

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 17th, 2025

No. 42

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

Todd W. Weitzmann, Editor

Robert J. Kidwell, III, Assistant Editor

913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Drawing Courtesy of Joyce Love

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

*All advertisements for the LEGAL REPORTER should be submitted no later
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Monroe County Bar Association

Mission Statement

The mission of the Monroe County Bar Association is to maintain the honor and dignity of the profession of the law, to cultivate social interaction among its members and to increase its usefulness in promoting the due administration of justice.

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

- Provide quality continuing legal education programs;
- Work with the Court and County government to improve administrative procedures in the Monroe County Court system and related row offices:
- Provide opportunities for collegiality and networking among its members;
- Promote high standards of civility, professionalism and ethical conduct;
- Keep the community informed of the role and work of the legal profession; and
- Provide opportunities for its membership to contribute to the community through public education and charitable giving.

OCTOBER 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1	2	3	4
			11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	11:45 PFA Ex Parte 3:30 PFA Ex Parte	9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	
5	6	7	8	9	10	11
8:30 PFA 9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Mortgage Foreclosure Present Accounts	9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last Day to File Accounts	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	8:30 Final Call 9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	8:30 Arraignments 11:45 PFA Ex Parte 1:00 Bench Warrants 1:00 Plea/Sent/PTC/Omnibus 3:30 PFA Ex Parte		
12	13	14	15	16	17	18
HOLIDAY Columbus Day	9:00 & 1:00 Support Court 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Mortgage Foreclosure	8:30 Jury Selection 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	9:00 Summary Court 9:00 Juvenile Court 11:45 PFA Ex Parte 1:30 Lic. 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**

- 21 MCBA Bench Bar Conference Follow Up
MCBA and Zoom
- 22 MCBA Court & Government Relations Committee Meeting
MCBA and Zoom
- 23 MCBA Diversity Committee Meeting
MCBA and Zoom
- 23 MCB YLD Member Meeting and Be Happy Hour
MCBA and Zoom
- 25 Screening of *Pardon Me*
Stroudsburg Wesleyan Church
- 27 MCBA Children's Advocacy Committee Meeting
MCBA and Zoom

November

- 2 Veterans Day Parade and Chili Cook Off
MCBA

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



POCONOS VRO

Short-Term Rentals Need Smart Regulation - Not Overreaction

The Poconos Association of Vacation Rental Owners (VRO) is at the forefront of local advocacy for fair and balanced short-term rental regulations.

Our growing membership includes property owners, managers, and industry partners committed to responsible hosting across Monroe County and the greater Pocono region.



WORKING TOGETHER

Why connect with Poconos VRO?

- We represent hundreds of STR stakeholders in the region
- We report on township zoning meetings that impacts short-term rentals
- We educate our members on compliance, legal shifts, and conflict resolution
- We support legal professionals who support housing rights, property use fairness, and local economic balance



\$1,500/YEAR

The amount STR taxes save every Poconos tax payer annually



35,818 JOBS

Tourism supports nearly 1/3 of all jobs in the Pocono Mountains *and* 41% of Poconos labor income



\$4.3 BILLION

Visitor spending in the Pocono Mountains annually.

POCONOS ASSOCIATION OF VACATION RENTAL OWNERS

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When our community thrives, we all prosper.

Prosperity is about so much more than money. It's about living well in a community that is healthy and stable. At Morgan Stanley, we feel fortunate to live in a place that is supported by so many worthy service organizations. Their good deeds make everyone's life richer.

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

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

Saturday, November 15, 2025

American Legion Post 346

126 E. 5th Street, East Stroudsburg PA

Volunteers are needed:

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

CLE credit may be earned for volunteer hours.

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

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

(1 substantive credit may be earned for each session)

9:00 AM – 10:00 AM Wills and Estates

10:00 AM – 11:00 AM - HotDocs

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

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

MCBA ♦ 913 Main Street ♦ Stroudsburg PA 18360

THE MONROE COUNTY BAR ASSOCIATION

Is proud to host the

**2025 MOCK TRIAL INVITATIONAL
COMPETITION****Saturday, November 22, 2025****Stroudsburg High School****1100 W Main Street, Stroudsburg PA 18360****Volunteers Needed!**

Competition Judges/Scorekeepers: Volunteers are needed to fill the role of Judge, as well as score the competing teams. Lunch will be provided!

Trials begin at 9:00 AM

All volunteers will receive a “Free Lunch and Learn” voucher for an MCBA-sponsored continuing legal education session. *One credit per voucher.*

Return the bottom portion of this form to the address/email shown below or scan the code to find out more information and register to volunteer!



I would like to volunteer!

MCBA 2025 Mock Trial Invitational Tournament ~ November 22, 2025

- | | |
|--|---|
| ☐ Judge | ☐ I am available all day (9:00 AM – 5:00 PM) |
| ☐ Scorekeeper (Juror) | ☐ I am available from _____ to _____. |

Name: _____

Phone: _____

Email: _____

Please return to MCBA by November 14, 2025
via Email to info2@monroebar.org, Fax 570.424.8234,
or call 570.424.7288

MONROE COUNTY BAR ASSOCIATION
MONROE LEGAL REPORTER



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GRAMMAR OR MAKE ANY CHANGES TO
CONTENT.

CIVIL COMPLAINTS

PLAINTIFF V DEFENDANT

WRIT OF SUMMONS

REAL PROPERTY

006207-CV-2025 Christopher Yocum V Ana Plasencia - Real Property - Ejectment
 006358-CV-2025 Joseph Cameron by Sarah Cameron V Theresa Folsom - Real Property - Ejectment
 006372-CV-2025 Anthony Roberts V Carlos Quinteros - Real Property - Ejectment
 006183-CV-2025 Citizens Bank, N.A. SBM to Citizens Bank of Pennsylvania V Kathleen Jones William F Jones - Real Property - Mortgage Foreclosure: Residential
 006188-CV-2025 Data Mortgage Inc. D/B/A Essex Mortgage V Robert A. Thigpen the Secretary of Housing and Urban Development - Real Property - Mortgage Foreclosure: Residential
 006215-CV-2025 Carrington Mortgage Services LLC V Bruce J. Kaspar; Secretary of Housing and Urban Development U.S. Department of HUD - Real Property - Mortgage Foreclosure: Residential
 006377-CV-2025 Pennymac Loan Services, LLC V Thomas J Macedon, Jr. - Real Property - Mortgage Foreclosure: Residential
 006380-CV-2025 Lakeview Loan Servicing LLC V Jay M Bochniowich - Real Property - Mortgage Foreclosure: Residential
 006399-CV-2025 Selene Finance LP V Doris B Castaneda - Real Property - Mortgage Foreclosure: Residential
 006432-CV-2025 Kaloutie Jaikaran Melissa Blanchard; Velocity Investments, LLC V Nationstar Mortgage LLC d/b/a Mr. Cooper - Real Property - Mortgage Foreclosure: Residential
 006178-CV-2025 MCLP Asset Company, Inc. V Bigwood Management, Inc. - Real Property - Mortgage Foreclosure: Commercial
 006185-CV-2025 Carlos Quinteros V Ezequiel Robert - Real Property - Real Property: Other
 006204-CV-2025 Peter J. Berthel V Marc Berthel; Robin Berthel - Real Property - Real Property: Other
 006384-CV-2025 The Hamlet Property Owners Association, Inc. V Noah Smith - Real Property - Real Property: Other
 006395-CV-2025 Teja Potamsetty V Christian D. Fehrenbacher Monroe County, PA, Tax Claim Bureau - Real Property - Real Property: Other
 006434-CV-2025 Kopelson PA Properties II LLC Kopelson PA Properties III LLC Kopelson PA Properties IV LLC V Commonwealth of PA Dept of Transportation - Real Property - Real Property: Other
 006357-CV-2025 Oscar Tejada V Sarah Counterman - Real Property - Quiet Title

