

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 31st, 2025

No. 44

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

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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.

NOVEMBER 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	27	28	29	30	31	1
2	8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Present Accounts	9:00 Sentencing 9:00&1:00 Support Rules 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last Day to File Accounts	9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	9:00 Dependency Court 9:00 Summary Court 11:45 PFA Ex Parte 1:30 License Susp. Appeals 3:30 PFA Ex Parte	8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	8
9	8:30 Arraignments 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 1:00 Plea/Sent/PTC/Omnibus 3:30 PFA Ex Parte	HOLIDAY VETERANS DAY	8:30 Jury Selection 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure	9:00 Sentencing 9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	9:00 Juvenile Call of the List 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 Juvenile Dispositions 3:30 PFA Ex Parte 3:30 Memorial Ceremony	15
16	8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	Juvenile Review 9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure ADOPTION DAY	9:00 Juvenile Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	22
23	8:30 PFA 8:30 Arraignment 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing	9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	HOLIDAY THANKSGIVING	HOLIDAY THANKSGIVING	29

2025 MCBA Event Calendar

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
- 14 MCBF Trustees Meeting
MCBA and Zoom
- 15 Wills for Heroes
George N. Kemp American Legion Post 346
East Stroudsburg

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



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



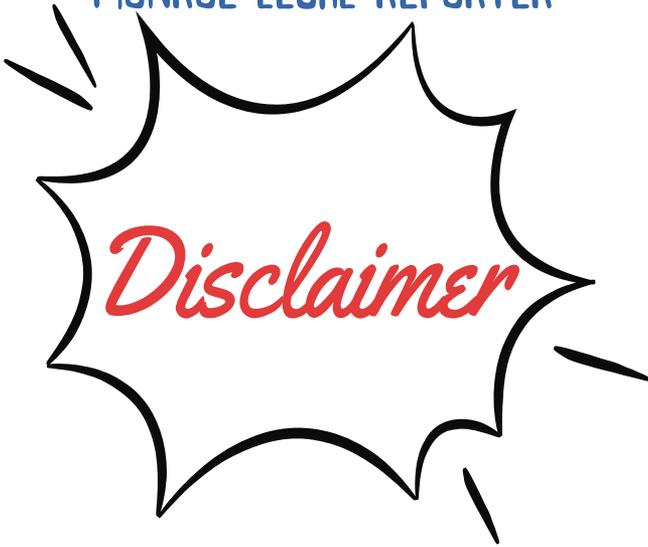
\$4.3 BILLION

Visitor spending in the Pocono Mountains annually.

POCONOS ASSOCIATION OF VACATION RENTAL OWNERS

WWW.POCONOSVRO.ORG | INFO@POCONOSVRO.ORG | (570) 212-9299

MONROE COUNTY BAR ASSOCIATION
MONROE LEGAL REPORTER



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

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

006703-CV-2025 Revocable Living Trust
Joseph J Michael & Doretta J Michel V Pricilla
Burgos - Real Property - Landlord/Tenant
Dispute

006593-CV-2025 Donna K. Ott V Gary Labar,
Sr. - Real Property - Ejectment

006594-CV-2025 Freedom Mortgage
Corporation V Belkis M Dimaren - Real
Property - Mortgage Foreclosure: Residential

006637-CV-2025 Legacy Mortgage Asset Trust
2021-GS1 V Bradford S Peters, Jr - Real
Property - Mortgage Foreclosure: Residential

006677-CV-2025 Boncidium, LLC V Paul
Payton as Executor of the Estate of Helen
Payton, Deceased - Real Property - Mortgage
Foreclosure: Residential

006689-CV-2025 Select Portfolio Servicing,
Inc. V Diane C Springer - Real Property -
Mortgage Foreclosure: Residential

006690-CV-2025 U.S. Bank Trust Company
National Association as Trustee as Successor-
in-Interest to US Bank National Association as
Trustee for Mastr Asset-Backed Securities
Trust 2007-HE1 Mortgage Pass-through
Certificates Series 2007-HE1 V Barbara Mayes
A/k/a Barbara L Mayes - Real Property -
Mortgage Foreclosure: Residential

006700-CV-2025 MidFirst Bank V Jamisa
Azuree McIvor - Real Property - Mortgage
Foreclosure: Residential

006702-CV-2025 Quontic Bank V Nery
DeLeon; Ramon A Santiago - Real Property -
Mortgage Foreclosure: Residential

006644-CV-2025 Daniel S. Bittenbender V
Floyd R. Bittenbender Ronald B. Bittenbender
- Real Property - Partition of Real Property

006650-CV-2025 Damian Malodobry; Legacy
Mortgage Asset Trust 2021-GS1 V Bobbi Jo
Mika; Monroe County, PA, Tax Claim Bureau -
Real Property - Real Property: Other

006705-CV-2025 U.S. Bank Trust National
Association, Not in Its Individual Capacity But
Solely as Trustee For Homes Mortgage Trust V
Robert Shirer - Real Property - Mortgage
Foreclosure: Commercial

MECHANICS AGREEMENTS**CONTRACT EMPLOYMENT DISPUTE****CONTRACT**

006706-CV-2025 Matthew Cassidy V Joseph
Valentine Karen Rozanski; Michelle Covington;
Commonwealth of Pennsylvania, Department of
Transportation, Bureau of Driver Licensing -
Contract - Buyer Plaintiff

CONTRACT-DEBT COLLECTION-CREDIT CARD

006611-CV-2025 U.S. Bank National
Association d/b/a Elan Financial Services V

Mark L Courtright - Contract - Debt Collection:
Credit Card

006622-CV-2025 Bank of America, N.A. V
Brian J Hatfield - Contract - Debt Collection:
Credit Card

006623-CV-2025 Bank of America, N.A. V
Robert L Napolitano - Contract - Debt
Collection: Credit Card

006627-CV-2025 JPMorgan Chase Bank, N.A. V
Liliannis Flavell - Contract - Debt Collection:
Credit Card

006631-CV-2025 Capital One, N.A. V Michael A
Masullo - Contract - Debt Collection: Credit
Card

006652-CV-2025 ODK Capital LLC V Dons and
Divas Unisex Salon Incorporated Heidi
Ariasreynoso - Contract - Debt Collection:
Credit Card

006653-CV-2025 Cavalry SPV I, LLC V Daniel J
Smith Nina L Smith - Contract - Debt
Collection: Credit Card

006655-CV-2025 Cavalry SPV I, LLC V Rigo
Lopez - Contract - Debt Collection: Credit Card

006659-CV-2025 Bank of America, N.A. V
Rashion V Santiago - Contract - Debt
Collection: Credit Card

006660-CV-2025 Barclays Bank Delaware V
Selena Roye - Contract - Debt Collection:
Credit Card

006662-CV-2025 Bank of America, N.A. V
Elaine A Brannam - Contract - Debt Collection:
Credit Card

006664-CV-2025 Cavalry SPV I, LLC V Carien A
Benjamin - Contract - Debt Collection: Credit
Card

006671-CV-2025 JPMorgan Chase Bank, N.A. V
Jovette A Brown - Contract - Debt Collection:
Credit Card

006672-CV-2025 JPMorgan Chase Bank, N.A. V
Eric D Coleman, Sr - Contract - Debt Collection:
Credit Card

006680-CV-2025 JPMorgan Chase Bank, N.A. V
Hako Beskovic - Contract - Debt Collection:
Credit Card

006681-CV-2025 JPMorgan Chase Bank, N.A. V
Mark J Fiore - Contract - Debt Collection:
Credit Card

006684-CV-2025 JPMorgan Chase Bank, N.A. V
Arnulfo Rivera - Contract - Debt Collection:
Credit Card

006685-CV-2025 JPMorgan Chase Bank, N.A. V
Dmitry Orlov - Contract - Debt Collection:
Credit Card

006701-CV-2025 Unifund CCR, LLC V Isaac
Goldstein - Contract - Debt Collection: Credit
Card

CONTRACT-DEBT COLLECTION-OTHER

006687-CV-2025 Ford Motor Credit Company
LLC V Nationwide Remarketing II, LLC -
Contract - Debt Collection: Other

TORT

006596-CV-2025 Jacqueline Frazier; Rusty Johnson; Theresa Johnson Tiffany Johnson; Meghan Gleason V Martha Gonzalez; Robert Coleman; Terri Van Britsom Individually; Trenton Barry Schaffer - Tort - Motor Vehicle 006603-CV-2025 Blue Lot LLC(Boguslawa Malinowski); Matthew Lucente; Theresa Johnson Tiffany Johnson; Meghan Gleason V Andrzej Wadolowski; Ewa Markowska Global Granite, LLC; Pocono Commons Associates, LLC Pocono Commons Condominium Associates, Inc. Pocono Commons Condominium Association, Inc. R.J.B. Contracting, Inc. Target Corporation Target Corporation Target Corporation f/k/a Dayton Hudson Corporation; Trenton Barry Schaffer - Tort - Tort: Other 006646-CV-2025 R.A.T.T. Investment LLC; Rusty Johnson; Theresa Johnson Tiffany Johnson; Meghan Gleason V Ira Jolley Monroe County Coordinated Campaign Committee its officers members representatives agents co-conspirators and assigns and; Robert Coleman; Terri Van Britsom individually; Trenton Barry Schaffer - Tort - Intentional Tort 006682-CV-2025 Finish Line Auto Body, LLC V JNK Hydrotest & Extinguisher Supply Co. - Tort - Product Liability

PREMISES LIABILITY

006606-CV-2025 Luis Santiago V Blackstone, Inc. d/b/a Great Wolf Resorts, Inc. Centerbridge Partners, L.P. d/b/a Great Wolf Resorts, Inc. Great Wolf Resorts, Inc. d/b/a Great Wolf Lodge - Poconos - Tort - Premises Liability 006661-CV-2025 Matthew Lucente; Theresa Johnson Tiffany Johnson; Meghan Gleason V Cedarwood Development, Inc. d/b/a Riverview Management Company d/b/a Cedarwood Architectural, Inc. d/b/a Tri-C Construction, Inc. Enterprise Capital Development Corp. Enterprise Capital Development Corp. Enterprise Capital Development Corp. a/k/a HPI Bowie Associates, LLC a/k/a Pocono Commons Associates, LLC Enterprise Capital Development Corp. a/k/a HPI Bowie Associates, LLC a/k/a Pocono Commons Associates, LLC; Pocono Commons Associates, LLC Pocono Commons Condominium Associates, Inc. Pocono Commons Condominium Association, Inc. R.J.B. Contracting, Inc. Target Corporation Target Corporation Target Corporation f/k/a Dayton Hudson Corporation; Trenton Barry Schaffer - Tort - Premises Liability

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

006669-CV-2025 Pennsylvania State Employees Credit Union V Thomas Chamberlain - Non-Reportable - Transfer Proceedings 006674-CV-2025 Marissa Cahill V David Cahill - Non-Reportable - Transfer Proceedings 006617-CV-2025 Murlau Inc. d/b/a Murphy's Loft V Commonwealth of Pennsylvania, Department of Transportation Formula Racing Academy, LLC - Miscellaneous - Civil Miscellaneous: Other 006641-CV-2025 Glenn Boinske V Bank of America, N.A. - Miscellaneous - Civil Miscellaneous: Other 006666-CV-2025 Pedro Jordao V Lake of the Pines Community Association, Inc - Miscellaneous - Civil Miscellaneous: Other

