

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, December 5th, 2025

No. 49

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

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Monroe County Bar Association

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.

DECEMBER 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Present Accounts	1 9:00 Sentencing 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	2 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	3 9:00 Dependency Court 10:00 Sheriff Sales 11:45 PFA Ex Parte 3:30 PFA Ex Parte	4 8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	5 9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte 3:30 Swearing in New Attorney	6
7 8:30 Arraignments 8:30 PFA 11:45 PFA Ex Parte 1:00Plea/Sent/PTC/Omnibus 1:00 Bench Warrants 3:30 PFA Ex Parte	8 8:30 Jury Selection 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last Day to File Accounts	9 9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	10 9:00 Sentencing 11:45 PFA Ex Parte 3:30 PFA Ex Parte	11 9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	12 9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	13
14 9:00 Juvenile Call of the List 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Juvenile Dispositions 3:30 PFA Ex Parte	15 9:00&1:00 Support Rules 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure	16 Juvenile Review 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure	17 9:00 Summary Court 11:45 PFA Ex Parte 1:30 Lic. Susp. Appeals 3:30 PFA Ex Parte Mortgage Foreclosure	18 9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	19 9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	20
21 8:30 PFA 8:30 Arraignments 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	22 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:30 Parole 3:30 PFA Ex Parte	23 10:15 PFA Ex Parte 10:45 Bench Warrants HALF DAY Christmas Eve (observed)	24 HOLIDAY CHRISTMAS	25 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	26 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	27
28 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing	29 11:45 PFA Ex Parte 1:30 Parole 3:30 PFA Ex Parte	30 10:15 PFA Ex Parte 10:45 Bench Warrants HALF DAY New Year's Eve (observed)	31			

2025 MCBA Event Calendar

December

- 10 11:30 AM Judge Anzini Celebration
- 12 Swearing in Ceremony – Monroe County Courthouse
- 12 MCBA Holiday Open House
- 17 MCBA Annual Meeting – Vault 636 Restaurant
- 19 MCBA Board Meeting
- 22 Children’s Advocacy Committee Meeting
- 24 Court & Government Relations Committee Meeting
- 24 1:00 PM Courts and MCBA Closed
- 25 Courts and MCBA Closed
- 29 Swearing In of Elected Officials and President Judge
- 31 1:00 PM Courts and MCBA Closed

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

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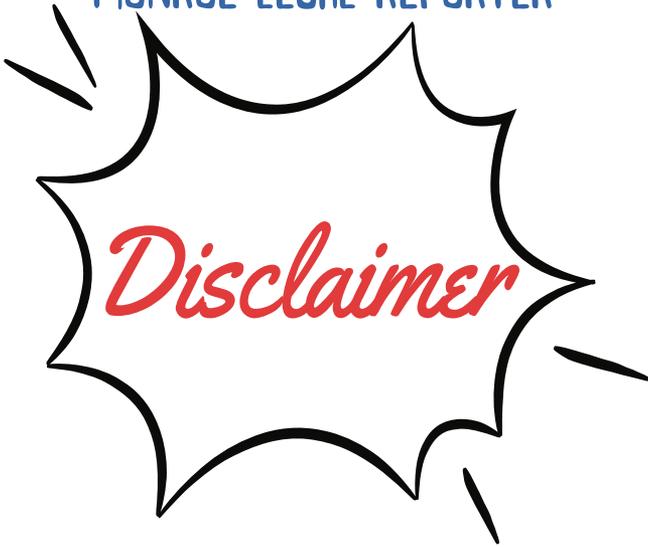
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MONROE LEGAL REPORTER NOR THE PRINTER
WILL ASSUME RESPONSIBILITY TO EDIT, MAKE
SPELLING CORRECTIONS, ELIMINATE ERRORS IN
GRAMMAR OR MAKE ANY CHANGES TO
CONTENT.

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

007399-CV-2025 Puja Pandya V Pan Diners, Inc. - Real Property - Ejectment
 007528-CV-2025 Brian H. Fletcher, Jr. Julia A Guerin V Sean M. Henry - Real Property - Ejectment
 007532-CV-2025 Nihad Had Basirat V Thomas Rushane Alfanso - Real Property - Ejectment
 007411-CV-2025 Freedom Mortgage Corporation V Ebony Lorraine Wells-Austin aka Ebony Wells Austin; Peter Austin aka Peter C Austin Jr aka Peter Carl Austin Jr the Secretary of Housing & Urban Development - Real Property - Mortgage Foreclosure: Residential
 007428-CV-2025 U.S. Bank Trust National Association Not In Its Individual Capacity But Solely as Owner Trustee For RCF 2 Acquisition Trust V Wayman S. Smith, III - Real Property - Mortgage Foreclosure: Residential
 007438-CV-2025 U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for MASTR Alternative Loan Trust 2005-6, Mortgage Pass-through Certificates, Series 2005-6 V Alvaro Flores - Real Property - Mortgage Foreclosure: Residential
 007439-CV-2025 Wells Fargo Bank, N.A. V Edgar E Rivera - Real Property - Mortgage Foreclosure: Residential
 007450-CV-2025 Wells Fargo Bank, N.A. V Alisa Douse Champion Eric Champion - Real Property - Mortgage Foreclosure: Residential
 007465-CV-2025 PennyMac Loan Services, LLC V Elvimar Fenelon Jason Fenelon - Real Property - Mortgage Foreclosure: Residential
 007466-CV-2025 New American Funding LLC F/K/A Broker Solutions, Inc., D/B/A New American Funding V Edwin F. Christener - Real Property - Mortgage Foreclosure: Residential
 007474-CV-2025 Nationstar Mortgage LLC V Otilio Maldonado - Real Property - Mortgage Foreclosure: Residential
 007509-CV-2025 Deutsche Bank National Trust Company, as trustee for GSAMP Trust 2006-HE1 C/O PHH Mortgage Corporation V Linda D Bolano - Real Property - Mortgage Foreclosure: Residential
 007541-CV-2025 PNC Bank, National Association; Citibank NA V Roger Desouza Verna Mann-Desouza - Real Property - Mortgage Foreclosure: Residential
 007440-CV-2025 B & D Global Group, LLC V BP Properties, LLC Glenroy H Prince Scott Graver - Real Property - Real Property: Other
 007467-CV-2025 2026 Judicial Sale V - Real Property - Real Property: Other
 007502-CV-2025 Agnes Xie V Xiaoming Xie - Real Property - Real Property: Other

MECHANICS AGREEMENTS

007508-CV-2025 Chiao-Yi Yang Kyle Tien-Kai Kang V Sinc Construction - Agreement - Mechanic's Agreement

CONTRACT EMPLOYMENT DISPUTE**CONTRACT**

007427-CV-2025 CCP Property Owners Association South V Sammy Kandil - Contract - Contract: Other
 007430-CV-2025 CCP Property Owners Association South V Janice Martinez Miguel Garcia - Contract - Contract: Other
 007431-CV-2025 CCP Property Owners Association South V Leveene Dezelie Modestile Rocheline Georges - Contract - Contract: Other
 007434-CV-2025 CCP Property Owners Association South V Swinton Properties LLC - Contract - Contract: Other
 007460-CV-2025 The Peninsula Insurance Company as Subrogee of J&J Towing and Recovery V Michael Olsen Patricia Olsen - Contract - Contract: Other