MECHANICS AGREEMENTS

006186-CV-2025 LTS General Contracting LLC V Richard Morales - Agreement - Mechanic's Agreement
 006367-CV-2025 Spread Eagle Development Corporation V May Ann Cuccia Salvatore Cuccia - Agreement - Mechanic's Agreement
 006400-CV-2025 RGB Enterprises Inc., D/B/A RGB Custom Home Builders V Twin Lake Estates Development, LLC - Agreement - Mechanic's Agreement
 006402-CV-2025 RGB Enterprises Inc. D/B/A RGB Custom Home Builders V Robert G Brown - Agreement - Mechanic's Agreement
 006403-CV-2025 RGB Enterprises Inc. D/B/A RGB Custom Home Builders V Lot Holding Company, LLC - Agreement - Mechanic's Agreement
 006410-CV-2025 RGB Enterprises Inc., D/B/A RGB Custom Home Builders V Althea A. Roberts Jeffrey J. Olson - Agreement - Mechanic's Agreement
 006411-CV-2025 RGB Enterprises Inc., D/B/A RGB Custom Home Builders V RGB Homes, LLC - Agreement - Mechanic's Agreement
 006413-CV-2025 RGB Enterprises Inc. D/B/A RGB Custom Home Builders V Twin Lake Estates Development, LLC - Agreement - Mechanic's Agreement
 006415-CV-2025 RGB Enterprises Inc. D/B/A RGB Custom Home Builders V Twin Lake Estates Development, LLC - Agreement - Mechanic's Agreement
 006417-CV-2025 RGB Enterprises Inc., D/B/A RGB Custom Home Builders V Cherry Castellvi - Agreement - Mechanic's Agreement

CONTRACT EMPLOYMENT DISPUTE CONTRACT

006169-CV-2025 And Stillwater Sewer Corporation Stillwater Lakes Civic Association V Walter Briggs - Contract - Contract: Other
 006170-CV-2025 Still Water Lakes Civic Association, INC and Still Water Sewer Corporation V Jacek Cichosz - Contract - Contract: Other
 006171-CV-2025 Stillwater Lakes Civic Association Stillwater Sewer Corporation V Calkafe, Inc - Contract - Contract: Other
 006366-CV-2025 Still Water Lakes Civic Association, Inc and Still Water Sewer Corporation V Harmon Green - Contract - Contract: Other
 006387-CV-2025 Stillwater Lakes Civic Association, Inc. and Stillwater Sewer Corporation V Celia Moreira - Contract - Contract: Other
 006388-CV-2025 Stillwater Lakes Civic Association, Inc. and Stillwater Sewer Corporation V Lionel Tilak Patricia Tilak - Contract - Contract: Other
 006433-CV-2025 Angela Kellman V Mountain Top Exteriors, LLC - Contract - Contract: Other

CONTRACT-DEBT COLLECTION-CREDIT CARD

006172-CV-2025 Citibank N.A. V Scott Bergstresser - Contract - Debt Collection: Credit Card
 006174-CV-2025 Citibank N.A. V Dulce Leiva - Contract - Debt Collection: Credit Card
 006176-CV-2025 JPMorgan Chase Bank NA V Krystal Pilgrim - Contract - Debt Collection: Credit Card
 006206-CV-2025 U.S. Bank National Association d/b/a Elan Financial Services V Raymond J Reph - Contract - Debt Collection: Credit Card
 006370-CV-2025 Capital One, N.A. V Iie Pretzels LLC Julian S Lake - Contract - Debt Collection: Credit Card
 006401-CV-2025 Citibank NA V Michelle McIntosh - Contract - Debt Collection: Credit Card
 006405-CV-2025 PNC Bank National Association V Rudolph J Fender - Contract - Debt Collection: Credit Card
 006406-CV-2025 Bank of America, N.A. V Jake Udeh - Contract - Debt Collection: Credit Card
 006407-CV-2025 Bank of America, N.A. V Nagwa Abdelnaby - Contract - Debt Collection: Credit Card
 006412-CV-2025 PNC Bank National Association V Todd D Wilczewski - Contract - Debt Collection: Credit Card
 006423-CV-2025 Bank of America, N.A. V Stanley Shelton Murray - Contract - Debt Collection: Credit Card
 006426-CV-2025 U.S. Bank National Association d/b/a Elan Financial Services V Jovette Amy Brown aka Jovette A Brown - Contract - Debt Collection: Credit Card
 006430-CV-2025 Bank of America NA V Daveanand Aaron Mangroo Jr - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

006180-CV-2025 Capital One N.A. Successor by Merger to Discover Bank V John Giglio - Contract - Debt Collection: Other
 006192-CV-2025 Velocity Investments, LLC V Juan Lugo - Contract - Debt Collection: Other
 006194-CV-2025 Velocity Investments, LLC V Tsukasa Kanda - Contract - Debt Collection: Other
 006195-CV-2025 Velocity Investments, LLC V Tracy Raffa - Contract - Debt Collection: Other
 006196-CV-2025 Velocity Investments, LLC V Fernando Lopez - Contract - Debt Collection: Other
 006214-CV-2025 Velocity Investments, LLC V Edward Mannix - Contract - Debt Collection: Other
 006217-CV-2025 Velocity Investments, LLC V Traceyann Burrell - Contract - Debt Collection: Other

006218-CV-2025 Velocity Investments, LLC V Fernando Velez, II - Contract - Debt Collection: Other
 006220-CV-2025 Velocity Investments, LLC V Miraida Murray - Contract - Debt Collection: Other
 006224-CV-2025 Velocity Investments, LLC V Beatrice Armah - Contract - Debt Collection: Other
 006356-CV-2025 Velocity Investments, LLC V Amy Singer - Contract - Debt Collection: Other
 006375-CV-2025 LVNV Funding LLC V Michael Giarretta - Contract - Debt Collection: Other
 006379-CV-2025 Ford Motor Credit Company LLC V Luis Ortiz - Contract - Debt Collection: Other
 006398-CV-2025 Harley Davidson Credit Corp as Assignee Of Eaglemark Savings Bank (HDC) V HECTOR R RIOS - Contract - Debt Collection: Other

