIANCE.
WE DO NOT KNOW WHO IS GIVING HER INSULIN.
HER PHARMACY HAS NO RECORDS OF HER GETTING INSULIN SINCE 2018.
DUE TO THE HISTORY OF NON COMPLIANCE AND RISKY HEALTH BEHAVIOUR I TOLD HER TO GO TO THE ER FOR EVALUATION AND FOLLOW IN OUR OFFICE IN ONE WEEK.
SHE DECLINED AND SHE HANGED UP THE PHONE TWICE.
SHE IS ADVISED TO CALL BACK AND MAKE AN APPOINTMENT FOR THE OFFICE ASAP.
IN MY OPINION SHE IS NOT TAKING THE INSULIN.

I CALLED TWO PHARMACIES ON OUT LIST AND BOTH DENIED ANY RECENT REFILL ON THE INSULIN.

DR. MEMON.

Def. Ex. A. ² Of note, this entry was entered into the EMR after Plaintiff's hospitalization and allegedly after Defendant Memon's insurance carrier was informed of Plaintiff's potential claim.

A complaint in this matter was filed on March 16, 2022. After Defendant filed preliminary objections, Plaintiff filed an Amended Complaint on April 21, 2022. Defendant then filed preliminary objections to Plaintiff's Amended Complaint which were denied by Order on June 29, 2022. Plaintiff's Amended Complaint brings causes of action for physician abandonment and negligence per se. The Amended Complaint also requests punitive damages. Plaintiff asserts that Defendant Memon was negligent in abandoning her despite knowing that she was dependent on her insulin. She also asserts that Defendant Memon failed to refer her to a new physician or explain the potential dangers of abruptly stopping her medication, specifically the risk of seizures. On May 28, 2025, Defendant filed a Motion for Partial Summary Judgment. Defendant argues that Plaintiff's claims for punitive damages, negligence per se, and alteration of records should be dismissed as legally insufficient. Oral argument was not held in this case. Both Defendant and Plaintiff have filed briefs³ in support of their positions and this matter is ripe for decision.

DISCUSSION

² The 2/23/2000 date was not inserted by the EMR system but manually entered by the author of the entry, presumably Defendant Memon himself.

³ Upon review by the Court, it became clear that certain exhibits including depositions were referenced in the parties' briefs but not attached to the record. There appears to have been some problem with the Monroe County Prothonotary's e-filing system. The parties were contacted and permitted to supply the Court with the missing exhibits.

The purpose of summary judgment is to resolve matters based upon pleadings when a trial would be unnecessary because “a party lacks the beginnings of evidence to establish or contest a material issue.” Ertel v. Patriot-News Co., 674 A.2d 1038, 1042 (1996). Summary judgment is appropriate when, at the closing of pleadings there is 1) no genuine issue as to material fact or 2) when the party bearing the burden of proof has failed to prove sufficient evidence to prove the facts of the case. Pa.R.C.P. No. 1035.2. Evidence is viewed in the light most favorable to the non-moving party. Grandelli v. Methodist Hosp., 777 A.2d 1138, 1144 (2001). The party moving for summary judgment has the burden of proving no issue of merit exists. Kafando v. Erie Ceramic Arts Co., 764 A.2d 59, 61 (2000). In order to grant summary judgment the non-moving party must have failed to adduce sufficient evidence on an issue essential to his case upon which he bears the burden of proof such that no jury could return a verdict in his favor.” Grandelli at 1143. Summary judgment is only proper when after pleadings have closed there remains no question that a jury would return a verdict in favor of the moving party.

Defendant first argues that he is entitled to summary judgment on Plaintiff’s claim for punitive damages. Punitive damages are available under the MCARE Act. In order to be awarded punitive damages, the plaintiff must show that the defendant exhibited “willful or wanton conduct or reckless indifference to the rights of others.” 40 P.S. §1303.505(a). As punitive damages may only be awarded when the defendant has been found to have “acted in an outrageous fashion due to either evil motive or in reckless indifference to the rights of others,” determining if there is a factual basis for recklessness is closely related to the factual basis for punitive damages. Phillips v. Cricket Lighters, 883 A.2d 439, 445 (2005). “In assessing punitive damages, the trier of fact can properly consider the character of the health care provider’s act, the

nature and extent of the harm to the patient that the health care provider caused or intended to cause and the wealth of the health care provider.” 40 P.S. §1303.505(a). A defendant is considered reckless when “his conduct creates an unreasonable risk of physical harm to another [and] such risk is substantially greater than that which is necessary to make his conduct negligent.” Phillips at 445.

Defendant argues there is no evidence he acted with recklessness. In support, he cites Plaintiff’s own expert, Dr. Santoro, who describes Defendant’s conduct as “grossly negligent.” Defendant is correct that, although greater than ordinary negligence, “gross negligence” does not rise to the level of intentional indifference or conscious disregard required to recover for punitive damages. Feleccia v. Lackawanna Coll., 15 A.3d 3, 20 (2019). Defendant argues that his conduct cannot be seen as reckless because Plaintiff refused to come into the office for a medical evaluation and she had other doctors she was treating with at the same time who could have prescribed her insulin.

First of all, Defendant’s argument is predicated upon an assumption that Defendant Memon’s version of the March 23, 2020, telephone call is true. As stated above, in examining a motion for summary judgment, the evidence must be viewed in the light most favorable to the non-moving party. Plaintiff denies the conversation occurred as Defendant Memon testified during his deposition. Plaintiff also argues Defendant acted in reckless disregard of a known medical risk by not emphasizing the importance of bridging medical care and finding another physician to prescribe her insulin. Although obviously incorrect, Plaintiff testified that Defendant Memon’s lack of direction made her think that she had time to find another doctor and that it was not an emergency situation. Depo. of Christine Gramuglia, 7/29/24, p. 215:2-10. During her deposition, Plaintiff also repeatedly explained her actions by

being terrified of going to medical facilities in the early days of the COVID-19 Pandemic. Taking all of the unsettled questions of fact into account, it is uncertain that a jury would find Defendant did not act recklessly.

The discussion of Defendant Memon's alleged falsification of the EMR record is also relevant to a discussion of punitive damages. Defendant has separately moved for summary judgment on the allegation that Defendant Memon altered Plaintiff's medical record with the addition of the note dated September 29, 2020. As explained above, this note was not entered contemporaneously with Defendant Memon's and Plaintiff's telephone conversation but sometime after Defendant's insurance carrier was made aware of a possible claim. Alteration of records itself is not a standalone claim. However, the Superior Court of Pennsylvania has held that purposefully altering medical records to include care that was not provided to a patient is reckless conduct that can be grounds for a finding of punitive damages. Scampone v. Grane Healthcare Co., 11 A.3d 967, 991 (2010), *aff'd in part on other grounds sub nom. Scampone v. Highland Park Care Ctr., LLC*, 57 A.3d 582 (2012).⁴ In opposition, Defendants cite the unpublished decision in Butka v. Andrews, No. 682 MDA 2015, 2016 WL 732770, (Pa. Super. Ct. Feb. 24, 2016). The Butka decision does not apply to alteration of medical records in the context of a claim for punitive damages. However, the Butka court did consider that evidence of altered records can properly be put before a jury for the purpose of undermining a witness' credibility, which Plaintiff asserts is the purpose here. Butka v. Andrews, No. 682 MDA 2015, 2016 WL 732770, at *5 (Pa. Super. Ct. Feb. 24, 2016). It is a persuasive argument. For the above

⁴ The nursing home defendant in Scampone was accused of altering medical records to show activities of daily living had been provided and medications given, when chronic understaffing of the facility did not allow for either to be accomplished.

reasons, we find that Defendant's motion for summary judgment on the issue of punitive damages and introduction of the alleged altered medical records should be denied.

Although we have found that there is not sufficient evidence to grant summary judgment, we must also briefly discuss an argument raised by Plaintiff. Plaintiff has alleged that Defendant created a "culture of recklessness" in the office. Plaintiff describes the testimony of three former employees of Defendant East West. The cited testimony is irrelevant to Plaintiff's claims for patient abandonment, negligence per se, or punitive damages. Yadeira Corneia did describe the rollout of the EMR system as not going smoothly. However, the practice switched to EMR in 2012, eight years prior to the incident in question. Plaintiff claims another employee, Bernadette Edwards, was abruptly fired by text due to an unsubstantiated COVID claim. However, Ms. Edwards' own testimony was that she was fired after testing positive for COVID, breaking quarantine, and physically coming to Defendant's office to tell them she needed to be in quarantine and would not be able to come into work. Depo. of Bernadette Edwards, 11/22/24, pp. 32:22-25; 33:2-25; 34:2-22. Finally, Plaintiff alleges that Ms. Christine Romano was denied benefits after being injured and pressured to support Defendant Memon's version of events involving Plaintiff. This mischaracterizes Ms. Romano's testimony. Ms. Romano testified that she received a phone call from Defendant Memon and refused to speak to him when he mentioned he was being sued. Depo. of Christine Romano, 11/22/24, pp. 22:14-24; 23:2-14. Ms. Romano did not actually speak to Defendant Memon about the litigation. All of this information is not only irrelevant, it would be insufficient to prove reckless conduct towards patients necessary to support an award of punitive damages. Further, we can find no support for the concept of punitive damages in cases of "a culture of recklessness." Simply, this portion of Plaintiff's argument is far from persuasive and is not conducive with established case law.