CONTRACT-DEBT COLLECTION-CREDIT CARD

007424-CV-2025 Bank of America, N.A. V Sean L McEllhenney - Contract - Debt Collection: Credit Card
 007444-CV-2025 Capital One, N.A., Successor by Merger to Discover Bank V Sharrieff Lawton - Contract - Debt Collection: Credit Card
 007446-CV-2025 Citibank NA V Robert J Hartley - Contract - Debt Collection: Credit Card
 007448-CV-2025 Citibank NA V Iris Garcia - Contract - Debt Collection: Credit Card
 007449-CV-2025 Citibank NA V Angel E Cintron - Contract - Debt Collection: Credit Card
 007454-CV-2025 Capital One N.A. successor by merger to Discover Bank V Shonella Hillaire - Contract - Debt Collection: Credit Card
 007455-CV-2025 Citibank NA V Erin Kochera - Contract - Debt Collection: Credit Card
 007456-CV-2025 Citibank NA V Gina Damico - Contract - Debt Collection: Credit Card
 007457-CV-2025 Citibank NA V Steven Ryan - Contract - Debt Collection: Credit Card
 007458-CV-2025 Citibank NA V Katherine Santana Salazar - Contract - Debt Collection: Credit Card
 007462-CV-2025 Citibank NA V Ashley Conklin - Contract - Debt Collection: Credit Card
 007463-CV-2025 Citibank NA V Cardinald Donald - Contract - Debt Collection: Credit Card
 007468-CV-2025 Capital One N.A. successor by Merger to Discover Bank V Shamar Knibbs - Contract - Debt Collection: Credit Card
 007470-CV-2025 Capital One N.A. Successor by Merger to Discover Bank V Steven A

Severino - Contract - Debt Collection: Credit Card
 007472-CV-2025 Capital One N.A. Successor by Merger to Discover Bank V Gary Gramer - Contract - Debt Collection: Credit Card
 007480-CV-2025 Capital One N.A. Successor by Merger to Discover Bank V Robert J Rosa, Jr - Contract - Debt Collection: Credit Card
 007485-CV-2025 Capital One N.A. Successor by Merger to Discover Bank V Lawrence Degennaro - Contract - Debt Collection: Credit Card
 007486-CV-2025 JPMorgan Chase Bank, N.A. V Jennifer Grimsey - Contract - Debt Collection: Credit Card
 007488-CV-2025 JPMorgan Chase Bank, N.A. V Paul Maccarrone - Contract - Debt Collection: Credit Card
 007490-CV-2025 Capital One N.A. Successor by Merger to Discover Bank V Catherine Bergstresser - Contract - Debt Collection: Credit Card
 007499-CV-2025 Citibank, N.A. V Andrew Lopez - Contract - Debt Collection: Credit Card
 007506-CV-2025 JPMorgan Chase Bank, N.A. V Miriam E Morazan - Contract - Debt Collection: Credit Card
 007507-CV-2025 JPMorgan Chase Bank, N.A. V Anthony Cummings - Contract - Debt Collection: Credit Card
 007520-CV-2025 Truist Bank V Xavier Petty - Contract - Debt Collection: Credit Card
 007521-CV-2025 Truist Bank V JEC Group Inc Julian Brown - Contract - Debt Collection: Credit Card
 007524-CV-2025 Truist Bank d/b/a Lightstream V Waleska Salgado - Contract - Debt Collection: Credit Card
 007525-CV-2025 TD Bank, NA V Diego J Diaz Perez - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

007391-CV-2025 Portfolio Recovery Associates, LLC V Mark Mendez - Contract - Debt Collection: Other
 007404-CV-2025 Portfolio Recovery Associates, LLC V Jose Cotto - Contract - Debt Collection: Other
 007426-CV-2025 Portfolio Recovery Associates, LLC V Rachele Olivier - Contract - Debt Collection: Other
 007447-CV-2025 Portfolio Recovery Associates, LLC V Timothy Wah - Contract - Debt Collection: Other
 007473-CV-2025 SMB Private Education Loan Grantor Trust 2024-D V Hector L Acevedo - Contract - Debt Collection: Other
 007504-CV-2025 Cavalry SPV I, LLC V Daina Davies Ernest W Counterman - Contract - Debt Collection: Other
 007540-CV-2025 TD Bank, N.A. V Jarrid Frye - Contract - Debt Collection: Other

TORT

007387-CV-2025 Henry Blomquist Kimberly Blomquist V Corie McCullough; Yasmine Ruiz - Tort - Motor Vehicle
 007527-CV-2025 Jane Insinga Ronald Hendricks V Ives Yohay; Betsan Purulta Torres - Tort - Motor Vehicle
 007405-CV-2025 Ashley Parris; Triston Parris V Dale John Stephens - Tort - Intentional Tort

PREMISES LIABILITY PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

007401-CV-2025 Arrowhead Lake Community Association V Maria D Lopez - Miscellaneous - Civil Miscellaneous: Other
 007420-CV-2025 Arrowhead Lake Community Association V Michael Heller Executor of the Estate of George J Vishner Jr - Miscellaneous - Civil Miscellaneous: Other
 007483-CV-2025 Northpark Estates Property Owners Association, Inc. V Monique Pacheco - Miscellaneous - Civil Miscellaneous: Other
 007489-CV-2025 Arrowhead Lake Community Association V Miguel A Crisantos Prudencio - Miscellaneous - Civil Miscellaneous: Other
 007491-CV-2025 Commonwealth of Pennsylvania V \$13,150.00 U.S. CURRENCY - Miscellaneous - Civil Miscellaneous: Other
 007492-CV-2025 Commonwealth of Pennsylvania V 2011 Chevrolet HHR VIN: 3GNBAAFVXB5597748 - Miscellaneous - Civil Miscellaneous: Other
 007494-CV-2025 Commonwealth of Pennsylvania V \$835.00 U.S. Currency - Miscellaneous - Civil Miscellaneous: Other
 007529-CV-2025 TD Bank, N.A. V LF Solutions Group Inc. - Miscellaneous - Civil Miscellaneous: Other - \$36,424.00
 007531-CV-2025 Arrowhead Lake Community Association Arrowhead Sewer Company, Inc. V Gregory Weitknecht, Administrator of the Estate of Sharon L. Weitknecht - Miscellaneous - Civil Miscellaneous: Other
 007534-CV-2025 Commonwealth of Pennsylvania V \$250.00 U.S. Currency - Miscellaneous - Civil Miscellaneous: Other
 007518-CV-2025 Viktor Popov V Red Ford Excursion (1FMSU45PX5EC14431) - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title
 007519-CV-2025 Philadelphia Indemnity Insurance Company V Richard Channer - Judgment - Confession of Judgment: Money-Miscellaneous - \$37,046.67