TORT

006359-CV-2025 Andrea Calvert Denise Calvert; Rose Ciccarelli V Kevin Wieand - Tort - Motor Vehicle
 006427-CV-2025 Krista Davis V Eric E Donator Vasquez; William C Moynihan - Tort - Motor Vehicle
 006431-CV-2025 Anthony Biazzo; John Biazzo Joyce Biazzo V Evolution Welding, LLC; Salvador Escobedo Bolanos - Tort - Motor Vehicle

PREMISES LIABILITY

006386-CV-2025 Stephanie Smagler; Rose Ciccarelli V Lakeside Apartments Middlegate Properties Middlegate Properties, LLC - Tort - Premises Liability

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

006209-CV-2025 940 Harvest Donuts LLC V Joseph Bennett Tobyhanna Site LLC - Miscellaneous - Declaratory Judgment
 006389-CV-2025 Jeep Wrangler - 1J4FA39S12P7307277 Stephen Rosenberry V - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title
 006390-CV-2025 Stephen Rosenberry Toyota Highlander - JTEHP21A570231970 V - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title
 006219-CV-2025 Commonwealth of Pennsylvania V \$1,200.00 U.S. Currency - Miscellaneous - Civil Miscellaneous: Other
 006360-CV-2025 Colleen Myiow Karl Myiow V Phyllisjo Dempsey - Miscellaneous - Civil Miscellaneous: Other
 006409-CV-2025 Michael McMahon V Auto Valley Group - Miscellaneous - Civil Miscellaneous: Other

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

M and M 33 LLC/Frogtowne LLC
 Andrews, William E/Petrignani, Todd
 Greenblatt, Barry S/Strawsacker, Joseph
 Feldra, Brandon Richard/Santaniello, Roseanne
 Schmidt, Pamela/Gormley, Shannon
 Correa, Avelino/Hinkle, Amy
 Strepp, Ashley M/Curcio, Samantha
 Patel, Yogesh/Selwa, Stanislaw
 Rinehimer, Jeannette E Est/Rietkerk, Janice L
 Lanchow, Maria Isabel Chavez/Tule River
 Homebuyer Earned Equity Agency
 White Rock Title LLC/White, David C Jr
 Malone, Gloria T Est/Deal House Capital Fund II LLC
 Labar, Stephen A/Neigh, Gavin Lee
 Mendoza, Francisco J/2020 Gorden Ridge Drive Trust No 2509120839
 Cornwall, Vaughan A/Marshall, Matthew
 Reehill, Frank C/Reehill, Francis C
 Moore, Richard C/Richard C Moore Family Trust
 Compass Geographic LLC/Ecotrade LLC
 Delgado, Daniel/Daniel Delgado and Nancy Delgado Irrevocable Trust
 Bubba, Sandra L/Searfoss, Elmer David
 Murphy, William J III Est/Murphy, Vanessa R
 Mabrantas LLC/Elzan Azees 2025 Revocable Trust
 Chan, Roger Wai Ming/Kluge, Robert
 Donnelly, Thomas John/Winona Holding Group LLC
 Fernandez, Ana/Ana Fernandez Living Trust
 Pham, Tu/Schroeder, Kelsi
 Egglinger, Thomas Est/Egglinger, Sean
 Molina, James/Fisher, Tito
 Labar, James P/Labar, John J
 Sasz, Catherine Est/Englehardt, David E
 Kuehm, Kevin A/Kuehm, Kyle A
 Everdell, Kevin/Severino, Sonia Massiel
 Lessig, Joanne/Lessig, Rory
 Rodriguez, John P/Asbjorn, Deidre Lynn
 Feliciano, Julio C/Hanson, Melissa
 Ellis, James/Ellis, Trina L
 Holmes, Mary Ann/Hill Family Trust
 Auletto, Frank Louis/Auletto, Brianna
 Hyatus AQ2 LLC/Spruce Cabin LLC
 Dunlap, Joshua David/Severino, Mario Joseph
 Czerwinski, Jerzy/Jacoby, Frederick K
 Evans, James C/Ugoh, Eugenia Oluchi
 Semeraro, Kerilyn/Winters, Jill
 Biernacki, Danuta/Wagner, Kyle J
 Courtwright, Ethan Paul/Planinski Pogled LLC
 Hahn, Ronald E/Ohare, Jamie L
 Miller, Robert R Sr Est/Bacik, Stephen
 Vanhorn, Robert D/Klingel, Zachary J
 Corson, Deborah A/Corson, Deborah A
 Koschman, Gloria/Gallen, Gloria
 Miller, Veronica/Miller, Veronica
 Kraft, Warren L Jr Est/Dimarco, Fedele

Touni, Harold A Est/Pinto, Rose
 Vernon, Demetre/Greenblatt, Peter
 D E & S Properties Inc/Colon, Jose
 Allen, Nicole Allen/Wilkinson, Darla J
 Quinteros, Carlos/Torres, Norky Esther
 Hilltop Properties 2 LLC/Quezada, Luis A
 Bender, Randy E Est/Bender, Kimberly
 Pfirmman, Margaret A Est/Winter, Kevin J
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 Tsoy, Denis/Tsoy, Vladimir
 Apreku, Joe K/Sleeth, Justin Denver
 Harmatiuk, Barbara Est/Gold, David
 Harmatiuk, Barbara Est/Gold, David
 Anderton, John A/SH & E Koci LLC
 Craighead, Jon S/Brosius, Christian
 Schlack, Tracy A/United States of America
 James Herb Home Services Inc/Genovese, Michael
 Lukasz, Krawiec/Mahabir, Cristi V
 Hung, Henry/Ng, Junghyun Jane
 Price, Caroline/Price, Caroline
 Gottlieb, Leah G/Gottlieb, Leah G
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 Kimchy, Stav/Randow, Antonette
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 Hanna Toby LLC/Khvalyk, Roman
 Dacanzo, Vanessa/Drink Coffee Do Things LLC
 Williams, William J/Williams, William J
 Martin, Wanda A/Andrews, David Gerald
 Rich&Leon Realty LLC/Vollweiler, Corey
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 Petner, Stephanie E/Boratynski, Pawel
 At Prof LLC/Reyes, Wilmer A Galves
 Chevalier, Ceasar/Chandratilleke, Gananath
 Weisi, Marc/Steinberg, Isaac
 Oz Properties Stays LLC/Roda Property Investment LLC
 Gabar Ventures LLC/Deras, Mario
 Deer Run MHP LLC/Deer Run Housing LLC
 Pereira, Eduardo S/Pereira, Eduardo S
 Moore, Candace S/120 American Way LLC
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 Cates, Reginald/Smith, Ward O IV
 Stewart, Jolena Chante/Lakeview Loan Servicing LLC
 Meher Real Estate Investments LLC/American Life and Security Corp
 Reaching Out For Jesus Christian Center/National Loan Investors LP
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 Carvalho, Thomas/Soto, David A Sr
 McFarland, Bryan S/Salerno, Janice
 Dasilva, Andrew/Hilsky, Louis A Jr