Additionally, Defendant has moved for summary judgment on Plaintiff's claim for negligence per se. Paragraph 60 of the Amended Complaint alleges:

That in terminating the physician-patient relationship with Plaintiff **CHRISTINE GRAMUGLIA** in the manner that he did, without affording his patient *at minimum* sufficient notice of termination and time to find a suitable substitute doctor, Defendant **MEMON, M.C.** violated the standards of care established by governing local, regional, and national medical bodies which were precisely intended to avoid such circumstances and harm as befell Plaintiff **CHRISTINE GRAMUGLIA**.

Am. Comp, ¶60. (Emphasis in original)

Defendant now argues that Plaintiff's claim for negligence per se is legally and factually insufficient. "The concept of negligence per se establishes both duty and the required breach of duty where an individual violates an applicable statute, ordinance or regulation designed to prevent a public harm. A plaintiff, however, having proven negligence per se, cannot recover unless it can be proven that such negligence was the proximate cause of the injury." Cabiroy v. Scipione, 767 A.2d 1078, 1079 (2001). In order to recover for negligence per se, a plaintiff must prove the following elements: "(1) The purpose of the statute must be, at least in part, to protect the interest of a group of individuals, as opposed to the public generally; (2) The statute or regulation must clearly apply to the conduct of the defendant; (3) The defendant must violate the statute or regulation; (4) The violation of the statute or regulation must be the proximate cause of the plaintiff's injuries." Ramalingam v. Keller Williams Realty Grp., Inc., 121 A.3d 1034, 1042–43 (2015) *quoting* Schemberg v. Smicherko, 85 A.3d 1071, 1073–74 (Pa.Super.2014).

Here, Defendant argues Plaintiff's claim must fail as she has failed to identify any statutes or regulations which Defendant Memon allegedly violated. It is true that the Amended

Complaint does not specify which statutes or regulations were violated in Defendant Memon's care of Plaintiff. Plaintiff's expert, Dr. Santoro, opined that Defendant Memon had violated the following: The American Medical Association Code of Medical Ethics (Opinion 1.1.2, Termination of the Patient-Physician Relationship); The Pennsylvania Medical Society (PMS Guidelines on Discharge); The Pennsylvania State Board of Medicine (Patient Abandonment and Legal Duties); and Pennsylvania Code Title 49, Chapter 16, §16.96 (Termination of Physician-Patient Relationship). Defendants assert that violation of any of the aforementioned regulations does not constitute negligence per se because most of them are not promulgated regulations. The one statute cited by Dr. Santoro is 49 Pa. Code §16.96, the previous version of which was withdrawn and the section reserved on March 14, 1998.

In response, Plaintiff avers that the violation of ethical and regulatory provisions as cited by Dr. Santoro are actionable as negligence per se. Plaintiff cites several cases in support of her argument. We find that none are applicable to the matter before us. First, Plaintiff cites Hamil v. Bashline, 392 A.2d 1280 (Pa. 1978) for the contention that a medical provider has a statutory duty of medical care. It is unclear why Plaintiff has cited the Hamil case. In Hamil, the statute at issue was Section 323(a) of the Restatement (Second) of Torts which the Supreme Court of Pennsylvania had noted "has been part of our Pennsylvania law of negligence for a dozen years." Id. at 1286. Therefore, Pennsylvania courts had already found the statute binding on Pennsylvania law. Further, Section 323(a) was submitted for the purposes of proving a duty under ordinary negligence considerations, not negligence per se. Id. If Plaintiff has offered the Hamil case to illustrate that Defendant Memon owed her a duty due to the emergent nature of her condition, that argument must also fail because Plaintiff's own expert has not acknowledged Section 323(a) in his opinion as one of the statutes Defendant Memon is alleged to have violated.

Plaintiff has also cited Ferguson v. McKienan, 940 A.2d, 1236 (Pa. 2007) for the contention that professional standards can be actionable under negligence per se. The Ferguson case appears to have been cited in error as it involves a contractual dispute between a birth mother and sperm donor in which negligence per se was not alleged in any form. Finally, Plaintiff cites Hoeke v. Mercy Hospital of Pittsburgh, 445 A.2d 140 (1982)⁵ for the argument that a hospital's deviation from required discharge procedures could support a finding of negligence per se. Plaintiff's citation is again misguided, as the Hoeke opinion did not contain a discussion of the standard for negligence per se, but the two defendant doctor's regular negligence.

We can find no legal authority that a claim for negligence per se may be supported by violations of professional guidelines that are not promulgated statutes or regulations. As Plaintiff's expert has failed to cite any actionable statutes in support of her negligence per se claim, Defendant is entitled to partial summary judgment.

⁵ The Hoeke case is incorrectly cited in Plaintiff's brief as 661 A.2d 206. This citation leads to a case from the state of Maryland. The Hoeke matter was before the Superior Court of Pennsylvania twice. Upon review of both opinions, we believe this is the one Plaintiff intended to cite in her brief.

**COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA**

CHRISTINE GRAMUGLIA,

Plaintiff

vs.

**PARVEZ A. MEMON, M.D. and
EAST WEST MEDICAL GROUP, LLC,**

Defendant

: NO. 001452-CV-2022

**:
:
:
:
:
:**

**: DEFENDANT
: PARVEZ A. MEMON, M.D.'S MOTION
: FOR PARTIAL SUMMARY JUDGMENT**

ORDER

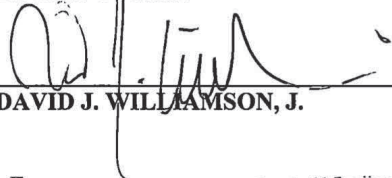
AND NOW, this 7th day of August, 2025, Defendant's Motion for Partial

Summary Judgment is DENIED, in part, and GRANTED, in part:

1. Defendant's Motion for Summary Judgment on the issue of punitive damages and introduction of allegations of altered record keeping is DENIED.

2. Defendant's Motion for Summary Judgment on Count II of the Amended Complaint for negligence per se is GRANTED. The claims for negligence per se are DISMISSED.

BY THE COURT:


DAVID J. WILLIAMSON, J.

cc: Leslie L. Lewis, Esq.
John R. Hill, Esq./Adam L. Fenstermaker, Esq.

Monroe County PA Prothonotary
AUG 7 '25 PM 12:26

**COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA**

Christine Gramuglia,	:	No. 001452-CV-2022
	:	
Plaintiff/s,	:	
	:	
vs.	:	
	:	
Parvez A. Memon, M.D.	:	
and East West Medical	:	
Group, LLC,	:	
Defendant/s	:	
	:	
	:	
	:	

NOTICE OF ENTRY OF (ORDER)(JUDGMENT)(VERDICT)(OPINION AND ORDER)

NOTICE IS GIVEN UNDER PENNSYLVANIA RULE OF CIVIL PROCEDURE 236(a)(2) THAT AN ORDER WAS ENTERED IN THIS CASE ON August 07, 2025.