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Kerz, John III Est/Baxter, Mark Arthur Pina, Julio Jose/Pina, Julio Jose

Coronado, Raul/Hamilton, Michael
 Krase, Monika/Gardner, Diane
 Kurtz, Drew/Kuchera, Anne
 Lot Holding Company LLC/Kruml, Charles
 Michael
 Ahmed, Lubna J/Siddiqui, Nuzhat
 Raub, Jeffrey M/Raub, Jeffrey M
 Green, Leroy T Est/Green-Rahaley, Carol A
 Berwick, Matthew Jr/Marshalls Creek Fire
 Company Inc
 Stanley, Loretta/Angione, Joseph
 Li, Renshun/Wu, Canyi
 Shoffner, Gail/Gail Shoffner Living Trust
 Florio, Thomas A/Florio Living Trust
 Walsh, Polly/Polly T Walsh Living Trust
 Rulon, John Harold III/Rulon Living Trust
 Lisi, Patrick/Conway, Brittney
 Nili, Nadia/Gallegos, Martin Jr
 Shadow Ridge Corp/Oaktree Atlantic LLC
 Guccio, Laura/Lobb, Justine R
 Stright, Graydon E Est/Conklin, Donna Lynn
 Light, Christopher/Gozman, Steven
 Kalley, Denise T Est/Marathon Property
 Investments LLC
 Pence, Gregory D/Century Realty MP LLC
 Jennings, Leroy/Jennings, Leroy David
 Dempsey, Jonathan/Prosperity Stays-Blakeslee
 LLC
 TI Group LLC/Quinteros, Carlos I
 2611 Fernwood Holdings LLC/Hanney, Michael
 Robert
 Lewis, Bryan A/Wolsey, Enoch
 Garger, Talya C/Nizhegorodtsev, Sergey
 Delgado, Rafael B/Charles, Fara C
 Gannon, Francis L/Fusco, Sarah
 Zazovskiy, Mikhail/Bestinvest LLC
 Vidal, Ellen Elizabeth/New Horizons At
 Mountain Edge Village Inc
 Vidal, Ellen Elizabeth/New Horizons At
 Mountain Edge Village Inc
 Roper, Patricia/Cruz, Benito
 Wortsmann, Gilbert Est/Torres, Georgie Jr
 Louie, Kenneth/Louie Family Trust
 Graeber, Richard F/Graeber, Eugene R
 Graeber, Richard F/Graeber, Eugene R
 Graeber, Richard F/Graeber, Eugene R
 Kibler, Barry Jr/Demaria, Shane E
 Zerengok, Levent/Martinez, Francisco
 Zivizvadze, Zviad/Nguyen, Vu Anh
 Limak Enterprises LLC/Abv Alpine LLC
 Massay, Pamela/Lengkong, Stephen
 Zylinski, Stanislaw Est/Laylor, Lois Stacy Ann
 McDonough, Wendy Anne Est/Messing, David
 Weber, John/Hamlet Icicle Lin LLC
 Linuci, Pasquale/Four North Holdings LLC
 Lakeview Loan Servicing LLC/Secretary of
 Veterans Affairs
 Montemuro, Paul/Montemuro, Paul
 Montemuro, Paul/Montemuro, Paul
 Alexander, Debra L/Espinal, Michael
 Dibernard, Louis D/Pyle, Ryan M
 Gonzalez, Jolanta/Ribeiro, Carmen E
 Dahlgren, Gregory/Regal Construction Group
 LLC
 Gordon, Harris T/Gordon, Harris T
 Criste, Adrian/Riverside Escape Inc
 Camp, David/Neglia, Jennifer
 V2 Ventures LLC/B2 Property Holdings LLC
 Padilla, Andre/Zakrzewski, Hubert
 Greczylo, John Jr/Campbell, Gregory
 Vecchio, Ralph Jr/Vecchio, Theresa
 Vecchio, Ralph A Jr/Vecchio, Theresa
 Donoughe, Daniel L/Donoughe, Daniel L
 Wagner, Gloria J/Gloria J Wagner Irrevocable
 Trust
 Lynch, Cynthia M Est/Lynch, Jennifer
 White Rock Title LLC/River Village Owners
 Association
 Keller, Kris A/Kris A Keller and Zena A Keller
 Revocable Living Trust
 Keller, Kris A/Kris A Keller and Zena A Keller
 Revocable Living Trust
 Burton, Curtiss A/Burton, Elora Catheryn
 White Rock Title LLC/Depuy House Property
 Owners Association
 Driscoll, Robert/Vitale, Richard C Jr
 DeLaurenzo, Crystal B/Folkes, Nicholas R
 Rusch, Larry/141 Longview Dr Revocabel
 Agreement of Trust
 Lamura, Dawn/Merring, Jordan
 UMB Bank National Association/Secretary of
 Veterans Affairs
 Arm Recon LLC/Loukopoulos, Vassiliki
 Burke, Nicole R/Moser, Dylon T
 Cillo, Joseph J/Carriage House Country Club
 Inc
 Nauman, Paul E Est/Nauman, Douglas J
 Messina, Teresa/Strazdus, Stephen C
 Burke, Glenard E Sr/Burke, Glenard E Sr
 Maciejewski, Jadwiga/Maciejewski, Jadwiga
 Bejoddy Enterprises LLC/Bejoddy Enterprises
 LLC
 Friday, Thomas L/Kowalski, Kent
 Daniels, Noel Lynn/Marmagale LLC
 Dong, Wen Sheng/112 Ridgeway St LLC
 Sanchez, Jean/Hale, Matthew
 Budden, Kenneth R Est/Klimczak, Anna
 Purcell, Roert M Estate/Hoffman, Justin
 Giraldo, Denzel/Giraldo, Denzel
 Simmons, Allen Jr/Araya, Cindy
 Largey, Thomas P Est/Largey, Brian P
 Cruz, Arnaudy Camilo Est/Camilo, Yrmanya
 Sawicki, Mary Jane Est/Sawicki, Jeremy H
 Kelly, Sonia/Samuels, Stefan T
 Lipe, Endri/Lipe, Endri
 Lipe, Endri/Lipe, Endri
 Tichio, Robert M/Peterson, Brittany L
 Morales, Christopher/Constanza, Carlos A
 Elvi, Tusaret/Pirolli, James Vincent
 Panza, Andrew/Dorman, Nicole H
 Ludwig, Donald S/Ace, Warren

DIVORCE

007423-CV-2025 Alvina Taitt V Adonis

Kendrick - Divorce - Divorce with 1 Count

007433-CV-2025 Jonathan Stager V Erica Stager - Divorce - Divorce with 1 Count
 007484-CV-2025 Michael T Sullivan V Sandra Sullivan - Divorce - Divorce with 1 Count
 007385-CV-2025 Rosario Celano V Vito Celano - Divorce - Divorce with 4 Counts