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 Swartz, Alan/Fast Home Solutions LLC
 Michele & Angela Prisciandaro Revocable
 Trust/Kniffin, Alexander
 Boron, Grzegorz/Vias, Tania
 Shriver, Peter H/Urban, Nathaniel N

DIVORCE

006184-CV-2025 Maria E Gomez V Aaron Bell -
 Divorce - Divorce with 1 Count
 006200-CV-2025 Margarita Hassan V Tamer
 Hassan - Divorce - Divorce with 1 Count
 006376-CV-2025 Vincent Galione V Courtney
 Cospel - Divorce - Divorce with 1 Count
 006381-CV-2025 Mary E. Henzi V Ernest Henzi
 - Divorce - Divorce with 1 Count
 006382-CV-2025 Elizabeth Mary Barney V
 George William Grimes, II - Divorce - Divorce
 with 1 Count
 006424-CV-2025 Melvin J Castillo-Guzman V
 Flor Carolyn Hernandez De Castillo - Divorce -
 Divorce with 1 Count
 006429-CV-2025 Saida Gabriela James V
 Mardin Renan Iglesias Orellana - Divorce -
 Divorce with 1 Count
 006221-CV-2025 Julicia Smith V Marvin
 Lawrence Dwayne Smith - Divorce - Divorce
 with 2 Counts
 006378-CV-2025 Adam Smith V Caitlin Moyer -
 Divorce - Divorce with 2 Counts
 006393-CV-2025 Amy Colon Zayas V Paul
 Joseph Levasseur - Divorce - Divorce with 2
 Counts
 006187-CV-2025 Karilyn Pena V Felix Rivera -
 Divorce - Divorce with 3 Counts
 006371-CV-2025 Marianne Ammari V Leo G
 Fernandez - Divorce - Divorce with 3 Counts

SUPPORT

006173-CV-2025 Amanda Jeanne Huffman V
 Andrew Michael Martin - Support - Support
 006199-CV-2025 Caina Charles V Benjamin
 Delatour - Support - Support
 006202-CV-2025 Karyn Wassuta V Michael
 Wassuta - Support - Support
 006203-CV-2025 Melissa Rosario V Forrest
 Anthony Richardson - Support - Support
 006355-CV-2025 Bethany Motes V Brandon
 Kolasensky - Support - Support

006362-CV-2025 Ruth Reynoso V Cosmin
 Nicola - Support - Support
 006363-CV-2025 Simarti Verbeke V Pieter F
 Verbeke - Support - Support
 006419-CV-2025 Benjamin J Bird V Deidre Rae
 Bird - Support - Support
 006422-CV-2025 William Ortiz V Kristian
 Rosario - Support - Support
 006436-CV-2025 Melanie Rodriguez V John
 Pinto - Support - Support
 006437-CV-2025 Charleen Eliz Lopez V Jermias
 Martinez - Support - Support
 006439-CV-2025 Nicole Alexis Ruehle V Glen
 Ruehle - Support - Support

CUSTODY AND VISITATION

006189-CV-2025 Karilyn Pena V Felix Rivera -
 Custody - Custody / Partial Custody / Shared
 Custody / Visitation
 006373-CV-2025 Jason Castro V Amanda
 VanWhy - Custody - Custody / Partial Custody
 / Shared Custody / Visitation
 006385-CV-2025 Jamie L. Dougherty; Velocity
 Investments, LLC V David Pinero - Custody -
 Custody / Partial Custody / Shared Custody /
 Visitation

PLAINTIFF V DEFENDANT JUDGMENTS

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

006404-CV-2025 Commonwealth of
 Pennsylvania V Kayla Tori Farley - Judgment -
 Criminal Cost Judgment- Adult - \$1,210.22
 006414-CV-2025 Commonwealth of
 Pennsylvania V Justin Andrew Segarra -
 Judgment - Criminal Cost Judgment- Adult -
 \$1,133.50
 006416-CV-2025 Commonwealth of
 Pennsylvania V Paige Arianah Grim - Judgment -
 Criminal Cost Judgment- Adult - \$1,119.17
 006418-CV-2025 Commonwealth of
 Pennsylvania V Caitlin Zeigler - Judgment -
 Criminal Cost Judgment- Adult - \$1,119.17
 006420-CV-2025 Commonwealth of
 Pennsylvania V Jennifer Aniano - Judgment -
 Criminal Cost Judgment- Adult - \$1,193.07
 006421-CV-2025 Commonwealth of
 Pennsylvania V James John Catania, II -
 Judgment - Criminal Cost Judgment- Adult -
 \$1,782.23
 006208-CV-2025 The Reserve at Pond Creek
 Community Association, Inc. V Sandy Jean
 Marie; Yvens Baptistin; Justin Andrew Segarra
 - Judgment - Judgment - \$9,900.55

JUDGMENT ON TRANSCRIPT

006197-CV-2025 Jodi A Werner V 611
 Transmission Auto Repair - Judgment -
 Judgment / Transcript - \$641.75
 006361-CV-2025 Percudani Family III, LP V
 Jeanine Bevan Dooner Michael Dooner -
 Judgment - Judgment / Transcript - \$9,574.90

006364-CV-2025 Berkheimer, Agent for East Stroudsburg ASD & East Stroudsburg Borough V Melody Baylis - Judgment - Judgment / Transcript - \$1,493.61
 006394-CV-2025 Country Glen Townhomes Community Owners Association, INC V Jeanette Jacobson - Judgment - Judgment / Transcript - \$3,518.25
 006428-CV-2025 LVNV Funding LLC V Jaime M Tepedino - Judgment - Judgment / Transcript - \$1,778.68

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

006392-CV-2025 Water Gap Acquisitions Partners LLC V Smithfield Township Board of Supervisors - Civil Appeal - Zoning Hearing Board
 006391-CV-2025 NP 112 Courtland, LLC V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment

CIVIL APPEALS: JUDICIAL APPEALS

006181-CV-2025 LVNV Funding, LLC V Robert Klotz - Civil Appeal - Civil Appeal: Other
 006198-CV-2025 Barclays Bank Delaware V Shirley Garrick - Civil Appeal - Civil Appeal: Other
 006201-CV-2025 Alton Bowes V Christian Guzman - Civil Appeal - Civil Appeal: Other
 006205-CV-2025 LVNV Funding LLC V Christian Guzman - Civil Appeal - Civil Appeal: Other
 006369-CV-2025 Capital One, N.A., Successor by Merger to Discover Bank V Jessica Scandura - Civil Appeal - Civil Appeal: Other
 006397-CV-2025 Benitha Robinson-Coleman Lamont Coleman V Milan Patel Paresh Patel - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

006191-CV-2025 Durney, Worthington & Madden, LLC; Rose Ciccarelli V Nunez E Rafael - Writ - Writ of Revival

CERTIFIED COPY LIENS

006193-CV-2025 Commonwealth of PA Dept of Labor and Industry to the Use of the Unemployment Compensation Fund V Stanley Green Trading as Stanley Green's Excavating - Judgment - Certified Copy of Lien - \$1,047.09

