

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 12th, 2025

No. 50

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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913 Main Street, Stroudsburg, PA 18360

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Drawing Courtesy of Joyce Love

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*All advertisements for the LEGAL REPORTER should be submitted no later
than Wednesday at 10:00AM one week prior to publication on Friday.*

MONROE LEGAL REPORTER, U.S.P.S. 359-520 is published every Friday
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.

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	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 3:30 Swearing in New Attorney	12	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 Dependency Court 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	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	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	1	2	3

2025 MCBA Event Calendar**December**

- 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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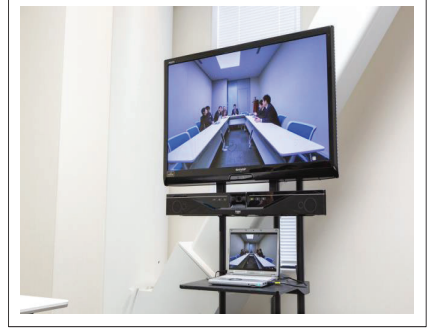
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Monroe County Bar Association

Conference Room Rentals

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Conference rooms are available with a 70" state-of-the-art screen, camera, and audio system. We can display your presentation on the screen and/or allow you to host or participate in a virtual meeting (you must have your own platform account, e.g., Zoom, Microsoft Teams, GoTo Meeting).

Monroe County Bar Association rents conference rooms to members, non-member attorneys, businesses, and non-profit organizations. Conference rooms may be rented during business hours for either a half- or full-day.

Various room sizes and set-ups are available, seating from six to a maximum of 50 people.

Rates are as follows:

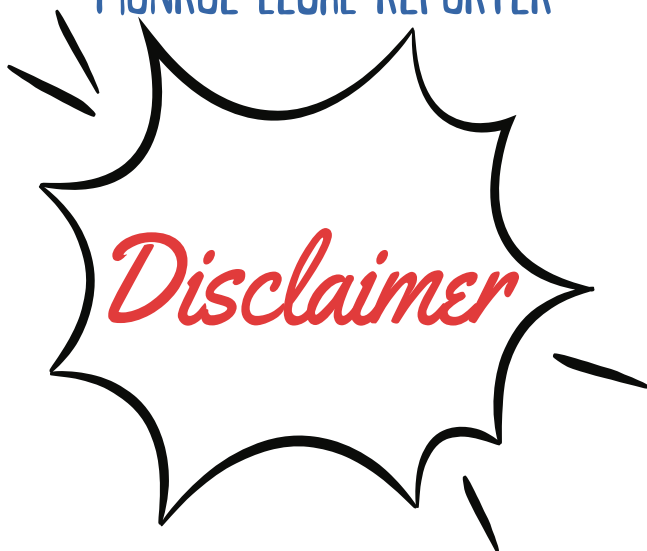
	Conference Room Only		Conference Room w/AV Equipment	
	<i>Members</i>	<i>Non-Members</i>	<i>Members</i>	<i>Non-Members</i>
Half Day	\$25	\$125	\$ 75	\$200
Full Day	\$50	\$250	\$125	\$400

Please don't hesitate to contact us at 570.424.7288 or info2@monroebar.org for additional information or to reserve a conference room.

Our conference room guidelines and requirements are available at your request.

**We are currently adhering to social distancing as recommended by the CDC. The number of participants may be limited.*

MONROE COUNTY BAR ASSOCIATION
MONROE LEGAL REPORTER



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

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

007543-CV-2025 Richard M Rose; J. M A Minor By And Through Her Parent And Natural Guardian Anna Palasz V Anastasia Moreo Aka Anya Moreo Aka Freyja Sormegarden Frank C Moscarell Aka Frank Byrnes; Kaitlin Perry - Real Property - Landlord/Tenant Dispute
007552-CV-2025 65D Lower Ridge View Circle, LLC; J. M A Minor By And Through Her Parent And Natural Guardian Anna Palasz V Ginger Mignosi; Kaitlin Perry - Real Property - Ejectment
007544-CV-2025 Pentagon Federal Credit Union V Karen Lynn Kearney Delayo - Real Property - Mortgage Foreclosure: Residential
007573-CV-2025 Pennymac Loan Services, LLC V ALAX HOOVER HOOVER - Real Property - Mortgage Foreclosure: Residential
007589-CV-2025 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING V TIFFANI RAYE FARROW, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF NELDA RAYE DAVIS - Real Property - Mortgage Foreclosure: Residential
007612-CV-2025 David Dunham V Timothy Peter Dunham - Real Property - Mortgage Foreclosure: Residential
007629-CV-2025 Vivian Vance V Bobbi Jo Mika Monroe County Tax Claim Bureau - Real Property - Real Property: Other
007624-CV-2025 Michael Thalman; Pentagon Federal Credit Union V - Real Property - Quiet Title