GEORGE J. WARDEN, Prothonotary



By: _____
Ninti Mateen

cc: Leslie L Lewis, Esq
John R. Hill, Esq/ Adam L Fenstermaker, Esq

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

006499-CV-2025 Eric Borukhov V Cole Davis - Real Property - Landlord/Tenant Dispute
006568-CV-2025 Marco Colon V Morfia Varsamas-Fava - Real Property - Landlord/Tenant Dispute
006578-CV-2025 Emereste LLC V Michelle Henderson - Real Property - Landlord/Tenant Dispute
006497-CV-2025 Hanka Weiner V Cara Weiner; Mike Clark - Real Property - Ejectment
006587-CV-2025 John F. Petrizzo, Jr. as Trustee for the John F. Petrizzo, Sr. Trust; LVNV Funding LLC V Michael Petrizzo Sheryl L Petrizzo, All Other Unknown Occupants - Real Property - Ejectment
006443-CV-2025 Citimortgage Inc V April A Yeager AKA April Yeager AKA April Maresca Christopher Wautel - Real Property - Mortgage Foreclosure: Residential
006452-CV-2025 Nationstar Mortgage LLC V Taylor M. Herman - Real Property - Mortgage Foreclosure: Residential
006510-CV-2025 Nationstar Mortgage LLC V Fabian S Morgan; Shakiea Morgan - Real Property - Mortgage Foreclosure: Residential
006517-CV-2025 Rocket Mortgage, LLC F/K/A Quicken Loans, LLC V E Okie, solely in her capacity as known heir of Robert Okie, deceased M Okie, solely in her capacity as known heir of Robert Okie, deceased - Real Property - Mortgage Foreclosure: Residential
006518-CV-2025 Nationstar Mortgage LLC V Gerron R. Isaac AKA Gerron Isaac - Real Property - Mortgage Foreclosure: Residential
006528-CV-2025 Wells Fargo Bank, N.A.; Synchrony Bank V Andre Beaton the Secretary of Housing & Urban Development - Real Property - Mortgage Foreclosure: Residential
006509-CV-2025 Marie Bernard V Ecovision Solution LLC; Monroe County Tax Claim Bureau - Real Property - Real Property: Other
006580-CV-2025 Delores Harris, as Trustee of the Dolores Harris Revocable Trust V Bogdan Wrobel; Monroe County Tax Claim Bureau Renata Wrobel; Shakiea Morgan - Real Property - Real Property: Other
006494-CV-2025 Ruth Frable V Estate of Frederick H. Gauhs, Jr., Elizabeth Gauhs, Personal Representative - Real Property - Quiet Title

MECHANICS AGREEMENTS

006425-CV-2025 Prasun Mishra Shruti Tiwari V Great Pocono Homes LLC - Agreement - Mechanic's Agreement
006565-CV-2025 Joshua J. Berhel Construction V Vincent M. David - Agreement - Mechanic's Agreement

006567-CV-2025 Live Free Construction V Joseph McGuigan; Nicole White - Agreement - Mechanic's Agreement

**CONTRACT EMPLOYMENT DISPUTE
CONTRACT**

006590-CV-2025 J&J Abatement and Demolition LLC; Jose Luis Roland Montanez V Avi Sohal; Restoration Pro LLC D/B/A PuroClean of Stroudsburg and Saylorsburg - Contract - Contract: Other

CONTRACT-DEBT COLLECTION-CREDIT CARD

006435-CV-2025 Citibank N.A. V Ahmed A Ahemd - Contract - Debt Collection: Credit Card
006493-CV-2025 Navy Federal Credit Union V Traci A Joseph - Contract - Debt Collection: Credit Card
006519-CV-2025 Midland Credit Managment, Inc V Jackeline Santana AKA Jackeline Cuevas Desant - Contract - Debt Collection: Credit Card
006525-CV-2025 Citibank NA V Barrie J Godfrey - Contract - Debt Collection: Credit Card
006526-CV-2025 Citibank NA V Louis M Morales - Contract - Debt Collection: Credit Card
006527-CV-2025 JPMorgan Chase Bank, N.A. V Claudio Romano - Contract - Debt Collection: Credit Card
006529-CV-2025 Capital One, N.A., Successor by Merger to Discover Bank V Briana N Maharaj - Contract - Debt Collection: Credit Card
006530-CV-2025 U.S. Asset Management, Inc. V Dustin Hasan - Contract - Debt Collection: Credit Card
006538-CV-2025 Capital One, N.A., Successor by Merger to Discover Bank V Pitamber Outar - Contract - Debt Collection: Credit Card
006539-CV-2025 JPMorgan Chase Bank NA V Julio A Lafontaine Lopez - Contract - Debt Collection: Credit Card
006540-CV-2025 JPMorgan Chase Bank NA V Darrin M Burger - Contract - Debt Collection: Credit Card
006581-CV-2025 PCA Acquisitions V, LLC V John Torkington - Contract - Debt Collection: Credit Card
006582-CV-2025 JPMorgan Chase Bank, N.A. V Sylvia Will - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

006460-CV-2025 Coastal Environmental, Inc. V Chateau Resort - Contract - Debt Collection: Other
006475-CV-2025 Velocity Investments, LLC V Timothy Warner - Contract - Debt Collection: Other

006476-CV-2025 Velocity Investments, LLC V Rohail Khan - Contract - Debt Collection: Other
 006477-CV-2025 Velocity Investments, LLC V Lynsey Caputo - Contract - Debt Collection: Other
 006479-CV-2025 Velocity Investments, LLC V Keith Cosby - Contract - Debt Collection: Other
 006480-CV-2025 Velocity Investments, LLC V Kassandra Rodriguez - Contract - Debt Collection: Other
 006483-CV-2025 Velocity Investments, LLC V Carol Villaresi - Contract - Debt Collection: Other
 006484-CV-2025 Velocity Investments, LLC V Louise Yeager - Contract - Debt Collection: Other
 006485-CV-2025 Velocity Investments, LLC V Kelema Bradford - Contract - Debt Collection: Other
 006486-CV-2025 Velocity Investments, LLC V Kristin Rosario - Contract - Debt Collection: Other
 006487-CV-2025 Velocity Investments, LLC V Obelia Smith - Contract - Debt Collection: Other
 006488-CV-2025 Velocity Investments, LLC V Terrill Robinson - Contract - Debt Collection: Other
 006489-CV-2025 Velocity Investments, LLC V Craig Wade - Contract - Debt Collection: Other
 006490-CV-2025 Velocity Investments, LLC V Hector Echevarria - Contract - Debt Collection: Other
 006491-CV-2025 Ford Motor Credit Company LLC V Angela Nunes - Contract - Debt Collection: Other
 006504-CV-2025 Velocity Investments, LLC V Anthony Defelice - Contract - Debt Collection: Other
 006512-CV-2025 Ford Motor Credit Company LLC V George Schaub, III - Contract - Debt Collection: Other
 006547-CV-2025 Credit Corp Solutions, INC. V Charlotte Suydam - Contract - Debt Collection: Other
 006573-CV-2025 Ferraro Foods, Inc. V Michael Maacks - Contract - Debt Collection: Other
 006575-CV-2025 LVNV Funding LLC V Emmanuel Gabriel - Contract - Debt Collection: Other

TORT

006448-CV-2025 Michael Stewart V Bianca Peterson; Tatiana Peterson USAA Casualty Insurance Company - Tort - Motor Vehicle
 006543-CV-2025 Judith Moore V Bankers Standard Insurance Company CRE Niagara Holdings, LLC/D/B/A Exploria Resorts; Omar Reyes R & R Cleaning Service, LLC Roldania Rosario AKA Roldania R Garcia Team Cleaning Solutions, Inc. - Tort - Motor Vehicle
 006561-CV-2025 Tykienya Milan V Won I Kim - Tort - Motor Vehicle

006496-CV-2025 Johanna Marrero; Sharon Dunlap V Robor S.R.L., Robor Hi-Tech Equipment, and Robor S.R.L. T/D/B/A Robor Hi-Tech Equipment - Tort - Product Liability

PREMISES LIABILITY

006591-CV-2025 Donald Dunlap; Sharon Dunlap V Lowe's Home Centers, L.L.C. - Tort - Premises Liability

PETITION

MASS TORT

PROFESSIONAL LIABILITY

006537-CV-2025 Adam Dinnen Brandon Dinnen Donald Dinnen Doreen Dinnen individually and as Administratrix of the Estate of; Laura Dinnen Deceased V Imran Hafeez, M.D.; St. Luke's Health Network, Inc. D/B/A St. Luke's University Health Network St. Luke's Hospital - Monroe Campus - Professional Liability Action - Medical

MISCELLANEOUS

006533-CV-2025 The Estates at Great Bear Community Association V Thomas Morrison - Miscellaneous - Civil Miscellaneous: Other
 006585-CV-2025 Boat Trailer (iH9H5252Xva22025 Michael Osowski; TD Bank USA, N.A. V - Miscellaneous - Civil Miscellaneous: Other

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Watts, Jeffery/Cost-Brown, Elise
 Depersia, Marie Est/Marie Depersia Revocable Living Trust
 Planker, Wayne/Logs & Flame LLC
 Agapiyos, George Y/Chen, Yongfa
 Quinones, Luz/Tinto, Adrian Dexter
 Dolrei Group LLC/Cardoza, Diana Bossano
 Bregenzer, Adam L/Borger, Jacob
 Moziy, Rhoda Y/Moziy, Matthew R
 Argot, Gordon E/Barnett-Hormachea, Jeffrey
 Diangelis, Keri/Dendler, Brian Andrew
 Olsen, Jacqueline Olsen/Reitz, Gary N
 Dac Rentals LLC/Guaman, Franklin
 LKS Enterprises LLC/Green Mountain Estates Cooperative Inc
 Fuller, Darren/George, David J
 Zito, Vincent/Zito Family Irrevocable Trust
 Jimbross LLC/Marin, Xavier Orlando
 Gade, Sowmya/LR Gray Revocable Family Trust
 Lyde, Michael E Est/Singh, Maureen
 Estadt, Garth/Estadt, Garth
 Mancini, Marsha/JD Businesses LLC
 Shay, Larry L/Clark, William
 Connor, Sylvia/Segro, Freddie
 Santiago, Cecelia Clavijo/Santiago, Alicia
 Cecelia Clavijo
 Ecklund, Helen/207 Kahkout Mtn Circle LLC
 Ironside Security LLC/Ferreira, Richart S

