

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, November 7th, 2025

No. 45

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

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Call for information 570-424-7288



Drawing Courtesy of Joyce Love

POSTMASTER: Send change of address notices to
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*All advertisements for the LEGAL REPORTER should be submitted no later
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Monroe County Bar Association

Mission Statement

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

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

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

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 1:30 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**

- 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
- 18 Portrait Unveiling – President Judge Zulick
Monroe County Courthouse
- 20 YLD Board Meeting
MCBA and Zoom
- 21 MCBA Board Meeting
MCBA and Zoom
- 22 Mock Trials Invitational Competition
Stroudsburg High School

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

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

Saturday, November 15, 2025

American Legion Post 346
126 E. 5th Street, East Stroudsburg PA

Volunteers are needed:

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

CLE credit may be earned for volunteer hours.

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

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

(1 substantive credit may be earned for each session)

9:00 AM – 10:00 AM Wills and Estates

10:00 AM – 11:00 AM - HotDocs

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

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

MCBA ♦ 913 Main Street ♦ Stroudsburg PA 18360

THE MONROE COUNTY BAR ASSOCIATION

Is proud to host the

2025 MOCK TRIAL INVITATIONAL COMPETITION

Saturday, November 22, 2025

Stroudsburg High School

1100 W Main Street, Stroudsburg PA 18360

Volunteers Needed!

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

Trials begin at 9:00 AM

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

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



I would like to volunteer!

MCBA 2025 Mock Trial Invitational Tournament ~ November 22, 2025

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

Name:

Phone:

Email:

Please return to MCBA by November 14, 2025

via Email to info2@monroebar.org, Fax 570.424.8234,
or call 570.424.7288

Now, this 23rd day of October 2025, pursuant to the authority contained in Pa.R.J.A. No. 1901, the attached list of summary cases from Magisterial District Court 43-4-01 within the Forty-Third Judicial District are being considered for Administrative Termination after 30 days of publication of this list, unless a party to the proceeding requests a hearing from the Magisterial District Court.

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

Docket Number	Defendant	Docket Number	Defendant
NT 209-1992	Barbier, Ron R	NT 210-1992	Barbier, Ron R
NT 218-1992	Hall, Diane	NT 229-1992	Williams, Robert Eugene
NT 265-1992	Casale, Patricia	NT 266-1992	Casale, Patricia
NT 267-1992	Smolski, Ed	NT 95-1993	Sphar, Glenn M.
NT 200-1993	Ducker, Barbara L.	NT 218-1993	Franza, Joseph D.
NT 271-1993	Meyer, John	NT 140-1994	Cortes, Armando S
NT 141-1994	Gonzalez, Jose	NT 207-1994	Carson, Kimberly D.
NT 216-1994	Smith, Mr. George	NT 218-1994	Robert McGonigal/Corrado's Auto Bdy
NT 244-1994	Decastro, Susane	NT 295-1994	Novotny, Eric John
NT 369-1994	Curtis, Hollis J. Sr.	NT 287-1994	Kotch, Richard
NT 388-1994	Kerrigan, James	NT 126-1995	Anderson, Gerald
NT 139-1995	Kebbel, Gwendolyn	NT 159-1995	Lindor, Gresseau
NT 160-1995	Lindor, Gresseau	NT 161-1995	Northeastern Newspaper
NT 186-1995	Urbanik, Frank	NT 204-1995	Widdoss, Thomas
NT 205-1995	Herschlag, Joshua M	NT 234-1995	Kellerman, Joseph
NT 235-1995	Kellerman, Joseph	NT 271-1995	Ace, James D
NT 272-1995	Ace, James D	NT 329-1995	Singewald, William
NT 331-1995	Johns, Nicole	NT 336-1995	Warren, Robert L
NT 349-1995	Jordan, Peter W	NT 377-1995	Gregoire, Raymond James
NT 381-1995	Meyers, Charles	NT 420-1995	Brown, Nadine
NT 86-1996	Lichtenstein, Brian	NT 87-1995	Reyes-secaida, Juan Fernando
NT 88-1996	Reyes-secaida, Juan Fernando	NT 104-1996	Jordon, Thomas C
NT 196-1996	Lambert, Harry Lewis	NT 206-1996	Lichtenstein, Brian
NT 176-1998	Marchitto, Steven Fred	NT 142-2005	Eley, Damien Alan
NT 215-2005	Vonenda, Robert F	NT 265-2005	Swift, Charles
NT 239-2008	Geothe, Jeffrey	NT 19-2009	Mulhearn, Michael Joseph
NT 51-2009	Boyd, Cheryl A	NT 52-2009	Porter, Jean Marie
NT 78-2009	Connors, Robert	NT 114-2009	Rodolowski, Krzysztos
NT 127-2009	Miller, Ryan Matthew	NT 140-2009	Alexander, Carla
NT 141-2009	Ferguson, Raymond A	NT 143-2009	Coleman, Charlotte
NT 161-2009	Gaffin, Patricia	NT 165-2009	Winters, Russell Alvin III
NT 202-2009	Jusino, Charles Joseph II	NT 265-2009	Asplint, Karen M
NT 266-2009	Asplint, Karen M	NT 271-2009	Donohue, Nichole Elizabeth

NT 304-2009	Schultz, Nathaniel Hunter	NT 329-2009	Yuste, Joshua Antonio
NT 339-2009	Berntal, Susan M	NT 362-2009	Zabala, Hector
NT 369-2009	Ramirez, Kassandra	NT 25-2010	Nunez, Candido Refael
NT 43-2010	Hall, Afrika M	NT 50-2010	Certero, Phillip Michael
NT 60-2010	Aziz, Dirul-islam M	NT 90-2010	Sanchez, Chris
NT 105-2010	Nieves, Gabriel	NT 147-2010	Pedroso, iniz
NT 180-2010	Artinyan, Arto	NT 221-2010	Fisher, Angelina
NT 245-2010	Diaz, Joshua James	NT 254-2010	Swider, Leszek M
NT 276-2010	Rodriguez-matos, Hector	NT 303-2010	Nadir, Alicia
NT 360-2010	Talley, Dewey L	NT 428-2010	Arroyo, Adrian Manuel
NT 429-2010	Amoakohene, Nana	NT 1-2011	Rodriguez, Ashely Q
NT 33-2011	Baxter, Robert Shawn	NT 118-2011	Glick, Matthew E.
NT 119-2011	Glick, Matthew	NT 120-2011	Glick, Matthew
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NT 181-2011	Blaine, Alexander Swayne	NT 182-2011	Moody, Tyeshia Yvette
NT 183-2011	Davis, Nailah	NT 190-2011	Derr, Martin Luther
NT 196-2011	Suknanan, Taamenie	NT 198-2011	Himelright, Anthony A.
NT 202-2011	Javier Jr, Pastrana	NT 203-2011	Javier Jr, Pastrana
NT 3213-2011	Rowe, Lorraine Evelyn	NT 214-2011	Abel, David
NT 222-2011	Suknanan, Taamenie	NT 224-2011	Nieves, Juan Jr.
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NT 331-2011	Rodriguez, Dililah Marie	NT 339-2011	Isber, Hibal
NT 348-2011	Underhill, Robert Joseph	NT 381-2011	Tuzinkiewicz, Diane K
NT 387-2011	Kelley, Terrance	NT 390-2011	Figueroa, Milagros
NT 10-2012	Cross, Taylor Russel	NT 26-2012	Kearney, Mark
NT 33-2012	Ellman, James	NT 35-2012	Lopez, Andres Joshua
NT 38-2012	Edmonds, Glenda	NT 51-2012	Whittaker, Stanley
NT 57-2012	Knospe, Angelica Louise	NT 58-2012	Keeney, Jason M
NT 71-2012	Pratt, Jeremy C	NT 75-2012	Cepeda, Anilsa
NT 77-2012	Brennan, Lauren Irene	NT 81-2012	Sy, Dzaguily
NT 141-2012	Lysick, Deborah Ann	NT 167-2012	Elliott, Kavon
NT 235-2012	Vanhorn, Michael S	NT 248-2012	Ortiz, Evelyn Anette
NT 260-2012	Kilmer, Anthony Ryan	NT 270-2012	Taylor, Daniel Richard
NT 280-2012	Denora, Frank Louis Jr.	NT 288-2012	PNC Bank
NT 293-2012	Rodriguez, Carmen Italy	NT -294-2012	Ortiz, Jacob Adam
NT 367-2012	Bartels, Lukas Philip	NT 368-2012	Bartels, Lukas Philip
NT 370-2012	Lloyd, Kenneth Edward	NT 732-2012	Ronsetti, Joseph L
NT 742-2012	Speller, Devon Francis	NT 745-2012	Texeira, Luke A
NT 913-2012	Cruz, Juan Reynaldo	NT 54-2013	Resnick, Lynn
NT 80-2013	Smith, Kathleen M	NT 81-2013	Smith, Kathleen M
NT 165-2013	Garret-Bradley, Tai'wan	NT 172-2013	Hicks, Eddie
NT 252-2013	Saunders, Eugene L	NT 255-2013	Gregory, Damien
NT 271-2013	Kalb, Lorraine	NT 277-2013	Obrien, Jessica Sue