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

Rubin, Barth/Humphreys, Shawn D Sierra, Jeanette Ruiz/Guzman, Guadalupe Espinoza Dawe, Jonathan M/Koncelik, Jason Grodzki, Eugene Est/Ferguson, Gerald Lopez, Walter/Lopez, Walter Missal, John P/Yaqoob, Alia Nozad, Arthur Ardalan/Nozad, Arthur Ardalan Winchell, Cynthia C/Barbaro, Anthony Chen, Ngai Fang/Brantley, Reyana Koutsoukos, Ellie/Effectus Clothing LLC Mabrantes LLC/Cancel, Josue Unger, Stephen P/Odamtten, Cynthia N Hoelle, Kenneth J Sr Est/Pellegrini, John Geist, Kimberly/Garcia, Ruben Gonzalez Lawrence, Angela V/Lawrence, Angela V Parkins, Alfredo R/Joseph3, Julie Ann Rzac, David B Jr/3 & 4 Investments LLC Sutph, N Blvd LLC/Vovra, Shree Moncayo, Jose/B&L Pocono Management Group LLC West, James Matthew/Pure Vida North LLC A Ray of Hope Realty LLC/Sello, Omega Isha Ray T Goulstone and Cynthia E Goulstone Revocable Living Trust/Morehouse, Dale W Moyer Properties Inc/Ahli Properties LLC KML Law Group P C/Secretary of Housing and Urban Development Mika, Bobbi Jo/Longo, Daniel R Erdy-Truncali, Janet R/Chapman, Gary A Jr Weir, Phillip E Jr/Weir, Phillip E Jr Kreitlow, Christian Paul/Zigmont, Linette Pondish, Scott K/Pondish Family Irevocable Trust Pondish, Scott K/Pondish Family Irevocable Trust Vogel, Cathy L/Dematteo, Tony Hinkle, Patricia K/Hinkle, Patricia K Read, Georgia Ann/Becker, Kelly Robin Morris, Mary Anne/Morris, Mary Anne Hefner, Amanda/Carlone, Amanda

Bush, Kathleen/422 Oak Court LLC
 Jimenez, Christino/422 Oak Court LLC
 Sincavage Lumber Company/Quagliarello, Felix
 Nehila-Selinger, Sharon/Pancoast, William R II
 Kotex Construction LLC/Chasey-Miller, Nora J
 Cohen, Michele C/Fulmer, Matthew Jacob
 Gilio, Shaun D/Crotty, Paul W Jr
 Spacestone Group LLC/Mei, Alan Zi Bo
 Gehris, Devon/Levins, Andrew
 Seiple, Freda M Est/Draksin, Peter
 Robinson, Binnie/Ferguson, Peter I
 Carlone, Christopher/Carlone, Christopher
 Frisbie, Floyd M/Cornell, Peter D
 Levi, Sean G/Castillo, Jessica
 Donnelly, Thomas John/Masa, Marelyn
 Meik Properties Corp/Marin, Natalia Marilen
 Meneses
 Quick Cash Offer LLC/R & L Ald LLC
 Rickert, Jeffrey/Rivera, Ileana
 Amori, Scott M/Warden, Lisa
 Amori, Scott M/Warden, George
 Amori, Scott M/Warden, George
 Rivera, Jamilet/Bolden, Mark Edward
 Hunter, Kaylee Lynn/Stettler, Elwood P III
 Sellers, Clinton J III/Solt, Matthew Allen
 Ritchie, Melisa/Fey, Candace
 Mahoney, Mary/Haycock, Mathew K
 Golden, Kathleen/Voss, Joseph III
 Timpano, John E/John E Timpano and Maria J
 Timpano Revocable Living Trust
 Quinn, Patrick/Peterson, Serena
 Zhang, Bo/Borghetti, Peter
 Revive S&S LLC/Coates, Paul J
 Rogers, Grace S/Matier, Lucy
 Plant Family Trust/Rudnick, Barbara J
 Alan Brooks Productions Inc/Radulic, Fred
 Harding, E Margaret/Biancamano, Gail
 Kiss, Michael E/Krajewski, Matthew S
 Scarnaty, Raymond J/Nomad Lake LLC
 Padula, Paul Jr/RCS Property Solutions LLC
 Yatcko, Paul/Folan, Erin
 Baratta, James/Maple Lodge At Camelback LLC
 One Fox Run Inc/Farmhouse On the Lake
 Holdings LLC
 Metzgar, Cherylan/Metzgar, William T
 Kmetz, Stephen/Price, Todd Eric
 Armstrong, Mary H/Groth, Dennis Peter
 Effectus Clothing LLC/Chicas-Fuentes, Jesus M
 Myers, J Edward/Murray, Kane
 King, Jerome/Pierre, Benstar
 Lutz, Michael B/Club Exploria LLC
 Michael, Roderick D/Club Exploria LLC
 Jones, Neil S/Lot Holding Company LLC
 1250 Brentwood Drive LLC/Osisanaya,
 Emmanuel
 Snyder, Joseph D/Snyder, Meghan A
 Snyder, Joseph D/Snyder, Meghan A
 Snyder, Joseph D/Snyder, Mya K
 Snyder, Joseph D/Snyder, Mya K
 Silfee, Charles G/RCS Property Solutions LLC
 Covely, Andrew/Campos, Franklin
 Bibiano, Hudson A/Vazquez, Raymond

Walsh, Kevin/Antoine, Jason
 Silfee, Charles G/RCS Property Solutions LLC
 Silfee, Charles G/RCS Property Solutions LLC
 Chabot, Denis A/Chabot Family Trust of 2025
 U S Bank Trust National Association/Shroff,
 Rakesh
 Coffman, Grace H Est/Tagg, David A
 Elmore, Elise Est/Limak Enterprises LLC
 Lieberman, Olivia Paige/Lieberman, Olivia
 Paige
 Uzcatetegui-Gaymon, Mabel L/Oliva, John
 Gaining Ground Assets USA Corp/Kross, Justin
 Chester, Robert Edward Est/Pa Ideal Homes
 LLC
 Stulic, Barbara/Jimenez, Rene Jr
 Gioino, Antonio Gerardo/Staples, Becky A
 Patel, Narendra/Lakshmi Puja 2024 Revocable
 Trust
 Masker, James B/Masker Living Trust
 Patel, Narendra M/Lakshmi Puja 2024
 Revocable Trust
 Patel, Narendra/Lakshmi Puja 2024 Revocable
 Trust
 Williams, William H Est/Curtis, Kerrie L
 Wengerd, David S/Francois, Lucson
 Hughes, Dawn M/Hughes, Dawn M
 Zgura, Nelu/Rua-Aminyar, Kelly Samara
 Carrington Mortgage Services LLC/Wilmington
 Savings Fund Society FSB
 Berwick, Matthew Jr/Classic Quality Homes
 Gomez, Jaime/Parrinelli, Steven N
 Kotex Construction LLC/Gomez, Brianna
 Gutierrez, Juan/Ganster, Frederick Kermode Jr
 Fredrickson, Nicole/Joinville, Rooselvelt
 Powell Family Trust/Suppa, Luke J
 Campbell, Allison/Vaughan, Alexandra E
 Vanoudenaren, Russell/Papiashvili, Nino
 Competiello, Joseph/Competiello, Joseph
 Kuligowski, Richard Michael/Gorman, Paul
 Scheirer, Craig T/Best, Chad J
 McNeilly, John/Kumar, Nitin
 Hansen, Britta Joyce/Hansen, Britta Joyce
 Hooper, Robert/Hooper, Robert
 Zazovskiy, Mikhail/Marchenko-Tiabut,
 Aleksandra
 Ryman, Sabina/Sabina Ryman Trust
 Manieri, Matthew F/Matthew F Manieri
 Irrevolcable Family Trust
 Marques, Erik/Erik Michael Marques Living
 Trust
 Fallender, Bruce F/Edwards, Tammi
 Torres, Nelson/Lantigua, Juan Jose
 Recanati, Stacey/Recanati, Stacey
 Ace, James/MJO Investments LLC
 Chang, Daisy M/Chang Family Trust
 Washington, Tina L/Tina and David
 Washington Revocable Living Trust

DIVORCE

006601-CV-2025 Heather Hanley V John P.
 Lombardi - Divorce - Divorce with 1 Count
 006673-CV-2025 April Ann Murray V Andrew
 Colin Murray - Divorce - Divorce with 1 Count

006632-CV-2025 Patrycja Larsen V Caleb Larsen - Divorce - Divorce with 6 Counts
 006616-CV-2025 Cassandra Kramer V Ian Kramer - Divorce - Divorce with 2 Counts
 006645-CV-2025 David Bair, Sr V Melody Bair - Divorce - Divorce with 3 Counts
 006615-CV-2025 Carmen Perez V Eduardo Perez - Divorce - Divorce with 4 Counts
 006648-CV-2025 Jamala Salim-Asiyo V Aseto Asiyo - Divorce - Divorce with 4 Counts
 006649-CV-2025 Julianne Walsh V Joseph Walsh - Divorce - Divorce with 4 Counts

SUPPORT

006633-CV-2025 Ashley Lopez V Antoine Mable - Support - Support
 006635-CV-2025 Mikiyah Rivera V Joshua Elijah Francis-Fletcher - Support - Support
 006651-CV-2025 Melissa Glavich V Matthew Glavich - Support - Support
 006656-CV-2025 Meghan Gleason V Barry Noble Jr - Support - Support
 006658-CV-2025 Carmen J Perez V Eduardo Perez - Support - Support
 006688-CV-2025 La'Jordin A Kirkse V Christopher D Reid Sr - Support - Support
 006704-CV-2025 Maryalice Ayers V Eric T Budinger Sr - Support - Support
 006707-CV-2025 Samantha Kilmer V Adam Papazian - Support - Support
 006708-CV-2025 Leonarys Henriquez; Synchrony Bank V Rahmell Mazzeo - Support - Support

CUSTODY AND VISITATION

006597-CV-2025 Dakim Byrd V Briana Lake - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006634-CV-2025 Patrycja Larsen V Caleb Larsen - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006647-CV-2025 A'Kee Fisher V Malverne Roulhac - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006657-CV-2025 Erica Henry V Daneil Moore - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006678-CV-2025 Yliana C. Hernandez V Juan Diego Saenz Juarez - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006614-CV-2025 Annmarie Smith; Patrycja Larsen V Juan Sanchez Leena Kise - Custody - Grandparent/Third Party Complaint for Custody/Partial Custody/Shared Custody/Visitation

JUDGMENTS

006625-CV-2025 Penn Estates Property Owners Association, Inc. V Alisha Christian Douglas Christian - Judgment - Judgment - \$5,338.93

006628-CV-2025 Penn Estates Property Owners Association, Inc. V KLS Holding, LLC - Judgment - Judgment - \$10,628.47