SUPPORT

007389-CV-2025 Jennifer Mazzell V Thomas Mazzell Sr - Support - Support
 007406-CV-2025 Sharlene Sandy V Tyrone Sandy - Support - Support
 007407-CV-2025 Alexndra Bajek V Betsan Purulita Torres - Support - Support
 007415-CV-2025 The Georgia Department of Human Services ex rel Jaxon Powell V Jacob Powell - Support - Support
 007416-CV-2025 Lexis Haycock V Rakeem Smith - Support - Support
 007436-CV-2025 Monroe County Children and Youth Services V Jene Congery - Support - Support
 007437-CV-2025 Monroe County Children and Youth Services V Razaku Idriss - Support - Support
 007442-CV-2025 Monroe County Children and Youth Services V Sheldon Russell - Support - Support
 007443-CV-2025 Nelson Daniel Marty V Marlena Norine Gomez - Support - Support
 007469-CV-2025 Sch Co Childen and Youth V Jerimiah Parkes - Support - Support
 007478-CV-2025 Yolanda Fernandez V Joanalz Soler Fernandez - Support - Support
 007493-CV-2025 Emily Allen V Hira Hayami Allen - Support - Support
 007536-CV-2025 Monroe County Children and Youth Services V William Roth II - Support - Support
 007539-CV-2025 Monroe County Children and Youth Services V Emily Roth - Support - Support

CUSTODY AND VISITATION

007395-CV-2025 Lydia Carter V William Freeman IV - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007397-CV-2025 Lisa D'Alessandro V Alyssa Slaza Dylan Werle - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007425-CV-2025 Jennifer Mazzell V Thomas Mazzell Sr - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007432-CV-2025 Ambar Colon V Christopher Colon - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007487-CV-2025 Kyle Richardson V Amanda Jean - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007523-CV-2025 Emily Anthony; Samuel Anthony V Jennifer Kwasnica Marc Anthony; GINA DAMICO - Custody - Custody / Partial Custody / Shared Custody / Visitation

PLAINTIFF V DEFENDANT

JUDGMENTS

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

JUDGMENT ON TRANSCRIPT

007386-CV-2025 Yip King Hui V Donald Jackson Tarsha Haskins - Judgment - Judgment / Transcript - \$12,247.25
 007421-CV-2025 Jefferson Capital Systems, LLC V Steven Denucci - Judgment - Judgment / Transcript - \$11,624.46
 007435-CV-2025 Campstead Property Owners Association V Daniel Wallace - Judgment - Judgment / Transcript - \$1,506.78
 007441-CV-2025 Honesty Automotive Repairs LLC V Dominick O'Loughlin - Judgment - Judgment / Transcript - \$3,720.07
 007451-CV-2025 Honesty Automotive Repairs LLC V Jonathan Nazario - Judgment - Judgment / Transcript - \$1,268.25
 007452-CV-2025 LVNV Funding LLC V Nicholas Katranis - Judgment - Judgment / Transcript - \$1,258.87
 007453-CV-2025 Berkheimer, Agent for V Pocono Ent & F Plastic Surgery Asso - Judgment - Judgment / Transcript - \$1,883.29
 007459-CV-2025 Honesty Automotive Repairs LLC V Adriana Usuga - Judgment - Judgment / Transcript - \$2,186.03
 007475-CV-2025 Melissa M. Lameo V Wendy Kudla - Judgment - Judgment / Transcript - \$12,241.75
 007481-CV-2025 Midland Credit Management, Inc. V Mahlik Wiley Spencer - Judgment - Judgment / Transcript - \$1,815.29

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

007392-CV-2025 Nasir Lopez V Commonwealth of PA Dept of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 007403-CV-2025 Jaime Tepedino V Commonwealth of PA Dept of Transportation Bureau of Motor Vehicles - Civil Appeal - Department of Transportation
 007422-CV-2025 Lorraine Diaz V Commonwealth of PA Dept of Transportation Bureau of Motor Vehicles - Civil Appeal - Department of Transportation
 007533-CV-2025 Jason J. Bravo V Commonwealth of PA Dept of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 007402-CV-2025 Middletown Ventures LLC V Monroe County Monroe County Board of Assessment Revision Stroudsburg Area School District Stroudsburg Borough - Civil Appeal - Board of Assessment
 007408-CV-2025 Dayton Hudson Corp. V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 007409-CV-2025 1001 Phillips Street LLC V Monroe County Monroe County Board of

Assessment Revision Stroudsburg Area School District Stroudsburg Borough - Civil Appeal - Board of Assessment
 007412-CV-2025 Stokes Avenue Development LLC V Monroe County Monroe County Board of Assessment Revision; Stroud Township Stroudsburg Area School District - Civil Appeal - Board of Assessment
 007429-CV-2025 Pocono Om Sai Ram LLC V Monroe County Monroe County Board of Assessment Revision; Stroudsburg Area School District Stroudsburg Borough - Civil Appeal - Board of Assessment
 007464-CV-2025 Fox Glen Gardens LLC V East Stroudsburg Area School District; Middle Smithfield Township Monroe County Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 007471-CV-2025 Elm Street Development LLC V Monroe County Monroe County Board of Assessment Revision Stroudsburg Area School District Stroudsburg Borough - Civil Appeal - Board of Assessment
 007495-CV-2025 Elm Street Development LLC V Monroe County Monroe County Board of Assessment Revision Stroudsburg Area School District Stroudsburg Borough - Civil Appeal - Board of Assessment
 007496-CV-2025 Jimmy A Schlier V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 007497-CV-2025 Elm Street Development LLC V Monroe County Monroe County Board of ASSESSMENT REVISION Stroudsburg Area School District Stroudsburg Borough - Civil Appeal - Board of Assessment
 007498-CV-2025 Brian Lasso Kristen Lasso V Monroe County Board Of Assessment Revision - Civil Appeal - Board of Assessment
 007500-CV-2025 A. Joseph Speziale; Patricia A Speziale V Monroe County Board Of Assessment Revision - Civil Appeal - Board of Assessment
 007501-CV-2025 Jimmy A Schlier Linda S Schlier V Monroe County Board Of Assessment Revision - Civil Appeal - Board of Assessment
 007503-CV-2025 2506 Milford Road LLC V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 007510-CV-2025 B & B Realty V Monroe County Monroe County Board of Assessment Revision Mount Pocono Borough Pocono Mountain School District - Civil Appeal - Board of Assessment
 007511-CV-2025 B & B Realty V Monroe County Monroe County Board of Assessment Revision Mount Pocono Borough Pocono Mountain School District - Civil Appeal - Board of Assessment
 007512-CV-2025 J & J Ferraro LLC V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment

007513-CV-2025 Lockfam 4 LP V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 007514-CV-2025 Kathleen Lockwood V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 007515-CV-2025 James Vincent Ferraro V Monroe County Board Of Assessment Revision - Civil Appeal - Board of Assessment
 007516-CV-2025 Jimbar Investments LLC V Monroe County Board Of Assessment Revision - Civil Appeal - Board of Assessment
 007517-CV-2025 Lukov & Associates LP V Monroe County Monroe County Board of Assessment Revision Pocono Mountain School District Pocono Township - Civil Appeal - Board of Assessment
 007522-CV-2025 Donald E Haviland, Jr. V Monroe County Board Of Assessment Revision - Civil Appeal - Board of Assessment
 007526-CV-2025 Barbara Haviland Donald E Haviland, Jr. V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 007537-CV-2025 James V Ferraro V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 007538-CV-2025 James V Ferraro V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment

CIVIL APPEALS: JUDICIAL APPEALS

007393-CV-2025 Capital One, N.A., Successor by Merger to Discover Bank V Alex R Marte - Civil Appeal - Civil Appeal: Other
 007418-CV-2025 Guy Prevost Mighty Care Givers V Chevette Showers - Civil Appeal - Civil Appeal: Other
 007419-CV-2025 James DeAngelo V Thomas Runza - Civil Appeal - Civil Appeal: Other
 007476-CV-2025 TD Bank USA, N.A. V Krista Smith - Civil Appeal - Civil Appeal: Other
 007482-CV-2025 Discover Bank V Joshua Ramos - Civil Appeal - Civil Appeal: Other
 007542-CV-2025 NCB Management Services Inc V William Luvender - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL CERTIFIED COPY LIENS FEDERAL TAX LIENS MUNICIPAL LIENS TAX CLAIM LIENS LIEN FOR FINE MECHANIC LIEN CLAIM

007396-CV-2025 Keri E Roman V John Sandy Construction - Lien - Mechanic's Lien

**WAIVER OF LIENS
 MISCELLANEOUS
 GRANTOR/GRANTEE**
 Stanley, Loretta A/St Stanley, Michele N/Power

Gomila, Magally/Keybank National Association/Ucc1
 Newrez LLC/Rudbart, Joshua/Sat
 Mortgage Electronic Registration Systems Inc/Hilgert, Justin C/Sat
 Mortgage Electronic Registration Systems Inc/Kaminski, Pawel/Sat
 Citibank N A/Ramirez, Vianney Manuela Beltre/Sat
 Citizens Bank N A/Cunningham, Joann/Sat
 Navy Federal Credit Union/Cabanillas, Ronald/Sat
 Mortgage Electronic Registration Systems Inc/Ogburn, William L/Sat
 Kuchera, Gary Jr/Kuchera, Anne/Powr
 Mortgage Electronic Registration Systems Inc/Edwards, Aneta E/Sat
 Mortgage Electronic Registration Systems Inc/Church, Cody E/Sat
 Mortgage Electronic Registration Systems Inc/Fauerbach, Stacy/Sat
 Pennsylvania Housing Finance Agency/Craunakis, Spero M/Sat
 Mortgage Electronic Registration Systems Inc/Burke, Gordon K/Sat
 U S Bank Trust National Association/Espinal, Yanet J/Sat
 Mortgage Electronic Registration Systems Inc/Demaris, Michael/Sat
 Mortgage Electronic Registration Systems Inc/Laing, Timothy M/Sat
 Mortgage Electronic Registration Systems Inc/Saffioti, Frank/Sat
 Dart Collateral Manager LLC/Gadecki, Kasimiez/Sat
 Mortgage Electronic Registration Systems Inc/Delorbe, Julio Cesar Jr/Sat
 Mortgage Electronic Registration Systems Inc/Perez, Anthony/Sat
 Lupin, Frank J/Lupin, Beverly J/Rvoc
 Lupin, Frank J/Miller, Jennifer/Powr
 Fulton Bank N A/Yeomans, Richard J/Sat
 Mortgage Electronic Registration Systems Inc/Albano, Stephen J/Sat
 Mortgage Electronic Registration Systems Inc/Muniz, Angel/Sat
 Smooth Dog Enterprise LLC/Citizens Bank N A/Arnt
 Police and Fire Federal Credit Union/Ryder, Daniel/Sat
 Wells Fargo Bank N A/Borzio, Angelo F/Sat
 Mortgage Electronic Registration Systems Inc/Tavares, Daniel/Sat
 Mortgage Electronic Registration Systems Inc/Coleman, John R/Sat
 Secretary of Housing and Urban Development/McDermott, Matthew/Sat
 Merwine, Connie J/Monroe County/Prefast
 Merwine, Connie J/Monroe County/Prefast
 PNC Bank National Association/Zamojski, Janusz/Sat
 Third Federal Savings and Loan Association of Cleveland/Habegger, Ronald W/Sat

Mortgage Electronic Registration Systems Inc/JMZ Properties LLC/Sat
 Full Gospel Holiness Church of God/NBT Bank National Association/Arnt
 Louijeune, Widline/Foundation Finance Company LLC/Ucc1
 Mortgage Electronic Registration Systems Inc/Gill, Gaganpreet/Sat
 Hometap Equity Partners LLC/Schiavone, Thomas H/Sat
 Citizens Bank N A/Howes, Roberta A/Sat
 Century Realty MP LLC/Honesdale National Bank/Arnt

MORTGAGES

GRANTOR/GRANTEE

Baxter, Mark Arthur/Affinity Federal Credit Union
 Schoenhaar, Erwin/Hometap Equity Partners LLC
 Smith, Edward C/PNC Bank National Association
 Hamilton, Michael/Mortgage Electronic Registration Systems Inc
 Gardner, Diane/Mortgage Electronic Registration Systems Inc
 Kuchera, Anne/JPMorgan Chase Bank N A
 Kruml, Charles Michael/Mortgage Electronic Registration Systems Inc
 Thompson, David A/Mortgage Electronic Registration Systems Inc
 Staats, Herbert J/First Northern Bank and Trust Co
 Hill, Daniel A/Point Digital Finance Inc
 Reyes, Cristina/Upstart Mortgage LLC
 Laura, Vincent J/Point Digital Finance Inc
 Smooth Dog Enterprise LLC/Citizens Bank N A
 Gallegos, Martin Jr/Mortgage Electronic Registration Systems Inc
 Schrack, William D/Mortgage Electronic Registration Systems Inc
 Century Realty MP LLC/Honesdale National Bank/Modm
 Lobb, Justine R/Emm Loans LLC
 Batista, Alexius Rafael/Navy Federal Credit Union
 Nunez, Guadalupe/NBT Bank National Association
 Full Gospel Holiness Church of God/NBT Bank National Association
 Decroiti, Christina/NBT Bank National Association
 Sivak, Shawn P/Mortgage Electronic Registration Systems Inc
 Donoughe, Daniel L/NBT Bank National Association
 Century Realty MP LLC/Honesdale National Bank
 Donovan, William J/Mortgage Electronic Registration Systems Inc
 Hamlet, Cheney B Jr/Nationstar Mortgage LLC/Modm