D E & S Properties Inc/Schmid, Julie
 Velasquez, Ruben/Kopinina, Liliya
 Caruso, Vincent M/Arlene D Caruso
 Irrevocable Trust
 Caruso, Vincent M/Arlene D Caruso
 Irrevocable Trust
 Hendricks, James E/Hendricks, James E
 Almonstaser, Adil Mosad/Zhou, Wei
 Club Exploria LLC/1008 Sand Hill LLC
 Marie Depersia Revocable Living
 Trust/Considine, Mary Ann
 Secretary of Housing and Urban
 Development/Tripathi, Renuka
 EDMA LLC/3208 Foxdale LLC
 Messing, David/Erwin, Debbie J
 Bussie, Floyd/Redrovan, Anthony D Vallejo
 Kenney, Joseph P/Huck Properties LLC
 Propertyflix LLC/DND Infra LLC
 Eng, Mary J/Castimore, Kerrie Kristin
 Kish, Louis S Jr/Forteca Holdings LLC
 Molino, Joseph D/Konoski, Christopher
 Matthew
 Akhmedov, Ruslan/AC STR Fund III LLC
 Scott, Amelia Est/Scott, Tighe
 Hyatt, James/Ray of Hope Realty LLC
 Tsoy Birch Hill LLC/Cottege2 LLC
 Kerzner, Mildred/Mildred Kerzner Revocable
 Living Trust
 HCAP LLC/TDT Professionals4 LLC
 HLL Properties LLC/Harmony Domes PA Corp
 Warren, Cameron S D/Spillan, Kristin M
 Rogers, John J/973 Country LLC
 Effectus Clothing LLC/Mejia, Jeraldld
 Ewer, Rhonda/Ewer, Rhonda
 D Anne Sincavage Trust/Sincavage, D Anne
 Bertsch, Amy Marie/Bertsch, Matthew
 Arnao, Charles/Arnao, Charles
 Hannig Development LLC/Cuccia, Salvatore
 Thomas, James Carter/Kistler, John
 Proper Rentals LLC/D E & S Properties Inc
 Mishoe, Luna I II/Moustafa, Eren
 Todd, Edward M/Miller, Teresa N
 Schoch, Cathrine J/Barlotta, Taylor Rae
 James, Jason M/3PV Opportunity LLC
 Capogna, John M/Butch, Joseph
 Gould, Carl B II/Gould, Jamie R
 Roytos, Steven R/Roytos, Judith C
 McInerney, John D/Brands, Derek C
 Deal House Capital Fund II LLC/Fallon, Conor
 Steven J Inc/Windy Acres Investments LLC
 Bakalets, Andriy/Bakalets, Andriy
 Vanbuskirk, Jane/Amenta, Concettina
 Callen, Leroy N Est/Cr Land Adventures LLC
 Tucker, Helen E Est/Nelson, Joanne
 Stiff, Andrea/Skalny, Ksenia Joanna
 Davis, Scott Allen/Lumos Lodge LLC
 Chrzanowski, Adam/Zavelskaya, Svetlana

DIVORCE

006446-CV-2025 Jennifer Marim Urena V
 Adilio Marriano Urena - Divorce - Divorce with
 1 Count

006471-CV-2025 Steve Crossley V Quanasha
 Taylor - Divorce - Divorce with 1 Count
 006531-CV-2025 Kristin A. LoCicero V Scott A.
 LoCicero - Divorce - Divorce with 1 Count
 006553-CV-2025 Princess Nicole Johnson
 Hager V Greg Dainel Hager - Divorce - Divorce
 with 1 Count
 006559-CV-2025 Dominic Corbisiero V Ann
 Corbisiero - Divorce - Divorce with 1 Count
 006574-CV-2025 Jason Lucas Major V Sabrina
 Major - Divorce - Divorce with 1 Count
 006588-CV-2025 Eliza Yamileth Melendez V
 Jose Manuel Canales Marquez - Divorce -
 Divorce with 1 Count
 006589-CV-2025 Jonathan Miller V Candi Ann
 Miller - Divorce - Divorce with 1 Count
 006481-CV-2025 Josephine Miterko V Paul
 Miterko, Sr. - Divorce - Divorce with 2 Counts

SUPPORT

006447-CV-2025 Stephanie Reich V Sean
 Pershing - Support - Support
 006473-CV-2025 Kalisha M Garcia V Preson R
 Weatherspoon - Support - Support
 006495-CV-2025 Kim N Charles V Timothy
 Holliday - Support - Support
 006516-CV-2025 Michelle Golas V Christopher
 Lee Polnasek - Support - Support
 006534-CV-2025 Laura Dernbach V Lorenzo
 Paulino - Support - Support
 006546-CV-2025 Selina Alma V Michael
 Anthony Jones - Support - Support
 006548-CV-2025 Precious Glamocak V Elijah
 Perez - Support - Support
 006569-CV-2025 Northampton C and Y V
 Cayne J Taylor - Support - Support
 006570-CV-2025 Karla Ann Smith V Jeffrey R
 Smith - Support - Support
 006572-CV-2025 Matthew Roth V Andrea
 Roth - Support - Support
 006577-CV-2025 Precious M Glamocak V
 Amilcar Gomez - Support - Support
 006592-CV-2025 Felecia Dohn V Daniel Dohn -
 Support - Support

CUSTODY AND VISITATION

006451-CV-2025 Marcoantonio Canongo V
 Ciria Navarrete - Custody - Custody / Partial
 Custody / Shared Custody / Visitation
 006482-CV-2025 Anthony Ramos V Janice Lee
 Rivera - Custody - Custody / Partial Custody /
 Shared Custody / Visitation
 006520-CV-2025 Xavier Tippet V Quiani
 Richardson - Custody - Custody / Partial
 Custody / Shared Custody / Visitation
 006532-CV-2025 Blondina Cadet V Sebastien
 Cadet - Custody - Custody / Partial Custody /
 Shared Custody / Visitation
 006552-CV-2025 Princess Nicole Johnson
 Hager V Greg Dainel Hager - Custody - Custody
 / Partial Custody / Shared Custody / Visitation

006555-CV-2025 Eddie Polo Pagan V Anastasia Siguencia - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006558-CV-2025 Felecia Dohn V Daniel Dohn - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006576-CV-2025 Vanessa Sicovitch V Mark Ortiz, Jr - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006579-CV-2025 Chaya Kinn V Yosef Yitzchak Cadaner - Custody - Custody / Partial Custody / Shared Custody / Visitation

**PLAINTIFF V DEFENDANT
 JUDGMENTS**

006586-CV-2025 Penn Estates Property Owners Association, Inc. V Ninamarie A Yendrick - Judgment - Judgment - \$5,937.40

**DEFAULT JUDGMENT
 PRAECIPE FOR JUDGMENT**

006560-CV-2025 James A Taylor, Sr V Shawn Sterner - Judgment - Transfer Judgment - \$8,207.25
 006492-CV-2025 First Commonwealth Federal Credit Union V Brian John Albelli - Judgment - Foreign Judgments / Registration - \$50,661.30
 006566-CV-2025 First Commonwealth Federal Credit Union V Erica M Wertman - Judgment - Foreign Judgments / Registration - \$15,342.35

JUDGMENT ON TRANSCRIPT

006438-CV-2025 TD Bank USA, N.A. V Jennifer L Frailey - Judgment - Judgment / Transcript - \$1,460.52
 006440-CV-2025 TD Bank USA, N.A. V Kelley F Taylor - Judgment - Judgment / Transcript - \$644.71
 006441-CV-2025 LVNV Funding LLC V David W Heise - Judgment - Judgment / Transcript - \$825.82
 006442-CV-2025 Synchrony Bank V Juan Fernandez - Judgment - Judgment / Transcript - \$3,227.43
 006444-CV-2025 Credit Acceptance Corporation V Dominique Jones - Judgment - Judgment / Transcript - \$11,342.93
 006445-CV-2025 Synchrony Bank V Cindy M Westoverstevenson - Judgment - Judgment / Transcript - \$2,617.93
 006450-CV-2025 Synchrony Bank V Sabrina McFadden - Judgment - Judgment / Transcript - \$4,421.03
 006454-CV-2025 LVNV Funding LLC V Frank Moyer - Judgment - Judgment / Transcript - \$929.72
 006455-CV-2025 National Collegiate Student LOAN TRUST 2004-2, A Delaware STATUTORY Trust(S) V Kelly L Herring - Judgment - Judgment / Transcript - \$1,622.03
 006456-CV-2025 LVNV Funding LLC V Leroy Jennings - Judgment - Judgment / Transcript - \$2,100.83

