

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 14th, 2025

No. 46

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

Todd W. Weitzmann, Editor

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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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by: **MONROE COUNTY BAR ASSOCIATION**

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Monroe County Bar Association

Mission Statement

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

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

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

NOVEMBER 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	27	28	29	30	31	1
2	3 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Present Accounts	4 9:00 Sentencing 9:00&1:00 Support Rules 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last Day to File Accounts	5 9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	6 9:00 Dependency Court 9:00 Summary Court 11:45 PFA Ex Parte 1:30 License Susp. Appeals 3:30 PFA Ex Parte	7 8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	8
9	10 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	11 HOLIDAY VETERANS DAY	12 8:30 Jury Selection 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure	13 9:00 Sentencing 9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	14 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	17 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	18 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure	19 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	20 Juvenile Review 9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure ADOPTION DAY	21 9:00 Juvenile Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	22
23	24 8:30 PFA 8:30 Arraignment 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing	25 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	26 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	27 HOLIDAY THANKSGIVING	28 HOLIDAY THANKSGIVING	29

2025 MCBA Event Calendar

November

- 15 Wills for Heroes
George N. Kemp American Legion Post 346
East Stroudsburg
- 18 Investment & Financial Planning Committee Meeting
- 18 Portrait Unveiling – President Judge Zulick
Monroe County Courthouse
- 20 YLD Board Meeting
- 21 MCBA Board Meeting
- 22 Mock Trial Invitational Competition
Stroudsburg High School
- 24 PBI – The Litigator’s Edge: Mastering Evidence, Objections,
and Digital Proofs in Today’s Courtroom
Simulcast at MCBA
- 24 Children’s Advocacy Committee Meeting
- 26 Court & Government Relations Committee Meeting
- 27, 28 Courts and MCBA Closed in observance of Thanksgiving

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

STRESSED?



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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

- | | |
|--|---|
| <input type="checkbox"/> Judge | <input type="checkbox"/> I am available all day (9:00 AM – 5:00 PM) |
| <input type="checkbox"/> Scorekeeper (Juror) | <input type="checkbox"/> 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

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

006848-CV-2025 CrossCountry Mortgage, LLC V Amy L Hull; Richard A Hull - Real Property - Mortgage Foreclosure: Residential

006854-CV-2025 CrossCountry Mortgage, LLC V Secretary Of Housing And Urban Development Tiffany L. Collura - Real Property - Mortgage Foreclosure: Residential

006894-CV-2025 U.S. Bank, NA, Not In Its Individual Capacity But Solely As Indenture Trustee Of Mill City Mortgage Loan Trust 2018-3 V Victoria R Hannon - Real Property - Mortgage Foreclosure: Residential

006899-CV-2025 Reliance First Capital, LLC V Eileen M Hyams-Kolick James M Kolick - Real Property - Mortgage Foreclosure: Residential

006916-CV-2025 Lakeview Loan Servicing, LLC V Rodney P Jordan Aka Rodney Jordan - Real Property - Mortgage Foreclosure: Residential

006922-CV-2025 Lakeview Loan Servicing LLC V Marquitha Green The United States Of America - Real Property - Mortgage Foreclosure: Residential

006931-CV-2025 Rocket Mortgage, LLC F/K/A Quicken Loans, LLC V C. F., A Minor, Solely In His Capacity As Known Heir Of Cheryl Okie, Deceased E. O., A Minor, Solely In Her Capacity As Known Heir Of Cheryl Okie, Deceased M. O., A Minor, Solely In Her Capacity As Known Heir Of Cheryl Okie, Deceased - Real Property - Mortgage Foreclosure: Residential

006933-CV-2025 U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCAF Acquisition Trust V Melissa Anne McWilliams, In Her Capacity As Heir Of Nanette M. McWilliams A/K/A Nanette McWilliams; Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title, Or Interest From Or Under Nanette M. McWilliams A/K/A Nanette McWilliams - Real Property - Mortgage Foreclosure: Residential

006937-CV-2025 Sun West Mortgage Company, Inc. V Jeffrey Brown Stephanie Thomas - Real Property - Mortgage Foreclosure: Residential

006938-CV-2025 MidFirst Bank V The Secretary Of Housing And Urban Development Wayne E Smith - Real Property - Mortgage Foreclosure: Residential

006940-CV-2025 MidFirst Bank V Thea Bartsch Thomas E Bartsch, Jr. - Real Property - Mortgage Foreclosure: Residential

006949-CV-2025 Guild Mortgage Company LLC V Tamara D. Almquist The Secretary Of Housing And Urban Development - Real Property - Mortgage Foreclosure: Residential

006958-CV-2025 Truist Bank V Tionna Mayberry - Real Property - Mortgage Foreclosure: Residential

006961-CV-2025 Amerihome Mortgage Company, LLC V Tobias Lanzo - Real Property - Mortgage Foreclosure: Residential

006915-CV-2025 Rafer Decaires V Carolann Forde-Kirby; Rayburn Decaires - Real Property - Real Property: Other

006939-CV-2025 Doris D Price V Lilia Veretchak; Richard A Hull - Real Property - Quiet Title

MECHANICS AGREEMENTS

006883-CV-2025 LTS General Contracting LLC V Mecca Ragland Norman O'Neil III, III - Agreement - Mechanic's Agreement

006884-CV-2025 LTS General Contracting LLC V Lourdes E. Tatis-Ogando - Agreement - Mechanic's Agreement

CONTRACT EMPLOYMENT DISPUTE**CONTRACT****CONTRACT-DEBT COLLECTION-CREDIT CARD**

006859-CV-2025 Bank Of America, N.A. V Katlyn N Gregory - Contract - Debt Collection: Credit Card

006861-CV-2025 Bank Of America, N.A. V Ben Morumbwa - Contract - Debt Collection: Credit Card

006862-CV-2025 Bank Of America, N.A. V Vincent Conte - Contract - Debt Collection: Credit Card

006863-CV-2025 Bank Of America, N.A. V Joshua L Taylor - Contract - Debt Collection: Credit Card

006864-CV-2025 Bank Of America, N.A. V Franciska Flamm - Contract - Debt Collection: Credit Card

006878-CV-2025 American Express National Bank F/K/A American Express Centurion Bank V Luis Gomez A/K/A Luis A Gomez - Contract - Debt Collection: Credit Card

006885-CV-2025 U.S. Bank National Association D/B/A Elan Financial Services V Robert Curry, II - Contract - Debt Collection: Credit Card

006902-CV-2025 Capital One, N.A., Successor By Merger To Discover Bank V Michael C Willoughby - Contract - Debt Collection: Credit Card

006903-CV-2025 Citibank NA V Donald Shimko - Contract - Debt Collection: Credit Card

006904-CV-2025 Capital One, N.A., Successor By Merger To Discover Bank V Mirsad Sabovic - Contract - Debt Collection: Credit Card

006905-CV-2025 Citibank NA V Waldemar Leja - Contract - Debt Collection: Credit Card

006906-CV-2025 Citibank NA V Michael Klingele - Contract - Debt Collection: Credit Card

006924-CV-2025 LVNV Funding LLC V Sandra E. Burger - Contract - Debt Collection: Credit Card

006935-CV-2025 LVNV Funding LLC V Ann M Absolom - Contract - Debt Collection: Credit Card
 006947-CV-2025 Wells Fargo Bank, N.A. V Bruce W Irving - Contract - Debt Collection: Credit Card
 006962-CV-2025 JPMorgan Chase Bank, N.A. V Claudio Romano - Contract - Debt Collection: Credit Card
 006967-CV-2025 JPMorgan Chase Bank, N.A. V Cynthia E Sinning - Contract - Debt Collection: Credit Card
 006968-CV-2025 JPMorgan Chase Bank, N.A. V Colleen G Kitchen - Contract - Debt Collection: Credit Card
 006969-CV-2025 JPMorgan Chase Bank, N.A. V James Washington - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