Ellis, Robert G/Redevelopment Authority of the County of Monroe
 Klyce, Penelope/Redevelopment Authority of the County of Monroe
 Prosperity Stays-Blakeslee LLC/Mortgage Electronic Registration Systems Inc
 Berkovics, Dean/Mortgage Electronic Registration Systems Inc
 Karagiozova, Olga I/TD Bank N A
 Focarelli, Gianfranco/Pennsylvania State Employee Credit Union
 Hanney, Michael Robert/Mortgage Electronic Registration Systems Inc
 BVA LLC/Hard Money PA LLC
 Alderfer, Michael T/Mortgage Electronic Registration Systems Inc
 Wolsey, Enoch/Mortgage Electronic Registration Systems Inc
 Nizhegorodtsev, Sergey/Mortgage Electronic Registration Systems Inc
 Gourdet, Frances/Dart Collateral Manager LLC
 Burgoon, William P/Utilities Employees Credit Union
 Christian, Maurice E/Mortgage Electronic Registration Systems Inc
 Charles, Fara C/Mortgage Electronic Registration Systems Inc
 Fusco, Sarah/Mortgage Electronic Registration Systems Inc
 Hill, Demetria/Fulton Bank N A
 Soto-Aponte, Myra/Citizens Bank N A
 Cruz, Benito/Mortgage Electronic Registration Systems Inc
 Torres, Georgie Jr/Mortgage Electronic Registration Systems Inc
 Woods, James/Mortgage Electronic Registration Systems Inc
 Gilligan, Marilyn A/Mortgage Electronic Registration Systems Inc
 Murphy, Charles Iv/Mortgage Electronic Registration Systems Inc
 Martinez, Francisco/Mortgage Electronic Registration Systems Inc
 Nguyen, Vu/Mortgage Electronic Registration Systems Inc
 Abv Alpine LLC/Mortgage Electronic Registration Systems Inc
 Baker, Gianna/Mortgage Electronic Registration Systems Inc
 Cosgrove, Dianne/First Northern Bank and Trust Co
 Ciccone, Mark/First Northern Bank and Trust Co
 Messing, David/Mortgage Electronic Registration Systems Inc
 Smith & Arabia LLC/Firsttrust Bank
 Hamlet Icodile Lin LLC/Mortgage Electronic Registration Systems Inc
 Vacation Home 6 LLC/Mortgage Electronic Registration Systems Inc
 Devito, Nicole/Mortgage Electronic Registration Systems Inc
 McNulty, Zachary Welles/Mortgage Electronic Registration Systems Inc
 Beltz, Joshua A/Mortgage Electronic Registration Systems Inc
 Schimmer, William Arthur II/Mortgage Electronic Registration Systems Inc
 Aragona-Young, Emily/PNC Bank National Association
 Espinal, Michael/Mortgage Electronic Registration Systems Inc
 Pyle, Ryan M/Mortgage Electronic Registration Systems Inc
 Ribeiro, Natalia/Potcher Construction Inc
 Eppert, Catherine M/Pennsylvania Housing Finance Agency
 Neglia, Jennifer/Mortgage Electronic Registration Systems Inc
 Williams, Philip A/Pennsylvania Minority Business Development Authority
 Gimbel, Shay/Mortgage Electronic Registration Systems Inc
 Filipovski, Aleksandar/Mortgage Electronic Registration Systems Inc
 Clymer, Christine M/Truist Bank
 Beriguete, Wanda K/Secretary of Housing and Urban Development
 Beriguete, Wanda K/Mortgage Electronic Registration Systems Inc/Modm
 B2 Property Holdings LLC/First National Bank of Pennsylvania
 B2 Property Holdings LLC/V2 Ventures LLC
 Singleton, Jacqueline/Wells Fargo Bank N A/Modm
 Zakrzewski, Hubert/Polish and Slavic FCU
 Aguila, Dorothy/ESSA Bank
 Rodriguez, Angel/Mortgage Electronic Registration Systems Inc
 Jamal, Jamaledin M/Alliant Credit Union
 Tough, Geoffrey/Firsttrust Bank
 KSRPT LLC/First National Bank of Pennsylvania
 B2 Property Holdings LLC/First National Bank of Pennsylvania
 DSC Property Management LLC/Is Consulting LLC
 Cardinez, Anthony/Mortgage Electronic Registration Systems Inc
 Burton, Elora Catheryn/Pennsylvania State Employees Credit Union
 Schmiedeberg, Russell C Jr/Mortgage Electronic Registration Systems Inc
 Rickert, George R/First Commonwealth Federal Credit Union
 Vitale, Richard C Jr/Mortgage Electronic Registration Systems Inc
 Folkes, Nicholas R/Bank of America N A
 Folkes, Nicholas R/Neighborhood Assistance Corporation of America
 Washington, Kenneth/Secretary of Housing and Urban Development
 Michel, Nadine/Mortgage Electronic Registration Systems Inc
 Pavone, Concezio/BPL Mortgage LLC

Falcone, Jason M/Mortgage Electronic Registration Systems Inc
Miraglia Grantor Trust/Citizens Bank N A
Orellana, Christian/Mortgage Electronic Registration Systems Inc
Miller, Roxane/Mortgage Electronic Registration Systems Inc
Fischer, Michael A/Mortgage Electronic Registration Systems Inc
Pluiose, Jacquelin/Dart Collateral Manager LLC
Alcin, Fritzner/Dart Collateral Manager LLC
Dass, Sunil C/Mortgage Electronic Registration Systems Inc
Steffy, Marcy/Mortgage Electronic Registration Systems Inc
141 Longview Dr Revocabel Agreement of Trust/Mortgage Electronic Registration Systems Inc
Merring, Jordan/PNC Bank N A
Delmas, Kristine M/Utilities Employees Credit Union
Loukopoulos, Vassiliki/Mortgage Electronic Registration Systems Inc
Haberland, Michele A/NBT Bank National Association
Moser, Dylon T/Mortgage Electronic Registration Systems Inc
Brodsky, Aleksey/Longbridge Financial LLC
Strazdus, Stephen C/Sun East Federal Credit Union
Harding, Douglas Kevin/Mortgage Electronic Registration Systems Inc
112 Ridgeway St LLC/Mortgage Electronic Registration Systems Inc
Hale, Matthew/Mortgage Electronic Registration Systems Inc
Hale, Matthew/Mortgage Electronic Registration Systems Inc
Shawnee Holding Inc/Honesdale National Bank
Araya, Cindy/Mortgage Electronic Registration Systems Inc
Sawicki, Jeremy H/ESSA Bank
Wilson, Martin/ESSA Bank
Samuels, Stefan T/Mortgage Electronic Registration Systems Inc
Guzman, Albert/Utilities Employees Credit Union
Cheryl L Park Trust/First Northern Bank and Trust Co
Chisolm-Watts, Janice/Broker Solutions Inc/Modm
Peterson, Brittany L/Mortgage Electronic Registration Systems Inc
Constanza, Carlos A/Mortgage Electronic Registration Systems Inc
Pirolli, James Vincent/Mortgage Electronic Registration Systems Inc
Dorman, Nicole H/Mortgage Electronic Registration Systems Inc
Koutch, Stephen Michael/PSECU
Melicharek, Brian P/PSECU
Battaglino, Tanna Ann/Hometap Equity Partners LLC
Schlogl, Patricia/Mortgage Electronic Registration Systems Inc
Neilson, Sindee/Mortgage Electronic Registration Systems Inc
Wells, Jeffrey F/Citizens Bank N A
Rosado, Azalea Marie/Pennsylvania Housing Finance Agency/Asgn
Sancristobal, Marcos R/Maple Opc Trust/Asgn
Hannon, Joan T/Nationstar Mortgage LLC/Asgn
Stevenson, Robbie/Nationstar Mortgage LLC/Asgn
Lobb, Justine R/Pennsylvania Housing Finance Agency/Asgn
February, Randolph E/PHH Mortgage Corporation/Asgn
Hiciano-Abreu, Ana/M&T Bank/Asgn
Gola, Marnie M/Nationstar Mortgage LLC/Asgn
Helm, Daniel/Pennymac Loan Services LLC/Asgn
Agustin, Arlyn/Pennymac Loan Services LLC/Asgn
Gonzalez, Jesus/Pennymac Loan Services LLC/Asgn
Gilbert, Conrad Westmore Sr/Fay Servicing LLC/Asgn
Connors, Maggie/New American Funding LLC/Asgn
Rivera, Edgar E/Wells Fargo Bank N A/Asgn
Gilbert 116 Group LLC/U S Small Business Administration/Asgn
Ross, John V/Nationstar Mortgage LLC/Asgn
Nott, Lester A/Freedom Mortgage Corporation/Asgn
Walter, Vincent Paul/Freedom Mortgage Corporation/Asgn
Biank, Frank/Nationstar Mortgage LLC/Asgn
Residential Credit Opportunities Trust X-C/Wilmington Savings Fund Society FSB/Asgn
Scarano, Brent A Sr/PRP Trust Series 2024 Cottage-Tt-Vi/Asgn
Cosaboom, Brett Joseph/Nationstar Mortgage LLC/Asgn
Ramsey, Briton G III/Nationstar Mortgage LLC/Asgn
Kuhl, Curtis/Nationstar Mortgage LLC/Asgn
Wlock, Raymond/Wilmington Savings Fund Society FSB/Asgn
Mortgage Electronic Registration Systems Inc/Romagno, Robert Joseph/Relm
First Financial Bank N A/Rusch, Larry Paul/Relm
Real Estate Abstract LLC/Mortgage Electronic Registration Systems Inc/Asgn
Baluta, David/Wells Fargo Bank N A/Asgn
Cramer, Kyle/Nationstar Mortgage LLC/Asgn
Pope, Melvina/Mortgage Electronic Registration Systems Inc/Asgn