006457-CV-2025 Synchrony Bank V Emma Martinez - Judgment - Judgment / Transcript - \$6,998.98
 006459-CV-2025 LVNV Funding LLC V Timothy Delfyette - Judgment - Judgment / Transcript - \$1,457.76
 006463-CV-2025 Synchrony Bank V Melissas C Jennings - Judgment - Judgment / Transcript - \$3,488.07
 006464-CV-2025 Synchrony Bank V Simone P Walcott - Judgment - Judgment / Transcript - \$5,257.14
 006465-CV-2025 Credit Corp Solutions, Inc. V Nancy Yacolca - Judgment - Judgment / Transcript - \$5,059.63
 006466-CV-2025 TD Bank USA, N.A. V Talia Pender - Judgment - Judgment / Transcript - \$1,105.99
 006467-CV-2025 LVNV Funding LLC V Jessica Kennedy - Judgment - Judgment / Transcript - \$1,280.38
 006468-CV-2025 LVNV Funding LLC V Teresea Greene - Judgment - Judgment / Transcript - \$1,861.06
 006469-CV-2025 LVNV Funding LLC V Lashawn Connor - Judgment - Judgment / Transcript - \$3,167.41
 006500-CV-2025 Penn Estates Property Owners Association, Inc. V Manuel Braga - Judgment - Judgment / Transcript - \$4,941.00
 006501-CV-2025 Penn Estates Property Owners Association, Inc. V Delano Lamin - Judgment - Judgment / Transcript - \$5,526.93
 006502-CV-2025 Penn Estates Property Owners Association, Inc. V MaryAnn Van Orden; Raymond Van Orden, III - Judgment - Judgment / Transcript - \$4,396.65
 006503-CV-2025 Penn Estates Property Owners Association, Inc. V Besnik Hadzibrahimovic; Sani Hadzibrahimovic - Judgment - Judgment / Transcript - \$3,527.88
 006506-CV-2025 Berkheimer, Agent for East Stroudsburg ASD & Middle Smithfield Township V Edgardo Rodriguez - Judgment - Judgment / Transcript - \$3,550.96
 006521-CV-2025 Garrett Watson V Matt's Garage - Judgment - Judgment / Transcript - \$4,431.25
 006584-CV-2025 Brett Riegel V Robert Casciano - Judgment - Judgment / Transcript - \$12,212.25

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

006505-CV-2025 Carla V. Vanderploog V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 006522-CV-2025 Jose Luis Roland Montanez V Commonwealth of PA Dept of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 006535-CV-2025 Daniel J. Henning Edward V. Henning V Monroe County Board of

Assessment Revision - Civil Appeal - Board of Assessment
 006536-CV-2025 Mary A. Henning ETAL V
 Monroe County Board of Assessment Revision
 - Civil Appeal - Board of Assessment
 006541-CV-2025 Daniel J. Henning ETAL V
 Monroe County Board of Assessment Revision
 - Civil Appeal - Board of Assessment
 006542-CV-2025 Wallace Hardware Co MCIDA
 V Monroe County Board of Assessment
 Revision - Civil Appeal - Board of Assessment
 006544-CV-2025 Daniel J. Henning Edward V.
 Henning V Monroe County Board of
 Assessment Revision - Civil Appeal - Board of
 Assessment
 006545-CV-2025 Daniel J. Henning, ETAL V
 Monroe County Board of Assessment Revision
 - Civil Appeal - Board of Assessment
 006571-CV-2025 Mary A. Henning ETAL V
 Monroe County Board of Assessment Revision
 - Civil Appeal - Board of Assessment

CIVIL APPEALS: JUDICIAL APPEALS

006508-CV-2025 Barclays Bank Delaware V
 David Wiener - Civil Appeal - Civil Appeal:
 Other
 006511-CV-2025 Barclays Bank Delaware V
 Ivan Ortiz - Civil Appeal - Civil Appeal: Other
 006563-CV-2025 BMJ Mortgage, L.P V Hal H
 Harris - Civil Appeal - Civil Appeal: Other
 006583-CV-2025 Capital One, N.A. V Richelle
 Matthews - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

006498-CV-2025 First Commonwealth Federal
 Credit Union; Sharon Dunlap V Cheryl Joe
 Abels - Writ - Writ of Revival - \$21,476.18

CERTIFIED COPY LIENS

006551-CV-2025 Commonwealth of PA Dept
 of Labor and Industry to the Use of the
 Unemployment Compensation Fund V JPSPA
 Realty Trading as Staybridge Suites
 Stroudsburg (East) Poconos - Judgment -
 Certified Copy of Lien - \$8,288.72

FEDERAL TAX LIENS

006556-CV-2025 Department of Treasury-
 Internal Revenue Service V Brian R Murphy -
 Judgment - Federal Tax Lien - \$80,747.38
 006557-CV-2025 Department of Treasury-
 Internal Revenue Service V Ivan Josue Ferrera
 - Judgment - Federal Tax Lien - \$132,139.73

MUNICIPAL LIENS

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

Wallace Limited Partnership/Metropolitan
 Edison Company/Ease

Wolbert, Larry A/Metropolitan Edison
 Company/Ease
 Mortgage Electronic Registration Systems
 Inc/Antonucci, Vincent A/Sat
 Penn Vista Associates LLC/Aydinoglu,
 Zachary/Rele
 2300 Bergenline Avenue LLC/Metropolitan
 Edison Company/Ease
 Aponavicius, Benedict/Metropolitan Edison
 Company/Ease
 Baltz, Glenn Alan/Metropolitan Edison
 Company/Ease
 Mortgage Electronic Registration Systems
 Inc/Vazquez, Pedro/Sat
 Mortgage Electronic Registration Systems
 Inc/Martinez, Michael/Sat
 David, Vincent M/PPL Electric Utilities
 Corporation/Rway
 Mortgage Electronic Registration Systems
 Inc/Charles, Kebra/Sat
 Mortgage Electronic Registration Systems
 Inc/Delsole, Russell J/Sat
 Lindenmere Sports and Arts Center L L C/PPL
 Electric Utilities Corporation/Rway
 Mortgage Electronic Registration Systems
 Inc/Forbes, Gary/Sat
 Cuvo, Carl J Jr/Metropolitan Edison
 Company/Ease
 Citimortgage Inc/Gallagher, Bruce J/Sat
 Newrez LLC/Witherspoon, Kelly A/Sat
 Green Mountain Estates Cooperative
 Inc/Green Mountain Estates Cooperative
 Inc/Dec
 Hughes, Robert O Est/Mosloskie, Margaret
 Reid/Sat
 Mortgage Electronic Registration Systems
 Inc/Hoang, James/Sat
 Pocono Township Volunteer Fire
 Company/Pocono Township/Ease
 Defuria, Alfred/Honesdale National Bank/Sat
 JPMorgan Chase Bank N A/Mercado,
 Marisa/Sat
 JPMorgan Chase Bank N A/Dinarte, Rafael/Sat
 JPMorgan Chase Bank N A/Kimchy, Stav/Sat
 JPMorgan Chase Bank N A/Lewis, Melvin
 O/Sat
 Mortgage Electronic Registration Systems
 Inc/Rhoads, Catherine/Sat
 Mortgage Electronic Registration Systems
 Inc/Katz, Steven/Sat
 Barth, Michael M/Kocher, Lewis F III/Powr
 Bank of America N A/Select Portfolio Servicing
 Inc/Powr
 Towd Point Mortgage Trust 2017-6/Severino,
 Yvelisse A/Sat
 Fulton Bank N A/Stark Properties Inc/Sat
 Community Bank N A/Kraft, Ryan/Sat
 Swift, Sahra L/Freedom Mortgage
 Corporation/Ccorder
 Mortgage Electronic Registration Systems
 Inc/Ellis, James W/Sat
 PS Bank/Alaska Company Inc/Sat
 City Bank/Lonestar Flipco Financial LLC/Trms