MECHANICS AGREEMENTS

007567-CV-2025 LTS General Contracting LLC V Sergey Nizhegorodtsev Svetlana Nizhegorodtsev - Agreement - Mechanic's Agreement
007568-CV-2025 LTS General Contracting LLC V Francesca Ligupri - Agreement - Mechanic's Agreement

CONTRACT

007603-CV-2025 Chesco Coring & Cutting, Inc V John Doe Bonding Company C/O Kriger Construction Inc Kriger Construction Inc - Contract - Contract: Other

CONTRACT EMPLOYMENT DISPUTE

CONTRACT-DEBT COLLECTION-CREDIT CARD

007587-CV-2025 Midland Credit Management, Inc. V Lisa Miller - Contract - Debt Collection: Credit Card
007621-CV-2025 CITIBANK NA V JAME VARCHARLUS - Contract - Debt Collection: Credit Card
007628-CV-2025 CITIBANK NA V JASMIN WILLIAMS - Contract - Debt Collection: Credit Card

007630-CV-2025 Midland Credit Management, Inc. V Dawn Dawson - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

007566-CV-2025 Mckesson Medical- Surgical Inc. V Gabe Szilagyi Gaboro Medical Supply LLC; Robert J Flannelly - Contract - Debt Collection: Other
007585-CV-2025 First Commonwealth Federal Credit Union V Chad Gregory Johnson - Contract - Debt Collection: Other
007599-CV-2025 VALLEY STRONG CREDIT UNION V Robert Turner - Contract - Debt Collection: Other
007601-CV-2025 PENNSYLVANIA STATE EMPLOYEES CREDIT UNION V LUCAS NAUMAN - Contract - Debt Collection: Other
007602-CV-2025 Upstart Network Inc As Servicer And Attorney In Fact For First National Bank Of Omaha V Ashley Cruz - Contract - Debt Collection: Other
007610-CV-2025 Acar Leasing Inc. V Nashyra Sims - Contract - Debt Collection: Other - \$2,628.21
007614-CV-2025 Acar Leasing Inc. V Salvatore Cinque - Contract - Debt Collection: Other - \$4,129.15
007617-CV-2025 Velocity Investments, LLC V Jaylyne Sealey - Contract - Debt Collection: Other
007619-CV-2025 Velocity Investments, LLC V Ibrahim Kone - Contract - Debt Collection: Other
007620-CV-2025 Velocity Investments, LLC V Anna Bendixen - Contract - Debt Collection: Other
007622-CV-2025 Velocity Investments, LLC V Victoria Morgan - Contract - Debt Collection: Other
007623-CV-2025 Velocity Investments, LLC V Laura Rettle - Contract - Debt Collection: Other
007626-CV-2025 Velocity Investments, LLC V Stephanie Macdonald - Contract - Debt Collection: Other
007627-CV-2025 Velocity Investments, LLC V Miguel Cruz - Contract - Debt Collection: Other
007632-CV-2025 Velocity Investments, LLC V Joseph Galarza - Contract - Debt Collection: Other
007634-CV-2025 Velocity Investments, LLC V Tabatha Gallagher - Contract - Debt Collection: Other
007635-CV-2025 Velocity Investments, LLC V Melissa Gehrig - Contract - Debt Collection: Other
007636-CV-2025 Velocity Investments, LLC V Anthony Torres - Contract - Debt Collection: Other
007637-CV-2025 Velocity Investments, LLC V Garfield Connor - Contract - Debt Collection: Other