006853-CV-2025 Student Load Solutions LLC V Keynna Bobcomb; Theresa Bobcomb - Contract - Debt Collection: Other
 006866-CV-2025 OneMain Financial Group, LLC V Joseph Fortunato - Contract - Debt Collection: Other
 006919-CV-2025 Marlette Funding Grantor Trust 2022-1 V Lauren Russell - Contract - Debt Collection: Other
 006928-CV-2025 Cavalry SPV I, LLC V Hugo Lobos - Contract - Debt Collection: Other
 006929-CV-2025 PPL Electric Utilities Corporation V 604 Park LLC; Luis Gomez A/K/A Luis A Gomez - Contract - Debt Collection: Other

TORT

006900-CV-2025 Duane Modest V John Negri - Tort - Motor Vehicle
 006956-CV-2025 Kathia Benedito Michael Benedito V Cael Harmon Cael Harmon - Tort - Motor Vehicle

PREMISES LIABILITY

006865-CV-2025 Juan Perez Tavez V Nationwide Remarketing Ii, LLC Nationwide Remarketing, LLC - Tort - Premises Liability
 006886-CV-2025 Luis Santiago V Great Wolf Lodge Of The Poconos, LLC - Tort - Premises Liability

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

006910-CV-2025 North Slope Phase 2 Owners Association, Inc. V Atiba Joseph Cumberbatch - Miscellaneous - Civil Miscellaneous: Other
 006932-CV-2025 Matthew T Fennell V Commonwealth Of Pennsylvania, Department Of Transportation, Bureau Of Driver Licensing - Miscellaneous - Civil Miscellaneous: Other

006960-CV-2025 Commonwealth Of Pennsylvania V \$2,798.00 U.S. Currency - Miscellaneous - Civil Miscellaneous: Other
 006955-CV-2025 2016 Nissan Rogue 5N1AT2MV2GC840928 Pocono Tire & Brake Co LLC; North Slope Phase 2 Owners Association, Inc. V - Miscellaneous - Civil Miscellaneous: Other, Petition For Certificate Of Title

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Green, Charles/Judith M Allison Revocable Living Trust
 Toro, Rebecca/Lexbec Land Group LLC
 Suqi, Othman/Stratton, John
 Chen, Hui Fang/1681 Casapenn LLC
 Gasdik, Geraldine Marie Est/Gonzalez, Raul Kalch, Erich/Geruldsen, Veronica Mary McFadden, Eugene J/Barnes, Todd Thompson, Jane/Asanaj, Gonxhe Redford, Emily/Rodrigues, Solange C National Loan Investors L P/Fehrenbacher, Christian
 Umrao, Shivraj/Banta, John Edward Steven J Inc/Zimmerman, Anjuli Luciano, Ramon L/Chuang, Yuying Mcgrath, Bernice M/Sypherd, Joseph Cahill, Kevin/Jea Holding LLC
 Baptiste, Dexter/Le, Thuy Huong
 Butenschoen, John R/Wischner, Jason Riverbend Asset Management LLC/Lade, John Meno, Joseph Allen/300 Delaware Street LLC
 Stanton, Jolie/Rosalis, Nicholas Aghayev, Rustam/Furman, Thad Bevan, Cheryl A/Kato, Devin Dhillon, Navinder/Coler, James Fish, Norman L/Park Bridge LLC
 Lewis, Michael A/Rimrock Apartments LLC 1307 Burnside Ter LLC/Depalo, Thomas McNaughton, Hugh C Est/Eventov, Simon Bobchin, Jared S/KBKBT Properties LLC
 Gwynne, Jeannette/Carpenter, Jeannette Ziegenfus, Eileen K/Bittenbender, Troy F Sr Ryan, Rose/Kabacinski, Heather Sinisko, James P/Cunha, Julian T Smith, Thomas J Jr/Aa General Builders LLC
 Izzo, Dai/Callinan, Michael Zampano, Gary/Zampano, Steven Tietjen, Lori/Tietjen, Lori
 Tietjen, Lori/Tietjen, Lori
 D & K Morgan Rentals LLC/Chen, Ye Ching Reliable Closings LLC/Wilman, Emilia Lancia, Salvatore R/Pocono Prime Properties LLC
 Babu, Laurentiu/Ozdemir, Mehmet Sirri Ilassi, Richard N/Oshlani, Agron Senturk3, Bayram Brian/Seyhan, Binnaz Rybarchyk, Alan R/Sheagley, Randall A Pagan, Ariel/Harman, Emily A Corso, Richard E/Shipman, Jason Herman, Paula K/Awad, Joseph Albert

Possinger, Barbara S Est/Merklin, Daniel Frederick
 RGB Enterprises Inc/Lewis, Derrick Todd
 Zamojski, Janusz/Bolling, Kristina Rosa Cruz
 Grubb, Erle Spencer/Yuen, Megan
 Torres, Alfredo/Torres, Alfredo
 Sue Garvey Holdings LLC/Elassad, Linda M
 Randazzo, Croce/Marinho, Thais
 Masino, Joseph/Corrado, Karma
 Masino, Joseph/Masino, Cody
 Gomez, Andres F/Baldwin, Michael Alonzo
 Avci, Fatih M/Avci, Fatih M
 LSF9 Master Participation Trust/Pajak, Halina
 Katala Ventures LLC/Djurkovic, Denis
 Taylor, Douglas Hird/Taylor, Douglas Hird
 Orda Sharanut LLC/Peker, Andrey
 Yobs, William L/Bilinski, Maciej
 Hosterman, David W/Hosterman, Kathleen M
 Caballes, Joselito R/Congleton, Robert Russell
 Pfeifer, Susan L/Pfeifer, Susan L
 Keller, Fred Jr Est/Keller, Sandra J
 Borek, Lorraine Marie Est/Broggi, Lisa
 Hagerty, Dawn/A & M Property Holdings LLC
 Sartorius, Jeffrey/Methfessel, Donald Herman Jr
 Mei, Alan Zi Bo/Maple Creek Campground LLC
 Rite Aid Of Pennsylvania LLC/Members , St Federal Credit Union
 Ansah, Kobina/Axim I LLC
 Harris, Lester R Est/Harris, Bonney Irene
 Vasquez, William A/Pineda, Neyda Nohemy Roca
 Sokolova, Margarita/Medunjanin, Sabrina
 Tongo, Philip J/Rasmussen, Henrik T
 Alexander, Emmanuel/Amp Developments Holding LLC
 Wentz, Gary D/Wentz, Gary D
 Wishnic, Marshall D/Waldron, Jessica Renee
 Bheir, Ganesh P/N&A Str Investments LLC
 Smith, Gareth/Burke, Elizabeth
 Wilmington Savings Fund Society FSB/U S Bank Trust National Association
 Opiat, Dawid/1712 Holding Corp
 Stanczuk, Dolores A/Green, Larry
 Shannon, Lester V/Zarzycki, Jennifer C
 Pangis, Gus P/Burch, Joshua S
 Karlene A Gulick Irrevocable Living Trust/Lehigh Valley Hospital-Pocono
 Ascension Property Holdings LLC/Bunjaj, Marinel
 Shellhammer, Lynn B/Summit Home LLC
 Hilltop Properties 2 LLC/Kauffman, Todd R
 Estevez, Prospero/Estevez, Prospero
 Frailey, Doris Est/Kress, Emily
 Hoffman, Christina/Mullally, Jack R
 Brockington, Henry/Graeber, Russ
 Lemon, Dorothy/SS & RW LLC
 Grier-Lewis, Shadaya/Schlesner, Joshua
 Bracken, Thomas/Jankowsky, Bernhard
 Lazbina, Lyubov/Sullivan, Cheryl Ann
 Stone, Donald M/L&T Investment Property Inc
 Wong, Wai Yee/Patel, Harshadkumar Arvindlal