FEDERAL TAX LIENS

MUNICIPAL LIENS

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

006408-CV-2025 TPRS, LLC d/b/a KMB Plumbing and Electrical V Brandon McCullen Sabrina McCullen - Lien - Mechanic's Lien - \$1,485.26

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

Wells Fargo Bank N A/Kalinock, Jeffrey A/Sat Heckman, Kayla A/Commonwealth of Pennsylvania/Notr
 Fountainhead Development Group LLC/Real Estate Abstract LLC/Sat
 Utilities Employees Credit Union/Mathiesen, Maria A/Sat
 Mortgage Electronic Registration Systems Inc/Troccoli, Mark/Sat
 Mortgage Electronic Registration Systems Inc/Lauter, Kevin J/Sat
 Mortgage Electronic Registration Systems Inc/Harding, Douglas Kevin/Sat
 Mortgage Electronic Registration Systems Inc/Menhennett, Matthew/Sat
 Mortgage Electronic Registration Systems Inc/Joly, Bernard J Jr/Sat
 Tule River Homebuyer Earned Equity Agency/Gutierrez, Carlos Alberto Justiano/Memo
 Vales, Juanita/Commonwealth of Pennsylvania/Notr
 ABL RPC Residential Credit Acquisition LLC/Y Brothers Inc/Sat
 Mahan, Eileen A/Foundation Finance Company LLC/Ucc1
 Mortgage Electronic Registration Systems Inc/Marra, Michael/Sat
 Police and Fire Federal Credit Union/Shelkin, Scott Joseph/Sat
 Mortgage Electronic Registration Systems Inc/Leech, Mark D/Sat
 JPMorgan Chase Bank N A/Kurtz, Serena K/Sat
 Mortgage Electronic Registration Systems Inc/Cary, Shane/Sat
 Mortgage Electronic Registration Systems Inc/Chevalier, Ceasar/Sat
 Frogtownre LLC/Wayne Bank/Arnt Mecca, Roselle/Cornwall, Vaughan A/Sat
 Wells Fargo Bank N A/Mavus, Cliff/Sat
 Mortgage Electronic Registration Systems Inc/Zunino, Stephen/Sat
 Wells Fargo Bank N A/Stack, Douglas R/Sat
 Heist, Diane Est/Heist, Robert/Agre Sell, Daniel L/Monroe County/Prefast
 Wells Fargo Bank N A/Offerrell, Phyllis E/Sat
 Mill City Mortgage Loan Trust 2019-GS2/Cassatt, William R/Sat
 Mortgage Electronic Registration Systems Inc/Dolgo, Sergey/Sat
 Mortgage Electronic Registration Systems Inc/Johnson, Duane R/Sat
 Truist Bank/Tucker, Helen E/Sat
 Amerco Real Estate Company/Ppl Electric Utilities Corporation/Rway
 Wells Fargo Bank N A/Ruthkowski, Brian/Sat
 Wells Fargo Bank N A/Rivera, Jamilet/Sat
 Core5 At Stroudsburg LLC/PPL Electric Utilities Corporation/Rway
 Mortgage Electronic Registration Systems Inc/Barnard, David W/Sat

PNC Bank National Association/Levi, Sean G/Sat
 Mortgage Electronic Registration Systems Inc/Louis, Florise/Sat
 Frogtownre LLC/Wayne Bank/Arnt Mohammed, Khaleema/Commonwealth of Pennsylvania/Notr
 Secretary of Housing and Urban Development/Rivera, Jamilet/Sat
 Mortgage Electronic Registration Systems Inc/Kish, Louis S Jr/Sat
 Mortgage Electronic Registration Systems Inc/Dasilva, Mary Jane/Sat
 Constant, Mark A/Cross River Bank/Ucc1 Hamlet Estates Pocono LLC/Blue Ridge Cable Technologies Inc/Rway
 Mortgage Electronic Registration Systems Inc/Benjamin, Jose Marco/Sat
 Mortgage Electronic Registration Systems Inc/Will, Stephen F/Sat
 Wells Fargo Bank N A/Williams, David L/Sat
 Coastal Community Bank/Meachron, Garfield/Sat
 Coastal Community Bank/Wood, Dennis/Sat
 Butz, Marilyn Est/Wolf, F Andrew/Ccorder
 Bank of New York Mellon Trust Company National Association/Williams, Thomas J/Sat
 UMB Bank National Association/Asbury Living Inc/Ucc3term
 UMB Bank National Association/Asbury Living Inc/Sat
 PSECU/Hoagland, Sandra D/Sat
 Secretary of Housing and Urban Development/Zakoscielny, Krzysztof/Sat
 Person Directed Supports Inc/New Tripoli Bank/Arnt
 Mortgage Electronic Registration Systems Inc/Tomlin, Matthews/Sat
 Kiavi Funding Inc/Effectus Clothing LLC/Sat
 Kiavi Funding Inc/Accurate Landscaping LLC/Sat
 Kulesza, Catherine L/Commonwealth of Pennsylvania/Notr
 Peoples Security Bank and Trust Company/Briland Development LLC/Sat
 Winner, Lyman D/Wayne Bank/Arnt
 Wilmington Savings Fund Society FSB/ABC Pocono Holdings LLC/Sat
 Truist Bank/Lapin, Peter D/Sat
 U S Bank National Association/Johnson, James A/Sat
 DG Real Estate Lux Corp/Commonwealth Capital LLC/Asig
 PSECU/Reagan, Andrew Scott/Sat
 Mortgage Electronic Registration Systems Inc/Staiano, Amanda/Sat
 Mortgage Electronic Registration Systems Inc/Fallat, David J Jr/Sat
 Mortgage Electronic Registration Systems Inc/Bradbury, Thomas J/Sat
 Bank of America N A/Falconer-Nanton, Allison/Sat