NT 287-2013	Teodoro, Victor	NT 296-2013	Lopez, Brandon
NT 297-2013	Rodriguez, Cesar	NT 299-2013	Barbosa, David II
NT 300-2013	Shebby, Gary A	NT 305-2013	Greene, Justin Al-Tariqu
NT 321-2013	Hazzard, Jamel Hakeem	NT 342-2013	Rogers, Shade
NT 343-2013	Rogers, David	NT 379-2013	Cheney Jeffrey A.
NT 2-2014	Canales, Joseph P	NT 9-2014	Sitterson, Jeremiah A
NT 23-2014	Russell, Michael Lamar	NT 29-2014	Alekseyev, Ivan
NT 70-2014	Gonzales, Charles A	NT 71-2014	Gonzales, Charles A
NT 76-2014	Kean, Dillon P	NT 77-2014	Kean, Dillon P
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NT 126-2014	Halls, Dayquan Lydell	NT 148-2014	Mollette, Sharod Rodney
NT 149-2014	Mollette, Sharod Rodney	NT 160-2014	Hanlein, Michelle Lee
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NT 193-2014	Paulino, Joseph B	NT 197-2014	Thomas, Antoine Luquam
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NT 78-2015	Edward Malsch-Bovino's Pizzeria	NT 79-2015	Edward Malsch-Bovino's Pizzeria
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NT 40-2016	Robinson, Zhane Ayajah	NT 69-2016	Lassiter, Herbert A. Jr.
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NT 92-2016	Polo, Danielle Jacquelen	NT 100-2016	Parker, Kwanzel Torry
NT 116-2016	Goliak, Jessica	NT 119-2016	Hoban, Sabrina
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NT 131-2016	Yun, Gloria S	NT 150-2016	Antoine, Carole G
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NT 237-2016	Genovese, Salvatore Anthony	NT 240-2016	Johnson, Princess
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NT 140-2018	Borici, Jonathan	NT 141-2018	Cradle, Isaac Lee
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NT 233-2018	Stewart, Melvin C.	NT 284-2018	Lawson, Richard A.
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NT 296-2018	Walker, Joseph Louis	NT 314-2018	Kervin, Shawnese
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NT 190-2019	Cowan, Philicia Sade	NT 265-2019	Torres, Leilani
NT 266-2019	Prieto Torres, Leilani	NT 267-2019	Hopscotch Hill School House
NT 272-2019	Grant, Gregory Orlando	NT 293-2019	Sulewska, Joanna
NT 455-2019	Flynn, Anthony G.	NT 619-2019	Basic Power
NT 622-2019	Margretta, Charles	NT 787-2019	Graham, Anthony A.
NT 797-2019	Rodriguez, Rafael	NT 800-2019	Rodriguez, Rafael

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PLAINTIFF V DEFENDANT
WRIT OF SUMMONS
REAL PROPERTY

006762-CV-2025 Estate Of Pamela F. Beck A/K/A Pamela Beck Jenni K. Hoffman Co-Executor Of The And Individually Melissa N. Miller Co-Executor Of The V Terry L. Burton - Real Property - Ejectment
 006798-CV-2025 120 American Way, LLC V Candace S. Moore John Moore - Real Property - Ejectment
 006819-CV-2025 Towd Point Mortgage Trust 2022-2 U.S. Bank Trust Company, National Association As Indenture Trustee; Middle Smithfield Township V Occupant Tenant; Unknown Heirs Of Max Greenberg, Jr. And/OR Occupants - Real Property - Ejectment
 006747-CV-2025 Nexbank V Phillip M Gower - Real Property - Mortgage Foreclosure: Residential
 006758-CV-2025 Pennymac Loan Services, LLC V Alfredo Torres - Real Property - Mortgage Foreclosure: Residential
 006768-CV-2025 PHH Mortgage Corporation V Clifford A. Vincent, Jr. - Real Property - Mortgage Foreclosure: Residential
 006771-CV-2025 Helios Loan Trust V Earl Jones; Kasema Jones - Real Property - Mortgage Foreclosure: Residential
 006773-CV-2025 Pingora Loan Servicing LLC V Lanet Harvey-Rivera; United States District Court Southern District Of New York Victor M Rivera - Real Property - Mortgage Foreclosure: Residential
 006789-CV-2025 Wells Fargo Bank, N.A., As Trustee For The Pooling And Servicing Agreement Dated As Of October 1, 2004 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-MHQ1 V Jennifer L. Sadura A/K/A Jennifer L Russo - Real Property - Mortgage Foreclosure: Residential
 006794-CV-2025 Newrez LLC D/B/A Shellpoint Mortgage Servicing V Jermaine B Phillips - Real Property - Mortgage Foreclosure: Residential
 006799-CV-2025 Freedom Mortgage Corporation V Dawn M Sprague; The Secretary Of Housing & Urban Development - Real Property - Mortgage Foreclosure: Residential
 006811-CV-2025 Us Bank Trust National Association As Trustee For LB-Treehouse Series VI Trust V Theophilous Morgan - Real Property - Mortgage Foreclosure: Residential
 006822-CV-2025 Newrez LLC D/B/A Shellpoint Mortgage Servicing; Middle Smithfield Township V Justin Steele; Richard Barthlemess - Real Property - Mortgage Foreclosure: Residential
 006753-CV-2025 Mazziotta Properties Group, LLC V - Real Property - Real Property: Other

006774-CV-2025 Beverly Batchler V Kreshnik Blakaj Monroe County Tax Claim Bureau - Real Property - Real Property: Other
 006786-CV-2025 Parlay, Llcralph Krieger; PHH Mortgage Corporation V Julie Flek - Real Property - Real Property: Other
 006749-CV-2025 Blake Edgar V Unknown Heirs, Executors, Administrators Of James N. Sargent - Real Property - Quiet Title
 006839-CV-2025 Braeside Apartments, LLC V Commonwealth Of Pa Dept Of Transportation Office Of Chief Counsel - Real Property - Eminent Domain/Condemnation

MECHANICS AGREEMENTS

006740-CV-2025 Sinc Construction V Felix Quagliarello - Agreement - Mechanic's Agreement

CONTRACT EMPLOYMENT DISPUTE
CONTRACT

006813-CV-2025 NCB Management Services Inc V Margaret Toro - Contract - Contract: Other

CONTRACT-DEBT COLLECTION-CREDIT CARD

006737-CV-2025 First National Bank Of Omaha V Bashkim Kastrati - Contract - Debt Collection: Credit Card
 006777-CV-2025 Citibank NA V Barbara Malaczek - Contract - Debt Collection: Credit Card
 006778-CV-2025 Truist Bank D/B/A Lightstream V Robespierre Fernandez - Contract - Debt Collection: Credit Card
 006788-CV-2025 Citibank NA V Darcy Murphy - Contract - Debt Collection: Credit Card
 006797-CV-2025 U.S. Bank National Association V Joseph Adaszynski - Contract - Debt Collection: Credit Card
 006801-CV-2025 JPMorgan Chase Bank NA V Jennifer N Preza - Contract - Debt Collection: Credit Card
 006802-CV-2025 Citibank N.A. V Joan Hendra - Contract - Debt Collection: Credit Card
 006803-CV-2025 JPMorgan Chase Bank NA V Jennifer N Preza - Contract - Debt Collection: Credit Card
 006805-CV-2025 American Express National Bank, F/K/A American Express Centurion Bank V Robert Stewart Iv A/K/A Robert H Stewart IV - Contract - Debt Collection: Credit Card
 006807-CV-2025 American Express National Bank F/K/A American Express Centurion Bank V Luis Russi - Contract - Debt Collection: Credit Card
 006809-CV-2025 Midland Credit Management, Inc. V Donna L Faught - Contract - Debt Collection: Credit Card
 006814-CV-2025 American Express National Bank V Jeffrey Miller - Contract - Debt Collection: Credit Card

006815-CV-2025 American Express National Bank V Jennifer Preza AKA Jennifer N Preza - Contract - Debt Collection: Credit Card
 006817-CV-2025 American Express National Bank F/K/A American Express Centurion Bank V Seon Lewis AKA Seon B Lewis - Contract - Debt Collection: Credit Card
 006823-CV-2025 JPMorgan Chase Bank, N.A. V Jerome Washington - Contract - Debt Collection: Credit Card
 006827-CV-2025 JPMorgan Chase Bank NA V Shonella Hillaire - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

006720-CV-2025 Velocity Investments, LLC V Megan McCarthy - Contract - Debt Collection: Other

TORT

006750-CV-2025 Dawn Bielemeier V Edna Rolon - Tort - Motor Vehicle
 006772-CV-2025 Jordan Febles V Mark A Holmes - Tort - Motor Vehicle
 006783-CV-2025 Bogdan Piasecki V Brady Cerrone - Tort - Motor Vehicle
 006800-CV-2025 Ti'janayah Williams Yolanda Williams V Catherine Ehrmann John Colgan - Tort - Motor Vehicle

PREMISES LIABILITY

006810-CV-2025 Shawaun Laffette-Deshazo V Francis Clause, III Francis Clause, Jr. Ide Holdings LLC Ide Real Estate Holdings, LLC S3N Development Pa LLC - Tort - Premises Liability
 006825-CV-2025 Rhonda Conyers V John Doe 1-10. Monroe County Correctional Facility - Tort - Premises Liability