Rodemann Family Trust/Rodemann, Kenneth Robert
 Rodemann, Kenneth Robert/Dorothy R Sickler Living Trust
 Hayward, Christil A/Riegel, Heather Ann
 Zabatino, Salvatore/Choma, Kristine
 Cabaillas, Ronald/Obrien, Daniel Arthur
 Cutting, Stephen/J&C Harron LLC
 6085 Boardwalk LLC/6085 Boardwalk LLC
 Chen, Chi/1316 Realty LLC
 Wilczek, Judy Ann Est/Lopez, Vanessa
 Rendano, Albert L Est/Roberts, John
 SRM 2022 Family Trust/Dumigan, Kenneth B
 Wadsworth, Jorge/Nelly Construction Corporation
 Peifer, Heather L/Deal House Capital Fund II LLC
 Tiger Funding LLC/Delgado, Washington
 Matlock, Dorothy J/MJO Investments LLC
 Zawadzki, Sebastian/28 Skyline Way LLC
 Wood, Phyllis A/Marathon Property Investments LLC
 Elisa Holdings LLC/Nationstar Mortgage LLC
 Sprewell, Prentice L/UMB Bank National Association
 Chisolm Holdings LLC/U S Bank Trust Company National Association
 Nelson, Brigitte/Servbank N A
 Balaban, Joseph G/Balaban, Michael
 Okuma, Yukiko/Okuma, Yukiko
 Okuma, Yukiko/Okuma, Yukiko
 Ferrer, Marjorie/Egan, Brandon
 Dillon, Judith/Hinchev, Erin
 Clark, Anna K Est/Fitzpatrick, Robert Michael
 Laflamme, Larry/Laflamme, Lawrence
 Khaira, Navjit Singh/Alexander, Emmanuel Victor
 Kromah, Sekou/Kromah, Musa S
 Waszo, Jane/Schmidt, Richard F
 AmeriGas Propane L P/Mit Logistics Inc
 Plick, Brian/Leonard, Michael
 Martini, Lory/Martini Living Trust
 Byrd, Keith/Byrd, Keith
 Deiorio, Joseph/Lex, James R
 Andrew, Catherine K/Andrew, Catherine K
 Lanese, Carolyn A/Lanese Living Trust
 Cioni, Tara Anne Est/Edwards, Kimberly C
 Terzieva-Zsilavec, Desislava Valerieva/Blair, Ian
 Sawyer, Robert/Zambrano, Gema T Mendoza
 A S N Properties LLC/Krafcikova, Gabriela

DIVORCE

006887-CV-2025 Thomas P. Russell V Kristy Lee Russell - Divorce - Divorce With 1 Count
 006945-CV-2025 Jorge Salvador Picado V Mary G Gilbo - Divorce - Divorce With 1 Count
 006954-CV-2025 Brandon Brito V Katelyn M Rodriguez - Divorce - Divorce With 1 Count
 000963-CV-2025 Lea Angie Molina V Dittmar Joan Ruiz; Hugo Lobos - Divorce - Divorce With 1 Count

006964-CV-2025 Jean M Catania V James J Catania - Divorce - Divorce With 2 Counts
 006875-CV-2025 Keith Cook V Kristine Cyr - Divorce - Divorce With 3 Counts
 006944-CV-2025 Jessica M Villalongo V Luis M Villalongo - Divorce - Divorce With 3 Counts

SUPPORT

006850-CV-2025 Victoria Granat V Michael Granat, Sr - Support - Support
 006852-CV-2025 Victoria Julianne Gray V Francis Joseph Gindhart - Support - Support
 006888-CV-2025 Courtney Autumn Lutes V Jesse Adam McGrath - Support - Support
 006891-CV-2025 Monroe County Children And Youth Services V Juan Rodriguez - Support - Support
 006918-CV-2025 Monroe County Children And Youth Services V Catherine Stengeie - Support - Support
 006920-CV-2025 Sierra Stozenberg V David Stozenberg - Support - Support
 006921-CV-2025 Craig Rudolph V Giselle Donato - Support - Support
 006923-CV-2025 Kattie Noelle Gregory V Brian Street - Support - Support
 006952-CV-2025 Rosaria Celano V Vito Celano - Support - Support
 007126-CV-2025 Nena Nycole Dinaly-Bullock V Isaac Bullock - Support - Support

CUSTODY AND VISITATION

006851-CV-2025 Jermaine Davis V Stephanie M Davis - Custody - Custody / Partial Custody / Shared Custody / Visitation
 006907-CV-2025 Richard John Dobbin V Leesa Robyn Stephens - Custody - Custody / Partial Custody / Shared Custody / Visitation

PLAINTIFF V DEFENDANT

JUDGMENTS

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

006846-CV-2025 Citibank, N.A. V Jordan T Williams - Judgment - Foreign Judgments / Registration - \$6,132.02

JUDGMENT ON TRANSCRIPT

006841-CV-2025 Synchrony Bank V Patty Hobbie - Judgment - Judgment / Transcript - \$5,126.95
 006842-CV-2025 LVNV Funding LLC V Thomas Kaminski - Judgment - Judgment / Transcript - \$1,209.72
 006843-CV-2025 LVNV Funding LLC V Zachary Handley - Judgment - Judgment / Transcript - \$1,102.33
 006844-CV-2025 LVNV Funding LLC V Lavon Luciano - Judgment - Judgment / Transcript - \$2,318.27
 006845-CV-2025 TD Bank Usa, N.A. V Cali A Johnson - Judgment - Judgment / Transcript - \$929.11

006847-CV-2025 Synchrony Bank V Dale Piccioni - Judgment - Judgment / Transcript - \$6,906.24
 006867-CV-2025 Synchrony Bank V Richard Werner - Judgment - Judgment / Transcript - \$2,846.20
 006871-CV-2025 Synchrony Bank V Rashima Jackson - Judgment - Judgment / Transcript - \$4,406.59
 006874-CV-2025 Resurgent Receivables LLC V Pablo Llerandez - Judgment - Judgment / Transcript - \$1,445.60
 006876-CV-2025 Synchrony Bank V Iasia Acevedo - Judgment - Judgment / Transcript - \$2,737.78
 006879-CV-2025 TD Bank USA, N.A. V Amanda T Becht - Judgment - Judgment / Transcript - \$5,047.47
 006880-CV-2025 LVNV Funding LLC V Xanthus Winters - Judgment - Judgment / Transcript - \$1,782.39
 006882-CV-2025 LVNV Funding LLC V Edward M Hoff - Judgment - Judgment / Transcript - \$8,369.61
 006889-CV-2025 LVNV Funding LLC V Diana Tine - Judgment - Judgment / Transcript - \$1,215.17
 006890-CV-2025 Leila Vaughan Nicholas Vaughan V Ayanna J. Cribbs - Judgment - Judgment / Transcript - \$12,289.00
 006893-CV-2025 LVNV Funding LLC V Meghan Hennessy - Judgment - Judgment / Transcript - \$1,999.18
 006895-CV-2025 Synchrony Bank V Sylvester White - Judgment - Judgment / Transcript - \$2,787.54
 006896-CV-2025 TD Bank USA, N.A. V Maureen Mantilla - Judgment - Judgment / Transcript - \$2,246.48
 006898-CV-2025 Synchrony Bank V Alberto Mantilla - Judgment - Judgment / Transcript - \$8,135.10
 006912-CV-2025 Synchrony Bank V Joseph A Gaeta - Judgment - Judgment / Transcript - \$3,052.40
 006914-CV-2025 Credit Corp Solutions, Inc. V Amy Eck - Judgment - Judgment / Transcript - \$1,732.64
 006946-CV-2025 Pocono Farms Country Club Association, Inc. V Dina Rose Nunamacher; Theresa Nunamacher - Judgment - Judgment / Transcript - \$2,761.54
 006950-CV-2025 Mariner Finance, LLC V Carmen V Marmolejos - Judgment - Judgment / Transcript - \$3,833.27
 006951-CV-2025 Mariner Finance, LLC V Kenton Nix - Judgment - Judgment / Transcript - \$4,894.56