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

JUDGMENT ON TRANSCRIPT

006600-CV-2025 LVNV Funding LLC V Verda Everitt - Judgment - Judgment / Transcript - \$921.42
 006604-CV-2025 Credit Acceptance Corporation V Daniella Garcia - Judgment - Judgment / Transcript - \$6,716.13
 006605-CV-2025 Blue Lot LLC Boguslana Malinowski V Chan Everst Thomas Tanya Thomas - Judgment - Judgment / Transcript - \$6,402.75
 006607-CV-2025 Synchrony Bank V Dennis Wiersma - Judgment - Judgment / Transcript - \$4,401.84
 006608-CV-2025 TD Bank USA, N.A. V Eric M Tscherne - Judgment - Judgment / Transcript - \$843.92
 006609-CV-2025 TD Bank USA, N.A. V Barry L Amy - Judgment - Judgment / Transcript - \$638.90
 006610-CV-2025 Credit Acceptance Corporation V Carlos J Pena; Ramon A Santiago - Judgment - Judgment / Transcript - \$9,029.39
 006620-CV-2025 Synchrony Bank V Adriano Rodriguez - Judgment - Judgment / Transcript - \$3,613.10
 006621-CV-2025 Synchrony Bank V Pamela C. Enari - Judgment - Judgment / Transcript - \$3,149.31
 006624-CV-2025 Berkheimer, Agent for Pocono Mountain SD & Pocono Township V Denise I Garcia - Judgment - Judgment / Transcript - \$2,973.22
 006626-CV-2025 Penn Estates Property Owners Association, Inc. V Sandra Jones Thomas Jones, III - Judgment - Judgment / Transcript - \$9,508.84
 006638-CV-2025 PPL Electric Utilities Corporation V Lester Dixon - Judgment - Judgment / Transcript - \$12,279.55
 006639-CV-2025 Berkheimer, Agent for East Stroudsburg ASD & Middle Smithfield Twp V Wilson L Davis - Judgment - Judgment / Transcript - \$1,641.62
 006640-CV-2025 Berkheimer, Agent for East Stroudsburg ASD & Middle Smithfield Twp V Brian George - Judgment - Judgment / Transcript - \$2,568.11
 006642-CV-2025 Penn Estates Property Owners Association, Inc. V Dolly Wilkins - Judgment - Judgment / Transcript - \$5,020.73
 006643-CV-2025 John Indermaur Monique Indermaur V Christopher Sellare; Vision Construction & Remodeling - Judgment - Judgment / Transcript - \$8,762.25

006663-CV-2025 David Lease; Joan Lease V Dawn Dzedovich - Judgment - Judgment / Transcript - \$973.75
 006667-CV-2025 NCB Management Services, INC V Alexandra Potenziari - Judgment - Judgment / Transcript - \$2,757.03
 006670-CV-2025 Berkheimer, Agent for East Stroudsburg ASD & Middle Smithfield Twp V Lisa M Ortiz - Judgment - Judgment / Transcript - \$1,987.92
 006675-CV-2025 Capital One, N.A. V Edwin Valle - Judgment - Judgment / Transcript - \$5,932.41
 006679-CV-2025 LVNV Funding, LLC V Thomas Mattingly - Judgment - Judgment / Transcript - \$915.03
 006683-CV-2025 Barclays Bank Delaware V Marion Simone - Judgment - Judgment / Transcript - \$3,980.39
 006686-CV-2025 Westlake Services, LLC, dba, Westlake Financial Services V Ashley R Stocklas - Judgment - Judgment / Transcript - \$7,032.93
 006692-CV-2025 Mariner Finance, LLC V Kirk A Walters - Judgment - Judgment / Transcript - \$4,492.63
 006693-CV-2025 Mariner Finance, LLC V David G Jaderlund - Judgment - Judgment / Transcript - \$5,214.03
 006695-CV-2025 Mariner Finance, LLC V April Yeager - Judgment - Judgment / Transcript - \$5,483.45
 006696-CV-2025 Mariner Finance, LLC V Johnathan McCall - Judgment - Judgment / Transcript - \$3,776.56
 006697-CV-2025 Mariner Finance, LLC V John A Rader - Judgment - Judgment / Transcript - \$3,284.96

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

006595-CV-2025 Donald M Stone James D DeAngelo V Monroe County Board of Assessment Appeals - Civil Appeal - Board of Assessment
 006618-CV-2025 Minalben D. Patel V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 006619-CV-2025 Kristina Meledina V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 006654-CV-2025 AAME, LLC V Borough of Mt. Pocono Monroe County Board of Assessment Revision Pocono Mountain School District - Civil Appeal - Board of Assessment
 006676-CV-2025 Linda F Gianelli, and the Estate of Vincent J Gianelli V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 006602-CV-2025 Bruce Craig Davis V Commonwealth of PA Dept of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation

006694-CV-2025 Charles Percy Carr V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 006698-CV-2025 Darwyn Ingram V Commonwealth of PA Dept of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

006665-CV-2025 NEW GVPT LLC V Niasha Simmons - Civil Appeal - Civil Appeal: Other

**WRIT OF REVIVAL
 CERTIFIED COPY LIENS
 FEDERAL TAX LIENS
 MUNICIPAL LIENS**

006699-CV-2025 Middle Smithfield Township V Jasmine Molina - Municipal Lien - Sewer/Waste - \$3,812.51

**TAX CLAIM LIENS
 LIEN FOR FINE
 MECHANIC LIEN CLAIM
 WAIVER OF LIENS
 PLAINTIFF V DEFENDANT
 MISCELLANEOUS
 GRANTOR/GRANTEE**

Mortgage Electronic Registration Systems Inc/Casasnovas, Brandon Robert/Sat
 Packerton Management LLC/Sierra, Jeanette Ruiz/Sat
 Glinska, Izabella/Commonwealth of Pennsylvania/Notr
 Steinberg, Isaac J, St Colonial Community Bank/Asle
 Unruh, Elizabeth R/Unruh, William/Powr
 Watercress Financial Group LLC/Sylvester, Patricia/Ucc3term
 Mortgage Electronic Registration Systems Inc/Kuehnappel, Brian/Sat
 Mortgage Electronic Registration Systems Inc/Keiper, Shayne/Sat
 Aqua Finance Inc/Nash, James N/Ucc3term
 Mortgage Electronic Registration Systems Inc/Fofana, Mamadou/Sat
 Keybank National Association/Singleton, Norris/Sat
 Mortgage Electronic Registration Systems Inc/Hernandez, Diosdado/Sat
 Mortgage Electronic Registration Systems Inc/Ressler, Doris A/Sat
 Wells Fargo Bank N A/Dasilva, Andrew/Sat
 Citizens Bank N A/Crespi, Irwin/Sat
 Citizens Bank N A/Ruiz, Emilio R/Sat
 Mortgage Electronic Registration Systems Inc/McFarland, Bryan S/Sat
 Mortgage Electronic Registration Systems Inc/Vanallen, Donald/Sat
 Wells Fargo Bank N A/Kuehm, Kevin A/Sat
 Mortgage Electronic Registration Systems Inc/Gonzalez, Gerardo/Sat

Quality , Home LLC/Athene Annuity and Life Company/Ucc3assg
Pineda, Alexey Milla/PPL Electric Utilities Corporation/Rway
Anderson, David J/Monroe County/Prefast Mortgage Electronic Registration Systems Inc/Ramirez, Angel/Sat
Smith, Blake Robert/Monroe County/Prefast Newrez LLC/Carey, Ronnise Latrell/Sat
Penn Vista Associates LLC/Volper, Anthony Sr/Rele
Lehigh Valley Capital Funding LLC/Scarangella, Frank/Sat
Lehigh Valley Capital Funding LLC/Scarangella, Frank/Trms
JPMorgan Chase Bank N A/Odonoghue, Gail F/Sat
JPMorgan Chase Bank N A/Laduke, Patricia Maccabe/Sat
Mortgage Electronic Registration Systems Inc/Hinson, Katharine/Sat
Pocono Community Bank/Bombicca, Paul J/Sat
First Keystone Community Bank/Robison, Christopher P/Sat
Crestopp Holdings LLC/Blue Ridge Cable Technologies Inc/Rway
Handelong, Russell/Goodleap LLC/Ucc1
Capital One National Association/McDermott, Suzann/Sat
Citizens Savings Bank/Odierno, Ralph/Sat
Deutsche Bank National Trust Company/Veloudos, Spiros/Sat
Wayne Bank/Deer Run MHP LLC/Sat
Wayne Bank/Deer Run MHP LLC/Trms
First Keystone Community Bank/Sterowskis Car Wash LLC/Sat
U S Bank National Association/Nehring, Brandon J/Sat
U S Bank Trust National Association/Selene Finance LP/Powr
Pugh, Douglas E/Pugh, Margaret M/Powr
Pugh, Douglas E/Prisaznik, Michael/Misc Planet Home Lending LLC/Labar, Stephen A/Sat
PNC Bank National Association/Miller, Joseph N/Sat
PNC Bank National Association/Cassell, Eric J/Sat
PNC Bank National Association/Rodas, Laurie Halterman/Sat
PennyMac Loan Servces LLC/Messing, David/Sat
Kiavi Funding Inc/Deal House Capital Fund II LLC/Sat
Davis, Melvin/Solar Energy System Lender/Subord
Torres, Juliette/Commonwealth of Pennsylvania/Notr
Manufacturers and Traders Trust Company/Luddeni, Daniel A/Sat
Bayview Loan Servicing LLC/Carbone, Thomas B/Sat
Ranney, Tina/Commonwealth of Pennsylvania/Notr
Terrapin Bus Station LLC/PPL Electric Utilities Corporation/Rway
Mortgage Electronic Registration Systems Inc/Hartman, Daniel/Sat
Mortgage Electronic Registration Systems Inc/Millen-EI, Sequoia M/Sat
Wells Fargo Bank N A/Farfan, Manuel/Sat
Fidelis 3 - Fi Mortgage Trust 2022-1/Rich&Leon Realty LLC/Sat
Kleynshva, Aleksandr/NBT Bank NA/Ucc3cont
Bingo I L P/First Savings Bank/Ucc3cont
TD BANK N A/Butrica, Micahel Patrick/Sat
Hamilton Township Board of Supervisors/Hamilton Township Board of Supervisors/Affd
Mortgage Electronic Registration Systems Inc/Eckert, William P/Sat
Mortgage Research Center LLC/Wilkes, Julius/Sat
First National Bank of Pennsylvania/Silfee, Charles G/Sat
Eastman Credit Union/Harvey, Terry Eugene/Sat
Figure Lending LLC/Lake, Jomo/Sat
Nomad Lake LLC/Hard Money PA LLC/Arnt Stauffer, Bonnie L/Padula, Paul A Jr/Sat
Newrez LLC/Kimler, William C/Sat
Kondaur Capital Corporation/McGill, Beverley/Sat
U S Bank Trust Company National Association/Fawcett, Oscar Harold/Sat
Wells Fargo Bank N A/Setteducato, Lynn/Sat
Mortgage Electronic Registration Systems Inc/Dzimira, Beata A/Sat
Mortgage Electronic Registration Systems Inc/Andrade, Rubens Jose/Sat
Mortgage Electronic Registration Systems Inc/Everitt, Charles/Sat
Mortgage Electronic Registration Systems Inc/Andrejevic, Uros/Sat
Farmhouse On the Lake Holdings LLC/Mauch Chunk Trust Company/Arnt
Davis, Hilary/Commonwealth of Pennsylvania/Notr
Community Loan Servicing LLC/Burkhardt, Kathy E/Sat
Gordon, Michael Francis/Price, Todd Eric/Powr
Gordon, Patrick John/Price, Todd Eric/Powr
Steinberg, Isaac J, St Colonial Community Bank/Asle
Montemuro, Paul/Montemuro, Paul/Maps
First National Bank of Pennsylvania/Brokenborough Management LLC/Sat
Mortgage Electronic Registration Systems Inc/Morales, Lydia/Sat
PNC Bank National Association/Nuzzi, Cecilia/Sat
PNC Bank National Association/Sekulski, Anthony R/Sat