MISCELLANEOUS

006764-CV-2025 Bridgecrest Credit Company, LLC as Agent And Servicer For Carvana LLC V Troy McNeil Lopez - Miscellaneous - Civil
 Miscellaneous: Other
 006818-CV-2025 Bridgecrest Credit Company, LLC as Agent And Servicer For Carvana, LLC V Angela Money - Miscellaneous - Civil
 Miscellaneous: Other
 006828-CV-2025 Joel Duren V Mock 127, LLC. Pocono Stay LLC; Robert Stank; Stanley Thomas - Miscellaneous - Civil
 Miscellaneous: Other
 006722-CV-2025 2010 Great Dane Trailer, Vin 1GRAA0624AW701767 Jacek M Zakiewicz V Troy McNeil Lopez - Miscellaneous - Civil
 Miscellaneous: Other, Petition For Certificate Of Title

WRIT OF EXECUTION PETITION MASS TORT

PROFESSIONAL LIABILITY

006761-CV-2025 Estate Of Josephine Walton, By And Through Jeanette Walton, Administrator; Middle Smithfield Township V Diamond Healthcare At Brookmont LLC D/B/A Brookmont Healthcare And Rehabilitation Center; Horizon Dental - Professional Liability Action - Medical
 006832-CV-2025 Frank M Stracuzza; Middle Smithfield Township V Evan J Evanish; Horizon Dental - Professional Liability Action - Dental

DEEDS

GRANTOR/GRANTEE

Gilliard, Thomas Est/Snyder, John Jr Aliyev, Asaf/Minn, Thaw Zin Marks, Francoise V/770 Living Hyland LLC Brannan, Rick/Muzzicato, Collin Moffat, Kearn E/Moffat, Kearn E Cusick, Cecelia/FPS Coalition LLC Babs Pondy Living Trust/Sultan, Hussien Kamtam, Devraj Mallikarjuna Santosh/Larowe, Aaron Allan Ardelean, Robert/Ardelean, Robert Popis, Patricia M/Degraffenreid, Jacqueline Gomez, Flor/Gragg, Danica A Kunkle, Bettie L/Kaminski, Brianna Brandwine, Beverly/Brandwine, Warren I Marvin Papillon Residuary Charitable Remainder Annuity Trust/VA Developers LLC Lawlor, James T/Hinkle, Patricia K Lawlor, James T/Hinkle, Patricia K Plesa, Elizabeth Est/Plesa, Beverly Ann Klein, Joyce/Diep, Sokhen Hansen, Gregory A/Calestine, Jennifer Mader, Kent P/PCP Rental Home LLC Gerlak, Artur/Tonyali, Eray Kretchik, Leo/Kretchik, Leo Kretchik, Leo J/Kretchik, Leo J Ferrari, Harry/Gerlak, Artur Weiss, Mark A/Galactic Capital Fund LLC Columbo, Trevor John/Terlingo, Andrew Tedesco, Leonard J/Murray, Carole Patrick J Quinn LLC/Palka, Christopher White, Mary E/Ulloa, Giovi Mendez, Marilyn/Ogmen, Gulbahar Mendez-Matamoros, Pedro A/Ogmen, Gulbahar Marathon Property Investments LLC/Maigarie, Andrew Rivera, Evelyn/Smith, Andrew J Vanderheide, Rena E/Timothy J Gaherty Revocable Trust Garcia, Jacob/Yan, Julie L Cuccia, Joann M/Friendly Homes High Quality LLC Rarick, Renee/Lambos, Anthony George Herbert, Noreen J/Wahner, Ashling Hill, Margaret A/Kemmerer, Julie Whitesell, Glynn M/Caffrey, Shannon L Hills, Christopher/Green, Marcus L Mohte Berli Inc/Molina, Manuel Gonzalo

WTA Properties LLC/Peterson, James Edward Jr
 Morrow, James W/James Waking Morrow Living Trust
 Eglise Evangelique De La Renaissance Christian Counseling Ministries Inc/Smith, Melissa E
 Barth, Michael M/Danesi, Brian M
 Damerau, Lucia/Khan, Mohamed Fazal
 McGlynn, Thomas/130 Sagers LLC
 Santaniello, Valerie/Santaniello, Robert Michael
 Kasperek, Janusz/Drew, Brandon Ross
 Skylark Holdings Inc/Ansah, Kobina
 Popcho, Michael G/Hazzard, Jeremy Rasheed Sr
 Nistor, Nicusor G/Lowitz, Michael Blaise
 Arya & Patel LLC/Akshar & Neil LLC
 Chan, Renato/Chan, Raphael M
 Fuzaylov, Akmal/Resonar Luxe LLC
 Ortiz, Marjorie Louise Est/Marathon Property Investments LLC
 Getty, Patricia Ann/Jachym, Danuta Maria
 Rizova, Aleksandra/Yuzvyak, Oleh
 Wagners Forest Products Inc/Verwey, Steven P
 Siegfried, Richard R/Siegfried, James F Jr
 Belteton, Ostilio/Perez, Sebastian
 Jones, Dina Marie/Dina Marie Jones Revocable Trust
 Klett, Martin J Est/Meik Properties Corp
 Burke, Alec Joseph/Taliaferro, Tony Angelo
 Galloway, Louis William/Gerken, Robert J
 Reed, Timothy B/Weirich, Caroline Laduke
 Ferrante, Rosemarie Est/Heinz, Holly A
 Generose, William Est/Stephens, Dale
 Plakstis, Donna/Gentile, Alphonse
 Lutero, Gobind Anthony/Gomez, Jaime R
 Motyka, Maksymilian/Zeas-Ulloa, Daniela E
 Phelps, William V/Mennella, Alois
 Carlos, Christine A/Reed, Kimberly A
 Merwine, Connie J/Merwine, Connie J
 Zunino, Stephen/DKLV Holdings LLC
 Merwine, Connie J/Merwine, Connie J
 MCLP Asset Company Inc/Marcelino, Nicole
 Ardito, Mary Sue/Ploeg, Kyle Vander
 Schroeder, Gay Anne/DCS Property Management LLC
 5131 Blue Spruce Realty LLC/Fosam, Emmanuel
 Cobb, Rick/American Legend Group LLC
 Effectus Clothing Llc/Eastside Capital LLC
 Kinlaw, Susan Marie Est/Pinel, Donald
 Jeffrey White Living Trust/Johnson, Clayton
 Bis, Marta/Chiusano, Christopher J
 Burger, Jeffrey A/Burger, Jeffrey A
 Krasne-Levine, Norma/Laduke, Kathleen E
 Wisniewski, Michael E/Emel E McDowell Legacy Trust
 AAB Realty/Lapp, Javan U
 Walker, W Thomas/Mishak, Stanislav
 Diehl, Rhonda/Shusterman, Lana
 Rowen, Tracy/Sichik Properties LLC
 Patel, Manav/Samojednik, Anita

Pirone, Phyllis A/Desvarieu, Lisa
 Calicchio, Anthony/Bello, Christina Lina
 Regina, Jesse/Lawlor, Zachary
 C & K McConnell Street LP/M&I Capital Development LLC
 Becker, Rachel/Tran, Jimmy
 Mahr, Ronald M/Spina, Stephen M
 Emerson, John B/4823 Longshore Ave LLC
 242 Trout Creek LLC/Dani, Mark
 S/Brown, Harold T/Holman, Marcus
 Patel, Narendra/Lakshmi Puja 2024 Revocable Trust
 Croce, Anthony/Garcia, Stephanie Violeta
 Caleca-Wood, Joann/Yang, Chiao-Yi
 Ramirez, Vianney Manuela Beltre/Lepiscopo, Joseph
 Stabile, Michael/Fitzgerald, Andrew
 New Beginnings Capital Enterprises Inc/Eizmendi-Suarez, Cinthia D
 Tomczak, Kelli/Sergeants Inc
 Torres, Victor M/Torres, Victor M
 Plappert, John Michael/Pouliot, Jennifer Lyn
 Whitney, Jason F/Ceus, Naomi
 Bear Lake Cabin LLC/Harting, Gena
 CV Homes LLC/Serrano, Nestor R
 Particular LLC/Strong, Danielle
 S & S Home Builders Inc/Covely, Andrew
 James
 Gajarov, Kenan/Khaing, Moe Moe
 Warner, Harold/Warner, Harold
 Corcoran, Michael T/Michael T And Margaret M Corcoran Trust
 Classic Quality Homes Inc/Persaud, Simone
 Maillou, Andre J/Reehi, John
 Kessel, Gary A/Family Promise Of The Poconos Inc