Kelly, Kevin J/Goldman Sachs Mortgage
Company/Asgn
Martinez-Choez, Jalista/Amerihome Mortgage
Company LLC/Asgn
Newrez LLC/Kapitan, Ivana/Asgn
Pompey, Levar I/Newrez LLC/Asgn

**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

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of WILLIAM G. FRANCIS, late of COOL-BAUGH TOWNSHIP, MONROE COUNTY, Commonwealth of Pennsylvania, 02/11/2025 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.

DIANE DOOLING
8741 16TH AVENUE
BROOKLYN, NY 11214

ERIK N. DINGLE, ESQUIRE
458 WYOMING AVENUE, SUITE 201
KINGSTON, PA 18704

Nov 21, 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Valara Hartman, late of hip, Monroe County, Commonwealth of Pennsylvania, September 20, 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.

Shelley DePaul
PO Box 374
Brodheads ville, PA 18322
Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gary E. Hoffmann aka Gary Hoffmann, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, October 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.

Laura Palermo
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 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Bryan Douglas Warner, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 01/28/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.
Diane C. Collins
240 S Main St Suite 1206
Nazareth, PA 18064

DiFelice Law, LLC
240 S. Main St Suite 1206
Nazareth, PA 18064

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Noreen Purcell, late of Stroud 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.
Michelle Lee Purcell
3048 Salisbury Drive
Allentown, PA 18103
Bethlehem

Kirby G. Upright, Esquire
1 West Broad Street Suite 700
Bethlehem, PA 18018

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jeanette Rivera- Soto aka Jeanette

Rivera, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, June 15, 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 Soto
c/o Fisher & Fisher Law Office LLC
525 Main Street
Po Box 369
Gouldsboro, PA 18424

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Hazel LaMoss Bonser a/k/a Hazel Price Bonser a/k/a Hazel Bonser, late of East Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, April 12, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.
Harold R. Bonser, Jr., Executor
1614 Primrose Lane
Bethlehem, PA 18018

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Debra Jean Dwyer aka Debra J. Dwyer aka Debra J. Mannices, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, September 19, 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. Robert J. Mannices III
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 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Elizabeth A. Richline, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, August 26, 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. Julie E. Cox
4303 Sullivan Trail
Easton, PA 18040

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Georgina Ruggiero, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, July 9, 2024 deceased. Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Anthony J. Ruggiero
c/o Fisher & Fisher Law Offices LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424

Timothy B. Fisher II Esq
Fisher & Fisher Law Office
525 Main Street
Po Box 396
Gouldsboro, PA 18424

Nov 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Michael Montanye a/k/a Michael R. Montanye a/k/a Michael Robert Montanye, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, October 7, 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. Aimee Montanye
2571 4th Avenue
Hammonton, NJ 08037

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

Nov 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Hazel M. Cook, late of Barrett Township, Monroe County, Commonwealth of Pennsylvania, July 4, 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.
Joanne Marie Maxwell

Winterbourne House, Thorngarth Lane
Barrow-Upon-Humber, North Lincolnshire
United Kingdom D19 7AW

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

Nov 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Marion Townend, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, September 30, 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.
Heather Townend

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 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Maria S. Oliveira, late of Pocono Lake, Monroe County, Commonwealth of Pennsylvania, October 27, 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.
Deolinda Bond

293 N Arrow Drive
Pocono Lake, PA 18347

Michael D. Recchiuti, Esquire
60 W Broad Street, Suite 303
Bethlehem, PA 18018

Nov 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Patricia Lynn Kerwin, a/k/a Patricia Kerwin, a/k/a Patricia L. Kerwin, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 03/23/2025 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.
Kelly M. Collins
304 Sundance Road
Effort, PA 18330

Kim M. Gillen, Esquire
613 Blakeslee Boulevard Drive East Suite 103
Lehighton, PA 18235

Nov 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Grace Barzydlo, Deceased, late of

Smithfield Twp., Monroe County, Commonwealth of Pennsylvania, 9/20/25 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.
 Cheryl Ann Monczka, Executrix
 270 Music Center Dr.
 E. Stroudsburg, PA 18301

Elizabeth B. Place, Mette
 3401 N. Front St
 P.O. Box 5950
 Harrisburg, PA 17110

Dec 5, 12, 19

PUBLIC NOTICE
ESTATE NOTICE

Estate of Alfred J. DiFranco (aka Alfio DiFranco), late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, September 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.
 Rachel DiFranco
 141 Fern Avenue
 Lyndhurst, NJ 07071

Qiana Murphy Lehman, Esq.
 480 Pierce Street, #211
 Kingston, PA 18704

Dec 5, 12, 19

PUBLIC NOTICE
ESTATE NOTICE

Estate of Gail Mosier, also known as Gail M. Mosier, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania,

7/16/2025 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.
 Monique R. Indermaur
 5177 Spring Drive
 Swiftwater, PA 18353
 Bobette Y. Grabin
 138 Roosevelt Road
 East Stroudsburg, PA 18301

Elizabeth M. Field, Esq.
 508 Park Avenue
 Stroudsburg, PA 18360

Dec 5, 12, 19

PUBLIC NOTICE
ESTATE NOTICE

Estate of Leroy E. Markham, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, August 27, 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.