Mortgage Electronic Registration Systems Inc/Burgess, Marc/Sat
 PNC Bank National Association/Baranski, Alan S/Sat
 J & R Borger Farms LLC/Monroe County/Prefast
 Furler, Betty B/Blue Ridge Cable Technologies Inc/Rway
 Smith, Franklin S/Blue Ridge Cable Technologies Inc/Rway
 Metzger, Douglas W/Blue Ridge Cable Technologies Inc/Rway
 Mortgage Electronic Registration Systems Inc/Angelone, Preston/Sat
 PennyMac Loan Services LLC/Michel, Rikerson/Sat
 Mortgage Electronic Registration Systems Inc/Johnson, Wade/Sat
 Mortgage Electronic Registration Systems Inc/Mosley, Kyle I/Sat
 Tesla Inc/Creft, Patricia/Ucc3term
 EPT Ski Properties Inc/EPT Ski Properties Inc/Trms
 Stout, Scott W/Metropolitan Edison Company/Ease
 Mortgage Electronic Registration Systems Inc/Matlock, Kathy L/Sat
 Mortgage Electronic Registration Systems Inc/Bregenzer, Adam L/Sat
 Mortgage Electronic Registration Systems Inc/Slater, Allison L/Sat
 Secretary of Housing and Urban Development/Michel, Rikerson/Sat
 Mountain Vista Partners LLC/Chester, Robert E/Rele
 Mortgage Electronic Registration Systems Inc/Wenrich, Ruth Ann/Sat
 Bartolomeo, Maureen/Sunnova Te Management LLC/Ucc3cont
 Rodvelt, Benjamin/Fx2 TWG HI Finance Co I LLC/Ucc1
 Dunlap, Megan/Commonwealth of Pennsylvania/Notr
 Stoner, Andrea L/Commonwealth of Pennsylvania/Notr
 Yeager, Christopher L/Monroe County/Prefast Lakeview Loan Servicing LLC/Owens, Robert L/Sat
 PNC Bank National Association/Cavanagh, Charles/Sat
 Bank of New York Mellon Trust Company N A/Cornerstone Propane L P/Sat
 PNC Bank National Association/Thompson, Andrea Y/Sat
 Rixford, Leon H Jr/Foundation Finance Company LLC/Ucc1
 Marsh-Flemming, Doreen/Commonwealth of Pennsylvania/Notr
 Mortgage Electronic Registration Systems Inc/Calloway, John/Sat
 Double Backflip LLC/G3 Enviromental Construction LLC/Sat

Mortgage Electronic Registration Systems Inc/Ewer, Rhonda/Sat
 Pennsylvania Housing Finance Agency/Norris, Marcus/Sat
 Mortgage Electronic Registration Systems Inc/Warren, Cameron S D/Sat
 Wells Fargo Bank N A/Jordan, Stephen Jr/Sat
 Wells Fargo Bank N A/Sellers, Clinton J/Sat
 U S Bank National Association/Meno, Joseph Allen/Sat
 Wells Fargo Bank N A/Kenney, Joseph P/Sat
 Valovich, Renee/Valovich, Renee/Maps
 Penn Vista Associates LLC/Rogers, Grace S/Rele
 PNC Mortgage/Almeida, James B/Sat
 Mortgage Electronic Registration Systems Inc/Silverland Tech Solutions LLC/Sat
 Univest Bank and Tust Co/Franconia Mennonite Camp Association Inc/Sat
 Mortgage Electronic Registration Systems Inc/Long, Stanley H III/Sat
 Mortgage Electronic Registration Systems Inc/Davis, Melvin/Sat
 Mortgage Electronic Registration Systems Inc/Kistner, Charles J/Sat
 Cross River Bank/Dolan, John J/Ucc3term
 ESSA Bank & Trust/William M Fisher & Nancy J Fisher Living Trust/Sat
 ESSA Bank & Trust/William M Fisher & Nancy J Fisher Living Trust/Sat
 Valley National Bank/Aydinoglu, Zachary/Sat
 Carrington Mortgage Services LLC/McNealy-Carrillo, Lairtoya/Sat
 Mortgage Electronic Registration Systems Inc/Grahek, Catherine/Sat
 Citibank N A/Severino, Yvelisse/Sat
 Citizens Savings Bank/Dudley, Thomas C III/Sat
 Citizens Savings Bank/Brandon, Sheri Lyn/Sat
 Capital One National Association/Borrelli, Samuel Joseph/Sat
 Hasty, Lorraine/Goodleap LLC/Ucc1
 Mortgage Electronic Registration Systems Inc/Butrica, Michael Patrick/Sat
 First National Bank of Pennsylvania/Rogers, Grace S/Sat
 Wilmington Savings Fund Society FSB, 1950 S Ocean Dr LLC/Sat

MORTGAGES

GRANTOR/GRANTEE

Guzman, Guadalupe Espinoza/Mortgage Electronic Registration Systems Inc
 Koncelik, Jason/JPMorgan Chase Bank N A
 Ferguson, Gerald E/JPMorgan Chase Bank N A
 Steinberg, Isaac J, St Colonial Community Bank
 Nozad, Arthur Ardalan/Unlock Partnership Solutions Ao, Inc
 Leager, William/Secretary of Housing and Urban Development
 Brantley, Reyana/Mortgage Electronic Registration Systems Inc
 Effectus Clothing LLC/Kiavi Funding Inc

Cancel, Josue/Mortgage Electronic
Registration Systems Inc
Tolbert, Brian Sr/Xcel FCU
Odamtten, Cynthia N/Mortgage Electronic
Registration Systems Inc
Holm, Charles J Jr/Mortgage Electronic
Registration Systems Inc
Scott, Allen D/PHH Mortgage
Corporation/Modm
Pellegrini, John/Mortgage Electronic
Registration Systems Inc
Knowles, Delia N/PSECU
Ressler, Doris A/Mortgage Electronic
Registration Systems Inc
Garcia, Ruben Gonzalez/Mortgage Electronic
Registration Systems Inc
Foote, Gary G/Mortgage Electronic
Registration Systems Inc
Joseph, Julie Ann/Mortgage Electronic
Registration Systems Inc
Mattson, Brian/Secretary of Housing and
Urban Development
Botts, William M/Citizens Bank N A
Brown-Williams, Jami/Citizens Bank N A
Craig, Stacey/Citizens Bank N A
Reilly, Adrianna/Dart Collateral Manager LLC
Pereira, Manuel/Mortgage Electronic
Registration Systems Inc
Rosario, Nathali Cruz/Secretary of Housing
and Urban Development
Espinal, Humberto Ivan/Dart Collateral
Manager LLC
Vovra, Shree/Mortgage Electronic Registration
Systems Inc
Sello, Omega Isha/JPMorgan Chase Bank N A
Morehouse, Dale W/Mortgage Electronic
Registration Systems Inc
Lovell, Travis/Coastal Community Bank
Mark Raymond Wicknick and Diane L Wicknick
Revocable Living Trust/First Northern Bank
and Trust Co
Werbell, Ian R/Utilities Employees Credit
Union
Possinger, Justin C/Utilities Employees Credit
Union
Hinkle, Patricia K/Mortgage Electronic
Registration Systems Inc
Biddulph-Krentar, Brian S/Mortgage Electronic
Registration Systems Inc
Lalomio, Anthony/Mortgage Electronic
Registration Systems Inc
Degracia, Daniel R/Allentown Federal Credit
Union
Robison, Christopher P/Truist Bank
Mendoza, Dulce Elena/Secretary of Housing
and Urban Development
422 Oak Court LLC/Mortgage Electronic
Registration Systems Inc
Quagliarello, Felix/Fidelity Deposit & Discount
Bank
Davis, Melvin/Mortgage Electronic
Registration Systems Inc
Taylor, Steven/Secretary of Housing and
Urban Development
Pancoast, William R II/Mortgage Electronic
Registration Systems Inc
Jacob H Gordon Inc/First National Bank and
Trust Company of Newtown
Lei, Wai/Peoples Security Bank and Trust
Company
Fulmer, Matthew Jacob/Mortgage Electronic
Registration Systems Inc
Crotty, Paul W Jr/Navy Federal Credit Union
Levins, Andrew/Mortgage Electronic
Registration Systems Inc
Walker, Jonathan B/Utilities Employees Credit
Union
Lara, Sandra/Mortgage Electronic Registration
Systems Inc
Cornell, Peter D/Mortgage Electronic
Registration Systems Inc
Castillo, Jessica/JPMorgan Chase Bank N A
Mederich, Jordan/Mortgage Electronic
Registration Systems Inc
Cruz, Tinamarie/Mortgage Electronic
Registration Systems Inc/Modm
Marin, Natalia Marilen Meneses/Mortgage
Electronic Registration Systems Inc/Mort
Moyer Properties Inc/Cf Fund II LLC
Rivera, Ileana/Mortgage Electronic
Registration Systems Inc
Bolden, Mark/Mortgage Electronic
Registration Systems Inc
Stettler, Elwood P III/Mortgage Electronic
Registration Systems Inc
Solt, Matthew Allen/Mortgage Electronic
Registration Systems Inc
Solt, Matthew Allen/Mortgage Electronic
Registration Systems Inc
Krayeski, Scott/Mortgage Electronic
Registration Systems Inc
Fey, Candace/Mortgage Electronic
Registration Systems Inc
Haycock, Mathew K/Mortgage Electronic
Registration Systems Inc
Albano, Fleurfides S/Newrez LLC/Modm
Peterson, Serena/Mortgage Electronic
Registration Systems Inc
Mundy, Daniel A/Mortgage Electronic
Registration Systems Inc
Borghetti, Peter/Mortgage Electronic
Registration Systems Inc
Coates, Paul J/Mortgage Electronic
Registration Systems Inc
Matier, Lucy/Mortgage Electronic Registration
Systems Inc
Handali, Lie/Mortgage Electronic Registration
Systems Inc
Baughman, Richard/People First Federal
Credit Union
Colares, Eduardo/Secretary of Housing and
Urban Development
Colyer, Robert/Th MSR Holdings LLC/Modm
Nomad Lake LLC/Hard Money PA LLC