DIVORCE

006709-CV-2025 Kelley Adair Bell V John Taylor Bell - Divorce - Divorce With 1 Count
 006751-CV-2025 Blane Smith V Lisa Paulette - Divorce - Divorce With 1 Count
 006769-CV-2025 Alyssa Christina Stevens V James Albert Stevens, Jr - Divorce - Divorce With 1 Count
 006775-CV-2025 Ernestine V Carter V Stanley Thomas - Divorce - Divorce With 1 Count
 006780-CV-2025 Abraham Gonzalez V Haydee Gonzalez - Divorce - Divorce With 1 Count
 006759-CV-2025 Robert T Fenlon V Stephanie A Fenlon - Divorce - Divorce With 2 Counts
 006791-CV-2025 Rosemarie Miles V Tracy Allen Miles - Divorce - Divorce With 2 Counts
 006821-CV-2025 Cathrine J. Schoch V Martin L. Schoch - Divorce - Divorce With 2 Counts
 006830-CV-2025 Daniela O'Brien-Chmielarz V Matthew Chmielarz - Divorce - Divorce With 3 Counts
 006770-CV-2025 Rivadavia Pereira De Castro V Fernanda Dvque - Divorce - Divorce With 5 Counts

SUPPORT

006743-CV-2025 Evelyn M Collado V Steven Vasquez - Support - Support
 006744-CV-2025 Monroe County Children And Youth Services V Elizabeth Kovacs - Support - Support
 006745-CV-2025 Lena Evans V Johnny Colon - Support - Support
 006746-CV-2025 Ricky McCarthy V Lindsey McElroy - Support - Support
 006793-CV-2025 Selene Mills V Jesse Mills - Support - Support
 006812-CV-2025 Amanda Jean V Kyle Richardson - Support - Support

CUSTODY AND VISITATION

006721-CV-2025 Edgar Collazo V Danita Seese - Custody / Custody / Partial Custody / Shared Custody / Visitation
 006731-CV-2025 Alison Ackerman V Brian Ackerman - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006763-CV-2025 Russell Singleton V Jeannette L. Harden - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006796-CV-2025 Leo J. Petrucci V Danielle Petrucci - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006808-CV-2025 Gina Marie Cristi V Angel Raphael Vazquez, Sr. - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006831-CV-2025 Daniela O'Brien-Chmielarz V Matthew Chmielarz - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006792-CV-2025 Lucia Sorrenti V Geoffrey Germann - Custody - Grandparent/Third Party Complaint For Custody/Partial Custody/Shared Custody/Visitation

PLAINTIFF V DEFENDANT JUDGMENTS

006754-CV-2025 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Falcon Petroleum Inc. - Judgment - Certified Copy Of Lien - \$4,396.39

DEFAULT JUDGMENT**PRAECIPE FOR JUDGMENT**

006820-CV-2025 Bethlehem Realty LLC V Aygas Petroleum Inc.; Yavuz Sahin; Tracy Allen Miles - Judgment - Foreign Judgments / Registration - \$310,500.00

JUDGMENT ON TRANSCRIPT

006719-CV-2025 Hallowood Acres Homes Association V Christopher Kalland - Judgment - Judgment / Transcript - \$2,541.83
 006765-CV-2025 Mazziotta Properties Group, LLC V Benny Ukaj; Rosemary Ukaj - Judgment - Judgment / Transcript - \$12,237.89

006795-CV-2025 Foxfire Condominium Association V Robert Stank; Stanley Thomas - Judgment - Judgment / Transcript - \$12,139.85

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

006826-CV-2025 455 Joanne Court LLC V Monroe County Board Of Assessment Revision Pocono Mountain School District Pocono Township - Civil Appeal - Board Of Assessment
 006833-CV-2025 PMGM Holdings Inc. V Monroe County Board Of Assessment Revision; Stroud Township Stroudsburg Area School District - Civil Appeal - Board Of Assessment
 006834-CV-2025 Thomas G. Gulick, Trustee V Borough Of East Stroudsburg East Stroudsburg School District Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006835-CV-2025 Thomas G. Gulick, Trustee V Borough Of East Stroudsburg East Stroudsburg School District Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006836-CV-2025 PMGM Holdings Inc. V Monroe County Board Of Assessment Revision; Stroud Township Stroudsburg Area School District - Civil Appeal - Board Of Assessment
 006837-CV-2025 PMGM Holdings Inc. V Monroe County Board Of Assessment Revision; Stroud Township Stroudsburg Area School District - Civil Appeal - Board Of Assessment
 006838-CV-2025 PMGM Holdings Inc. V Monroe County Board Of Assessment; Stroud Township Stroudsburg Area School District - Civil Appeal - Board Of Assessment
 006840-CV-2025 PMGM Holdings Inc. V Monroe County Board Of Assessment Revision; Stroud Township Stroudsburg Area School District - Civil Appeal - Board Of Assessment
 006716-CV-2025 Adrian Mateusz Wakulik V Commonwealth Of Pa Dept Of Transportation, Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation
 006732-CV-2025 Roberto Dejesus V Department Of Transportation Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation
 006782-CV-2025 Quiyana M Williams-Thomas V Commonwealth Of Pa Dept Of Transportation, Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation
 006784-CV-2025 Frederick A Clarke V Commonwealth Of Pa Dept Of Transportation Bureau Of Motor Vehicle - Civil Appeal - Department Of Transportation
 006804-CV-2025 Ricquell M Lindo; PMGM Holdings Inc. V Commonwealth Of Pa Dept Of Transportation, Bureau Of Driver Licensing; Stroud Township Stroudsburg Area School

District - Civil Appeal - Department Of
Transportation

CIVIL APPEALS: JUDICIAL APPEALS

006752-CV-2025 Capital One N.A. V Neal
Feinberg - Civil Appeal - Civil Appeal: Other
006824-CV-2025 Robert Christman V David J.
Eck Resources For Human Development;
Stroud Township Stroudsburg Area School
District - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

FEDERAL TAX LIENS

MUNICIPAL LIENS

006711-CV-2025 Middle Smithfield Township
V Rodney Jean - Municipal Lien - Sewer -
\$3,273.08
006712-CV-2025 Middle Smithfield Township
V Joseph Yeboah - Municipal Lien - Sewer -
\$2,406.85
006713-CV-2025 Middle Smithfield Township
V Dean Despotovich - Municipal Lien - Sewer -
\$3,132.60
006714-CV-2025 Middle Smithfield Township
V Latoya Figgures - Municipal Lien - Sewer -
\$2,532.90
006715-CV-2025 Middle Smithfield Township
V YG Home Solutions - Municipal Lien - Sewer -
\$2,351.40
006717-CV-2025 Middle Smithfield Township
V Xcabo LLC - Municipal Lien - Sewer -
\$1,706.90
006723-CV-2025 Middle Smithfield Township
V Mary Dickerson - Municipal Lien - Sewer -
\$1,785.74
006724-CV-2025 Middle Smithfield Township
V Natalie Meyers - Municipal Lien - Sewer -
\$1,376.72
006725-CV-2025 Middle Smithfield Township
V Mark Lawless - Municipal Lien - Sewer -
\$1,551.67
006726-CV-2025 Middle Smithfield Township
V Carlos Ferreria Justine Hernandez -
Municipal Lien - Sewer - \$1,171.67
006727-CV-2025 Middle Smithfield Township
V Lloyd Jones - Municipal Lien - Sewer -
\$1,330.76
006728-CV-2025 Middle Smithfield Township
V Michelle Barthlemess; Richard Barthlemess -
Municipal Lien - Sewer - \$1,371.10
006729-CV-2025 Middle Smithfield Township
V Lester Richards - Municipal Lien - Sewer -
\$1,343.17
006730-CV-2025 Middle Smithfield Township
V Shahid Rasul - Municipal Lien - Sewer -
\$1,432.80
006733-CV-2025 Middle Smithfield Township
V Lourdes Camacho - Municipal Lien - Sewer -
\$1,957.17
006734-CV-2025 Middle Smithfield Township
V Monique Pacheco - Municipal Lien - Sewer -
\$2,305.06

006735-CV-2025 Middle Smithfield Township
V Ludwig Gessel - Municipal Lien - Sewer -
\$2,080.27
006736-CV-2025 Middle Smithfield Township
V Robert Taylor Serena Taylor - Municipal Lien
- Sewer - \$2,931.14
006738-CV-2025 Middle Smithfield Township
V Sharon Warner - Municipal Lien - Sewer -
\$3,031.46
006739-CV-2025 Middle Smithfield Township
V James Gilliam - Municipal Lien - Sewer -
\$3,694.74
006741-CV-2025 Middle Smithfield Township
V Michael Morales, Sr; Robin Morales -
Municipal Lien - Sewer - \$1,619.26
006742-CV-2025 Middle Smithfield Township
V Donatus Anamege - Municipal Lien - Sewer -
\$1,187.35
006755-CV-2025 Middle Smithfield Township
V Sterling Johnson - Municipal Lien - Sewer -
\$4,222.99
006756-CV-2025 Middle Smithfield Township
V Elvin Sanchez - Municipal Lien - Sewer -
\$1,788.81
006757-CV-2025 Middle Smithfield Township
V Estella Shaheid Faizool Shaheid - Municipal
Lien - Sewer - \$2,197.80
006760-CV-2025 Middle Smithfield Township
V Guy Prevost - Municipal Lien - Sewer -
\$1,689.46
006767-CV-2025 Middle Smithfield Township
V Angela Miles Herman Daniels, Jr - Municipal
Lien - Sewer - \$1,284.00