007638-CV-2025 Velocity Investments, LLC V David Selsor - Contract - Debt Collection: Other
 007639-CV-2025 Velocity Investments, LLC V Kareem Dallas - Contract - Debt Collection: Other
 007640-CV-2025 Velocity Investments, LLC V Baldelit Nunez - Contract - Debt Collection: Other
 007641-CV-2025 Velocity Investments, LLC V Rawle Washington - Contract - Debt Collection: Other
 007642-CV-2025 Velocity Investments, LLC V Sheryl Marshall - Contract - Debt Collection: Other
 007643-CV-2025 Velocity Investments, LLC V Josephine Beyalla - Contract - Debt Collection: Other
 007644-CV-2025 Velocity Investments, LLC V Orvil Dawkins - Contract - Debt Collection: Other
 007645-CV-2025 Velocity Investments, LLC V Ashley Woodrow - Contract - Debt Collection: Other
 007646-CV-2025 Velocity Investments, LLC V Brian Weston - Contract - Debt Collection: Other
 007647-CV-2025 Velocity Investments, LLC V Alex Munoz - Contract - Debt Collection: Other
 007648-CV-2025 Velocity Investments, LLC V Justin Yar - Contract - Debt Collection: Other
 007650-CV-2025 Velocity Investments, LLC V Lizette Leute - Contract - Debt Collection: Other
 007651-CV-2025 Velocity Investments, LLC V Guerline Dalrymple - Contract - Debt Collection: Other
 007652-CV-2025 Pocono Farms Country Club Association, Inc. V Charles B. Lanier, Jr. Latanya M. Woodberry - Contract - Debt Collection: Other
 007653-CV-2025 Velocity Investments, LLC V Krystal Davis - Contract - Debt Collection: Other
 007654-CV-2025 Pocono Farms Country Club Association, Inc. V Quammie Sanderson - Contract - Debt Collection: Other

TORT

007605-CV-2025 Angel Jones; Ronald Jones; Starr Wells V Anthony Garrett - Tort - Motor Vehicle

PREMISES LIABILITY

PETITION

MASS TORT

PROFESSIONAL LIABILITY

007590-CV-2025 Anna Palasz; J. M A Minor By And Through Her Parent And Natural Guardian Anna Palasz V Brandon Swartz Deborah Peretz; Kaitlin Perry - Professional Liability Action - Legal

MISCELLANEOUS

007570-CV-2025 Country Club At The Poconos Condominium Association, Inc. V Betania Caraballo - Miscellaneous - Civil Miscellaneous: Other
 007588-CV-2025 Daphne Brown V Beverly Brown - Miscellaneous - Civil Miscellaneous: Other
 007571-CV-2025 Dale Shaw-Sims; Daphne Brown V David Teasley Paris Padgett - Non-Reportable - Transfer Proceedings

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Battaglini , Tanna Ann Battaglini , Tanna Ann Martins , Max Ronald Carvalho Spaits , Vincent S
 White Rock Title LLC, Ridge Top-Crestview Vacation Owners Association Inc ,
 White Rock Title LLC, Ridge Top-Crestview Vacation Owners Association Inc ,
 Lutz , Sally B Est Harasim , Anna
 S & S Home Builders Inc , Deubler , Charles Richard
 Bodell , Derek T Est Marathon Property Investments LLC,
 Cottontail Holdings LLC, Pocono Getaway LLC,
 White Rock Title LLC, River Village Phase III Owners Association ,
 Yeje , Delilah Andrea Yeje , Delilah Andrea Baluta , David J Est Bryant , Michael E Pawlicki , Bogdan E Pawlicki , David Borger , Mark Sr Borger , Jonas I Borger , Mark Sr Borger , Mark Sr Plakstis , Donna Kulygina , Liudmila Gonzales , Bernabe Gonzales , Bernabe Snyder , Betty J Est Swiecicki , Patricia A Robertson , Sally Robertson , Sally Fareri , James V Commonwealth Of Pennsylvania ,
 269 Sage Rd LLC, Handa , Deepali Mcshane , Michael P Mcshane , Michael P Turtle Walk 2 LP , Shoppes At Turtle Walk LP , Fish , Edward Meeker , Michael Daniels , Daynisha Thomas , Allester Dejesus , Nelly Dejesus , Nelly Prisco , Michael Rali , Parth Brybag , Denise M Brybag , Denise M Mennella , Francis D Mennella Family Trust , Imzan , Hussein Valentine , Michael Digiovanni , Emilio Vinci , Louis F Fritchlee , Matthew T Vaters , Matthew Ray , Robert H Rinde , Jonathan E Evans , Kurt Alan Est Church , Kenneth Tortola , Anna M At Prof LLC,
 Klass , Ralph H Klass , Ralph H Schoch , Calvin E III Ianuale , Nicholas Gerald Beck , Pamela F Est Forzato , Michael Urena , Suey L Wong Lindo , Sylvia J Steven J Inc , Bh Long Pine LLC,
 Colwell , Regina Est Ismoilov , Hasan Krueger , Ryan W Nechay , Viktor