Club Exploria LLC/Western Alliance
 Bank/Ucc3rel
 Gallagher, Edward/Metropolitan Edison
 Company/Ease
 Graham, Talitha/Metropolitan Edison
 Company/Ease
 Kirschner, Phyllis M/Metropolitan Edison
 Company/Ease
 Laws, Sacha N/Movement Mortgage LLC/Affd
 F Robert Schrey Jr Irrevocable Asset
 Protection Trust/Metropolitan Edison
 Company/Ease
 Masarik, Mark/Metropolitan Edison
 Company/Ease
 Mayancela, Luis Antonio/Metropolitan Edison
 Company/Ease
 Mosher, Glenn/Metropolitan Edison
 Company/Ease
 Dubinsky, Larisa/DSC Property Management
 LLC/Sat
 First Northern Bank and Trust Co/MWM
 Residential Services LLC/Sat
 Mortgage Electronic Registration Systems
 Inc/Kelly, David M/Sat
 Ace, Elliott A/Ugi Utilities Inc/Rway
 First Northern Bank and Trust Co/MWM
 Residential Services LLC/Trms
 Mortgage Electronic Registration Systems
 Inc/Kolba, Andrew/Sat
 Mortgage Electronic Registration Systems
 Inc/Thomas, Jill/Sat
 Mortgage Electronic Registration Systems
 Inc/Schieber, Jeremy Michael/Sat
 Mortgage Electronic Registration Systems
 Inc/Bzura, Leszek/Sat
 Grisostolo, David E/Commonwealth of
 Pennsylvania/Notr
 Secretary of Housing and Urban
 Development/Dunay, Margaret/Sat
 Secretary of Housing and Urban
 Development/Dunay, Margaret/Sat
 Mortgage Electronic Registration Systems
 Inc/Neuman, Abraham/Sat
 Mortgage Electronic Registration Systems
 Inc/Streeter, Bernard/Sat
 Ukrainian National Federal Credit
 Union/Purta, Krzysztof/Sat
 Citizens Bank N A/Swiecicki, John Joseph/Sat
 Mortgage Electronic Registration Systems
 Inc/Shteiman, Arkady Molev/Sat
 Mortgage Electronic Registration Systems
 Inc/Disla, Raisa/Sat
 Freedom Mortgage Corporation/Karter, Janice
 M/Sat
 Mortgage Electronic Registration Systems
 Inc/Thach, Tho/Sat
 Mortgage Electronic Registration Systems
 Inc/Cuenca, Kaila/Sat
 Citizens Bank N A/Sweeney, Robert C/Sat
 Mortgage Electronic Registration Systems
 Inc/Peters, Brian Jeffry/Sat
 Mortgage Electronic Registration Systems
 Inc/Fallat, David J Jr/Sat
 Mortgage Electronic Registration Systems
 Inc/Booker, Zena U/Sat
 Bartonsville J LLC/Mid Penn Bank/Arnt
 Secretary of Housing and Urban
 Development/Millen-El, Sequoia/Sat
 Crestopp Holdings LLC/PPL Electric Utilities
 Corporation/Rway
 Wengerd, David/PPL Electric Utilities
 Corporation/Rway
 Secretary of Housing and Urban
 Development/Millen-El, Sequoia M/Sat
 Wells Fargo Bank N A/Garrett, Randy H/Sat
 Mortgage Electronic Registration Systems
 Inc/Geiger, Antonique Patrice/Sat
 Mortgage Electronic Registration Systems
 Inc/Corson, Deborah A/Sat
 Wells Fargo Bank N A/Neff, Jason L/Sat
 Secretary of Housing and Urban
 Development/Noe, Jason/Sat
 Figure Lending LLC/Miller, Christopher W/Sat
 Mortgage Electronic Registration Systems
 Inc/Defuria, Alfred/Sat
 Solar Mosaic LLC/Haque, Syeda/Ucc3term
 Harmony Domes PA Inc/Av Re Holdings
 LLC/Ucc1
 PNC Bank National Association/Allu, Andrew
 J/Sat
 First Northern Bank and Trust Co/Eppinger,
 Charles S/Sat
 First Northern Bank and Trust Co/Mease, Carl
 E/Sat
 Pius, Florence M/Lesoinne, Lynn C/Sat
 Hoffner, William F/TLC Properties LLC/Ease
 Mortgage Electronic Registration Systems
 Inc/Andujar, Paulette E/Sat
 First Northern Bank and Trust Co/Dengler,
 Keith T/Sat
 Fidelity Deposit and Discount Bank/Allen,
 Marybeth/Sat
 Fidelity Deposit and Discount Bank/Cornell,
 Kenneth E/Sat
 Fidelity Deposit and Discount
 Bank/Weidenbaum, Alexander/Sat
 Mortgage Electronic Registration Systems
 Inc/Stonehenge Property Owners LLC/Sat
 Mortgage Electronic Registration Systems
 Inc/Foster, Ingrid/Sat
 Mortgage Electronic Registration Systems
 Inc/Evans, James C/Sat
 Heggs, Donna/Cross River Bank/Ucc1
 Wright, Sophie Maxine/Wright, Glenn T/Powr
 Mortgage Electronic Registration Systems
 Inc/Visone, David W/Sat
 Mortgage Electronic Registration Systems
 Inc/Smith, Aaron R/Sat
 United Wholesale Mortgage LLC/Romano,
 Vincent/Sat
 Townshend Industrial Asset LLC/Townshend
 Industrial Asset LLC/Dec
 First Northern Bank and Trust Co/Zimmerman,
 Layton James/Sat
 Mak-Com Properties LLC/Monroe
 County/Prefat

Smith & Manor LLC/Metropolitan Edison Company/Ease
 First Northern Bank and Trust Co/Zimmerman, Layton James/Trms
 Lawrence, Jimmy Donald/Lawrence, Angela V/Powr
 Trapasso and Winot Enterprises LLC/Blue Ridge Cable Technologies Inc/Rway
 Trap Enterprises LLC/Blue Ridge Cable Technologies Inc/Rway
 Pasceri, Francesco/Arrowhead Lake Community Association Inc/Dec
 Metro City Bank/RW House of Joy LLC/Sat
 Metro City Bank/RW House of Joy LLC/Trms
 Faust, Kenneth/Monroe County/Prefast Franconia Mennonite Camp Association Inc/Univest Bank and Trust Co/Asle
 Franconia Mennonite Camp Association Inc/Univest Bank and Trust Co/Asle
 TKL Properties LLC/Metropolitan Edison Company/Ease
 Delgrosso, Michael S/Mortgage Electronic Registration Systems Inc/Sat
 First National Bank of Pennsylvania/Nauman, R Troy/Sat
 First National Bank of Pennsylvania/Nauman, R Troy/Sat
 First National Bank of Pennsylvania/Dansbury Properties LLC/Sat
 Keybank National Association/Hahn, Ronald E/Sat
 Utilities Employees Credit Union/Soler, Pedro L/Sat
 Ace, Elliott A/PPL Electric Utilities Corporation/Rway
 Mortgage Electronic Registration Systems Inc/Mullaney, Stephen/Sat
 Mortgage Electronic Registration Systems Inc/Strepp, Ashley M/Sat
 Citizens Bank N A/Maula, Kenneth Jr/Sat
 Mortgage Electronic Registration Systems Inc/Rothman, David M/Sat
 Durham Farm LLC/Alphaidze, Levan/Sat
 JPMorgan Chase Bank N A/Sicard, Thomas/Sat
 JPMorgan Chase Bank N A/Mme Investments LLC/Sat
 Digital Federal Credit Union/Apreku, Nan/Ucc3term
 Williams, T.Kim/Commonwealth of Pennsylvania/Notr
 Ferrari, Joshua/Commonwealth of Pennsylvania/Notr
 Hendrick, Melanie Dawn/Moro, Seanna Lee Hendrick/Powr
 Mortgage Electronic Registration Systems Inc/Musto, Ralph/Sat
 Labar, Janet M/Commonwealth of Pennsylvania/Notr
 Mortgage Electronic Registration Systems Inc/Desouza, Christian/Sat
 Highplace Ventures LLC/Monroe County/Prefast

Mortgage Electronic Registration Systems Inc/Williams, Howard Jr/Sat
 Vanbuskirk, Jane/Buskirk, Jeffrey T/Powr
 CR Land Adventures LLC/Honesdale National Bank/Arnt
 Commercial Lender LLC/Bertz Group LLC/Sat
 Mortgage Electronic Registration Systems Inc/Tota, Emanuel W/Sat
 PNC Bank National Association/Conner, John L/Sat
 Mortgage Electronic Registration Systems Inc/Alcorn, Alfonso/Sat
 Mortgage Electronic Registration Systems Inc/Prieto, Jorge L/Sat
 Bank of America N A/Apreku, Joe/Sat