Pinelo, Nancy V/Secretary of Housing and Urban Development
 Pinelo, Nancy Violeta/Mortgage Electronic Registration Systems Inc/Modm
 Maple Lodge At Camelback LLC/New American Funding LLC
 Belsito, Robert Scott/Secretary of Housing and Urban Development
 Farmhouse On the Lake Holdings LLC/Mauch Chunk Trust Company
 Hannan, Brandon/Mortgage Electronic Registration Systems Inc
 Williams, Brian/Mortgage Electronic Registration Systems Inc
 Rungo, Daniel Jr/Dart Collateral Manager LLC
 Price, Todd Eric/Fidelity Deposit & Discount Bank
 Favors, John/Mortgage Electronic Registration Systems Inc
 Groth, Dennis Peter/Mortgage Electronic Registration Systems Inc
 Lugo, Manuel/Dart Collateral Manager LLC
 Deleon, Oliver Hunt/Secretary of Housing and Urban Development
 Deleon, Oliver Hunt/Mortgage Electronic Registration Systems Inc/Modm
 Allen, Kevin/Mortgage Electronic Registration Systems Inc
 Murray, Kane/Mortgage Electronic Registration Systems Inc
 Belous, Viktoriya/Citizens Bank N A
 Steinberg, Isaac J, St Colonial Community Bank
 Pierre, Benstar/Mortgage Electronic Registration Systems Inc
 Duluc, Domingo/Mortgage Electronic Registration Systems Inc
 Osisanya, Emmanuel/Mortgage Electronic Registration Systems Inc
 Bigord, Nyrlson/Secretary of Housing and Urban Development
 Campos, Franklin/First Commonwealth Federal Credit Union
 Antoine, Jason/Navy Federal Credit Union
 Negron, Marvin I/Secretary of Housing and Urban Development
 Negron, Marvin I/Freedom Mortgage Corporation/Modm
 Efstathiadis, Vasilios/Mortgage Electronic Registration Systems Inc
 Oconnor, Jill/Dart Collateral Manager LLC
 Torres, Abimael J/Mortgage Electronic Registration Systems Inc
 Compher, Conner/Mortgage Electronic Registration Systems Inc
 Briskin, Igor/Secretary of Housing and Urban Development
 Reinhardt, Mark/NBT Bank National Association
 Lieberman, Olivia Paige/Mortgage Electronic Registration Systems Inc
 Bartoszynski, Arleta/First National Bank of Pennsylvania
 Jimenez, Rene Jr/Mortgage Electronic Registration Systems Inc
 Abreu, Paola/Secretary of Housing and Urban Development
 Corbett, James/Mortgage Electronic Registration Systems Inc
 Mendoza, Noel Ramas/U S Bank National Association
 Rua-Aminyar, Kelly Samara/Mortgage Electronic Registration Systems Inc
 Marcano, Samantha A/Mortgage Electronic Registration Systems Inc/Modm
 Houghton, Elizabeth M/Mortgage Electronic Registration Systems Inc
 Parrinelli, Steven N/Mortgage Electronic Registration Systems Inc
 Gomez, Janssen/Mortgage Electronic Registration Systems Inc
 Roth, Moses/Coastal Community Bank
 Ganster, Frederick Kermode Jr/Mortgage Electronic Registration Systems Inc
 Joinville, Roosevelt/Mortgage Electronic Registration Systems Inc
 Suppa, Luke J/ESSA Bank
 Taylor, Jerome/Secretary of Housing and Urban Development
 Taylor, Jerome/Mortgage Electronic Registration Systems Inc/Modm
 Chacon, Edgar/Dart Collateral Manager LLC
 Cornet, Marie G/Midfirst Bank/Modm
 Johnson, Michael/Mortgage Electronic Registration Systems Inc
 Bunbury, Steve/JPMorgan Chase Bank N A
 Richards, Dorante/Secretary of Housing and Urban Development
 Felder, Marisandr/Dart Collateral Manager LLC
 Miller, Ammon K/Mortgage Electronic Registration Systems Inc
 Arnholdt, P Gail/PNC Bank National Association
 Barnes, Benjamin/Citizens Bank N A
 Gonzalez, Caesar M Jr/Select Portfolio Servicing Inc/Modm
 Vaughan, Alexandra E/Mortgage Electronic Registration Systems Inc
 Polchinski, Diane/Coastal Community Bank/Amor
 Choi, Lance/ESSA Bank & Trust
 Competiello, Joseph/Mauch Chunk Trust Company
 Gorman, Paul/Mortgage Electronic Registration Systems Inc
 Johnson, Anthony B/First Keystone Community Bank
 Best, Chad J/Mortgage Electronic Registration Systems Inc
 Kumar, Nitin/Mortgage Electronic Registration Systems Inc
 Hawk, Jesse S/PNC Bank National Association
 Stargazer Chalet LLC/Mortgage Electronic Registration Systems Inc
 Collins, Gene E/Irco Community Federal Credit Union

Baumgartner, Frank M/Mortgage Electronic
Registration Systems Inc
Acosta, Darren L/Citizens Bank N A
Roye, Jay A/Mortgage Electronic Registration
Systems Inc
Miller, Jason/Select Portfolio Servicing
Inc/Modm
Magrosky, James/PennyMac Loan Services
LLC/Asgn
Fiorentino, Brendan/Lakeview Loan Servicing
LLC/Asgn
Williams, Zakiyyah/Selene Finance Lp/Asgn
Herrera, Jeremy Michael/Crosscountry
Mortgage LLC/Asgn
Hernandez, Ruben/MCLP Asset Company
Inc/Asgn
Unlock Partnership Solutions Aoi Inc/Green,
Bruce/Relm
Mortgage Electronic Registration Systems
Inc/Dillon, Mary/Relm
Nationstar Mortgage LLC/Petrova, Petia
V/Relm
Mortgage Electronic Registration Systems
Inc/Mitchell-Martin, Wenda J/Relm
Mortgage Electronic Registration Systems
Inc/Ogden, Elena V/Relm
Mortgage Electronic Registration Systems
Inc/Pratt, James D Jr/Relm
Roper, Patricia/Loandepot.Com LLC/Asgn
Donnoli, Gayle/Meyler, Cagney/Asgn
Ortega, Kathy/Nationstar Mortgage LLC/Asgn
Liberty Bank/New GVPT LLC/Relm
Liberty Bank/New GVPT LLC/Relm
Cruz, Antonio/U S Bank Trust National
Association/Asgn
Cunha, David/New American Funding
LLC/Asgn
Elis Holdings LLC/EF Mortgage LLC/Asgn
Constantin, Florinel/Nationstar Mortgage
LLC/Asgn
Vanhouten, Richard H/Nationstar Mortgage
LLC/Asgn
Guayaquil , LLC/Metropolitan Life Insurance
Company/Asgn
Rodgers, Randy C/Federal Home Loan
Mortgage Corporation/Asgn
Hazlett, Sean, St Alliance Lending LLC/Asgn
Severino, Yvelisse A/Citibank N A/Asgn
1950 S Ocean Dr LLC/Wilmington Savings Fund
Society FSB/Asgn

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1031 CIVIL 2025, I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

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

All that certain lot, parcel or piece of land, situate in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin on the Westerly line of Hilltop Drive, being a common corner of Lot No. 16 and Lot No. 17 as shown on a plan titled "Revised Plan, The Evergreens, Section II-A", dated July 18, 1988, and recorded June 27, 1990, in Plot Book Vol. 62, page 274; thence along said Westerly line of Hilltop Drive South 23° 51' 42" West 137.85 feet to an iron pin, a point of curvature; thence along the intersection of said Westerly line of Hilltop Drive with the Northeasterly line of Short Ridge Drive on a curve to the right having a radius of 45.00 feet for an arc length of 82.62 feet (chord bearing and distance being South 76° 27' 44" West 71.50 feet to an iron pin, a point of tangency; thence along said Northeasterly line of Short Ridge Drive North 50° 56' 14" West 252.02 feet to an iron pin; thence by Lot No. 18 North 23° 51' 42" East 115.19 feet to an iron pin; thence by the aforementioned Lot No. 16 South 66° 08' 18" East 300.00 feet to the place of beginning.

Being Lot No. 17 as shown on the above described plan.

Being known as 17 Hilltop Drive a/k/a 6337 Overlook Drive, Kunkletown, Pennsylvania 18058.

Tax ID / Parcel No. 13.87862.

Map Pin No.: 13623801064384

Being the same premises which Clark H. George and Janet G. George, by deed dated January 25, 1999, and recorded on February 26, 1999, in the Office of the Recorder of Deeds in and for the County of Monroe to

Instrument No. 199906924, granted and conveyed unto Betty Rae Parker a/k/a Betty-Rae Parker.

And the said Betty Rae Parker a/k/a Betty-Rae Parker died on June 30, 2022, whereupon her interest in the Premises vested into Louis Abbatiello, in His Capacity as Heir of the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased, Liane Mayer, in Her Capacity as Heir of the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased, Ann Louise Abbatiello, in Her Capacity as Heir of the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased, Linda Benton, in Her Capacity as Heir of the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased.

SEIZED IN EXECUTION as the property of Louis Abbatiello, in His Capacity as Heir of the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased, Liane Mayer, in Her Capacity as Heir of the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased, Ann Louise Abbatiello, in Her Capacity as Heir of the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased, Linda Benton, in Her Capacity as Heir of the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased on Judgment No. 1031-CV-2025.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Louis Abbatiello, in His Capacity as Heir of the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased, Liane Mayer, in Her Capacity as Heir of the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased, Ann Louise Abbatiello, in Her Capacity as Heir of the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased, Linda Benton, in Her Capacity as Heir of the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under the Estate of Betty Rae Parker a/k/a Betty-Rae Parker, Deceased** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Matthew G. Brushwood, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000971 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, tract or piece of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania:

BEING KNOWN AS: 185 MCMICHAELS COURT STROUDSBURG, PA 18360

BEING PARCEL NUMBER: 02.6A.1.14

PIN: 02634104611400

IMPROVEMENTS: Residential Property

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MICHAEL ACOSTA, IN HIS CAPACITY AS HEIR OF GILDA Y. CUNNINGHAM A/K/A GILDA CUNNINGHAM; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATES, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GILDA Y. CUNNINGHAM A/K/A GILDA CUNNINGHAM

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on

their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

M. Troy Freedman, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2989 CV 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

All that certain lot, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, described as follows:

Being Lot No. 20, as shown on a map titled Evergreen Estates, filed in the Office of the Recorder of Deeds, in and for Monroe County, Pennsylvania on February 23, 2004 in Plot Book Volume 76, Page 19.

TAX CODE: 09.97291

PIN NO: 09732500409494

**See attached legal description
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Tony Aguilar, The United States of America, Department of Treasury, Internal Revenue Service
TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

Prospective bidders must complete the Bid4Assets on-line registration process to par-

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

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

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to First National Bank of America CIVIL 002633-CV-2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 04, 2025
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS, PARCELS OR PIECES OF LAND SITUATE IN THE TOWNSHIP OF MIDDLE SMITHFIELD, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NOS. 1, 3, 5 AND 7, BLOCK NO. 5, UNIT 4 OF MONROE LAKES SHORES AS SHOWN ON A PLAN OF LOTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONROE IN LOT BOOK VOLUME 8, PAGE 117.

Commonly known as 106 Lakota Road, East Stroudsburg, PA 18302
Being Parcel No. 09.14B.4-5.5 & 09.14B.4-5.1
Map Number 09731502984777 &
09731502984608

BEING THE SAME PREMISES WHICH AIRBNB1, LLC, BY DEED DATED 11/17/2023, AND RECORDED 11/17/2023, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONROE AS DEED BOOK 2641, PAGE 2097, INSTRUMENT NO. 202327415 GRANTED AND CONVEYED UNTO PAULETTE RAVENEL, IN FEE.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **AIRBNB 1, LLC and Paulette Ravenel**
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Benjamin N. Hoen, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1176 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

All that certain lot or parcel of land situate in Price Township, County of Monroe, and Commonwealth of Pennsylvania, being shown

as Lot 45 on a certain Map entitled "School House Estates" as prepared by Linder Engineering, said Map being recorded in Monroe County, Map Book Volume 91 on Pages 63 & 65 on May 7, 2019 and more particularly described as follows:

Beginning at an iron pin on the Western right of way of Jennifer Circle; thence leaving said road along lands of Schoolhouse Estates North 89 degrees 05 minutes 10 seconds West 217.00 feet to an iron pin; thence along the same North 27 degrees 10 minutes 29 seconds West 36.22 feet to an iron pin; thence along the same North 27 degrees 26 minutes 24 seconds West 178.00 feet to an iron pin; thence along the same South 62 degrees 20 minutes 53 seconds West 200.00 feet to an iron pin on the Western right of way of said road; thence on a curve to the left having a radius of 225.00 feet an arc length of 105.00 feet, have a chord bearing and distance of South 14 degrees 16 minutes 58 seconds West 104.05 feet to the place of beginning. Containing 0.7593 Acres of land.

BEING KNOWN AS: 157 Jennifer Circle, East Stroudsburg, PA 18302

BEING THE SAME PREMISES WHICH D, E & S PROPERTIES, INC T/A CLASSIC QUALITY HOMES BY DEED DATED 8/25/2020 AND RECORDED 9/1/2020 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2555 AT PAGE 2200, GRANTED AND CONVEYED UNTO DERRICK ALLEN.