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

Bluestar Construction LLC/Bluestar
Construction LLC/Maps
Kiavi Funding Inc/Effectus Clothing LLC/Sat
Mortgage Electronic Registration Systems
Inc/Figueroa, Haddy Nelson Santiago/Sat
Mortgage Electronic Registration Systems
Inc/Garnot, Kevin J/Sat
Crosscountry Mortgage LLC/Sierra, Jeanette
Ruiz/Sat
Mortgage Electronic Registration Systems
Inc/Favors, John/Sat
Community Bank Na/Weisi, Marc/Sat
Mortgage Electronic Registration Systems
Inc/Moore, Stephen A/Sat
Mortgage Electronic Registration Systems
Inc/Semeraro, Kerilyn/Sat
Kunkle, Bettie L/DeHaven, Jamy/Powr
JPMorgan Chase Bank N A/Feliciano, Julio
C/Sat
Fulton Bank N A/Person Directed Supports
Inc/Sat
Cross River Bank/Scully, Susan E/Ucc3term

Mortgage Electronic Registration Systems
 Inc/Compas, Aurore L/Sat
 Bank Of New York Mellon/Newrez LLC/Powr
 Capital One National Association/Holm,
 Charles J Jr/Sat
 Harding, Douglas/Goodleap LLC/Ucc1
 First Keystone Community Bank/Chen, Ngai
 Fang/Sat
 Rocket Mortgage LLC/Adams, Quadeerah
 O/Ccorder
 Wells Fargo Bank N A/Gasdik, Geraldine M/Sat
 Va Developers LLC/Wayne Bank/Arnt
 Citizens Bank N A/Acocella, Danielle E/Sat
 Mortgage Electronic Registration Systems
 Inc/Martineck, Ruben/Sat
 PNC Bank National Association/Newhook,
 William S/Sat
 First Commonwealth Federal Credit
 Union/Rickert, Ruthann L/Sat
 Pennsylvania Housing Finance
 Agency/Wallace, Sherene/Sat
 Seery, Anna/Palka, Christopher/Powr
 Kiavi Funding Inc/Deal House Capital Fund II
 LLC/Sat
 Figure Lending LLC/Craig, Barry/Sat
 Williams, Iam/Monroe County/Prefast
 Mortgage Electronic Registration Systems
 Inc/Mendez, Marilyn/Sat
 Wells Fargo Bank N A/Fernandez, Marisol
 C/Affd
 Wells Fargo Bank National Association/Select
 Portfolio Servicing Inc/Powr
 Wells Fargo Bank N A/Barruzza, James A/Sat
 Heide, Rena Elizabeth Vander/Vanderheide,
 Jeanne M/Powr
 Mortgage Electronic Registration Systems
 Inc/Winchell, Cynthia C/Sat
 Gomez, Cindy/Commonwealth Of
 Pennsylvania/Notr
 Fulton Bank N A/Trout, Robert S/Sat
 Dirlam Bros Lumber Company Inc/Spaulding,
 Vincent P/Sat
 Mortgage Electronic Registration Systems
 Inc/Samo, Alfred/Sat
 JPMorgan Chase Bank N A/Martinez,
 Sylvia/Sat
 U S Bank Trust Company National
 Association/Fuller, Darren/Sat
 Mortgage Electronic Registration Systems
 Inc/Allen, Desean/Sat
 Mortgage Electronic Registration Systems
 Inc/Calestine, Jennifer/Sat
 Figure Lending LLC/Rivera, Angel/Sat
 Mortgage Electronic Registration Systems
 Inc/Alvarez, Nancy/Sat
 Utilities Employees Credit Union/Campbell,
 Wesley L/Sat
 Mortgage Electronic Registration Systems
 Inc/Yatcko, Paul/Sat
 Penn Security Bank And Trust
 Company/Hoelle, Kenneth J/Sat
 Pennsylvania Industrial Development
 Authority/Pocono Mountain Industries Inc/Sat
 Pennsylvania Industrial Development
 Authority/Pocono Mountain Industries
 Inc/Trms
 Fourleaf Federal Credit Union/Vernon,
 Demetre/Sat
 Penn Security Bank And Trust Company/Perry,
 Diana Y/Sat
 Secretary Of Housing And Urban
 Development/King, Jerome/Sat
 Fncb Bank/Ayra & Patel LLC/Sat
 Kasperek, Janusz/Podstolska-Kasperek,
 Malgorzata/Powr
 Lehigh Valley Hospital Inc/Lehigh Valley
 Hospital Inc/Subord
 PNC Bank National Association/Griesbach,
 Teresa P/Sat
 Truist Bank/Walsh, Kevin/Sat
 Mortgage Electronic Registration Systems
 Inc/Auletti, Frank Louis/Sat
 Mortgage Electronic Registration Systems
 Inc/Calafell, Gualberto/Sat
 Deutsche Bank National Trust
 Company/Prytherch, Wendy/Sat
 Louchie, Vivian/Commonwealth Of
 Pennsylvania/Notr
 JPMorgan Chase Bank N A/Dawe, J Leslie/Sat
 Mortgage Electronic Registration Systems
 Inc/Ritchie, Melisa/Sat
 First Northern Bank And Trust Co/Missal, Ami
 Jean/Sat
 Possinger, Barbara Smith Est/Possinger,
 Barbara Smith Est/Ease
 First Northern Bank And Trust Co/Missal, John
 P/Sat
 First Northern Bank And Trust Co/Tirpak, Gary
 W/Sat
 Brown, Jeffrey/Thomas, Stephanie/Ccorder
 4758 Route 447 Partners LLC/Mauch Chunk
 Trust Company/Arnt
 Pipolo, Peter R/4758 Route 447 Partners
 LLC/Sat
 PNC Bank National Association/Ynoa,
 Manuel/Sat
 Cruz, Jose/Hatch Bank/Ucc1
 Picatinny Federal Credit Union/Smith, G
 Brian/Sat
 Picatinny Federal Credit Union/Polwin,
 William J Jr/Sat
 Picatinny Federal Credit Union/Mancinelli,
 Dennis J/Sat
 149 Beaver Dam LLC/Essa Bank/Arnt
 Secretary Of Housing And Urban
 Development/Labar, Stephen A/Sat
 Secretary Of Housing And Urban
 Development/Labar, Stephen A/Sat
 Mortgage Electronic Registration Systems
 Inc/Helwa, Blanca/Sat
 Secretary Of Housing And Urban
 Development/Labar, Stephen A/Sat
 Mortgage Electronic Registration Systems
 Inc/Scuderi, Florencia A/Sat
 Mortgage Electronic Registration Systems
 Inc/Russell, Brian F/Sat

Mortgage Electronic Registration Systems Inc/Grubb, Noel D/Sat
 Mortgage Electronic Registration Systems Inc/Krayeski, Scott/Sat
 Mortgage Electronic Registration Systems Inc/Ozkul, Remzi/Sat
 Charlot, Judith/Hellers Gas Inc/Ease
 Mortgage Electronic Registration Systems Inc/Zhang, Bo/Sat
 Mortgage Electronic Registration Systems Inc/Parkins, Alfredo R/Sat
 Federal Home Loan Mortgage Corporation/Stoelker, David M/Sat
 U S Bank National Association/Mendez, Melanie M/Sat
 Mortgage Electronic Registration Systems Inc/Randelhoff, Tracy/Sat
 MCLP Asset Company Inc/Selene Finance LP/Power
 Fuller, Allison/Commonwealth Of Pennsylvania/Notr
 Stuart R Portmess Trust/Schmid, Melonie/Ccorder
 Goldman Sachs Mortgage Company/Selene Finance LP/Power
 Schroeder, Jeffrey A/Schroeder, Gay Anne/Sat
 Brown, Robert G/Hillside Country Village P O A Inc/Ease
 Eastside Capital LLC/Montauk Funding Group LLC/Arnt
 Penn Vista Associates LLC/1250 Brentwood Drive LLC/Rele
 PNC Bank National Association/Olsen, Jacqueline/Sat
 PNC Bank National Association/Anderton, John A/Sat
 Mortgage Electronic Registration Systems Inc/Nehila-Selinger, Sharon/Sat
 4823 Longshore Ave LLC/Philadelphia Federal Credit Union/Arnt
 Mortgage Electronic Registration Systems Inc/Scarnaty, Marilyn J/Sat
 Mortgage Electronic Registration Systems Inc/Werkheiser, Wesley W/Sat
 Mortgage Electronic Registration Systems Inc/Whited, Britt/Sat
 Citizens Bank N A/Sabovics, Andrejs/Sat
 Essa Bank & Trust/Ossner, James C/Sat
 Essa Bank & Trust/Chironna, John F/Sat
 Essa Bank & Trust/Wary, Sharon/Sat
 Francis Bellerive Investment US Corp/Desjardins Florida Branch/Ucc3cont Township Of Middle Smithfield/D E & S Properties Inc/Agre
 Lakeview Loan Servicing LLC/Schoch, Cathrine J/Sat
 Bollinger, Donna M/Blue Ridge Cable Technologies Inc/Rway
 Baylor, Robert G/Wells Fargo Bank N A/Affd
 Follis, Laura S/Wells Fargo Bank N A/Affd
 Mountain Vista Partners LLC/Aliyev, Asaf/Rele
 Mortgage Electronic Registration Systems Inc/Ortiz, Raymond/Sat