Utilities Employees Credit Union/Hirschmugl, Evan G/Sat
 Citibank N A/Burgos, Elvis Adonis/Sat
 Hometap Investment Partners III SPV LLC/Seiler, J Lynn/Sat
 Hometap Investment Partners III SPV LLC/Seiler, J Lynn/Rele
 Citibank N A/Larson, Corinne/Sat
 Mortgage Electronic Registration Systems Inc/Rittelmann, Paul Edward/Sat
 Olsen, Jeffrey J/Metropolitan Edison Company/Ease
 Borger, Mark Sr/Monroe County/Prefast Mortgage Electronic Registration Systems Inc/Dzimira, Pawel/Sat
 Mortgage Electronic Registration Systems Inc/Jean, Pierre E/Sat
 Bank of America N A/Conte, Joseph/Sat
 Mortgage Electronic Registration Systems Inc/Wetherby, Ralph H/Sat
 Mortgage Electronic Registration Systems Inc/Lawrence, Steven William/Sat
 Mortgage Electronic Registration Systems Inc/Martinez, Crystal L/Sat
 Wells Fargo Bank N A/Husband, Kevin R/Sat
 Mortgage Electronic Registration Systems Inc/Machado, Royceisa/Sat
 Mock, Jacqueline G/Eldred Township Monroe County/Addm
 Noone, Eric S/Wayne Bank/Arnt
 Pentagon Federal Credit Union/King, William Sr/Sat
 Mortgage Electronic Registration Systems Inc/Quality , Home LLC/Sat
 Jones, Kassem/Commonwealth of Pennsylvania/Notr
 JPMorgan Chase Bank N A/Rothstein, Paul/Sat
 First Keystone Community Bank/Sobrinski, John A Sr/Sat
 JPMorgan Chase Bank N A/Fitisov, Dmitriy/Sat
 Freedom Mortgage Corporation/Helveston, Jason/Sat
 Mortgage Electronic Registration Systems Inc/Quinones, Luz/Sat
 MWM Residential Services LLC/First Northern Bank and Trust Co/Arnt
 MWM Residential Services LLC/First Northern Bank and Trust Co/Arnt
 Mortgage Electronic Registration Systems Inc/Soto, David/Sat
 Smith, Albert/Smith, Mark/Powr
 Kiavi Funding Inc/Effectus Clothing LLC/Sat
 Kiavi Funding Inc/Effectus Clothing LLC/Sat
 PNC Bank National Association/Kovacs, Stephen J/Sat
 Pierce, Benjamin Franklin/First Northern Bank and Trust Co/Arnt
 Wayne Bank/Gospodev, Shukri Akifov/Sat
 Mortgage Electronic Registration Systems Inc/Ziener, Linda/Sat
 Manufacturers and Traders Trust Company/Santiago, George L/Sat

Manufacturers and Traders Trust
Company/Sanchez, Bruno/Sat
Petner, Steven P/Petner, Stephanie E/Ccorder
Wells Fargo Bank N A/Burke, Gregory L/Sat
Mortgage Electronic Registration Systems
Inc/Leverette, Robert/Sat
Wells Fargo Bank N A/Todaro, Joseph/Sat
Mortgage Electronic Registration Systems
Inc/Miller, Daryle J/Sat
Fava, Paul/Clear Haven 2021 Trust/Ucc1
Newrez LLC/Ince, Edward/Sat
Thornburg Mortgage Securities Trust 2006-
5/Mcginley, James/Sat
Mortgage Electronic Registration Systems
Inc/Cunningham, Rosa Mell/Sat
Sun Valley Lake Inc/Delagram, Ronald L/Rele
Sanchez, Harrison/Reyes, Edwin/Sat
JPMorgan Chase Bank National
Association/Reagan, Joseph F Jr/Sat
Capital One National Association/Kaminski,
Margarita/Sat
First Keystone Community Bank/East
Stroudsburg Self Storage LLC/Sat
First Keystone Community Bank/Vlamsi,
Theodore/Sat
Mortgage Electronic Registration Systems
Inc/Poma, Antonino/Sat
Mortgage Electronic Registration Systems
Inc/Gullstrand, Marjory E/Sat
Mortgage Electronic Registration Systems
Inc/Rook, John W/Sat
Pennsylvania Housing Finance Agency/Miller,
Roland M/Sat
First Keystone Community Bank/Ackerman,
Vena K/Sat
Wayne Bank/Maddan Music LLC/Sat
Wayne Bank/Maddan Music LLC/Trms
Mortgage Electronic Registration Systems
Inc/Vitale, Charles/Sat
ESSA Bank/Monroe-Pike Land LLC/Sat
ESSA Bank/Ulanecki, Marek/Sat
ESSA Bank/Monroe County Habitat For
Humanity/Sat
ESSA Bank/Monroe County Habitat For
Humanity/Trms
Hawthorne, Courtney/Commonwealth of
Pennsylvania/Notr
Justice, Barbara/Goodleap LLC/Ucc1
ESSA Bank/712 Associates/Sat
ESSA Bank/712 Associates/Trms
Pentagon Federal C U/Pabyan, Thomas J/Sat
Mortgage Electronic Registration Systems
Inc/Panakal, Dhil Dominic/Sat
Digiueppe, Juliette/Law, Zachary/Powr
Insula Capital Group LLC/JMZ Properties
LLC/Ucc3term
ESSA Bank & Trust/Mella, Georgeanne/Sat
ESSA Bank & Trust/Doolittle, William J Jr/Sat
ESSA Bank & Trust/Bloom, Brett M/Sat
ESSA Bank & Trust/Martinez, Oscar M/Sat
ESSA Bank & Trust/Savery, Guy F/Sat
ESSA Bank & Trust/Abate, Michael/Sat
ESSA Bank & Trust/Kaufman, Robert/Sat

ESSA Bank & Trust/Nolan, Mark R/Sat
ESSA Bank & Trust/Ezro, Melissa M/Sat
ESSA Bank & Trust/Wheeler, Christine K/Sat
ESSA Bank & Trust/Mitchell, Donna M/Sat
ESSA Bank & Trust/Wolfe, Anne M/Sat
ESSA Bank & Trust/Argot, Nicholas R/Sat
ESSA Bank & Trust/Rezny, Robert R/Sat
Buck Hill Falls Company/Urban, Nathaniel
N/Dec

MORTGAGES

GRANTOR/GRANTEE

Toro, Robert E/Nationstar Mortgage LLC/Asgn
Rivera, Jose M/Freedom Mortgage
Corporation/Asgn
Canty, Jonathan/U S Bank Trust National
Association/Asgn
Tulips2 LLC/Wilmington Savings Fund Society
FSB/Asgn
Almeida, Jorge/U S Bank Trust National
Association/Asgn
Colon, Marco/Lakeview Loan Servicing
LLC/Asgn
Davis, Michael/Goldman Sachs Mortgage
Company/Asgn
New GVPT LLC/Federal Home Loan Mortgage
Corporation/Asgn
Sancho, Jewel W/Carrington Mortgage
Services LLC/Asgn
DG Real Estate Lux Corp/Commonwealth
Capital LLC/Asgn
Bear, Rebecca L/U S Bank Trust Company
National Association/Asgn
Gower, Phillip M/Nexbank/Asgn
Connors, Edward/JPMorgan Chase Bank
National Association/Asgn
Williams, Zakiyyah/Pennymac Corp/Asgn
McDougall, Sheron V/Nationstar Mortgage
LLC/Asgn
Vines, Charles/Select Portfolio Servicing
Inc/Asgn
Ouattara, Fatoumata/MidFirst Bank/Asgn
Garcia, Josefina Y/U S Bank Trust National
Association/Asgn
Card, Kimathi/U S Bank Trust National
Association/Asgn
Card, Kimathi/Goldman Sachs Mortgage
Company/Asgn
Patriot Financial Inc/Statewide Investments
Ltd/Relm
Realty Services Unlimited Inc/Keller,
Rachael/Relm
Bibb, Marion G/U S Bank Trust National
Association/Asgn
Bibb, Marion G/Goldman Sachs Mortgage
Company/Asgn
Gualtieri, Edward/Pennymac Loan Services
LLC/Asgn
Hyams-Kolick, Eileen M/Reliance First Capital
LLC/Asgn
Napolitano, Robert P/U S Bank Trust National
Association/Asgn