PIN #: 14730400315797

TAX CODE #: 14.6.1.12-45

SEIZED AND TAKEN IN EXECU-

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

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

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

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6653 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 04, 2025
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

Plaintiff: Freedom Mortgage Corporation

Defendants: Arsenio Amalbert Jr., Rosemary Amalbert and Tatiana M. Amalbert

Attorney for Plaintiff: Orlans Law Group PLLC
200 Eagle Road, Bldg 2, Suite 120
Wayne, PA 19087
(484) 367-4191

Judgment Amount: \$251,252.63

DESCRIPTION

The Land is described as follows:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Pocono, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 51, Section G, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 35 pages 119, 121, 123 and 124.

PARCEL NO. 12.117347

Commonly Known As: 1216 Hunters Woods Drive, East Stroudsburg, Pennsylvania 18301

TITLE TO SAID PREMISES VESTED IN Rosemary Amalbert and Arsenio Amalbert Jr. and Tatiana M. Amalbert, by Deed from Gaby Koonce and Wulfran Castillo, dated January 26, 2022, recorded February 10, 2022, Instrument Number 202204744.

Tax Parcel No: 12.117347

PIN Number : 12639201094730

Premises known as: 1216 Hunters Woods Drive, East Stroudsburg, PA 18301

To Be Sold as the property of Arsenio Amalbert Jr., Rosemary Amalbert and Tatiana M. Amalbert

Docket No: 006653-CV-2024

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Arsenio Amal-**

bert Jr., Rosemary Amalbert and Tatiana M. Amalbert

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Jared M. Greenberg, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6230 CIVIL 2017 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

ALL THAT FOLLOWING Lot or Situate in the Township of Chestnuthill, County of Monroe, and State of Pennsylvania, marked and designated as Lot Number 182, Section One as shown on "Plotting of Sierra View" Chestnuthill Township, Monroe County, Pennsylvania, in Plot Book No. 29, Page 61

BEING PARCEL AND PIN NO. 02.14B.1.168 / 02633002585463

BEING KNOWN AND NUMBERED AS THE PREMISES OF 233 Matterhorn Drive, Effort PA 18330

BEING DEED DATED FEBRUARY 14, 2002 BY EDWARD MILLER AND ANGELINA MILLER

RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR MONROE COUNTY ON FEBRUARY 20, 2002 AT DEED BOOK 2115, PAGE 7001 CONVEYED UNTO MACDONALD BARNETT, JR.

MACDONALD BARNETT, JR A/K/A MAC DONALD BARNETT, JR departed this life on December 13, 2018.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MACDONALD BARNETT, JR A/K/A MAC DONALD BARNETT, JR**

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

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

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8557 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Pocono, County of Monroe and State of Pennsylvania being Lot No. 4, Eagle Ridge, recorded in Plot Book Vol-

ume 62, Page 267, bounded and described as follows, to wit:

BEGINNING at an iron on the northerly side Ponder Lane, being also a corner of Lot No. 3, Eagle Ridge, thence along Lot No. 3, N 09 degrees 24 minutes 45 seconds W (Magnetic Meridian) for 200.00 feet to a stone corner found, a corner of lands of East Stroudsburg State College, thence along lands of East Stroudsburg State College, N 82 degrees 35 minutes 15 seconds for 427.50 feet to an iron on the northerly side of Ponder Lane for the following five courses and distances: (1) S 32 degrees 12 minutes 51 seconds W for 23.51 feet to an iron; (2) on a curve to the left having a radius of 50.00 feet and an arc length of 46.75 feet to an iron; (3) on a curve to the right having a radius of 50.00 feet and an arc length of 58.35 feet to an iron; (4) on a curve to the right having a radius of 400.00 feet and an arc length of 244.92 feet to an iron; (5) S 80 degrees 35 minutes 15 seconds W for 150.00 feet to the place of BEGINNING.

CONTAINING: 1.621 Acres more or less.

Under and subject to Declaration of Covenants and Restrictions as recorded in the Record Book Volume 1789, Page 1539, and Plot Book 62 Page 267.

BEING KNOWN AS: 153 Ponder Lane, Scotrun, PA 18355

BEING THE SAME PREMISES WHICH GREGORY KEMP AND JACALYN G. KEMP, A MARRIED COUPLE BY DEED DATED 6/28/2021 AND RECORDED 6/30/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2581 AT PAGE 1644, GRANTED AND CONVEYED UNTO IAN C. DOOKEERAM.

PIN #: 12637403031248

TAX CODE #: 12.87803

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: IAN C.

DOOKEERAM

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Geraldine M. Linn, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Oct 31, Nov 7, 14

Sheriff's Sale OF VALUABLE REAL ESTATE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1860 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, December 4, 2025

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

All those two certain tracts of land situate in the Township of Eldred, County of Monroe, and State of Pennsylvania, designated as Lots No. 2 and No. 3 in a plan of lots entitled Kingswood Estates, bounded and described as follows:

Lot No. 2: Beginning at a point in the middle of the MacAdam Road leading from Kunkletown to Kresgeville (LR 904) and at a corner common with Lot No. 1; thence, turning and running along line of Lot No. 1, by way of a wooden stake at sixteen and one-half feet South seventy-three degrees twenty-eight minutes East two hundred forty-two and four hundredths feet to a wooden stake at a corner common with Lot No. 1 and in line of land of H. Borger; thence, turning and running along line of land of H. Borger South fourteen degrees nine minutes West sixty feet to a wooden stake in said line, and at a corner common with Lot No. 3; thence, turning and running along line of land of Lot No. 3 by way of another wooden stake located on this line at a point sixteen and one-half feet from the middle of the aforementioned MacAdam Road (LR 904), North seventy-three degrees twenty-eight minutes West two hundred forty-three and sixty-eight hundredths feet to a point in the middle of said MacAdam Road (LR 904) at a corner common with Lot No. 3; thence, turning and running in the said road (LR 904) North fifteen degrees forty-three minutes East sixty feet to the place of Beginning.

Lot No. 3: Beginning at a point in the middle of the MacAdam Road leading from Kunkletown

to Kresgeville (LR 904) and at a corner common with Lot No. 2; thence, turning and running along line of Lot No. 2 by way of wooden stake at sixteen and one-half feet South seventy-three degrees twenty-eight minutes East two hundred forty-three and sixty-eight hundredths to a wooden stake at a corner common with Lot No. 2 and in line of land of H. Borger, thence, turning and running along line of land of H. Borger South fourteen degrees nine minutes West sixty feet to a wooden stake in said line, and at a corner common with Lot No. 4; thence, turning and running along line of land of Lot No. 4 by way of another wooden stake located on this line at a point sixteen and one-half feet from the middle of the aforementioned MacAdam Road (LR 904), North seventy-three degrees twenty-eight minutes West two hundred forty-five and thirty-two hundredths feet to a point in the middle of said MacAdam Road (LR 904) at a corner common with Lot No. 4; thence, turning and running in the said road (LR 904) North fifteen degrees forty-three minutes East sixty feet to the place of Beginning.

Being the same premises which Robert Ivanchich by Deed dated October 19, 2022 and recorded October 24, 2022 in Monroe County in Record Book 2620 Page 2428 conveyed unto Lindsey M. Dorshimer, in fee.

Being known as 374 Silver Spring Boulevard, Kunkletown, PA 18058.

Tax ID #: 06.10A.1.2

PIN #: 06623613026622

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

Dorshimer

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Samantha Gable, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8388 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN tracts or pieces of land, situate in the Township of Hamilton, County of Monroe, State of Pennsylvania, bounded and described as follows, viz:

PARCEL 1

BEGINNING at a point at the intersection of the center line of a wood road and the public road leading from Wilkes Barre to Saylorburg (now a concrete road), thence, along the center line of the said wood road and the property of Ed Hellick, North sixty five degrees thirty minutes West four hundred thirty three feet to a point, thence along the same wood road and property of Ed Hellick, North sixty six degrees twenty two minutes West four hundred feet to a point, thence along said road and property of Ed Hellick, North seventy nine degrees twelve minutes West fourteen feet to a point, thence, along lands of CH Latta, North eighteen degrees seventeen minutes West fifty and nine-tenths feet to a point, thence, along lands of CF Kresge, Ed Arnold and N. Houck, North forty seven degrees five minutes East five hundred sixty nine and one-tenths feet to a point, thence, along land of Wedelin Boschert Estate, of which this is a part, South forty five degrees thirty four minutes East, seven hundred sixty one and seven-tenths feet to a point in the middle of the aforesaid road leading from Saylorburg to Sciota, thence, along said road, South thirty four degrees twenty five minutes West two hundred ninety one and one tenth feet to place of BEGINNING.

EXCEPTING AND RESERVING thereout and therefrom the following tract or piece of land described as follows, viz

BEGINNING at a point in the intersection of

the road into Saylor's Lake (not concrete) and a private road also leading into the Lake, thence, along the center of said first road, North thirty four and three-quarters degrees East two hundred ninety one feet to a point in said road, thence, North forty five degrees twenty minutes West seventeen feet to a point in the center of the Monroe Carbon Trail, thence, up the center of said trail, South fifty two and one-fourth degrees West three hundred thirty feet to a point in the center of said road, thence, by land of Dr. Gould, South sixty five and one-fourth degrees East one hundred twenty feet to the place of BEGINNING.

PARCEL 2

BEGINNING at a point in line of lands of Barry C. Klingel, as shown on a plan titled, "Revised Final Plan, Subdivision of Lands of Robert M. Tavianini & Barry C. Klingel", dated December 14, 1993, as revised March 22, 1994, prepared by RD Russell Associates, and recorded in Plot Book Volume 66, page 54, thence along the line indicated as "Required R/W by Parcel No. 4, South 55 degrees 05 minutes 22 seconds West 347.85 feet to a point of curvature, thence leaving the required right-of-way, by Lot No. 3, the following five (5) courses and distances:

- 1) On a curve to the right having a radius of 35.00 feet for an arc length of 61.31 feet (the chord bearing and distance being North 74 degrees 43 minutes 32 seconds West 53.77 feet) to a point of compound curvature,
- 2) On a curve to the right having a radius of 117.82 feet for an arc length of 61.44 feet (the chord bearing and distance being North 9 degrees 36 minutes 08 seconds West 60.74 feet), to a point of tangency,
- 3) North 5 degrees 20 minutes 12 seconds East 223.65 feet to a point of curvature,
- 4) On a curve to the left having a radius of 275.00 feet for an arc length of 49.18 feet (the chord bearing and distance being North 0 degrees 12 minutes 47 seconds East 49.12 feet) to a point of tangency, and
- 5) North 4 degrees 54 minutes 38 seconds West 25.07 feet to a point in line of the above-mentioned lands of Barry C. Klingel, Thence by said lands of Barry C. Klingel, South 61 degrees 37 minutes 11 seconds East 110.06 feet to a point, thence by the same, South 62 degrees 42 minutes East 260.57 feet to the place of BEGINNING.

Being Lot No. 2 as shown on the above referenced "Revised Final Plan" Subdivision of Lands of Robert M. Tavianini and Barry C. Klingel".

The above parcels shall become merged into one and shall not be separately conveyed without proper express approval of the municipality as provided by law pursuant to not

#4 on Plot Book 66, Page 54.

BEING THE SAME PREMISES which Philip J. Kelley and Kelly K. Kelley, by deed dated August 30, 2018 and recorded on August 31, 2018 in the Office for the Recorder of Deeds, Monroe County, Pennsylvania in Book 2516 Page 1840, granted and conveyed unto ER's Applewood Smoke, LLC, the grantors herein, in fee.