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

006849-CV-2025 MAK-COM Properties, LLC V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment

006855-CV-2025 Jonathan S & Christina W Kirkwood V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006857-CV-2025 Marwell Investment Co., Inc. V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006860-CV-2025 The Foley Trust Dated 3/26/13 V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006869-CV-2025 339 Race Street Apts LLC V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006873-CV-2025 339 Race Street Apts LLC V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006877-CV-2025 Dein Properties LP V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006881-CV-2025 Shawnee Investments Ltd V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006892-CV-2025 Charles W Kirkwood; Virginia Kirkwood V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006911-CV-2025 Pool 3 Industrial PA LLC V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006917-CV-2025 Thomas D Kirkwood V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006930-CV-2025 Tad Flower Fields LLC V Monroe County Board Of Assessment Revision - Civil Appeal - Board Of Assessment
 006926-CV-2025 Matthew B. Mikolosky V Commonwealth Of Pennsylvania, Department Of Transportation, Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

006913-CV-2025 Capital One, N.A, Successor By Merger To Discover Bank V Jade Hill - Civil Appeal - Civil Appeal: Other
 006953-CV-2025 Barrett Township Supervisors V Maryflor Garcia - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

CERTIFIED COPY LIENS

006948-CV-2025 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V R & M Success Construction LLC - Judgment - Certified Copy Of Lien - \$4,274.04

FEDERAL TAX LIENS

MUNICIPAL LIENS

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

Mortgage Electronic Registration Systems Inc/Deboer, Susan A/Sat
 Mortgage Electronic Registration Systems Inc/Holm, Charles J Jr/Sat
 Penn Vista Associates LLC/Kasperek, Janusz/Rele
 Mortgage Electronic Registration Systems Inc/Zarelli, Nicholas/Sat
 Mortgage Electronic Registration Systems Inc/Harding, E Margaret/Sat
 Mortgage Electronic Registration Systems Inc/Cohan, Michele C/Sat
 Mortgage Electronic Registration Systems Inc/Joyce, Philip J/Sat
 Moyer, Billy J/Monroe County/Prefast Pioli, Jason/Monroe County/Prefast Lichty, Katherine Est/Lichty, Daniel/Sat
 Wells Fargo Bank N A/Derr, Kimberly R/Sat
 Wells Fargo Bank N A/Shoup, David H/Sat
 Mortgage Electronic Registration Systems Inc/Schreiber, James G/Sat
 Santander Bank N A/Francy, Brian J/Sat
 Pennsylvania Industrial Development Authority/Pocono Mountain Industries Inc/Trms
 Mortgage Electronic Registration Systems Inc/Marks, Francoise V/Sat
 Bravo Residential Funding Trust 2024-Rpl, /Kreitlow, Christian Paul/Sat
 JPMorgan Chase Bank National Association/Johnson, Anthony B/Sat
 JPMorgan Chase Bank N A/Tasker, Lee Ann/Sat
 JPMorgan Chase Bank N A/Bunbury, Steve/Sat
 Mortgage Electronic Registration Systems Inc/Morell, Donna M/Sat
 Secretary Of Housing And Urban Development/Gomez, Jaime R/Sat
 Federal Housing Commissioner/Wetherby, Ralph H/Sat
 Fidelity Deposit And Discount Bank/EKT Realty LLC/Trms
 Hemm-Woisin, Joan/Commonwealth Of Pennsylvania/Notr
 Fidelity Deposit And Discount Bank/EKT Realty LLC/Sat
 Brooks, Kisha M/Commonwealth Of Pennsylvania/Notr
 Rusch, Cynthia Marie/Rusch, Heather Lynn/Powr
 Rusch, Larry Paul/Rusch, Heather Lynn/Powr
 First Class Federal Credit Union/Degracia, Daniel R/Sat
 Wells Fargo Bank N A/Vlomis, Theodore/Sat
 Wells Fargo Bank N A/Nicnick, Chavee/Sat
 Mortgage Electronic Registration Systems Inc/Hannan, Brandon M/Sat
 Deutsche Bank National Trust Company/Bussie, Samantha H/Sat
 Redevelopment Authority Of The County Of Monroe/Lopez, Lysane Durand/Sat

P&D Auto LLC/Verrastro, Anthony/Agre
Fay Servicing LLC/Noe, Jason/Sat
Mims, Jamila/Commonwealth Of
Pennsylvania/Notr
Pennsylvania Housing Finance Agency/Miller,
Roland M/Sat
Park Bridge LLC/PNC Bank National
Association/Arnt
Optibuy Property Solutions LLC/1307 Burnside
Ter LLC/Sat
Penn Vista Associates LLC/Rowen, Tracy/Rele
Oneill, Thomas/Oneill, Patrick/Sat
Affinity Federal Credit Union/Belanger, Joseph
C Jr/Sat
Mortgage Electronic Registration Systems
Inc/Liggins, Dalon Earle/Sat
Mortgage Electronic Registration Systems
Inc/Sieb, Russell Robert/Sat
Mortgage Electronic Registration Systems
Inc/Martinez, Eliza Y Melendez/Sat
U S Bank Trust Company National
Association/Lewis, Melvin O/Sat
Glass, Robert Est/Faris, Peter/Ccorder
Uni Realty Of Wilkes-Barre L P/Scotti, Daniel
J/Ccorder
AA General Builders LLC/Loan Funding Group
II LLC/Asle
Pennsylvania-American Water
Company/Township Of Coolbaugh/Memo
Township Of Coolbaugh/Pennsylvania-
American Water Company/Agre
Seyhan, Binnaz/Seyhan, Emir Hakan/Powr
Troiano, Nellie/Foundation Finance Company
LLC/Ucc1
Sunnova Sla Management LLC/Husband,
Ryan/Ucc3term
U S Bank Trust Company National
Association/Schmidt, Pamela/Sat
Newrez LLC/Hyatus AQ2 LLC/Sat
Wells Fargo Bank N A/Ramirez, Luis A/Sat
Wells Fargo Bank N A/Alvarez, Rolando/Sat
Penn Vista Associates LLC/Grubb, Erle
Spencer/Rele
PNC Bank National Association/Jones, Michael
T Sr/Sat
Gilbert 116 Group LLC/Nepa Alliance Business
Finance Corporation/Arnt
Mortgage Electronic Registration Systems
Inc/Kamtam, Devraj M/Sat
NBT Bank National Association/Campbell,
Allison/Sat
Keystone Nazareth Bank & Trust
Company/Kishbaugh, Donald S/Sat
Mortgage Electronic Registration Systems
Inc/Budden, Kenneth R/Sat
Mortgage Electronic Registration Systems
Inc/McTighe, Dale E/Sat
Mortgage Electronic Registration Systems
Inc/Huang, Jonathan C/Sat
Mortgage Electronic Registration Systems
Inc/Johnson, Michael/Sat
U S Bank Trust Company National
Association/Englert, Stephen M/Sat
Wells Fargo Bank N A/Fleury, Ronald J/Sat
Truist Bank/Dawe, Jonathan M/Sat
Mortgage Electronic Registration Systems
Inc/Lama, Dolma/Sat
Wells Fargo Bank N A/Arnholdt, P Gail/Sat
Prime Funding Group LLC/Reliable Closings
LLC/Sat
JPMorgan Chase Bank National
Association/Walsh, Kevin M/Sat
Mortgage Electronic Registration Systems
Inc/Fredrickson, Nicole/Sat
Mortgage Electronic Registration Systems
Inc/1250 Brentwood LLC/Sat
New Rite Aid LLC/New Rite Aid LLC/Misc
Mortgage Electronic Registration Systems
Inc/Patel, Preyasi/Sat
Seese-Fuller, Danita/Monroe County/Prefast
Mortgage Electronic Registration Systems
Inc/Derobertis, John C/Sat
Swiftwater Pond LLC/Paradise Summit L L
C/Trms
Hometaq Equity Partners LLC/Burke, Alec
Joseph/Sat
McGee, Robert/McGee, Robert Francis/Powr
Hazleton School Employees Credit
Union/Formica, Joseph R/Sat
PNC Mortgage/Hawk, Jesse S/Sat
Manufacturers And Traders Trust
Company/Waddell, Garry S/Sat
First National Bank Of Pennsylvania/Rickert,
Jeffrey/Sat
Mortgage Electronic Registration Systems
Inc/Whitney, Jason F/Sat
Mortgage Electronic Registration Systems
Inc/Buchanan, Charmaine M/Sat
Visionary Ministries LLC/Monroe
County/Prefast
Sun Valley Lake Inc/Plakstis, Donna/Rele
Blvck Cabin 3 LLC/Lichota, Luke/Sat
Mortgage Electronic Registration Systems
Inc/Bartoszynski, Arleta/Sat
Maellaro, Kenneth/Integrity First Partners
LLC/Agre
Towd Point Mortgage Trust 2019-
4/Kishbaugh, Thomas J/Sat
Family Promise Of The Poconos Inc/Family
Promise Of The Poconos Inc/Dec
Manfre, Patti/Commonwealth Of
Pennsylvania/Notr
Stanczuk, Dolores A/Winnie,
Christopher/Powr
JPMorgan Chase Bank N A/McGlynn, Amy
K/Sat
Mortgage Electronic Registration Systems
Inc/Pierre, Shington/Sat
JPMorgan Chase Bank National
Association/Rejment, Jan/Sat
First Northern Bank And Trust Co/Hoch,
Deidre/Sat
Peoples Security Bank And Trust
Company/Latzanich, Robert K/Sat
Mortgage Electronic Registration Systems
Inc/Prendergast, Martin Jr/Sat