Mountain Vista Partners LLC/Gajarov, Kanan/Rele
 Wells Fargo Bank N A/Visone, David W/Sat
 Mortgage Electronic Registration Systems Inc/Courtwright, Ethan Paul/Sat
 Mortgage Electronic Registration Systems Inc/Ramirez, Kristin B/Sat
 Bollinger, John M/Blue Ridge Cable Technologies Inc/Rway
 Ethic/Roye, Jay A/Sat
 PNC Bank National Association/Chester, Robert E/Sat
 PNC Bank National Association/Mojena, Juan J/Sat
 PNC Bank National Association/Weddermann, Dave/Sat
 TD Bank N A/Plant Family Trust/Sat
 KSG Coolbaughtwp LLC/Oceanfirst Bank N A/Ucc1
 PNC Bank National Association/Datesman, Gerald E/Sat
 Mortgage Electronic Registration Systems Inc/Pereira, Manuel/Sat
 Mortgage Electronic Registration Systems Inc/Meyer, Kenneth J/Sat

MORTGAGES

GRANTOR/GRANTEE

Snyder, John Jr/Mortgage Electronic Registration Systems Inc
 Snyder, John Jr/Redevelopment Authority Of The County Of Monroe/Subm
 770 Living Hyland LLC/Mortgage Electronic Registration Systems Inc
 Muzzicato, Collin/First Northern Bank And Trust Co
 Trezza, Alexander/Mortgage Electronic Registration Systems Inc
 Klein, Jody M/Select Portfolio Servicing Inc/Modm
 Cupchak, John B/Essa Bank
 Fps Coalition LLC/Kiavi Funding Inc
 Larowe, Aaron Allan/Mortgage Electronic Registration Systems Inc
 Ramos, Lizzette/Point Titling Trust
 Costa, Alexander L/Mortgage Electronic Registration Systems Inc
 Rios, Eberth/Secretary Of Housing And Urban Development
 Gischel, William T/Mortgage Electronic Registration Systems Inc
 Campbell, Olethea S/Selene Finance LP/Modm
 Gendelman, Jennifer/PNC Bank National Association
 Degraffenreid, Jacqueline/Mortgage Electronic Registration Systems Inc
 Neiner, Douglas/Dart Collateral Manager LLC
 Moore, Stephen A/Mortgage Electronic Registration Systems Inc
 Gragg, Danica A/Mortgage Electronic Registration Systems Inc
 Drake, Kristen/PSECU

Zaccaria, William M/PNC Bank National Association/Modm
Kaminski, Brianna/Mortgage Electronic Registration Systems Inc
Va Developers LLC/Wayne Bank
Keiper, Robert E/Secretary Of Housing And Urban Development
Catalano, Angela/Citizens Bank N A
Calestine, Jennifer/Mortgage Electronic Registration Systems Inc
Radzai, Austin Craig/Mortgage Electronic Registration Systems Inc
Tonyali, Eray/Mortgage Electronic Registration Systems Inc
Lewis, Sherry A/Newrez LLC/Modm
Lewis, Sherry A/Secretary Of Housing And Urban Development
Galactic Capital Fund LLC/Kiavi Funding Inc
Keggan, Tyler/Fulton Bank N A
Ortiz, Victor/Nunez, Carols A
Palka, Christopher/Pennsylvania State Employees Credit Union
Kaczyk, David C/Unlock Partnership Solutions AO, Inc
Jones, Daniel/Mortgage Electronic Registration Systems Inc/Modm
Reed, Cherese/Pennymac Loan Services LLC/Modm
Brooks, Peter C/PNC Bank National Association
Pagan, Evelyn/Midfirst Bank/Modm
Pudda, Johanna/Mortgage Electronic Registration Systems Inc
Wright, Kevin/Dart Collateral Manager LLC
Rivera-Ramos, Mayra/Dart Collateral Manager LLC
Wilkinson, Chad M Sr/Dart Collateral Manager LLC
Smith, Andrew J/Mortgage Electronic Registration Systems Inc
Friendly Homes High Quality LLC/Mortgage Electronic Registration Systems Inc
Contessa, Brian/Wayne Bank
Wahner, Ashling/Mortgage Electronic Registration Systems Inc
Caffrey, Shannon L/21st Mortgage Corporation
Goree, Joseph/Newrez LLC/Modm
Nixon, Nathaniel B/Mortgage Electronic Registration Systems Inc
Pritchard, Carinel Jr/Newrez LLC/Modm
Smith, Melissa E/Mortgage Electronic Registration Systems Inc
Eckhart, Susan C/Wells Fargo Bank N A/Modm
Khan, Mohamed Fazal/Mortgage Electronic Registration Systems Inc
130 Sagers LLC/Mortgage Electronic Registration Systems Inc
Drew, Brandon Ross/First Northern Bank And Trust Co
Lombardi, Elizabeth/Citymark Federal Credit Union
Ansah, Kobina/Mortgage Electronic Registration Systems Inc
Tarabocchia, Joann/Midfirst Bank/Modm
Cunningham, Joann/Citizens Bank N A
Pagano, Patricia A/Citizens Bank N A
Mudunuri, Deepthi/Mortgage Electronic Registration Systems Inc
HPill Lehig Valley 511 LLC/Capital One National Association
Akshar & Neil LLC/Arya & Patel LLC
Moore, Jamell G/Amerihome Mortgage Company LLC/Modm
Montgomery, Danny/Mortgage Electronic Registration Systems Inc
Resonar Luxe LLC/Mortgage Electronic Registration Systems Inc
Buteau, Guencia/Newrez LLC/Modm
Pace, Michael J/Police And Fire Federal Credit Union
Alty, Jimmy/Mortgage Electronic Registration Systems Inc
Smith, Lisa Jo/PNC Bank National Association/Modm
Perez, Sebastian/Mortgage Electronic Registration Systems Inc
Bezans, Kristian/Pennsylvania Housing Finance Agency/Modm
4758 Route 447 Partners LLC/Mauch Chunk Trust Company
Plaza, Antonio A/Essa Bank
Gerken, Robert J/Mortgage Electronic Registration Systems Inc
Weirich, Caroline Laduke/Mortgage Electronic Registration Systems Inc
Stephens, Dale/Mortgage Electronic Registration Systems Inc
White, Daniel/Mortgage Electronic Registration Systems Inc
Gateway Equities LLC/Riegel, Brett J Esq
149 Beaver Dam LLC/Essa Bank
Gomez, Jaime R/Mortgage Electronic Registration Systems Inc
Hryciuk, George W/Citizens Bank N A
Miles, Martin C/People First Federal Credit Union
Kunz, Jennifer C/Mortgage Electronic Registration Systems Inc
Gyorfi, Dale/Mortgage Electronic Registration Systems Inc
Rossi, Michael/Dart Collateral Manager LLC
Zeas-Ulloa, Daniela E/Mortgage Electronic Registration Systems Inc
Jasinski, Jeffrey L/Mortgage Electronic Registration Systems Inc
Mennella, Alois/First Northern Bank & Trust Co
Reed, Kimberly A/Mortgage Electronic Registration Systems Inc
DKLV Holdings LLC/Mortgage Electronic Registration Systems Inc
Goff, Jeremy/Utilities Employees Credit Union
Ploeg, Kyle Vander/Mortgage Electronic Registration Systems Inc

Ikram, Mohammad/Coastal Community Bank
 Tarisa Realty LLC/Dineshbhai, Brijesh
 Eastside Capital LLC/Montauk Funding Group LLC
 Johnson, Clayton/Mortgage Electronic Registration Systems Inc
 Chiusano, Christopher J/Mortgage Electronic Registration Systems Inc
 Laduke, Kathleen E/USAA Federal Savings Bank
 Lapp, Javan U/Mortgage Electronic Registration Systems Inc
 Sichik Properties LLC/Lima One Capital LLC
 Morales, Javier/Mortgage Electronic Registration Systems Inc
 Russell, Brian F/Mortgage Electronic Registration Systems Inc
 Samojednik, Anita/Mortgage Electronic Registration Systems Inc
 Desvarieux, Lisa/Mortgage Electronic Registration Systems Inc
 Bello, Christina Lina/Mortgage Electronic Registration Systems Inc
 Lawlor, Zachary/Mortgage Electronic Registration Systems Inc
 Miller, Gregory S/Mortgage Electronic Registration Systems Inc
 Beddoe, Louis/Coastal Community Bank
 Bauer, Fredrick Jr/Coastal Community Bank
 Stark, Mashel A/Mortgage Electronic Registration Systems Inc
 Alvarado, Kenelle R/Mortgage Electronic Registration Systems Inc
 M&I Capital Development LLC/C & K
 McConnell Street LP
 Tran, Jimmy/Mortgage Electronic Registration Systems Inc
 Spina, Stephen M/Mortgage Electronic Registration Systems Inc
 4823 Longshore Ave LLC/Philadelphia Federal Credit Union
 Morton, Nathan/Mortgage Electronic Registration Systems Inc
 Locascio, Maureen/Mortgage Electronic Registration Systems Inc
 Hose, Marian J/Mortgage Electronic Registration Systems Inc
 Greene, Johnny J/Mortgage Electronic Registration Systems Inc
 Garcia, Stephanie Violeta/Mortgage Electronic Registration Systems Inc
 Kang, Kyle Tien-Kai/Fidelity Deposit & Discount Bank
 Lepiscopo, Joseph/Mortgage Electronic Registration Systems Inc
 Mitchell, David E/PSECU
 Cannavale, Jason/PSECU
 Achiron, Edward Arthur/Mortgage Electronic Registration Systems Inc
 Conochan, John/First National Bank Of Pennsylvania
 Fitzgerald, Andrew/Mortgage Electronic Registration Systems Inc