TAX CODE#: 07.10.1.77

PIN #: 07627700287812

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ER'S APPLEWOOD SMOKE, LLC**

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Marshall E. Anders, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6143 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land

situate in the Township of 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.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Renean Gamble** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Jacqueline F. McNally, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3821 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

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

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

BEGINNING at an iron on the southerly line of L.R. 164, U.S. Bus. Rt. 209 said iron being the northeasterly corner of lands of John Rustin and shown on map entitled, "Map of Survey - Lands of Marion Serfass", dated 4 May 1987; thence along the southerly line of L.R. 164 U.S. Bus. Rt. 209, North 68° 39' 45" East 606.52 feet to a point of curvature; thence along the same on a curve to the right having a radius of 1407.69 an arc length of 58.15 feet to an iron, a point of curvature on the westerly line of T-401, Shafers School House Road; thence along the westerly line of T-401, Shafers School Road in a southerly direction on a curve to the right having a radius of 1383.50 feet on arc lengths of 112.26 feet to a point of tangency; thence along the same South 11° 08' 51" East 245.00 feet to a point; thence along the same, South 78° 51' 09" West 8.50 feet to a point; thence along the same, South 11° 08' 51" East 180 feet to an iron on the northerly line of L.R. 164 Alt., U.S. Rt. 209; thence along the northerly line of L.R. 164 Alt, U.S. Route 209 the following eight courses and distances: 1) South 78° 51' 09" West 45.00 feet to an iron; 2) South 46° 50' 07" West 187.95 feet to an iron; 3) North 89° 09' 26" West 300 feet to a point; 4) North 83° 26' 48" West 150.75 feet to a point; 5) 86° 17' 41" West 100.13 feet to a point; 6) North 89° 09' 26" West 100.00 feet to an iron; 7) South 79° 31' 58" West 101.98 feet to an iron; 8) North 89° 09' 26" West 177.70 feet to an iron, the southerly corner of lands of Richard Frey as shown on said map; thence along said lands and partly along lands of Timothy Creedon, North 74° 52' 39" East 162.85 feet to an iron; thence partly along lands of Timothy Creedon and partly along lands of John Rushin, North 68° 51' 30" East 290.19 feet to an iron; thence along lands of John Rushin, North 8° 16' 30" West 199.86 feet to the place of BEGINNING.

BEING the following Tax Map Nos.
17.11.1.48 Pin: 17-6390-03-04-9154 (210 Seth Ln, Stroudsburg, PA 18360)
17.11.1.1.50 Pin: 17-6390-03-14-3200 (2231 W Main St. Stroudsburg, PA 18360)
17.11.1.53 Pin: 17-6390-03-14-5002 (3245

Shafers Schoolhouse Rd, Stroudsburg)
 17.92085 Pin: 17-6390-03-9809 (217 Seth
 Ln, Stroudsburg, PA 18360)
 17.94348.IT. Pin: 17-6390-03-14-3200T1
 (2235 W Main St, Stroudsburg, PA 18360)

BEING the same premises Seth J. Tanner by
 deed dated November 23, 2016 granted and
 conveyed unto Global Funding Services, LLC
 and recorded in the Monroe County Record-
 er of Deeds Office on November 28, 2016 in
 Book 2482 at Page 4482.

SEIZED AND TAKEN IN EXECU-
 TION AS THE PROPERTY OF: **GLOBAL FUND-
 ING SERVICES LLC**

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

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 John T. Stieh, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2540 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, sit-

uate, lying and being in the Township of Price, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 204 as shown on the original Plan of lots known as PINE CREEK ESTATES, SECTION 'A', dated August 22, 1975, and prepared by Achterman Associates, East Stroudsburg, Pennsylvania, approved on September 16, 1975, by the Monroe County Planning and Zoning Commission and on October 16, 1975 by the Price Township Supervisors, and recorded in the Office for the Recording of Deed in and for Monroe County in Plot Book 27, Page 111.

BEING THE SAME PREMISES which Christine Aponte, a single woman, by Deed dated June 18, 2021 and recorded June 21, 2021 in the Office of the Recorder of Deeds in and for Monroe County in Book 2580, page 255, granted and conveyed unto Marnie M. Gola, in fee.

Property Address: 126 Cathleen Drive, East Stroudsburg, PA 18302
 Parcel No: 14.8C.1.56
 PIN # 14639504845907

SEIZED AND TAKEN IN EXECU-
 TION AS THE PROPERTY OF: **Marnie M. Gola**

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

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Samantha Gable, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4824 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted

by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE AND LYING IN THE TOWNSHIP OF TUNKHANNOCK, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 129, SECTION NORTH TWO OF STONE CREDIT PARK, AS RECORDED IN PLOT BOOK VOLUME 9, PAGE 213

BEING Andrew F. Gvoth and Maureen T. Peterson by Deed dated January 16, 2007 and recorded in the Office of Recorder of Deeds of Monroe County on January 26, 2007 at Book 2294, Page 8447 Instrument #200703652 granted and conveyed unto Andrew F. Gvoth and Maureen T. Gvoth.

PARCEL: 20.8F.1.155

PIN: 20632102570244

Property Address: 419 Skyline Drive f/k/a 68 Stonecrest Rd, Blakeslee, PA 18610-9425

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Andrew F. Gvoth & Maureen T. Gvoth**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of

the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 003697 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

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

BEGINNING at a point in the middle of a private road now known as Cherry Blossom Lane, said point of beginning being distant South 71 degrees 45 minutes West 166.0 feet from a point formed by this intersection of the center line of Legislative Route 45039 with the center line of said Cherry Blossom Lane, thence (1) along the center line of said Lane South 71 degrees 46 minutes West 100.0 feet. to a point; thence (2) passing over an iron pin distance 25.0 feet from said center line North 18 degrees 15 minutes west 150.00 feet to an iron pipe; thence (3) North 71 degrees 46 minutes east 100.0 feet to an iron pipe; thence (4) passing over an iron pin distance 25.0 feet from said center line, South 18 degrees 15 minutes east 150.00 feet to the point and place of beginning.

BEING THE SAME PREMISES which Robin Hess, a Married Woman f/k/a Robin Guent by Deed dated April 23, 2008 and recorded on May 2, 2008, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2332 at Page 6263, as Instrument No. 200813245 granted and conveyed unto Robin Hess, A Married Woman.

Being Known as 8108 Cherry Blossom Lane f/k/a 2330 Cherry Blossom Lane, Pocono Lake, PA 18347

Tax Code No. 03.20.1.20-3

Map No. 03539704502330

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Robin Hess & James D. Hess**

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

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

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

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 Oct 31, Nov 7, 14

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

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

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7157 CV 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

All That Certain Lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being known as Lot No. 7089, Section M-2 of Pocono Farms as shown on a plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plot Book Volume 16, Page 41.

TAX CODE: 03.7J.2.139

PIN NO: 03635703308777

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lisa James**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 008461-CV-2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land situate in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING on the southerly side of Black Oak Drive, being a common corner of Lots Nos. 101 and 102 on the hereinafter described plan of lots; thence along the said Lot No. 102, South twenty-five degrees seven minutes twenty seconds East one hundred eighty-three and eighty-eight one-hundredths feet to a point, being a common corner of Lots Nos. 101 and 102, and on line of lands now or formerly of Wilbur Hall; thence along said lands now or formerly of Wilbur Hall, South seventy-three degrees thirty-nine minutes thirty-three seconds West three hundred sixty and nine one-hundredths feet to a point on the southerly side of said Black Oak Drive; thence along the southerly side of the said Black Oak Drive, North seven degrees forty-nine minutes thirty-three seconds East forty-four and ninety-one one-hundredths feet to a point; thence

along the same, along a curve to the northeast having a radius of two hundred feet an arc distance of one hundred ninety-nine and fifteen one-hundredths feet to a point; thence along the same, North sixty-four degrees fifty-two minutes forty seconds East one hundred sixty-three and sixty-one one-hundredths feet to the place of BEGINNING.

BEING Lot No. 101 on the Plan of Lots known as "Plotting I, Oak Hill Terrace, Pocono Township, Monroe County, Pennsylvania", as revised 13 May 1974, Achterman Associates, Consulting Engineers, East Stroudsburg, Pa., and being the same Plan of Lots as recorded in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Vol. 24, page 61.

CONTAINING 1.06 acres, more or less.

UNDER AND SUBJECT, nevertheless, to the following covenants, conditions and restrictions to which the hereinabove described lot or piece of land shall be and remain subject, and which shall be covenants running with the land, to wit:

1.The premises hereby conveyed shall be used for residential purposes only.

2.No trailers, mobile homes or abandoned vehicles shall be kept or maintained on the premises.

3.No live poultry, hogs or cattle shall be kept or maintained on the premises.

4.Wells and sewage disposal systems shall be in accordance with all applicable requirements of the Pennsylvania Department of Environmental Resources and Pocono Township Ordinances.

5.No subsurface sewage disposal area shall be constructed within one hundred feet of any well or within fifty feet of any water course.

6.No building or other structure shall be erected within the following minimum building setback lines: front and side yard " forty feet; side yard (interior lines) " fifteen feet; and rear yard " twenty-five feet.

7.All lots shall be subject to a utility and drainage easement over the ten feet adjacent to all streets and the five feet adjacent to all other lines.

8.Corner lots shall be subject to a sight and roadway easement over a triangle, the legs of which are thirty feet measured along the street right-of-way from their point of intersection.

Parcel ID Numb 12.6B.1.7 PIN
12637304719611

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARTIN J. JOHNSON**

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7623 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tunkhannock, County of Monroe, and Commonwealth of Pennsylvania, being Lot 7198, Section D-II, Emerald Lakes, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 19, Page 113.

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

BEING KNOWN AS: 155 Saw Mill Road fka 7198 Saw Mill Road, Long Pond, PA 18334

BEING THE SAME PREMISES WHICH JOHN IACONO AND HEATHER IACONO, HUSBAND AND WIFE BY DEED DATED 2/2/2006 AND RECORDED 2/13/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2257 AT PAGE 6784, GRANTED AND CONVEYED UNTO DARRELL LEIGH-MANUELL AND TINA LEIGH-MANUELL, HUSBAND AND WIFE.

PIN #: 20634403005067
 TAX CODE #: 20.1C.1.112
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DARRELL LEIGH-MANUELL, TINA LEIGH-MANUELL AKA TINA MANUELL**

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

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

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 003484 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

ALL THAT CERTAIN lot, piece, or parcel of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, being Lot 7, Block, Section A, Greenwood Crest in Greenwood Acres, a shown on Plot Book 12, page 39, and recorded in the Office for the Recorder of Deeds at Stroudsburg, Monroe County, Pennsylvania.
 Being the same premises which Estate of Regina C. Zimmerman, deceased, by Elizabeth

Culieny and John Zimmerman, Co-Executors by Deed dated 10/21/2010 and recorded 10/25/2010 in Monroe County in Record Book 2377 Page 8163 conveyed unto Joseph P. Ignatovich and Natica R. Ignatovich, husband and wife, in fee.

Parcel Number: 19.19B.2.79
 PIN NO. 19539402591712
 Property address is commonly known as: 200 George Drive, Blakeslee, PA 18610
 BEING the same premises which Joseph P. Ignatovich, by Power of Attorney, Joseph P. Ignatovich, III by Deed dated December 17, 2020 and recorded in the Official Records of Monroe County on January 29, 2021 in Deed Book Volume 2568, Page 1190, as Instrument granted and conveyed unto Meher Real Estate Investments, LLC.
 200 George Drive, Blakeslee, PA 18610
 Tax Parcel Number: 19.19B.2.79
 Sale No:

Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff
 Judgment Amount: \$232,642.44
 Premise Being: 200 George Drive, Blakeslee, PA 18610

Seized and sold as the property of Meher Real Estate Investments LLC Judgment Number 003484-CV-2024

(UMB Bank, National Association, not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust 2018-3 v Meher Real Estate Investments, LLC), with a judgment amount of \$232,642.44.