Mortgage Electronic Registration Systems Inc/Powell, Margaret A/Sat
 Kiavi Funding Inc/Effectus Clothing LLC/Sat
 Brookdale Enterprises LLC/First Northern Bank And Trust Co/Arnt
 Brookdale Enterprises LLC/Bank Of America N A/Arnt
 Brookdale Enterprises LLC/Bank Of America N A/Arnt
 PNC Bank National Association/Martinez, Sylvia/Sat
 Gower, Phillip M/Gower, Phillip M/Maps
 Nylander, Tara/Delaware Water Gap
 Municipal Authority/Agre
 Severino, Yvelisse/Goodleap LLC/Ucc1
 Mortgage Electronic Registration Systems Inc/Gehris, Devon/Sat
 New Residential Mortgage LLC/Craighead, Jon S/Sat
 Mortgage Electronic Registration Systems Inc/Marin, Delia/Sat
 Mortgage Electronic Registration Systems Inc/Kuligowski, Ashley Catherine/Sat
 Mortgage Electronic Registration Systems Inc/Covely, Jodi L/Sat
 Mortgage Electronic Registration Systems Inc/Lalomio, Anthony/Sat
 Mortgage Electronic Registration Systems Inc/White, Daniel W/Sat
 Mortgage Electronic Registration Systems Inc/Uzcategui-Gaymon, James/Sat
 Mortgage Electronic Registration Systems Inc/Jackson, Austin J/Sat
 Wells Fargo Bank N A/Rothe, Michael D/Sat
 Mortgage Electronic Registration Systems Inc/Fuzaylov, Akmal/Sat
 Mortgage Electronic Registration Systems Inc/Gutierrez, Juan/Sat
 U S Bank Trust National Association/SN Servicing Corporation/Pow
 U S Bank Trust National Association/McLeod, Glenton G/Sat
 Mortgage Electronic Registration Systems Inc/Competiello, Joseph/Sat
 Henry, Joan/Commonwealth Of Pennsylvania/Notr
 Irco Community Federal Credit Union/Collins, Gene E/Sat
 Mortgage Electronic Registration Systems Inc/Perrine, Jay M/Sat
 Figure Lending LLC/Fabiano, Kevin/Sat
 First National Bank Of Pennsylvania/Rickert, Jeffrey/Sat
 Gomez, Jaime/Microf LLC/Ucc1
 Mortgage Electronic Registration Systems Inc/Gilio, Shaun D/Sat
 Mortgage Electronic Registration Systems Inc/Montgomery, Danny/Sat
 Wells Fargo Bank National Association/Clark, Jeffrey T/Sat
 Smith, Lois J/Smith, Lois J/Maps
 Kobalt Construction Inc/Wayne Bank/Arnt

Mullally, Jack R/First Northern Bank And Trust Co/Arnt
 Wells Fargo Bank National Association/Clark, Jeffrey T/Trms
 Clark, Michele J/Clark, Kenneth Joseph/Rvoc
 Clark, Michele J/Clark, Kenneth Joseph/Rvoc
 Essa Bank & Trust/C & K McConnell Street LP/Sat
 Essa Bank & Trust/C & K McConnell Street LP/Trms
 Essa Bank & Trust/Dac Rentals LLC/Sat
 Essa Bank & Trust/Dac Rentals LLC/Trms
 Wayne Bank/Robert K Ace Jr Construction LLC/Sat
 Wayne Bank/Robert K Ace Jr Construction LLC/Trms
 PNC Bank N A/Oz Properties And Stays LLC/Sat
 PNC Bank National Association/Keglic, Zoran/Sat
 Mora, Eleazar/Hatch Bank/Ucc1
 McBride, Christopher E/McBride, Regina Marie Jr Est/Dicl
 North Jersey Federal Credit Union/Correa, Avelino/Sat
 Manda, Navin/Goodleap LLC/Ucc1
 Schmidt, Richard F/Brandstatter, Melissa/Pow
 PNC Bank National Association/Tomaseski, Joseph/Sat
 PNC Bank National Association/Fleming, James F/Sat
 Wells Fargo Bank N A/Mattern, Kathy A/Affd
 Kopas, Maria/Sawyer, Robert S/Sat

MORTGAGES

GRANTOR/GRANTEE

Daggett, Gilbert F/Mortgage Electronic Registration Systems Inc
 Noguera, Heather M/Mortgage Electronic Registration Systems Inc
 Semple, George I/Mortgage Electronic Registration Systems Inc
 Narwick, Lisa M/MidFirst Bank/Modm
 Nelson, Imogene L/Freedom Mortgage Corporation/Modm
 Geruldsen, Veronica Mary/Mortgage Electronic Registration Systems Inc
 Barnes, Todd/Mortgage Electronic Registration Systems Inc
 Asanaj, Gonxhe/Citibank N A
 Donovan, Jonathan/Utilities Employees Credit Union
 Rodrigues, Solange C/Mortgage Electronic Registration Systems Inc
 Banta, John Edward/Mortgage Electronic Registration Systems Inc
 Lucas Family Trust/Utilities Employees Credit Union
 Zimmerman, Anjuli/Ark-La-Tex Financial Services LLC
 Chuang, Yuying/Mortgage Electronic Registration Systems Inc