Lazo, Darlyn Pichiya, Christopher Daniel McCormack, Michelle Amile, Aslim Rondinelli, Sam S Jlh Hilltop Ventures LLC, Sims, Jeannette Jnrs Management LLC, Bolotin, Dmitri Lopez, Ruben Bartkus, George Wolfinger, Dylan KP & SS Holdings LLC, Meys, Gloria-Felice Viray
 Ruehle, Glen H Ruehle, Glen H Somishetty, Raghavendra Sanabria, Jasmine Colazingari, Stefano Kroluk, Matthew Rafal Deal House Capital Fund II LLC, Woerner, Robert C
 Crossroads Mall Limited Partnership, U & Me Bartonsville LLC,
 Fabiano, Kevin Fabiano, Kevin Belleve Inc, Reed, Melissa
 Rondinelli, Samuel Jlh Hilltop Ventures LLC, Colabella, Louis A Carter, Cornelius C III Est Bartholomew, Dawn Bartholomew, Dawn Esposito, Donald R Ras Closing Services LLC, Ras Closing Services LLC, Stern, Amber Keller, Adam F Maloney, Kyle A Andrews, Jon Daulton Solon, Paulina Victoria Summa, Christopher Lopez, Diego Jr Liebbling, Frederick Est Olszewski, Krzysztof Marathon Property Investments LLC, Brown, Cynthia
 Esquilin, Juan Rivera, Charles Narland LLC, Metaxas, Derek Sayer, Joan L Hoffman, Matthew A Maisonet, Geronimo Sr Est Santiago, Stephanie Rose
 Martin, Wanda A Heckman, Mark A Tedora Construction Inc, 626 Sir Gawain Ct LLC,
 Zwally, John Est Maldonado, Keanu Lanari, Anthony J Jones, Austin Johnson, Howard E Degelsmith, Brian Dr Builders & Management LLC, Abraham Five PA LLC,
 Brothers Antique Vintage Restoration Inc, Balbi, Joseph Italo
 Coombe, Michael Cordova, Jerry Coombe, Michael Cordova, Jerry Forty Days LLC, Aapk Real Estate LLC,

DIVORCE

007561-CV-2025 Imoinda Tasia Rice- Nzekwe V Kingsley Osorachi Nzekwe - Divorce - Divorce With 1 Count
 007569-CV-2025 Abel Keisha V Delaine Herbert - Divorce - Divorce With 2 Counts
 007596-CV-2025 Alexandra Bajek V Betsan A Peralta - Divorce - Divorce With 4 Counts

SUPPORT

007564-CV-2025 Alisha Mavie Agliata V Steven Charles Agliata - Support - Support
 007575-CV-2025 Starr Wells V Jason Collins - Support - Support
 007578-CV-2025 Robert Jenkins V Danielle Cottiers - Support - Support

007607-CV-2025 Marcos A Barrios V Claudia F Barrios - Support - Support
 007609-CV-2025 Ana Rosa V Fernando Cases - Support - Support

CUSTODY AND VISITATION

007611-CV-2025 Amber Bross V Austin Frank - Custody - Custody / Partial Custody / Shared Custody / Visitation