MORTGAGES

GRANTOR/GRANTEE

Suarez, Judy/U S Bank Trust National Association/Asgn
 Suarez, Judy/Goldman Sachs Mortgage Company/Asgn
 Nini-Wa LLC/Citibank N A/Asgn
 Alicea-Leong, Jeanette/Maple Opco Trust/Asgn
 Ross, Mark/Newrez LLC/Asgn
 Giglio, John/Freedom Mortgage Corporation/Asgn
 Severino, Yvelisse/Towd Point Mortgage Trust 2017-6/Asgn
 Western Alliance Bank/Club Exploria/Relm
 Kalland, Christopher/Newrez LLC/Asgn
 Labar, Charles E Sr/Newrez LLC/Asgn
 Baumann, Ronald A/Mease, Carl/Relm
 Ornitz, Sherry Lynn/Nationstar Mortgage LLC/Asgn
 Mortgage Electronic Registration Systems Inc/James, Rossana E/Asgn
 Peros, Krizan/Freedom Mortgage Corporation/Asgn
 Banks, Katrina T/Ntionstar Mortgage LLC/Asgn
 First Keystone Community Bank/Hannig Development LLC/Relm
 First Keystone Community Bank/Hannig Development LLC/Relm
 First Keystone Community Bank/Hannig Development LLC/Relm
 First Keystone Community Bank/Hannig Development LLC/Relm
 Massay, Melisia/Freedom Mortgage Corporation/Asgn
 Lutz, Lee E Jr/Nationstar Mortgage LLC/Asgn
 Babb, Stephen P/Nationstar Mortgage LLC/Asgn
 Logs & Flame LLC/Mortgage Electronic Registration Systems Inc
 Chen, Yongfa/Metro City Bank
 Tinto, Adrian Dexter/Mortgage Electronic Registration Systems Inc
 Cardoza, Diana Bossano/Mortgage Electronic Registration Systems Inc
 Mathews, Edward R/First Commonwealth Federal Credit Union

Borger, Jacob/Mortgage Electronic
Registration Systems Inc
Barnett-Hormachea, Jeffrey/Citizens Bank N A
Calafell, Darling M/Mortgage Electronic
Registration Systems Inc
Dendler, Brian Andrew/Pennsylvania State
Employees Credit Union
Morales, Marilyn/Mortgage Electronic
Registration Systems Inc
Alicea-Leong, Jeanette/Hometap Equity
Partners LLC
Green Mountain Estates Cooperative
Inc/Resident Ownership Capital LLC
Green Mountain Estates Cooperative
Inc/Resident Ownership Capital LLC
Green Mountain Estates Cooperative
Inc/Resident Ownership Capital LLC
Bangurah, Mustafa/Mortgage Electronic
Registration Systems Inc
Siegel, Eli L/PNC Bank National Association
Joly, Pascale/Secretary of Housing and Urban
Development
George, David J/Mortgage Electronic
Registration Systems Inc
Bigord, Nyrlson/Mortgage Electronic
Registration Systems Inc, Modm
Salgado, Jorge/Dart Collateral Manager LLC
Estadt, Garth/Mortgage Electronic
Registration Systems Inc
Clark, William/Mortgage Electronic
Registration Systems Inc
Straley, Adam/Lakeview Loan Servicing LLC,
Modm
Straley, Adam/Secretary of Housing and Urban
Development
Segro, Freddie/Mortgage Electronic
Registration Systems Inc
Staples, Robb/Utilities Employees Credit
Union
Kopinina, Liliya/JPMorgan Chase Bank N A
Zhou, Wei/Mortgage Electronic Registration
Systems Inc
Michel, Rikerson/Mortgage Electronic
Registration Systems Inc
Erwin, Debbie J/Mortgage Electronic
Registration Systems Inc
Redrovan, Anthony D Vallejo/Mortgage
Electronic Registration Systems Inc
Huck Properties LLC/Huck
Dake, Brandon/Secretary of Housing and
Urban Development
Everitt, Charles/Mortgage Electronic
Registration Systems Inc
Iparraguirre, Benita/Secretary of Housing and
Urban Development
Sema, Harun/Citizens Bank N A
Bartonsville J LLC/Mid Penn Bank
Miller, Robert J Jr/PSECU
Esteves, Betzaida/Mortgage Electronic
Registration Systems Inc
Forteca Holdings LLC/Kiavi Funding Inc
Konoski, Christopher Matthew/Polish and
Slavic FCU

Williams, Reginald/Mortgage Electronic
Registration Systems Inc
AC STR Fund III LLC/Pk Capital Solutions LLC
McKenniss, Marc A/Secretary of Housing and
Urban Development
Zatarga, Thomas/West Capital Lending
Robinson, Anthony/Shellpoint Mortgage
Servicing
TDT Professionals4 LLC/Mortgage Electronic
Registration Systems Inc
Lutz, Shannon/U S Bank National Association
Johnson, Wade/Mortgage Electronic
Registration Systems Inc
Harmony Domes PA Inc/Av Re Holdings LLC
Mandall, Lauren/Coastal Community Bank
Erhardt, Michael P/Fountainhead
Development Group LLC
Hiller, Alan L Jr/Fountainhead Development
Group LLC
Sieb, Russell Robert/Mortgage Electronic
Registration Systems Inc
Spillane, Kristin M/Mortgage Electronic
Registration Systems Inc
Wright-Daniels, Jakia/Dart Collateral Manager
LLC
Sweeney, Michael/Mortgage Electronic
Registration Systems Inc
Okula, Christopher/Dart Collateral Manager
LLC
Ferguson, Stacy J/Mortgage Electronic
Registration Systems Inc
Liggins, Dalon Earle/Mortgage Electronic
Registration Systems Inc
Pierre, Shington/Mortgage Electronic
Registration Systems Inc
973 Country LLC/Mortgage Electronic
Registration Systems Inc
Wright, Willie M/Utilities Employees Credit
Union
Mejia, Jerald/Mortgage Electronic
Registration Systems Inc
Achenbach, Adam/Dart Collateral Manager
LLC
Garnot, Kevin J/Mortgage Electronic
Registration Systems Inc
Fogel, Michele/Secretary of Housing and
Urban Development
Ewer, Rhonda/Mortgage Electronic
Registration Systems Inc
Calimer, Rodney/Unlock Partnership Solutions
Ao, Inc
Wenrich, Ruth Ann/First National Bank of
Pennsylvania
Long, Stanley H III/Mortgage Electronic
Registration Systems Inc
Musetti, Anthony J/Wayne Bank
Ortiz, Raymond/Mortgage Electronic
Registration Systems Inc
Nguyen, John P/ESSA Bank
Gahman, Kathryn Jill/Fourleaf Federal Credit
Union
Franconia Mennonite Camp Association
Inc/Univest Bank and Trust Co

Franconia Mennonite Camp Association
Inc/Univest Bank and Trust Co
Moustafa, Eren/Mortgage Electronic
Registration Systems Inc
Odierno, Ralph/Citizens Savings Bank
Jedrzeczyk, Pawel/Polish and Slavic FCU
Smallwood, Marin D/Lakeview Loan Servicing
LLC, Modm
Smallwood, Marin D/Secretary of Housing and
Urban Development
McFadden, James B/Mortgage Electronic
Registration Systems Inc
Rubio, Patrick Jr/Secretary of Housing and
Urban Development
Barlotta, Taylor Rae/Mortgage Electronic
Registration Systems Inc
Rodriguez, Luis Alberto/Mortgage Electronic
Registration Systems Inc
Wunder, Keri/Mortgage Electronic
Registration Systems Inc
Brands, Derek/Mortgage Electronic
Registration Systems Inc
Fallon, Conor/Mortgage Electronic
Registration Systems Inc
Windy Acres Investments LLC/Kiavi Funding
Inc
Amenta, Concettina/Mortgage Electronic
Registration Systems Inc
CR Land Adventures LLC/Honesdale National
Bank
Skalny, Ksenia Joanna/Polish and Slavic FCU

**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
ESTATE NOTICE**

Estate of LeRoy J. Steiger Sr. a/k/a LeRoy J. Steiger, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, September 12, 2025 deceased.

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

East Stroudsburg, PA 18301

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

Oct 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Marjorie Louise Ortiz a/k/a Marjorie L. Ortiz a/k/a Marjorie Ortiz, late of East Stroudsburg, Monroe, Commonwealth of Pennsylvania, March 3, 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. Nanette Biljak
148 Robin Lane
East Stroudsburg, PA 18302

Christopher S. Brown, Esq.
607 Monroe Street
Stroudsburg, PA 18360

Oct 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Francis J. Ganley, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, July 21, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Michelle Stillo
17 North Sixth Street
Stroudsburg, PA 18360

Mark A. Primrose, Esq.
17 North Sixth Street
Stroudsburg, PA 18360

Oct 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Arlene Patricia Maioriello, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, September 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. Suzann Maioriello Samet, Executrix
1021 Via Elisabetta Court
Petaluma, CA 94954

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

Oct 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Darlene Sara Gessner aka Darlene S. Gessner aka Sara D. Gessner aka Sara Darlene Gessner, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, July 30, 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.