Eizmendi-Suarez, Cinthia/Mortgage Electronic Registration Systems Inc
 Pouliot, Jennifer Lyn/Navy Federal Credit Union
 Ceus, Naomi/Credit Union Of New Jersey
 Strong, Danielle/Wells Fargo Bank N A
 Nesbitt, Santo/Select Portfolio Servicing Inc/Modm
 Covely, Andrew James/Mortgage Electronic Registration Systems Inc
 Persaud, Simone/Mortgage Electronic Registration Systems Inc
 Teator, Jeff E/Citizens Bank N A
 Cortez, Ben/Members 21ST Federal Credit Union
 Starinski, Elaine/Dart Collateral Manager LLC/Asgn
 Palmer, Kerrian/Nationstar Mortgage LLC/Asgn
 James-Sharif, Stephanie/Point Titling Trust/Asgn
 Canter, Michael L/Nationstar Mortgage LLC/Asgn
 Morales, Efrain/Nationstar Mortgage Llc/Asgn
 Camposagrado, Rolando/U S Bank Trust Company National Association/Asgn
 Wolf, Allison/U S Bank Trust National Association/Asgn
 Decrescenzo, Thomas/Carrington Mortgage Services LLC/Asgn
 Samaniego, Milton/Nationstar Mortgage LLC/Asgn
 Cordero, Javier/CMG Mortgage Inc/Asgn
 Ragg, Aaron S/American Financial Resources LLC/Asgn
 Thomas, Stephanie/Sun West Mortgage Company Inc/Asgn
 McCarthy, Kenneth/Nationstar Mortgage LLC/Asgn
 Hill, Eugene R IV/M&T Bank/Asgn
 Guido, Sarah/Pennsylvania Housing Finance Agency/Asgn
 Molnar, Richard/U S Bank Trust National Association/Asgn
 Katz, David/Achm Trust 2025-HE2/Asgn
 Rodriguez, Karen/Goldman Sachs Mortgage Company/Asgn
 Harper, Kelly/Pennymac Loan Services LLC/Asgn
 Almquist, Tamara D/Guild Mortgage Company LLC/Asgn
 Papapietro, Anthony/Wilmington Savings Fund Society FSB/Asgn
 Kreitlow, Christian Paul/Bravo Residential Funding Trust 2024-RPL, /Asgn
 Lucas, Carolyn/U S Bank Trust National Association/Asgn
 Ellison, Deborah A/U S Bank Trust National Association/Asgn
 Cameron, Martina/CSMC 2019-RPL7 Trust/Asgn
 Brengel, Steven J/Newrez LLC/Asgn

McDaniel, Chandar Lynn/Movement Mortgage
LLC/Asgn
Kosciusko, Zachary/Lakeview Loan Servicing
LLC/Asgn
Rovito, Ronald M/Nationstar Mortgage
LLC/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**

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/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 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**

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 Saylorsburg (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 Saylorsburg 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 foot 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 North 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 APPLE-**

WOOD 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 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
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 Coun-
ty, 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.bid4as-
sets.com/monroecountysheriffsales](http://www.bid4as-
sets.com/monroecountysheriffsales)

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

LEGAL DESCRIPTION

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 fol-
lows, 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 pre-
pared by Achterman Associates, East Strouds-
burg, 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 Chris-
tine 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 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
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 Coun-
ty, 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

**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

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 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 MI-KUCHONIS**

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 messuage 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 seconds 00 minutes 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 Bid-
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

Sheriff's Sale OF VALUABLE REAL ESTATE

By virtue of a Writ of Execution issued out of
the Court of Common Pleas of Monroe Coun-
ty, Commonwealth of Pennsylvania to 5960
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.bid4as-
sets.com/monroecountysheriffsales](http://www.bid4as-
sets.com/monroecountysheriffsales)

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

LEGAL DESCRIPTION

All that certain lot, parcel or piece of ground
situated in the Township of Coolbaugh, Coun-
ty of Monroe and State of Pennsylvania, being
Lot No. 484, Section H, as shown on Map of A
Pocono Country Place on File in the Record-
ers Office at Stroudsburg, Pennsylvania in Plot
Book No. 19, Pages 21, 23 and 25.

TOGETHER with the right to the Grantee to
use the private roadways as shown on said re-
corded map, together with such other rights
of way over other lands of the Grantor as the
Grantor may designate from time to time, for
the purposes of ingress, egress and regress in
common with the Grantor, its successors and
assigns and other persons to and from public
highways, excepting and reserving however,
to the Grantor, sewer and other utility lines.
The Grantor does not hereby dedicate said
private road to public use.

BEING Lot No 484 as shown on said Plan.

BEING known as 8574 Bumble Bee Way, Toby-
hanna, PA 18466.

BEING County Parcel 03.8E.1.639 (Map Num-
ber 03635809066625).

BEING the same premises conveyed to Aas-
tha Real Estate Investments, LLC, under Deed
from PNC Mortgage, a Division of PNC Bank,
National Association, dated 12/27/2016, re-
corded in the Monroe Recorder of Deeds Of-
fice on 05/04/2017 in Deed Book 2490, Page
6890.

SEIZED AND TAKEN IN EXECU-
TION AS THE PROPERTY OF: **ELIS HOLDINGS,
LLC**

TO ALL PARTIES IN INTEREST AND CLAIM-
ANTS:

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 P. Oliverio, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Nov 7, 14, 21

**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 5953 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 or tract of land situate in the Township of Middle Smithfield, County of

Monroe and Commonwealth of Pennsylvania, being more particularly described as shown on Filed Map above.

BEING Lot No 2299 as shown on said Plan.

BEING known as 2306 Chatham Court, Bushkill, PA 18324.

BEING County Parcel 09.5A.2.39 (Map No. 09734501166645).

BEING the same premises conveyed to Aastha Real Estate Investments, LLC, under Deed from Sandra Bailey, dated 12/29/2017, recorded in the Monroe Recorder of Deeds Office on 07/26/2018 in Deed Book 2514, Page

1063.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ELIS HOLDINGS, LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Michael P. Oliverio, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Nov 7, 14, 21

**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 5985 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 ground situated in Township of Coolbaugh, County of Monroe and State of Pennsylvania, being more particularly described.

BEING Lot No 430. Section L as shown on said Plan.

BEING known as 2845 Fairhaven Drive, Tobyhanna, PA 18466.

BEING County Parcel ID No. 03.9D.1.134 and

Map No. 03635916944206.

BEING the same premises conveyed to Aastha Real Estate Investments LLC, under Deed from HandM Investments Properties, Inc., dated 04/16/2019, recorded in the Monroe Recorder of Deeds Office on 05/08/2019 in Deed Book 2528, Page 4833.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ELIS HOLDINGS, LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Michael P. Oliverio, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Nov 7, 14, 21

PUBLIC NOTICE
ESTATE NOTICE

Estate of Darlene Sara Gessner aka Darlene S. Gessner aka Sara D. Gessner aka Sara Darlene Gessner, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, July 30, 2025 deceased.

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

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

Oct 24, 31, Nov 7

PUBLIC NOTICE
ESTATE NOTICE

Estate of Estate of Mary Dodd Strunk a/k/a Mary A. Strunk, late of East Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, September 13, 2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Mary Beth Brush, Executrix
411 N. 8th Street
Stroudsburg, PA 18360

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

Oct 24, 31, Nov 7

PUBLIC NOTICE
ESTATE NOTICE

Estate of Russell Raymond Unangst, late of Kunkletown, Monroe County, Commonwealth of Pennsylvania, August 21, 2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Elizabeth Marie Grace
8743 Little John Drive
Kunkletown, PA, 18058

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

Oct 24, 31, Nov 7

PUBLIC NOTICE
ESTATE NOTICE

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

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Patricia F. O'Donnell
43 Reynolds Street
Huntington Station, NY 11746

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

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jeannette E. Rinehimer a/k/a 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
Brodheadsville, PA 18322

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

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

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Vernon W. Nelson, late of Chestnut Hill Township, Monroe County, Commonwealth of Pennsylvania, April 13, 2025 deceased.

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

Tracy M. Nelson
3234 Bridlepath Lane
Dresher, PA 19025

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

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Keith S. Schatz a/k/a Keith Steven Schatz, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, March 14, 2018 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. A Pocono Country Place POA
112 Recreation Drive
Tobyhanna, PA 18466

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

Oct 24, 31, Nov 7

**PUBLIC NOTICE
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
ESTATE NOTICE**

Estate of Lee Edwin Shupp aka Lee E. Shupp, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, September 16, 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.

Tammy Gower
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

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Geneva Davis Trisvan, late of late of Chesterfield County, Virginia with probate assets only in, Monroe County, Commonwealth of Pennsylvania, April 14, 2015 deceased.