Le, Thuy/Mortgage Electronic Registration Systems Inc
Wischner, Jason/Gray, Carol
Lade, John/Mortgage Electronic Registration Systems Inc
Rusch, Larry Paul/First Financial Bank Na
Rosalis, Nicholas/Mortgage Electronic Registration Systems Inc
Hoch, Deidre/First Northern Bank And Trust Co
Holthausen, Adrian P/First Northern Bank And Trust Co
Futchko, Jacqueline/First Northern Bank And Trust Co
Coler, James/Mortgage Electronic Registration Systems Inc
Garcia, Jose M/Mortgage Electronic Registration Systems Inc
Park Bridge LLC/PNC Bank National Association
Depalo, Thomas/Mortgage Electronic Registration Systems Inc
Dorsey, Doris A/Mortgage Electronic Registration Systems Inc
Eventov, Simon/Mortgage Electronic Registration Systems Inc
Kato, Devin/Mortgage Electronic Registration Systems Inc
Belsito, Robert Scott/Mortgage Electronic Registration Systems Inc/Modm
KBKBT Properties LLC/Unity Bank
Kelley, Pearlina/Mortgage Electronic Registration Systems Inc
Tavares, Daniel/Mortgage Electronic Registration Systems Inc
Cunha, Julian T/Mortgage Electronic Registration Systems Inc
Aa General Builders LLC/Loan Funding Group Ii LLC
Callinan, Michael/Mortgage Electronic Registration Systems Inc
Rivera, Angel/Dart Collateral Manager LLC
Zampano, Steven/Fidelity Deposit & Discount Bank
Kreykenbohm, Edyta/Mortgage Electronic Registration Systems Inc
Valerio, William Antonio/Mortgage Electronic Registration Systems Inc
Clancy, Alise Ann/Mortgage Electronic Registration Systems Inc
Wiswall, Wade/Mortgage Electronic Registration Systems Inc
Farris, Corey/Mortgage Electronic Registration Systems Inc
Wilman, Emilia/Mortgage Electronic Registration Systems Inc
Dyson, Beverly J/Peoples Security Bank And Trust Company
McPeek, Brian/First Hope Bank N A
Smith, John D/Mortgage Electronic Registration Systems Inc
Ozdemir, Mehmet Sirri/Mortgage Electronic Registration Systems Inc
Neuman, Isaac/Mortgage Electronic Registration Systems Inc
Metzgar, Richard/Utilities Employees Credit Union
Oshlani, Agron/Ilasi, Richard
Harman, Emily A/Mortgage Electronic Registration Systems Inc
Shipman, Jason/Mortgage Electronic Registration Systems Inc
Husband, Ryan W/Mortgage Electronic Registration Systems Inc
Milioto, Salvatore/Members , St Federal Credit Union
Annan, Vivian/Navy Federal Credit Union
Merklin, Daniel Frederick/Mortgage Electronic Registration Systems Inc
Kinslow, Kenneth/Mortgage Electronic Registration Systems Inc
Lewis, Derrick Todd/Mortgage Electronic Registration Systems Inc
Argen, Stephen/Mortgage Electronic Registration Systems Inc
Delacuada, Andrew/Secretary Of Housing And Urban Development
Bolling, Kristina Rosa Cruz/Mortgage Electronic Registration Systems Inc
Yuen, Megan/Mortgage Electronic Registration Systems Inc
Gilbert 116 Group LLC/Nepa Alliance Business Finance Corporation
Elasad, Linda M/Mortgage Electronic Registration Systems Inc
Leonard, Melissa S/Citizens Savings Bank
Marinho, Thais/Mortgage Electronic Registration Systems Inc
Gubrud, Kent/Cannell, Marianne/Modm
Martinez, Eliza Y Melendez/Mortgage Electronic Registration Systems Inc
Baldwin, Michael Alonzo/Pennsylvania State Employees Credit Union
Pajak, Halina/Four Leaf Federal Credit Union
Sottolano, Jeffrey A/PNC Bank National Association
Djurkovic, Denis/Mortgage Electronic Registration Systems Inc
Taylor, Ann E/Point Titling Trust
Willette, Daniel J/Secretary Of Housing And Urban Development
Morgan, Darrett K/MidFirst Bank/Modm
Kessel, Gary A/Essa Bank
McFadden, Perke I/Mortgage Electronic Registration Systems Inc
Peker, Andrey/Mortgage Electronic Registration Systems Inc
Bilinski, Maciej/Mortgage Electronic Registration Systems Inc
Congleton, Robert Russell/Mortgage Electronic Registration Systems Inc
Broggi, Frank A/Mortgage Electronic Registration Systems Inc
A&M Property Holdings LLC/Frantzis, John Pete

Methfessel, Donald Herman Jr/Mortgage
 Electronic Registration Systems Inc
 Vaughns, Kevin/Mortgage Electronic
 Registration Systems Inc
 Perrine, Jay M/Mortgage Electronic
 Registration Systems Inc
 Cardona, Gilberto Jr/Mortgage Electronic
 Registration Systems Inc/Modm
 Wingate, William/Secretary Of Housing And
 Urban Development
 James, Billy/Mortgage Electronic Registration
 Systems Inc
 Medunjanin, Sabrina/Mortgage Electronic
 Registration Systems Inc
 Formica, Joseph R/Hazleton School Employees
 Credit Union
 Finnerty, John Patrick/Mortgage Electronic
 Registration Systems Inc
 Arroyo, Enrique/Citizens Bank N A/Modm
 Amp Developments Holding LLC/Mortgage
 Electronic Registration Systems Inc
 Medlock, Sidney P/TD Bank N A
 Waldron, Jessica Renee/Mortgage Electronic
 Registration Systems Inc
 Bradford, Johnnie/Mortgage Electronic
 Registration Systems Inc
 Hernandez, Gregory/PNC Bank National
 Association
 Scarano, Brent A Sr/U S Bank National
 Association/Modm
 N&A Str Investments LLC/Mortgage Electronic
 Registration Systems Inc
 Armstrong, Samantha/Mortgage Electronic
 Registration Systems Inc
 Lowry, Richard/Mortgage Electronic
 Registration Systems Inc
 Burke, Gordon K/Mortgage Electronic
 Registration Systems Inc
 Ferranti, Daniel/Essa Bank
 Burch, Joshua/Fedex Employees Credit
 Association Federal Credit Union
 Macdonald, Joyce/Mortgage Electronic
 Registration Systems Inc
 Bunjaj, Marinel/Mortgage Electronic
 Registration Systems Inc
 Summit Home LLC/Mortgage Electronic
 Registration Systems Inc
 Kauffman, Todd R/Mortgage Electronic
 Registration Systems Inc
 Kress, Emily/First Northern Bank & Trust Co
 Brookdale Enterprises LLC/First Northern Bank
 And Trust Co
 Mullally, Jack R/First Northern Bank & Trust
 Co
 Brookdale Enterprises LLC/Bank Of America N
 A
 Brookdale Enterprises LLC/Bank Of America N
 A
 Schlesner, Joshua/Mortgage Electronic
 Registration Systems Inc
 Sullivan, Cheryl Ann/Mortgage Electronic
 Registration Systems Inc
 Victory, Juliette/Citizens Bank N A
 Buckley, Christopher/Alliant Credit Union
 Patel, Harshadkumar Arvindlal/Mortgage
 Electronic Registration Systems Inc
 Riegel, Heather Ann/First Commonwealth
 Federal Credit Union
 Choma, Kristine Renee/Mortgage Electronic
 Registration Systems Inc
 J&C Harron LLC/Mortgage Electronic
 Registration Systems Inc
 6085 Boardwalk LLC/Mortgage Electronic
 Registration Systems Inc
 Harris, Velma/Mortgage Electronic
 Registration Systems Inc
 Molina, Mercedes/Bank Of America N
 A/Modm
 Walgren, Dean/Mortgage Electronic
 Registration Systems Inc
 Kevin C McElroy And Christina M McElroy
 Revocable Living Trust/Mortgage Electronic
 Registration Systems Inc
 Bossuyt, Brian M/Mortgage Electronic
 Registration Systems Inc
 Dumigan, Kenneth B/Mortgage Electronic
 Registration Systems Inc
 Nelly Construction Company/Kaplan Lending
 LLC
 Sarango, Bryon G/Utilities Employees Credit
 Union
 Bessarabov, Mikhail/Dart Collateral Manager
 LLC
 Deal House Capital Fund Ii LLC/Lah Properties
 LLC
 Deboer, Susan A/Mortgage Electronic
 Registration Systems Inc
 Curry, James L/Essa Bank
 Smith, Antoine/Secretary Of Housing And
 Urban Development
 Delgado, Washington/Mortgage Electronic
 Registration Systems Inc
 Palacios, Jorge L/Utilities Employees Credit
 Union
 Kobalt Construction Inc/Wayne Bank
 Velez, Edgardo Vazquez/Essa Bank
 Egan, Brandy/Mortgage Electronic
 Registration Systems Inc
 Bryant, Michael E/Mortgage Electronic
 Registration Systems Inc
 Alexander, Emmanuel Victor/Mortgage
 Electronic Registration Systems Inc
 Schmidt, Richard F/Mortgage Electronic
 Registration Systems Inc
 West, Robert J/Wells Fargo Bank N A/Modm
 Leonard, Michael/Mortgage Electronic
 Registration Systems Inc
 Lex, James R/Mortgage Electronic Registration
 Systems Inc
 Edwards, Kimberly C/First Commonwealth
 Federal Credit Union
 Blair, Ian/Mortgage Electronic Registration
 Systems Inc
 Habegger, Ronald W/Mortgage Electronic
 Registration Systems Inc