Napolitano, Robert P/U S Bank Trust National Association/Asgn
 Pettrignani, Todd/Mortgage Electronic Registration Systems Inc
 Strawsacker, Joseph/Mortgage Electronic Registration Systems Inc
 Santaniello, Roseanne/Mortgage Electronic Registration Systems Inc
 Ming, Halima/M&T Bank/Modm
 Ming, Halima/Secretary of Housing and Urban Development
 Gormley, Shannon/Mortgage Electronic Registration Systems Inc
 Davis, Clyde/Mortgage Electronic Registration Systems Inc
 Greif-Conard, Diane/Mortgage Electronic Registration Systems Inc
 Jugus, Adam C/Mortgage Electronic Registration Systems Inc
 Hinkle, Amy/Mortgage Electronic Registration Systems Inc
 Bower, Mark/New Tripoli Bank
 Curcio, Samantha/Mortgage Electronic Registration Systems Inc
 Defuria, Alfred/Mortgage Electronic Registration Systems Inc
 Frogtownre LLC/Wayne Bank
 G1 Investment Group LLC/Mortgage Electronic Registration Systems Inc
 Tule River Homebuyer Earned Equity Agency/Mortgage Electronic Registration Systems Inc
 Tule River Homebuyer Earned Equity Agency/Geo-Corp Inc
 Kleintop, Derek K/First Northern Bank and Trust Co
 Deal House Capital Fund II LLC/Kiavi Funding Inc
 Neigh, Emily Torres/Mortgage Electronic Registration Systems Inc
 Marshall, Matthew/Mortgage Electronic Registration Systems Inc
 Heist, Robert E/ESSA Bank
 Ramirez, Kristin B/Mortgage Electronic Registration Systems Inc
 Page, Randy D/Mortgage Electronic Registration Systems Inc/Modm
 Frogtownre LLC/M and M 33 LLC
 Schroeder, Kelsi/Mortgage Electronic Registration Systems Inc
 Brooklyn Fireworks LLC/Weitzel, Jon
 Fearon, Kavit E/Hometap Equity Partners LLC
 Hoyte, Denebola/Secretary of Housing and Urban Development
 Hartzell, Christopher E/Secretary of Housing and Urban Development
 Alcantara, Nicholis/Secretary of Housing and Urban Development
 Milian, Amanda/Mortgage Electronic Registration Systems Inc
 Frogtownre LLC/Wayne Bank
 Alcorn, Alfonso/Mortgage Electronic Registration Systems Inc

Murin, Robert/Mortgage Electronic Registration Systems Inc/Modm
 Kuehm, Kyle A/Mortgage Electronic Registration Systems Inc
 Severino, Sonia Massiel/Mortgage Electronic Registration Systems Inc
 Marcano, Samantha A/Secretary of Housing and Urban Development
 Gospodev, Shukri Akifov/Wayne Bank
 Yuzvyak, Oleh/Mortgage Electronic Registration Systems Inc
 Asbjorn, Deidre Lynn/Mortgage Electronic Registration Systems Inc
 Nicnick, Chavee/People First Federal Credit Union
 Ellis, Trina/Mortgage Electronic Registration Systems Inc
 Jara, Jorge A/Mortgage Electronic Registration Systems Inc
 Auletti, Brianna/Mortgage Electronic Registration Systems Inc
 Roberts, Kashaun A/Secretary of Housing and Urban Development
 Severino, Mario Joseph/Mortgage Electronic Registration Systems Inc
 Asbury Living Inc/Wilmington Trust N A
 Ugoh, Eugenia Oluchi/Mortgage Electronic Registration Systems Inc
 Winters, Jill/Mortgage Electronic Registration Systems Inc
 Wagner, Kyle J/Mortgage Electronic Registration Systems Inc
 Klingel, Zachary J/Wayne Bank
 Corson, Deborah A/Mortgage Electronic Registration Systems Inc
 New GVPT LLC/Berkadia Commercial Mortgage LLC
 Burke, Sally/Hidden River Credit Union
 Dimarco, Fedele/Mortgage Electronic Registration Systems Inc
 Grisostolo, David Elio/Members , St Federal Credit Union
 Negron, Charles Angelo/ESSA Bank & Trust
 Winner, Lyman D/Wayne Bank
 Mcguigan, Joseph/Fidelity Deposit & Discount Bank
 Casimir, Emmanuella/Secretary of Housing and Urban Development
 Greenblatt, Peter/Mortgage Electronic Registration Systems Inc
 Colon, Jose/Mortgage Electronic Registration Systems Inc
 Wilkinson, Darla J/Mortgage Electronic Registration Systems Inc
 Person Directed Supports Inc/New Tripoli Bank
 Torres, Norky Esther/Mortgage Electronic Registration Systems Inc
 Gonzalez, Olivia/Mortgage Electronic Registration Systems Inc
 Bordick, Kristin D/PSECU
 Quezada, Luis A/Mortgage Electronic Registration Systems Inc

Clough, Jessica/Loancare LLC/Modm
Noone, Eric S/Wayne Bank
Medina-Martinez, Wilmarie/Citizens Savings Bank
Sleeth, Justin Denver/Mortgage Electronic Registration Systems Inc
Brosius, Christian/Mortgage Electronic Registration Systems Inc
Waddell, Stephen S/Utilities Employees Credit Union
Keglic, Glenn/Mortgage Electronic Registration Systems Inc
Leach, Bernadette/Mortgage Electronic Registration Systems Inc
Prieto, Jorge L/Mortgage Electronic Registration Systems Inc
Genovese, Michael/Mortgage Electronic Registration Systems Inc
Mahabir, Cristi V/Mortgage Electronic Registration Systems Inc
Glenn, Amy/Allentown Federal Credit Union
Ng, Junghyun Jane/Mortgage Electronic Registration Systems Inc
Michael, Stephanie/M&T Bank
Contes Cove LLC/Mortgage Electronic Registration Systems Inc
Randow, Antonette/Mortgage Electronic Registration Systems Inc
Levasseur, Paul Joseph/Point Titling Trust
Johnson, Eric V/Mortgage Electronic Registration Systems Inc
Costanza, Christopher/Pennsylvania Housing Finance Agency
Zakoscielny, Krzysztof/PNC Bank National Association
Morales, Lydia/Mortgage Electronic Registration Systems Inc
Bellezza, Dominick/PNC Bank National Association
Gama Property Management LLC/Mortgage Electronic Registration Systems Inc
Drink Coffee Do Things LLC/Double Backflip LLC
Wilkes, Julius/Mortgage Electronic Registration Systems Inc
Howes, Robert S Jr/Utilities Employees Credit Union
Hughes, Colleen A/Mortgage Electronic Registration Systems Inc
Vollweiler, Corey/PNC Bank National Association
Kramer, Michael/Mortgage Electronic Registration Systems Inc
Daliani, Christopher/Mortgage Electronic Registration Systems Inc
Gale, Mercedes/Secretary of Housing and Urban Development
Fennell, Matthew/ESSA Bank
Foley, Scott A/First Keystone Community Bank
MWM Residential Services LLC/First Northern Bank and Trust Co
MWM Residential Services LLC/First Northern Bank and Trust Co
Kim, Byoung Chan/Mortgage Electronic Registration Systems Inc
Pine Barrens LLC/Mortgage Electronic Registration Systems Inc
Clark, Thomas J III/Mortgage Electronic Registration Systems Inc
Pierce, Benjamin Franklin/First Northern Bank and Trust Co
Palermo, Alfred/Utilities Employees Credit Union
Boratynski, Pawel/Mortgage Electronic Registration Systems Inc
Williams, Claudette/Mortgage Electronic Registration Systems Inc
Ramirez, Angel/Mortgage Electronic Registration Systems Inc
Reyes, Wilmer A Galves/Mortgage Electronic Registration Systems Inc
Chandratilleke, Gananath/Mortgage Electronic Registration Systems Inc
Steinberg, Isaac/Mortgage Electronic Registration Systems Inc
Roda Property Investment LLC/Mortgage Electronic Registration Systems Inc
Stocker, Lester/Mortgage Electronic Registration Systems Inc
Mejia-Deras, Adriana/Mortgage Electronic Registration Systems Inc
Deer Run Housing LLC/Central Penn Bank & Trust
Soto, David A Sr/PNC Bank National Association
Bailey, Sheldon/Utilities Employees Credit Union
Mishra, Prasun/Community Bank Na
Rudbart, Joshua/Utilities Employees Credit Union
Digiuseppe, Juliette/Mortgage Electronic Registration Systems Inc
Randelhoff, Tracy/Mortgage Electronic Registration Systems Inc
Kniffin, Alexander/Mortgage Electronic Registration Systems Inc
Vias, Tania/Mortgage Electronic Registration Systems Inc