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

David Maurice Turman
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

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Claire Sanders Glatz a/k/a Claire S. Glatz, Deceased, late of Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, 8/13/25 deceased.

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

Mark E. Glatz
c/o Jessica L. VanderKam, Esq.
2 N. State St., Newtown, PA 18940
Newtown, PA 18940

Jessica L. VanderKam, Esq.
2 N. State St.
Newtown, PA 18940

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Wayne Hobbs, Deceased, late of Coolbaugh Twp., Monroe County, Commonwealth of Pennsylvania, D.O.D. 8/12/25 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third

Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Kevin L. Hobbs, Executor

34 S. Woodlawn Ave.

Aldan, PA 19018

Stephen V. Bottiglieri, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Rd., #320, Berwyn, PA 19312

Stephen V. Bottiglieri, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Rd., #320 Berwyn, PA 19312

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of K. Michael Boushell a/k/a Kenneth Michael Boushell, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, October 9, 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.

Peggy Hardy, Co-Executrix

712 Monroe Street

Stroudsburg, PA 18360

Mary Winsey, Co-Executrix

712 Monroe Street

Stroudsburg, PA 18360

David L. Horvath, Esquire

712 Monroe Street

Stroudsburg, PA 18360

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Renjun Zhou, late of Beijing, China, Commonwealth of Pennsylvania, 04/30/2022 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.

Xiao Pei Lu Gilliland

107 Penn Street

East Stroudsburg

Christopher S. Brown

607 Monroe Street

Stroudsburg

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Florence R. Milo, late of Township, Monroe County, Commonwealth of Pennsylvania, August 31, 2021 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.

Maureen Milo

492 Cranberry Creek Road

Cresco, PA 18326

Frank A. Martens, Jr. Esq.

476 Woodland Road

Mount Pocono, PA 18344

Nov 7, 14, 21

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on September 29, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Franshesca Davila to Franchesca Davila**.

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

Nov 7

PUBLIC NOTICE**PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on 10/14/2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Rianna Kasmalee Savi Persaud to Rianna Leiya Ortiz**. The Court has fixed the day of 12/05/2025 at 1:30 pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Nov 7

PUBLIC NOTICE**PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on October 16, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Chad Richard Crane Slutterm to Chad Richard Crane**.

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

Nov 7

PUBLIC NOTICE**ORGANIZATION NOTICE**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization-Domestic Limited Liability Company has been filed and approved with the Department of State, Harrisburg, Pennsylvania, on September 26, 2025, under the Business Corporation Law of 1988, as amended, for the organization of: **JMM Main Holdings LLC**.

Mark A. Primrose, Esquire
17 North Sixth Street
Stroudsburg, PA 18360
Nov 7

PUBLIC NOTICE**CORPORATE DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **J.A. KARMILOWICZ, INC.**, a Pennsylvania corporation, with the registered office originally located at 185 Clermont

Avenue, Stroudsburg, PA 18360 and currently located at 225 Colbert Street, Stroudsburg, PA 18360, have adopted and filed a proposal that the corporation voluntarily dissolve, pursuant to Title 15 Pa. C.S. §1974(a) and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

PUBLIC NOTICE**COURT OF COMMON****PLEAS OF MONROE COUNTY****FORTY-THIRD JUDICIAL DISTRICT****COMMONWEALTH OF PENNSYLVANIA****NO. 1471-CV-2025**

Wilderness Acres Property Owners Association,
Plaintiff(s),
vs.

Donna Campbell,
defendant(s)

TO Donna Campbell, defendant(s): The Plaintiff, Wilderness Acres Property Owners Association, has commenced a civil action against you for Planned Community Debt Collection. 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

Robert J. Kidwell, Esq.
Newman Williams, P.C.

712 Monroe Street
Stroudsburg, PA 18360

Nov 7

Sean M. Gresh, Esquire
680 Middletown Blvd.
Langhorne PA 19047

Nov 7, 14, 21

**PUBLIC NOTICE
ACTION TO QUIET TITLE
IN THE COURT OF COMMON PLEAS
OF MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
DOCKET NO. 001803-cv-2025**

TO: FastTrack Leisure Lane, LLC, and Five Seasons Country Club, Inc., their heirs, personal representatives, executors, administrators, successors and assigns and all persons having or claiming to have any right, lien, title, interest in or claim against Parcel of land known as Tax Map Parcel 09.7A.1.2, situated in Middle Smithfield Township, Monroe County, Pennsylvania.

TAKE NOTICE THAT RAJ Investments, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, averring their interest based on and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by plaintiff. You may lose money or property or other rights important to you.

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PO Box 591
Stroudsburg PA 18360
570.424.1340

**PUBLIC NOTICE
CIVIL ACTION
COURT OF COMMON PLEAS
MONROE COUNTY, PA
CIVIL ACTION-LAW
NO. 004186-CV-2024**

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

SELENE FINANCE, LP

Plaintiff
v.

LENNOX CALLENDER, IN HIS CAPACITY AS HEIR OF LORETTA FERGUSON; JANOVIA SPRUILL, IN HER CAPACITY AS HEIR OF LORETTA FERGUSON; JAMAL SPRUILL, IN HIS CAPACITY AS HEIR OF LORETTA FERGUSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LORETTA FERGUSON

Defendants

To: JANOVIA SPRUILL, IN HER CAPACITY AS HEIR OF LORETTA FERGUSON and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LORETTA FERGUSON Defendant(s), 1002 ALPINE DR EAST STROUDSBURG, PA 18302

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, SELENE FINANCE, LP, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, PA docketed to No. 004186-CV-2024, seeking to foreclose the mortgage secured on your property located, 1002 ALPINE DR EAST STROUDSBURG, PA 18302.

NOTICE

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

or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Monroe County Bar Association

Find A Lawyer Program

913 Main Street

Stroudsburg PA, 18360

Telephone: 570-424-1340

Fax: (570) 424-8234

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

ATTORNEYS FOR PLAINTIFF

Troy Freedman, Esq. ID No. 85165

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

Nov 7

PUBLIC NOTICE

NOTICE OF LEGAL ACTION

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA**

CIVIL ACTION

NO. 3852 CIVIL 2019

REVIVED TO NO. 4075 CIVIL 2025

A POCONO COUNTRY PLACE POA

Plaintiff

v.

SHAWN T PUBLIK and JUDY L PANKO

Defendants

NOTICE

To SHAWN T PUBLIK and JUDY L PANKO:

You are hereby notified that Plaintiff A POCONO COUNTRY PLACE POA has filed a Praecipe for Writ of Revival of the judgment previously docketed at 3852 CV 2019 against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed now to No. 4075 Civil 2025. The nature of this action is revival of the prior judgment entered against you on May 21, 2019, for the collection of homeowners association dues, assessments and charges, plus attorney fees and costs. You are hereby notified to plead to the above referenced Writ of Revival on or before 20 days

from the date of this publication or a Judgment may be entered against you reviving the judgment.

NOTICE

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

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Monroe County Bar Association

Lawyer Referral Service

913 Main Street

Stroudsburg, Pennsylvania 18360

Telephone: 570-424-1340

Fax: 570-424-8234

Notice by YOUNG & HAROS, LLC

802 Main Street

Stroudsburg, PA 18360

(570) 424-9800

Nov 7

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS
OF MONROE COUNTY, PENNSYLVANIA**

MORTGAGE FORECLOSURE

**CASE NO.: 001117-CV-2025 CIVIL ACTION
U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR DETERMINATION
MORTGAGE TRUST,**

Plaintiff

vs.

**ANDREA HOLSTON-LEWIS A/K/A ANDREA
HOLSTON, KNOWN HEIR OF MARCELL LEWIS,
DECEASED; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER MARCELL
LEWIS,**

Defendants

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Andrea Holston-Lewis A/K/A Andrea Holston, Known Heir of Marcell Lewis, Deceased at 9892 Breezeway Terrace, Tobyhanna, PA, 18466 and 443 Grove Street, Irvington, NJ 07111, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marcell Lewis, Deceased at 9892 Breezeway Terrace, Tobyhanna, PA 18466, and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 9892 Breezeway Terrace, Tobyhanna, PA 18466, owned by Marcell Lewis, scheduled to be sold at Sheriff's Sale on February 26, 2026 at 10:00am, prevailing time, will be sold at a public on-line auction conducted by Bid4Assets, 8757 Georgia Avenue, Suite 520, Silver Springs, MD 20910, at <https://www.bid4assets.com/monroecountysheriffsales> (advance registration required), to enforce the court judgment of \$244,123.05, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee for Determination Mortgage Trust against Andrea Holston-Lewis A/K/A Andrea Holston, Known Heir of Marcell Lewis, Deceased; et al.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1.The sale will be cancelled if you pay to U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee for Determination Mortgage Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pfigures@friedmanvartolo.com.

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

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

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY

AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1.If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder.

You may find out the bid price by calling 212-471-5100.

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

3.The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 212-471-5100.

4.If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

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

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

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

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Monroe County Lawyer Referral Service
Monroe County Bar Association
913 Main Street
Stroudsburg, PA 18360
570-424-7288

Dana Marks, Esq. (205165)
Robert Flacco, Esq. (325024)
Friedman Vartolo LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150

Nov 7



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