Harold J. Burton
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 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Estate of Mary Dodd Strunk a/k/a Mary A. Strunk, late of East Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, September 13, 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.

Mary Beth Brush, Executrix
411 N. 8th Street
Stroudsburg, PA 18360

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

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Russell Raymond Unangst, late of Kunkletown, Monroe County, Commonwealth of Pennsylvania, August 21, 2025 deceased.

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

Elizabeth Marie Grace
8743 Little John Drive
Kunkletown, PA, 18058

Matthew G. Schnell, Esq.
505 Delaware Avenue
Palmerton, PA, 18071

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gary Carl Lyons, a/k/a Gary C. Lyons, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 08/23/2025 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.

Patricia F. O'Donnell
43 Reynolds Street
Huntington Station, NY 11746

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

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jeannette E. Rinehimer a/k/a Jea-

nette E. Rinehimer, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, August 3, 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 Earl Rinehimer, III
265 Selkirk Street
Canton, Michigan 48187

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

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Earle Elbert Hodge, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 08/10/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Lovette Hodge Allen
808 Trinity Park Drive
Wake Forest, North Carolina 27587

Marshall M. Hanyon, Esquire
501 New Brodheadsville Blvd North
Brodheadsville, PA 18322

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Vernon W. Nelson, late of Chestnut Hill Township, Monroe County, Commonwealth of Pennsylvania, April 13, 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. Tracy M. Nelson
3234 Bridlepath Lane
Dresher, PA 19025

Peter J. Gilbert, Esq.
200 Highpoint Dr., Ste 211
Chalfont, PA 18914

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Keith S. Schatz a/k/a Keith Steven Schatz, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, March 14, 2018 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. A Pocono Country Place POA
112 Recreation Drive
Tobyhanna, PA 18466

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

Oct 24, 31, Nov 7

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

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on 30 Sep 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **William David Lewis to William David Flaherty**. The Court has fixed the day of 5 December 2025 at 13:30 in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.
Oct 24

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on 30 September 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Kritin Ashley Lewis to Kristin Ashley Flaherty**. The Court has fixed the day of 5 December 2025 at 13:30 in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.
Oct 24

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 30, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Kelly Frances Johnson to Talia Sage Johnson**. The Court has fixed the day of December 5, 2025 at 1:30 pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.
Oct 24

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 25, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Kirk Arthur Bontempo to Kirk Arthur Tilton**. The Court has fixed the day of December 5, 2025 at 1:30 PM in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

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

Oct 24

PUBLIC NOTICE

**COURT OF COMMON PLEAS OF MONROE COUNTY,
PENNSYLVANIA, FORTY-THIRD JUDICIAL DISTRICT**

ORPHANS' COURT DIVISION

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

In Re: **ESTATE OF ROSE ANN ALBUNIO, DECEASED**

Late of Township of Polk
First and Final Account by Rose Ann Skonieczny, Executrix

ESTATE OF KATHLEEN A. BOYLE, DECEASED

Late of Borough of Stroudsburg
First and Final Account of Phyllis A. Williams, Executrix

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on the 3rd day of November, 2025, at 9:30 A.M. All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

/s/ GEORGE J. WARDEN
Clerk of Orphans' Court
Oct 17, 24

PUBLIC NOTICE

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN THAT Lehigh Valley Hospital - Pocono of Monroe, PA, has filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA as of 09/10/25, an application for a certificate to do business under the assumed or fictitious name of **Lehigh Valley Hospital - Pocono Creek**, said business to be carried on at 1328 Golden Slipper Rd, Bartonsville, Pa, 18321.

Julie Macomb, Esq
707 Hamilton St, 9th Floor
Allentown, Pa, 18101

Oct 24

PUBLIC NOTICE

COURT OF COMMON

PLEAS OF MONROE COUNTY

FORTY-THIRD JUDICIAL DISTRICT

COMMONWEALTH OF PENNSYLVANIA

NO.001863-CV-2025

North Slope Phase 2 Owners Association, Inc.,

Plaintiff(s),
vs.

Beni A. Price,
defendant(s)

TO Beni A. Price, defendant(s): The Plaintiff, North Slope Phase 2 Owners Association, Inc., has commenced a civil action against you for Nonpayment of Homeowners Assessments. The Court has authorized service of the Complaint upon you by publication.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff.

You may lose money or property or other rights important to you.

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

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

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

Oct 24

PUBLIC NOTICE

COURT OF COMMON

PLEAS OF MONROE COUNTY

FORTY-THIRD JUDICIAL DISTRICT

COMMONWEALTH OF PENNSYLVANIA

NO.003411-CV-2025

Angelo Revilla and Shari-Dee Revilla, as Husband and Wife,
Plaintiff(s),
vs.

Cory Willis Trucking LLC; Arye Realty Holdomgs, LLC; Ronald Bello; Nir Bello and Shalomit Bello,

defendant(s)

TO Cory Willis Trucking LLC; Arye Realty Holdomgs, LLC; Ronald Bello; Nir Bello and Shalomit Bello, defendant(s): The Plaintiff, Angelo Revilla and Shari-Dee Revilla, as Husband and Wife, has commenced a civil action against you for Negligence. The Court has authorized service of the Complaint upon you by publication.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

HELP.

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

Law Office of Matthew J. Goodrich, Esq.
901 West Lehigh Street
Bethlehem, PA 18018

Oct 24

**PUBLIC NOTICE
CIVIL ACTION**

**COURT OF COMMON PLEAS
MONROE COUNTY, PA
CIVIL ACTION-LAW
NO. 002273-CV-2025**

**NOTICE OF ACTION QUIET TITLE
LAKEVIEW LOAN SERVICING, LLC**
Plaintiff
v.

ARGENT MORTGAGE COMPANY LLC; ET AL.
Defendants

To: ARGENT MORTGAGE COMPANY LLC;
Defendant, 119 KING STREET, EAST STROUDSBURG, PA 18301

COMPLAINT TO QUIET TITLE

You are hereby notified that Plaintiff, LAKEVIEW LOAN SERVICING, LLC, has filed a Complaint TO Quiet Title endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, PA docketed to No. 002273-CV-2025, seeking to foreclose the mortgage secured on your property located, 119 KING STREET, EAST STROUDSBURG, PA 18301.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE

OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.
Monroe County Bar Association
Find a Lawyer Program
913 Main Street
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 24

**PUBLIC NOTICE
NOTICE OF LEGAL ACTION
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION
NO. 2133 CIVIL 2025**

A POCONO COUNTRY PLACE PROPERTY OWNERS ASSOCIATION

Plaintiff
v.

GEORGE DUA-AWEREH
Defendant

NOTICE

To GEORGE DUA-AWEREH:

You are hereby notified that Plaintiff A POCONO COUNTRY PLACE PROPERTY OWNERS ASSOCIATION has filed a Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 2133 Civil 2025. The nature of this action is the collection of homeowners association dues, assessments and charges, plus attorney fees and costs. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment may be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a

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

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

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

Monroe County Bar Association
Lawyer Referral Service
PO Box 591
Stroudsburg, Pennsylvania 18360
Telephone: 570-424-1340
Fax: 570-424-8234.

YOUNG & HAROS, LLC
802 Main Street
Stroudsburg, PA 18360
(570) 424-9800
Attorneys for Plaintiff.

Oct 24

**NOTICE OF LEGAL ACTION
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION
NO. 4306 CIVIL 2018
REVIVED TO NO. 3588 CIVIL 2024**

**A POCONO COUNTRY PLACE PROPERTY
OWNERS ASSOCIATION,**
Plaintiff

v.
GEORGE DUA-AWEREH,
Defendant

NOTICE

To GEORGE DUA-AWEREH:

You are hereby notified that Plaintiff A POCONO COUNTRY PLACE PROPERTY OWNERS ASSOCIATION has filed a Praecipe for Writ of Revival of the judgment previously docketed at 4306 CV 2018 against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed now to No. 3588 Civil 2024. The nature of this action is revival of the prior judgment entered against you on February 25, 2019, for the collection of homeowners association dues, assessments and charges, plus attorney fees and costs. You are hereby notified to plead to the above referenced Writ of Revival on or before 20 days from the date of this publication or a Judgment may be entered against you reviving the judgment.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Monroe County Bar Association
Lawyer Referral Service
PO Box 591
Stroudsburg, Pennsylvania 18360
Telephone: 570-424-1340
Fax: 570-424-8234.

YOUNG & HAROS, LLC
802 Main Street
Stroudsburg, PA 18360
(570) 424-9800
Attorneys for Plaintiff

Oct 24



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