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Robert Flacco, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Sheriff's Solicitor
 Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 007759 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

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

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN STROUD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 254 OVERLOOK DRIVE, EAST STROUDSBURG, PA 18301
BEING PARCEL NUMBER: 17-15A.2.166
BEING MAP NUMBER: 17639201477617
IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ADAM MIKUCHONIS**

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

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

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of

the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 008480 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

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

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN TUNKHANNOCK TOWNSHIP, MONROE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 2121 WILD LAUREL DRIVE, LONG POND, PA 18334
PARCEL NUMBER: 20.1C.1.256
BEING MAP NUMBER: 20634404601104
IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **NICOLE D. MOORE; YVONNE SIMPSON**

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

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

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3052 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to

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

**Thursday, December 4, 2025
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

ALL THAT CERTAIN UNIT designated as Unit Number 906, being a Unit in the Foxfire Condominium, situate in the Borough of Mt. Pocono, County of Monroe and Commonwealth of Pennsylvania designated in the Declaration of Condominium of Foxfire Condominium, recorded March 8, 1984 in Monroe County Record Book 1341 Page 91, and any and all subsequent amendments thereto; and the final Plats and Plans for Foxfire Condominium as recorded in Monroe County Plot Book 62, Page 500.

TOGETHER WITH all right, title and interest being an undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and Amendments.

BEING KNOWN AS: 146 Foxfire Drive, Apartment 106 fka 200 Oak Street, Unit 906, Mount Pocono, PA 18344

BEING THE SAME PREMISES WHICH Nicole D'angelo BY DEED DATED 9/6/2022 AND RECORDED 9/20/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2617 AT PAGE 9994, GRANTED AND CONVEYED UNTO Ralph B. Pierson, Jr.

PIN #: 10635510468221

TAX CODE #: 10.117712.B906

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RALPH B. PIERSON JR.**

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Geraldine M. Linn, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2519 CV 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

All that certain parcel of land situated in the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, being known and designated as Lot 17, Section B-1, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as the same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plat Book Volume 65, Pages 63-64.

TAX CODE: 17.89222

PIN NO: 17639303204379

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

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

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000810 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 04, 2025
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

All that certain parcel of land situate in the City of Coolbaugh Township, County of Monroe and State of Pennsylvania bounded and described as follows:

BEGINNING on the northerly line of a public road leading from the Drinker Township Turnpike to the station of the Delaware, Lackawanna and Western Railroad Company, known as Church Street, and also the southeast corner of land of the Methodist Episcopal Church; thence by said lands, North forty eight degrees fifty six minutes West one hundred thirty two feet to a post; thence by land of William Lynch, North forty degrees one minute East sixty two and five tenths feet to a post and other land of the party of the first part, and of which this was formerly a part; and of which this was formerly a part; thence by the same, South forty eight degrees fifty six minutes East one hundred thirty two feet to said Church Street; thence along the northerly line of said Church street, South forty degrees one minute West sixty two and five tenths feet to the place of BEGINNING.

BEING the same premises conveyed to Anita I. Salamone and James J. Salamone, by deed from Anita I. Maynard n/b/m Anita I. Salamone, dated March 28, 2014, recorded March 28, 2014 in the Monroe County Clerk's/Registrar's Office in Deed Book 2435, Page 9139. Mortgagor, Anita I. Salamone, departed this life on May 28, 2016. Deed conveyed to James J. Salamone, as surviving tenant by entirety. Parcel ID# 03.11.1.89

PIN #03634701175375

Commonly known as 1603 Church Street, Coolbaugh Township, PA 18466
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **James J. Salamone**

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Jill M. Fein, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3322 CIVIL 2020 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

Tax Code # 02.4.1.57
PIN 02625900104984

ALL THAT CERTAIN message or tenement and parcel of land situate on the east side of SR 715, in Chestnuthill Township, Monroe County, Pennsylvania, being Lot #2, as shown on the final plan of "Minor Subdivision Plan, Lucia S. Marraffino Estate", said plan is recorded in the Office of the Recorder of Deeds, at Stroudsburg, Pennsylvania, in and for the

County of Monroe in Plat Book 73, Page 85, bounded and described as follows, to wit:

BEGINNING at a stone corner set in line of land of Frederick C. Rufe and Bonnie Rufe, said stone corner being North 84 degrees 00 minutes 00 seconds West 109.39 feet from a stone corner found at the northeast corner of said land of Frederick C. Rufe and Bonnie Rufe; thence along said land of Frederick C. Rufe and Bonnie Rufe and along land of Freida H. Meyer, passing in and along a stone row, North 84 degrees 00 minutes 00 seconds West passing through a stone corner at 363.28 feet, passing through an iron pipe set at a distance of 575.40 feet, a total distance of 628.28 feet to a point on the West side of SR715 (the State Road leading from Brodheads ville to McMichaels); thence along land of the Pohoqualine Fish Association, in, and along and crossing SR715 the following three courses and distances: (1) North 42 degrees 15 minutes East 224.90 feet to a point; (2) North 13 degrees 30 minutes East 203.28 feet to a point; (3) North 8 degrees 30 minutes West 416.95 feet to a point; thence through land of the Lucia S. Marraffino Estate the following three courses and distances: (1) North 66 degrees 39 minutes 00 seconds East passing through an iron pipe set at a distance of 10.19 feet, a total of 210.19 feet to a stone corner set; (2) South 84 degrees 00 minutes 00 seconds East 389.94 feet to an iron pipe set; (3) South 06 degrees 00 minutes 00 seconds West 889.61 feet to a stone corner set, the point of BEGINNING. Containing 10 .54 acres, more or less.

BEING A PART OF THE SAME premises which Grace F. Singer and Walter Singer, her husband, by deed dated September 17, 1949 and recorded in the Office for the Recorder of Deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania in Deed Book Volume 172, page 314, granted and conveyed unto Lucia S. Marraffino, in fee. AND THE SAID Lucia S. Marraffino, departed this life on April 12, 1989, with a will duly probated in the Surrogate Court of New York County, New York. Exemplified Copies of the Last Will and Testament Recorded #45-89-0416, Book 88, Line 4, in the Recorder of Wills Office in Monroe County, Pennsylvania on December 1, 1989, granting Ancillary Letters Testamentary to Irving Trust Company and to Elizabeth Marraffino, is duly Qualified Ancillary Executors in Book 111, page 323.

UNDER AND SUBJECT to the Road Right-of-ways for SR715 and Effort-Neola Road.

LESS AND EXCEPTING that portion of the herein described premises which was taken by the Pennsylvania Department of Transportation for public road purposes, namely SR 715, as

shown on the above-mentioned minor subdivision plan.

SUBJECT to an overhead power line right-of-way through this parcel of land.

Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto he hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **BERNARDINO SANCHEZ and MICAELINA ALONSO SANCHEZ** TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Michael A. Hynum, Esquire

717.774.1357

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Oct 31, Nov 7, 14

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6851 CIVIL 2019 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, December 4, 2025
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH

EVER IS HIGHER TO BID4ASSETS BY WIRE
TRANSFER NO LATER THAN 4:00PM THE DAY
AFTER AUCTION
LEGAL DESCRIPTION

ALL THE FOLLOWING LOT, SITUATE IN THE
TOWNSHIP OF COOLBAUGH, COUNTY OF
MONROE AND COMMONWEALTH OF PENN-
SYLVANIA, BEING LOT NO. 5708, SECTION R,
OF POCONO FARMS AS SHOWN ON PLAN OF
LOTS AS RECORDED IN THE OFFICE OF THE RE-
CORDER OF DEEDS OF MONROE COUNTY IN
PLOT BOOK VOLUME 14, PAGE 113.

BEING NO. 5708 ONANDAGO WAY.

BEING COUNTY TAX PARCEL NUMBER
03/71/3/10

BEING THE SAME PREMISES WHICH PRECI-
SION HOME BUILDERS III, INC., BY DEED DAT-
ED MARCH 19, 1999, AND RECORDED MARCH
22, 1999, IN THE OFFICE OF THE RECORDER
OF DEEDS, IN AND FOR THE COUNTY OF MON-
ROE, PENNSYLVANIA, IN DEED BOOK 2061,
PAGE 3680, GRANTED AND CONVEYED UNTO
CLAUDE SLUE, SINGLE MAN AND KEITHA
SAMMS, SINGLE WOMAN, THEIR HEIRS AND
ASSIGNS, AS JOINT TENANTS WITH RIGHT
OF SURVIVORSHIP AND NOT AS TENANTS IN
COMMON, IN FEE. UNDER AND SUBJECT TO
ALL THE RIGHTS, PRIVILEGES, BENEFITS, EASE-
MENTS, COVENANTS, CONDITIONS, RESTRIC-
TIONS, RESERVATIONS, TERMS AND PROVI-
SIONS AS MORE PARTICULARLY SET FORTH IN
THE ABOVE RECITED DEED.

PIN: 03635704713285

Property Address: 2122 Onandago Way,
Tobyhanna, PA 18466

SEIZED AND TAKEN IN EXECU-
TION AS THE PROPERTY OF: **Claude Slue and
Keitha Samms**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
Prospective bidders must complete the Bi-
d4Assets on-line registration process to par-
ticipate in the auction. The highest bid plus
costs shall be paid to bid4assets, on their
website, as the purchase price for the prop-
erty sold by the Sheriff's Office, Stroudsburg, PA.
A schedule of proposed distribution for the
proceeds received from the above captioned
sale will be on file in the Office of the Sheriff
within thirty (30) days from the date of the
sale. Distribution in accordance therewith will
be made within ten (10) days thereafter un-
less exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Matthew C. Fallings, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Oct 31, Nov 7, 14

**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 Anangst, 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 Jeannette 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
Brodheads ville, 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 Brodheads ville Blvd North
Brodheads ville, 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
ESTATE NOTICE**

Estate of Vernon E. Smale a/k/a Vernon Smale, Deceased, late of Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, 08/11/2025 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. Harley D. Fish, Jr., Executor
263 Strawberry Hill Road
Sciota, PA 18354

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

Oct 31, Nov 7, 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Sally B. Lutz aka Sally Lutz, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, September 8, 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. Joshua Lutz

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 31, Nov 7, 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of MaryMargaret Ann Bower aka MaryMargaret A. Bower aka Mary Margaret A. Bower, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, August 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. William Thomas Zavalydriga

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 31, Nov 7, 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph R. Lanza aka Dick Lanza, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, 08/03/2025 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. David A. Martin

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 31, Nov 7, 14

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 005513-CV-2025**

FREEDOM MORTGAGE CORPORATION,

Plaintiff(s),

vs.

**LESLEY ZWICKER; NICHOLAS WILLIAM
ZWICKER,**

defendant(s)

TO LESLEY ZWICKER; NICHOLAS WILLIAM ZWICKER, defendant(s): The Plaintiff, FREEDOM MORTGAGE CORPORATION, has commenced a civil action against you for civil complaint. 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

Karin Schweiger

BROCK & SCOTT, PLLC

2011 Renaissance Boulevard, Suite 100

King of Prussia, PA 19406

Oct 31

Plaintiff(s),

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS. OR ASSOCIA-
TIONS CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER ROBERT PAUL MANGIERI,
DECEASED,**

defendant(s)

TO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS. OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT PAUL MANGIERI, DECEASED, defendant(s): The Plaintiff, , has commenced a civil action against you for CIVIL COMPLAINT. 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.

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Oct 31

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 006694-CV-2024**

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED ASSET INVEST-
MENT LOAN TRUST MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2005-HE3,**



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