Zambrano, Gema T Mendoza/Mortgage
Electronic Registration Systems Inc
Krafeikova, Gabriela/Mortgage Electronic
Registration Systems Inc
Johnson, Hibatallah/Citi GSM Portfolio
LLC/Asgn
Lahey, Craig M/Citi GSM Portfolio LLC/Asgn
Greene, James/Nationstar Mortgage LLC/Asgn
Rosolowski, Rafal/Nationstar Mortgage
LLC/Asgn
Lewis, Melvin O/U S Bank Trust Company
National Association/Asgn
Gomez, Jorge/Goldman Sachs Mortgage
Company/Asgn
Johnson, Jernee/Onslow Bay Financial
LLC/Asgn
lorio, Leonard Christian/Nationstar Mortgage
LLC/Asgn
McNeill, Melissa M/Nationstar Mortgage
LLC/Asgn
Mortgage Electronic Registration Systems
Inc/Esteves, Betzaida/Relm
Cafro, Anthony T Jr/Prime American National
LLC/Asgn
Bank Of America N A/Rite Aid Of Pennsylvania
LLC/Relm
Panday, Bhanomattie/Lakeview Loan Servicing
LLC/Asgn
Struckmeyer, Kelly Anne/Lakeview Loan
Servicing LLC/Asgn
Sellow, Gregory/Lakeview Loan Servicing
LLC/Asgn
Kishbaugh, Thomas J/Towd Point Mortgage
Trust 20, 9-4/Asgn
Chandler, Wiley W/Secretary Of Veterans
Affairs/Asgn
Jones, Harold E/Nationstar Mortgage
LLC/Asgn
Amoafo-Danquah, Kwame/Wells Fargo Bank
Na/Asgn
Wilmington Trust National Association/Bacaz,
Erkan/Relm
Straker, John/Nationstar Mortgage LLC/Asgn
Mortgage Electronic Registration Systems
Inc/JPMorgan Chase Bank National
Association/Asgn
Ault, Charles E/Nationstar Mortgage LLC/Asgn
Alamo Flipco Financial LLC/Revive S&S
LLC/Relm
Mortgage Electronic Registration Systems
Inc/Lara, Sandra/Relm
Mortgage Electronic Registration Systems
Inc/Alvarado, Kenelle R/Relm

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

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

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

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

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

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

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

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

Tax ID / Parcel No. 13.87862.

Map Pin No.: 13623801064384

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

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

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

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

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

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Matthew G. Brushwood, Esquire

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

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

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

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

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

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

LEGAL DESCRIPTION

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

BEING KNOWN AS: 185 MCMICHAELS COURT STROUDSBURG, PA 18360

BEING PARCEL NUMBER: 02.6A.1.14

PIN: 02634104611400

IMPROVEMENTS: Residential Property

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

M. Troy Freedman, Esquire

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

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

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

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

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

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

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

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

TAX CODE: 09.97291

PIN NO: 09732500409494

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **AIRBNB 1, LLC and Paulette Ravenel**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

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

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

PIN #: 14730400315797

TAX CODE #: 14.6.1.12-45

SEIZED AND TAKEN IN EXECU-

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION

Plaintiff: Freedom Mortgage Corporation

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

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

Judgment Amount: \$251,252.63

DESCRIPTION

The Land is described as follows:

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

PARCEL NO. 12.117347

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

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

Tax Parcel No: 12.117347

PIN Number : 12639201094730

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

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

Docket No: 006653-CV-2024

SEIZED AND TAKEN IN EXECU-

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

bert Jr., Rosemary Amalbert and Tatiana M. Amalbert

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTAINING: 1.621 Acres more or less.

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

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

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

PIN #: 12637403031248

TAX CODE #: 12.87803

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

DOOKEERAM

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

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

Sheriff's Office

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

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

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

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

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

Dorshimer

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Samantha Gable, Esquire

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

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

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

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

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

LEGAL DESCRIPTION

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

PARCEL 1

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

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

BEGINNING at a point in the intersection of

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

PARCEL 2

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

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

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

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

#4 on Plot Book 66, Page 54.

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

TAX CODE#: 07.10.1.77

PIN #: 07627700287812

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

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

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

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

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

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

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

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

ALL THAT CERTAIN lot, parcel or piece of land

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

In Plot Book Volume and Page Number according to aforementioned plan of record.

Property Commonly Known As: 1201 Clover Road, Long Pond, PA 18334

Tax Parcel Number: 20.1C.1.315

Tax Map Code: 20634301499204

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

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

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Jacqueline F. McNally, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Oct 31, Nov 7, 14

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

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

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

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

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

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

BEING the following Tax Map Nos.

17.11.1.48 Pin: 17-6390-03-04-9154 (210

Seth Ln, Stroudsburg, PA 18360)

17.11.1.1.50 Pin: 17-6390-03-14-3200 (2231

W Main St. Stroudsburg, PA 18360)

17.11.1.53 Pin: 17-6390-03-14-5002 (3245

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

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, sit-

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

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

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

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

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

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

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Samantha Gable, Esquire

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

PARCEL: 20.8F.1.155

PIN: 20632102570244

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

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

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

By virtue of a Writ of Execution issued out of

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

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

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

LEGAL DESCRIPTION

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

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

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

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

Tax Code No. 03.20.1.20-3

Map No. 03539704502330

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

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

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION

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

TAX CODE: 03.7J.2.139

PIN NO: 03635703308777

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

CONTAINING 1.06 acres, more or less.