PLAINTIFF V DEFENDANT

JUDGMENTS

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

JUDGMENT ON TRANSCRIPT

007545-CV-2025 LVNV FUNDING LLC V ROBERT CONSTANTINOU - Judgment - Judgment / Transcript - \$1,694.42
 007546-CV-2025 LVNV FUNDING LLC V Stephane Duteeste - Judgment - Judgment / Transcript - \$4,254.15
 007547-CV-2025 LVNV FUNDING LLC V Sharon L Ciccone - Judgment - Judgment / Transcript - \$3,961.63
 007548-CV-2025 LVNV FUNDING LLC V Serena Bradley - Judgment - Judgment / Transcript - \$1,755.06
 007553-CV-2025 LVNV FUNDING LLC V Michael Leone - Judgment - Judgment / Transcript - \$1,086.32
 007555-CV-2025 CREDIT CORP SOLUTIONS, INC. V ERIN BISSOT - Judgment - Judgment / Transcript - \$1,329.76
 007556-CV-2025 TD Bank USA, N.A. V KENYA MITCHELL HERBERT - Judgment - Judgment / Transcript - \$3,254.45
 007557-CV-2025 LVNV FUNDING LLC V Edward Shannon - Judgment - Judgment / Transcript - \$2,262.64
 007558-CV-2025 SYNCHRONY BANK C/O PATENAUDE & FELIX, APC V CORTNEY BATES - Judgment - Judgment / Transcript - \$2,285.96
 007560-CV-2025 TD BANK USA, N.A. V ANTHONY CRUZ - Judgment - Judgment / Transcript - \$879.56
 007565-CV-2025 CREDIT CORP SOLUTIONS, INC. V MICHAEL MCMANUS - Judgment - Judgment / Transcript - \$1,870.06
 007576-CV-2025 Synchrony Bank V BEATRICE SMITH - Judgment - Judgment / Transcript - \$8,343.60
 007577-CV-2025 LVNV Funding LLC V Vance Hopson - Judgment - Judgment / Transcript - \$2,219.59
 007579-CV-2025 TD Bank USA, N.A., As Successor In Interest To Target National Bank V CORIE J MCCULLOUGH - Judgment - Judgment / Transcript - \$1,021.82
 007580-CV-2025 Credit Corp Solutions, Inc. V CAROL PETERSON - Judgment - Judgment / Transcript - \$1,376.23
 007581-CV-2025 TD BANK USA, N.A., C/O PATENAUDE & FELIX, A.P.C. V JIHAN COLLETTA

- Judgment - Judgment / Transcript - \$4,024.11
 007582-CV-2025 Credit Corp Solutions, Inc. V JOSE CAMPOVERDE - Judgment - Judgment / Transcript - \$2,399.97
 007600-CV-2025 Lake In The Clouds POA Inc V William Bendick - Judgment - Judgment / Transcript - \$2,898.55
 007613-CV-2025 Mariner Finance, LLC V Leo V Cooks-Tyrrell - Judgment - Judgment / Transcript - \$4,083.15
 007615-CV-2025 Mariner Finance, LLC; Velocity Investments, LLC V Elzbieta Banasik - Judgment - Judgment / Transcript - \$3,879.19

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

007586-CV-2025 Ronald T Garrett V Commonwealth Of PA Dept Of Transportation, Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation
 007593-CV-2025 Cassidy Mary Colgan V Commonwealth Of PA Dept Of Transportation, Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation
 007549-CV-2025 JIMMY SCHLIER V MONROE COUNTY BOARD OF ASSESSMENT REVISION - Civil Appeal - Board Of Assessment
 007550-CV-2025 JIMMY SCHLIER V MONROE COUNTY BOARD OF ASSESSMENT REVISION - Civil Appeal - Board Of Assessment
 007551-CV-2025 JIMMY SCHLIER V MONROE COUNTY BOARD OF ASSESSMENT REVISION - Civil Appeal - Board Of Assessment
 007554-CV-2025 KATHLEEN LOCKWOOD V MONROE COUNTY BOARD OF ASSESSMENT REVISION - Civil Appeal - Board Of Assessment
 007562-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
 007591-CV-2025 R & F Stroudsburg LP V Monroe County Monroe County Board Of Assessment Revision; Stroud Township Stroudsburg Area School District - Civil Appeal - Board Of Assessment
 007594-CV-2025 R & F Stroudsburg LP V Monroe County Monroe County Board Of Assessment Revision; Stroud Township Stroudsburg Area School District - Civil Appeal - Board Of Assessment
 007595-CV-2025 R & F Stroudsburg LP V Monroe County Monroe County Board Of Assessment Revision; Stroud Township Stroudsburg Area School District - Civil Appeal - Board Of Assessment
 007604-CV-2025 R & F Stroudsburg LP V Monroe County Monroe County Board Of Assessment Revision; Stroud Township Stroudsburg Area School District - Civil Appeal - Board Of Assessment

CIVIL APPEALS: JUDICIAL APPEALS

007572-CV-2025 Midland Credit Management, Inc. V Samantha Manzo - Civil Appeal - Civil Appeal: Other
 007649-CV-2025 CAPITAL ONE NA V JOSEPH A GALARZA - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL CIVIL COMPLAINTS WRIT OF SUMMONS CERTIFIED COPY LIENS FEDERAL TAX LIENS