Catherine L. Catalano
 1949 Arlington Avenue
 Stroudsburg, PA, 18360

JAMES P. GREGOR, ESQUIRE
 207 AMY COURT
 STROUDSBURG, PA, 18360

Dec 5, 12, 19

PUBLIC NOTICE
ESTATE NOTICE

Estate of Joseph Townsend Armstrong III, late of Kidder and Penn Forest, Monroe, Common-

wealth of Pennsylvania, 8/20/2025 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. Joseph Ryan Armstrong
2233 Beaver Circle
Pocono Summit PA 18346

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

Dec 5, 12, 19

LEGAL NOTICE

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given that a revocable trust, known as the Kris A. Keller and Zena A. Keller Revocable Living Trust was created by a Trust Agreement dated August 26, 2021.

Settlers and Trustees of the **Kris A. Keller and Zena A. Keller** Revocable Living Trust were KRIS A. KELLER and ZENA A. KELLER. Zena A. Keller died on June 16, 2023, and Kris A. Keller died on August 12, 2025, both late of 270 Brink Road, Saylorsburg, Monroe County, Pennsylvania 18353.

Successor Trustee: Jason A. Keller
Angela F. Stevens, Esquire
400 Third Avenue, Ste. 101
Kingston, PA 18704

Nov 21, 28, Dec 5

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 2564-CV-2025**

David A. Tyree, Sr. and Margaret M. Tyree,
Plaintiff(s),
vs.

Massena Real LLC,
defendant(s)

TO Massena Real LLC, defendant(s): The Plaintiff, David A. Tyree, Sr. and Margaret M. Tyree, has commenced a civil action against you for Adverse Possession. The Court has authorized

service of the Complaint upon you by publication.

NOTICE

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

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

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

John D Michelin, Esq.
Fisher & Fisher Law Offices, L.L.C.
3041 PA Route 940
Mt. Pocono

Dec 5

**PUBLIC NOTICE
NOTICE OF LEGAL ACTION
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION
NO. 2225 CIVIL 2025**

TIMBER HILL COMMUNITY ASSOCIATION,
Plaintiff

v.

ERIC L. CRUZ,
Defendant

NOTICE

To ERIC L. CRUZ:

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. 2225 CIVIL 2025. The nature of this action is the collection of homeowners association dues, assessments and charges, plus attorney fees and costs. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment may be entered against you.

NOTICE

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

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

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

Monroe County Bar Association

Lawyer Referral Service

PO Box 591

Stroudsburg, Pennsylvania 18360

Telephone: 570-424-1340

Fax: 570-424-8234.

YOUNG & HAROS, LLC

802 Main Street

Stroudsburg, PA 18360

(570) 424-9800

nharos@eastpennlaw.com

Attorneys for Plaintiff.

Dec 5

PUBLIC NOTICE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

CIVIL ACTION LAW

COURT OF COMMON PLEAS

MONROE COUNTY

Number 003723-CV-2023

Citizens Bank, N.A.

Plaintiff

v.

Jillianne Richardson, Ashley J. Richardson, Known Surviving Heir of Jillianne Richardson, and Unknown Surviving Heir of Jillianne Richardson

Defendant(s)

TO: Unknown Surviving Heir of Jillianne Richardson

Your house (real estate) at **321 Lake Road, Tobyhanna, Pennsylvania 18466-8038** is scheduled to be sold at Sheriff's Sale on **January 29, 2026** at 10:00AM, at a public on-line auction conducted by Bid4Assets, <https://www.bid4assets.com/>

to enforce the court judgment of \$189,357.57 obtained by Citizens Bank, N.A. against the above premises.

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

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

1. The sale will be canceled if you pay to Citizens Bank, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

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

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

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will

state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

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

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.

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Monroe County Bar Assoc.

Find a Lawyer Program
P.O. Box 591

Stroudsburg, Pennsylvania 18360
(570) 424-1340

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
1420 Walnut St., Suite 1501
Phila., PA 19102
215-790-1010

Dec 5

PUBLIC NOTICE

NOTICE OF LEGAL ACTION

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

NO. 7204 CIVIL 2019

REVIVED TO NO. 3139 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 Praecipe for Writ of Revival of the judgment previously docketed at 7204 CV 2019 against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed now to No.

3139 Civil 2025. The nature of this action is revival of the prior judgment entered against you on March 11, 2020, for the collection of homeowners association dues, assessments and charges, plus attorney fees and costs. You are hereby notified to plead to the above referenced Writ of Revival on or before 20 days from the date of this publication or a Judgment may be entered against you reviving the judgment.

NOTICE

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

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Lawyer Referral Service

PO Box 591

Stroudsburg, Pennsylvania 18360

Telephone: 570-424-1340

Fax: 570-424-8234.

YOUNG & HAROS, LLC
802 Main Street

Stroudsburg, PA 18360
(570) 424-9800

Attorneys for Plaintiff

Dec 5

PUBLIC NOTICE

NOTICE OF LEGAL ACTION

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

NO. 6110 CIVIL 2025

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

v.

**SHAWN T PUBLIK and JUDY L PANKO,
Defendants**

NOTICE

To SHAWN T PUBLIK and JUDY L PANKO:
 You are hereby notified that Plaintiff A POCONO COUNTRY PLACE PROPERTY OWNERS ASSOCIATION has filed a Complaint against you, endorsed with a Notice to Defend, in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 6110 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.

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 PO Box 591
 Stroudsburg, Pennsylvania 18360,
 Telephone: 570-424-1340
 Fax: 570-424-8234

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

Dec 5

PUBLIC NOTICE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
 006143 CIVIL 2024**

Servbank, SB

Plaintiff(s)

Vs.

Renean Gamble

Defendant(s)

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

Your house (real estate) at 1201 Clover Road, Long Pond, PA 18334 is scheduled to be sold at Sheriff's sale on January 29, 2026 at 10:00 AM at public online auction conducted by Bid4assets (www.bid4assets.com/monroecountysheriffsales).

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

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

In Plot Book Volume and Page Number according to aforementioned plan of record. Property Commonly Known As: 1201 Clover Road, Long Pond, PA 18334
 Tax Parcel Number: 20.1C.1.315 Tax Map Code: 20634301499204

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

Tax code #: 20634301499204

PIN #: 20.1C.1.315

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

P.O. Box 591
 STROUDSBURG, PA 18360
monroebar.org
 (570) 424-1340

Dec 5



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