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

301 Par Dr.
Williamsburg, VA 23188

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

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

Edward J. Perkins
123 Howard Court
Saylorsburg, PA 18353

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

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

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

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

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

Chinita Bamberg
4203 Kenwood Terrace
East Stroudsburg, PA 18301

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

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

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

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Charles T. Taibi, III, Administrator
21 Newton Run Drive
East Stroudsburg, PA 18302

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

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gerald Arch a/k/a Gerald G. Arch, Gerald Gregory Arch & Jerry Arch, late of E. Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania 7/4/25 deceased. Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Jennifer M. Picone, Administratrix
Andrew J. Haas, Esq.
One Logan Square 130 N. 18th St.
Phila., PA 19103-6998

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

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

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

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Jacqueline Baugh, Administratrix C.T.A.
c/o Delia A. Dougherty, Esq.
308 Harper Dr., #200
Moorestown, NJ 08057

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

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

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

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Charles Arthur
164 Byron Road
Kunkletown, PA 18058

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

Oct 3, 10, 17

**PUBLIC NOTICE
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
Brodheads ville, 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 Keith S. Schatz a/k/a Keith Steven Schatz, late of 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 17, 24, 31

**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

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 12, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Jeanette Cooper to Jeanette Lokey**.

The Court has fixed the day of December 5, 2025 at 1:30pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Oct 17

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 23, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Roshan Singh to Roshan Wayne Singh**.

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 17

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

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 Holdings, LLC; Ronald Bello; Nir Bello and Shalomit Bello,
defendant(s)

TO Cory Willis Trucking LLC; Arye Realty Holdings, LLC; Ronald Bello; Nir Bello and Shalomit Bello, defendant(s): The Plaintiff, , 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

Matthew J. Goodrich, Esquire
Law Office of Matthew J. Goodrich Attorney's
901 West Lehigh Street
Bethlehem, PA 18018

Oct 17

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
NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
No. 003103-CV-2023

PennyMac Loan Services, LLC
Plaintiff
vs.

Linda Zehner, As Administratrix of the Estate
of William Nadasky, Deceased

Defendant

TO: Linda Zehner, As Administratrix of the Estate of William Nadasky, Deceased
Your house (real estate) at 3175 Pocono Drive, East Stroudsburg, Pennsylvania 18302, is scheduled to be sold at Sheriff's Sale on January 29, 2026 at 10:00 A.M. in Monroe County, at a public online auction found at <https://www.bid4assets.com/monroecountysheriff-sales> to enforce the judgment of \$119,420.33 obtained by PennyMac Loan Services, LLC (the mortgagee), against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

The sale will be cancelled if you pay to the mortgagee the Back payments, late charges, costs and reasonable attorney's Fees due. To find out how much you must pay, you may call: Telephone: 215-942-2090.

1. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

2. You may also be able to stop the sale through other legal proceedings.

3. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR
PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE
PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 570-517-3312.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at 570-517-3312.

4. If the amount due from the purchaser is not paid to the Sheriff. The sale must be rescheduled.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer will bring legal proceed-

ings, if necessary, to evict you.

6. You may be entitled to a share of the proceeds which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within 30 days of the Sale. The schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the Schedule of Distribution.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

Please be advised that this firm is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against the property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, CONTACT THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Monroe County Bar Association
PO Box 591

Stroudsburg, PA 18360
570-424-1340

North Penn Legal Services, Inc.
10 N. Tenth Street
Stroudsburg, PA 18360
570-424-5338

Powers Kirn, LLC
Attorneys at Law
William M. E. Powers III
Sarah E. Powers
Jeanette J. O'Donnell
Andrew E. Kirn
Jill Manuel-Coughlin
Jolanta Pekalska
Harry B. Reese
Karina Velter
8 Neshaminy Interplex
Suite 215
Trevose, PA 19053

Plaintiff(s)

Vs.

Renean Gamble

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at 1201 Clover Road, Long Pond, PA 18334 is scheduled to be sold at Sheriff's sale on December 4, 2025 at 10:00 AM at public online auction conducted by Bid4assets (www.bid4assets.com/monroe-countysheriffsales). In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tunkhannock, County of Monroe, Commonwealth of Pennsylvania, being known and designated as Lot No. 5944, Section D1, according to Plan of Emerald Lakes, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA, in Plot Book Volume 19, Page 109, bounded and described as follows, to wit:

In Plot Book Volume and Page Number according to aforementioned plan of record.
Property Commonly Known As: 1201 Clover Road, Long Pond, PA 18334
Tax Parcel Number: 20.1C.1.315

Tax Map Code: 20634301499204

Title is vested in Renean Gamble by Deed from D, E & S Properties, Inc. t/a Classic Quality Homes dated October 23, 2015 and recorded November 4, 2015 with the Monroe County Recorder of Deeds as Book 2462, Page 4854 and Instrument Number 202236974.

Tax code #: 20634301499204

PIN #: 20.1C.1.315

YOU SHOULD TAKE THIS PAPER 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
monroebar.org
(570) 424-1340

Oct 17

**PUBLIC NOTICE
SHERIFF SALE
006143 CIVIL 2024**

Servbank, SB

Oct 17



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