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

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

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

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

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

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

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

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

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

Parcel ID Numb 12.6B.1.7 PIN
12637304719611

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

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Robert Flacco, Esquire

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

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

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

By virtue of a Writ of Execution issued out of

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

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

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PIN #: 10635510468221

TAX CODE #: 10.117712.B906

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Geraldine M. Linn, Esquire

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

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

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

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

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

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

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

TAX CODE: 17.89222

PIN NO: 17639303204379

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

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

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

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

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

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

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

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

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

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

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

PIN #03634701175375

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

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

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

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

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

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

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

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

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

Tax Code # 02.4.1.57
PIN 02625900104984

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

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

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

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

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

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

shown on the above-mentioned minor subdivision plan.

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

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

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Michael A. Hynum, Esquire
717.774.1357

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

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

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

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

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

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

ALL THE FOLLOWING LOT, SITUATE IN THE
TOWNSHIP OF COOLBAUGH, COUNTY OF
MONROE AND COMMONWEALTH OF PENN-
SYLVANIA, BEING LOT NO. 5708, SECTION R,
OF POCONO FARMS AS SHOWN ON PLAN OF
LOTS AS RECORDED IN THE OFFICE OF THE RE-
CORDER OF DEEDS OF MONROE COUNTY IN
PLOT BOOK VOLUME 14, PAGE 113.
BEING NO. 5708 ONANDAGO WAY.
BEING COUNTY TAX PARCEL NUMBER
03/71/3/10

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

PIN: 03635704713285

Property Address: 2122 Onandago Way,
Tobyhanna, PA 18466

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
Prospective bidders must complete the 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 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
ESTATE NOTICE**

Estate of David Robert Ike, a/k/a David R. Ike, a/k/a David Ike, late of Middle Smithfield, Monroe, Commonwealth of Pennsylvania, March 11, 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.

Michael J. Ike

2231 Deer Track Drive

East Stroudsburg, PA 18302

Jason M. Rapa, Esquire

Rapa Law Office, P.C.

141 South First Street

Lehighton, PA 18235

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary E. Kerrick, late of Tobyhanna, Monroe, Commonwealth of Pennsylvania, 11/19/2023 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.

John E. Kerrick

2901 Locust Ridge Road

Pocono Lake, PA 18347

Samuel A. Falcone, Jr., Esq.

900 Rutter Avenue, Suite 24

Forty Fort, PA 18704

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Barton A. Biechy, Sr. a/k/a Barton Biechy, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, August 19, 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.

Barton A. Biechy, Jr.

143 Cranberry Road

East Stroudsburg, PA 18301

Kevin A. Hardy, Esquire

P.O. Box 818

Stroudsburg, PA 18360

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Carl H. Shafer, late of Hamilton 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.

Victoria Smith

4480 William Penn Highway

Easton, PA 18045

Ralph J. Bellafatto

Easton

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Thomas M Jamate, late of Delaware Water Gap, Monroe County, Commonwealth of Pennsylvania, September 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.

Gregory Jamate, Executor

412 Presidential Drive
Lebanon, NJ 08833

William Reaser, Esq.
111 N 7th St
Stroudsburg, PA 18360

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lynn S. Samsel Daniels a/k/a Lynn Samsel a/k/a Lynn S. Daniels, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, October 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.

Logan H. Pysher
2182 N. 5th St.
Stroudsburg, PA 18360
Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Estate of Gloria Marie Skazenski a/k/a Gloria M. Skazenski a/k/a Gloria Skazenski a/k/a Gloria Wargo, late of Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, December 28, 2024 deceased.

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

Robert J. Skazenski, Executor
718 Hollis Drive
Stroudsburg, PA 18360

F. Andrew Wolf, Esquire

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

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Louise A. Price a/k/a Louise Ann Price, late of 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.

Jane Price, Executrix
833 Thomas Street
Stroudsburg, PA 18360

Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Estate of Wendy Anne McDonough a/k/a Wendy A. McDonough, Deceased, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 05/18/2025 deceased.

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

Kimberly Anne McDonough
c/o 127 N. 4th Street
Easton, PA 18042
Thomas McNamara Smith
c/o 127 N. 4th Street

Easton, PA 18042

Henry R. Newton, Jr., Esquire
127 N. 4th Street
Easton, PA 18042

Nov 14, 21, 28

PUBLIC NOTICE

**NOTICE OF APPLICATION FOR PRIVATE
DETECTIVE LICENSE**

Notice is hereby given that Pablo L. Rivera, Jr., has filed a petition for a private detective license with the Court of Common Pleas in and for Monroe County in Stroudsburg, Pennsylvania. A hearing on the application for private detective license has been scheduled for the 24th day of November 2025 at 1:30 PM in Court Room No. to be determined of Monroe County Courthouse.

This notice is given pursuant to Rule 206.8(a) with the Monroe County Rules of Civil Procedure.

Pablo L. Rivera, Jr.,
Applicant

Nov 14, 21

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 3, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Abdiel Ruben Beltrán-Crespo to Abdiel Ruben Beltrán**.

The Court has fixed the day of December 5, 2025 at 1:30 P.m. 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 14

PUBLIC NOTICE

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved December 21, 1988, No. 177, effective October 1, 1989, as amended. The name of the proposed corporation is **Favor Abundant Inc.**

Nov 14

PUBLIC NOTICE

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved December 21, 1988, No. 177, effective October 1, 1989, as amended. The name of the proposed corporation is **Fortified Solutions Group Inc.**

Nov 14

PUBLIC NOTICE

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN THAT Settlers Hospitality Group LLC and Justin F. Genzlinger of Wayne County, PA, has filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA as of 10/14/2025, an application for a certificate to do business under the assumed or fictitious name of **Frog-town Chophouse**, said business to be carried on at 472 Red Rock Road, Cresco, PA 18326-7346.

Thomas F. Farley, Esq.
2523 Route 6 Suite 1
Hawley, PA 18428

Nov 14

PUBLIC NOTICE

**NOTICE OF LEGAL ACTION
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION
NO. 3154 CIVIL 2025**

TIMBER HILL COMMUNITY ASSOCIATION,
Plaintiff

v.

AMANDA REBECCA GRAHAM,
Defendant

NOTICE

To AMANDA REBECCA GRAHAM:

You are hereby notified that Plaintiff TIMBER HILL COMMUNITY ASSOCIATION has filed a Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 3154 Civil 2025. The nature of this action is the collection of homeowners association dues, assessments and charges, plus attorney fees and costs. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment may be entered against you.

NOTICE

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

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

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

Monroe County Bar Association

Lawyer Referral Service

Po Box 591

Stroudsburg, Pennsylvania 18360

Telephone: 570-424-1340

Fax: 570-424-8234

Notice by YOUNG & HAROS, LLC

802 Main Street

Stroudsburg, PA 18360

(570) 424-9800

Nov 14

PUBLIC NOTICE

COURT OF COMMON PLEAS OF MONROE COUNTY,

PUBLIC NOTICE

PENNSYLVANIA, FORTY-THIRD JUDICIAL DISTRICT

ORPHANS COURT DIVISION

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

In Re: Estate of **VIVIAN CLARISE COBBS, DECEASED, Late of Township of Jackson, deceased**

First and Final Account Account of Domenico Provenzano, Executor.

In Re: Estate of **DORIS IRIS WALSTON, DECEASED, Late of Township of Coolbaugh, deceased**

First & Final Account Account of Robert Wesley Johnson, Administrator.

In Re: Estate of **HUGO ALEXANDER BONILLA,**

DECEASED, Late of Township of Smithfield, deceased

First & Final Account Account of Jenny I Niño-Bonillo, Administrator.

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 1st December 2025 at 9:30 AM. All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

/s/ GEORGE J. WARDEN

Clerk of Orphans' Court

Nov 14, 21



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