007583-CV-2025 Department Of Treasury-Internal Revenue Service V ANGELA M TURNER; Raymond D Turner, III - Judgment - Federal Tax Lien - \$23,877.00
 007606-CV-2025 Department Of Treasury-Internal Revenue Service V Leovani J Garcia - Judgment - Federal Tax Lien - \$79,224.77
 007608-CV-2025 Department Of Treasury-Internal Revenue Service V FINKERNAGEL MARY S FINKERNAGEL STEPHEN R - Judgment - Federal Tax Lien - \$85,048.50

MUNICIPAL LIENS TAX CLAIM LIENS LIEN FOR FINE MECHANIC LIEN CLAIM

007574-CV-2025 B&B Custom Pools, Inc. V Dawn Berry Kevin Berry - Lien - Mechanic's Lien - \$72,916.49
 007598-CV-2025 RLS Construction Group LLC V Monroe County Historical Association - Lien - Mechanic's Lien - \$590,930.06

WAIVER OF LIENS MISCELLANEOUS GRANTOR/GRANTEE

Newrez LLC, Roye, Jay A Sat
 Mortgage Electronic Registration Systems Inc, Subramanian, Palaniappan Sat
 Citizens Bank NA, Moran, Stephen J Sat
 Citizens Bank NA, Grimm, Antoninette M Sat
 Citizens Bank NA, Busuego, Alfred Sat
 Mortgage Electronic Registration Systems Inc, Niklas, Logan Sat
 Miller, Mariclare Commonwealth Of Pennsylvania, Notr
 Kotch, Shannon A Commonwealth Of Pennsylvania, Notr
 Lomsky, Brenda Commonwealth Of Pennsylvania, Notr
 Mortgage Electronic Registration Systems Inc, Petersen, Karl A Sat
 Mortgage Electronic Registration Systems Inc, Weida, Marilyn Sat
 First Northern Bank And Trust Co, Loys, Humberto A Sat
 First Northern Bank And Trust Co, Davis, Carol Sat
 First Northern Bank And Trust Co, Wunder, Daniel G Sat

Utilities Employees Credit Union , Fabre ,
 Hector Ruben Delacruz Sat
 CNB Bank , Bloss , Gary David Sat
 ESSA Bank , Kubalak , Anthony J Sat
 Deutsche Bank National Trust Company ,
 Muller , David T Sat
 Andrews , David Gerald Monroe County ,
 Prefast
 Valley National Bank , Donlon , Gerald R Sat
 Rodriguez , Marina Goodleap LLC, Ucc,
 Valley National Bank , Deiorio , Joseph Sat
 PNC Bank National Association , Keiper ,
 Barbara A Sat
 Townshend Industrial Asset LLC, Ppl Electric
 Utilities Corporation , Rway
 Handa , Deepali Handa , Nikhil Kumar Powr
 Kumar , Moshim Handa , Nikhil Kumar Powr
 Pocono Heritage Land Trust Inc , Monroe
 County , Prefast
 Shoppes At Turtle Walk LP , Shoppes At Turtle
 Walk LP , Covn
 Turtle Walk 2 LP , Turtle Walk 2 LP , Covn
 Ertle Holdings LLC, Ertle Holdings LLC, Covn
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 Vanaken , John Frances III Sat
 Mortgage Electronic Registration Systems Inc ,
 Antwi , Alfred Effah Sat
 Mortgage Electronic Registration Systems Inc ,
 Brothers Quality General Construction Inc , Sat
 Mortgage Electronic Registration Systems Inc ,
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 Devito , Nicole Sat
 Mortgage Electronic Registration Systems Inc ,
 Dass , Sunil C Sat
 Mortgage Electronic Registration Systems Inc ,
 Mundy , Daniel A Sat
 TD Bank NA , Clavijo , Jairo G Sat
 U S Bank Trust National Association , Mudunuri
 , Deppthi Sat
 Wilmington Savings Fund Society FSB , Pavone
 , Concezio Sat
 Wells Fargo Bank NA , Nili , Nadia Sat

U S Bank Trust National Association , Miller ,
 Gregory S Sat
 Mortgage Electronic Registration Systems Inc ,
 Johnson , Courtney L Sat
 Mortgage Electronic Registration Systems Inc ,
 Donovan , William J Sat
 Mortgage Electronic Registration Systems Inc ,
 Nunez , Lisbeth Sat
 Lindenmere Sports And Arts Center L L C ,
 Dime Bank , Arnt
 Manufacturers And Traders Trust Company , R
 J Marts Inc , Sat
 Manufacturers And Traders Trust Company , R
 J Marts Inc , Trms
 JPMorgan Chase Bank NA , Knezevic , Mile Sat
 Wells Fargo Bank NA , Plonska , Vicki Sat
 Mortgage Electronic Registration Systems Inc ,
 Wilton , William Sat
 Citizens Savings Bank , Palmieri , Daniel Sat
 Citizens Savings Bank , Muehleisen , Kristin M
 Sat
 Pa-Sewickley Creek LLC, Doo Rae Enterprises
 Inc , Trms
 Walko , Linda Goodleap LLC, Ucc,
 Mortgage Electronic Registration Systems Inc ,
 Biddulph-Krentar , Brian S Sat
 Kiavi Funding Inc , Deal House Capital Fund II
 LLC, Sat
 Mortgage Electronic Registration Systems Inc ,
 Massay , Pamela Sat
 Mortgage Electronic Registration Systems Inc ,
 Sievers , Sarah Sat
 Hendricks , Korman Goodleap LLC, Ucc,
 Pocono Heritage Land Trust Inc , First
 Pennsylvania Resource L L C , Memo
 Provident Bank , Hpiii Lehigh Valley 51, LLC,
 Ucc3term

MORTGAGE

GRANTOR/GRANTEE

Henry , Rayon Carrington Mortgage Services
 LLC, Asgn
 Smith , John D Nationstar Mortgage LLC, Asgn
 Doney , James T Nationstar Mortgage LLC,
 Asgn
 Charles , Vaughn Midfirst Bank , Asgn
 Kishel , Jason J Mortgage Electronic
 Registration Systems Inc , Asgn
 Walker , Wayne S Nationstar Mortgage LLC,
 Asgn
 Mudunuri , Deppthi U S Bank Trust National
 Association , Asgn
 Pavone , Concezio Wilmington Savings Fund
 Society FSB , Asgn
 Miller , Gregory S U S Bank Trust National
 Association , Asgn
 Dickerson , Mary Y Nationstar Mortgage LLC,
 Asgn
 Martincic , Dino Jpmorgan Chase Bank NA ,
 Asgn

7320 Mohican Lane Inc , Mclp Asset Company Inc , Asgn
 Thomas , Dave S Transam Holdings LLC, Asgn
 Battaglino , Tanna Ann Hometap Equity Partners LLC,
 Schlögl , Patricia Mortgage Electronic Registration Systems Inc ,
 Neilson , Sindee Mortgage Electronic Registration Systems Inc ,
 Bezpalko , Anatoliy Point Titling Trust , Wells , Jeffrey F Citizens Bank NA ,
 Guilherme , Jeffrey Mortgage Electronic Registration Systems Inc ,
 Harasim , Anna Mortgage Electronic Registration Systems Inc ,
 Barry , Erica Citizens Bank NA ,
 Deubler , Charles Richard Mortgage Electronic Registration Systems Inc ,
 Amnay , Ivan Mortgage Electronic Registration Systems Inc ,
 Pocono Getaway LLC, Velocity Commercial Capital LLC,
 Conklin , Charles A II Horizon Farm Credit Aca ,
 Ignatyshyn , Vasyl Mortgage Electronic Registration Systems Inc ,
 Kulygina , Liudmila Mortgage Electronic Registration Systems Inc ,
 Torres , Gilberto Mortgage Electronic Registration Systems Inc ,
 Lanigan , Lorianne Citizens Bank NA ,
 Zeruth , Harry F Jr Santander Bank NA , Modm
 Stern , Michael A Mortgage Electronic Registration Systems Inc ,
 Ricardo Pickens And Nancy Pickens Revocable Living Trust , Mortgage Electronic Registration Systems Inc ,
 Ogburn , William L Mortgage Electronic Registration Systems Inc ,
 Handa , Deepali Mortgage Electronic Registration Systems Inc ,
 Eastman , Matthew Mortgage Electronic Registration Systems Inc ,
 Hunter , Joshua Evan ESSA Bank ,
 Dicandia , Joseph C Mortgage Electronic Registration Systems Inc ,
 Burger , John H III ESSA Bank ,
 Thomas , Allester Sr Mortgage Electronic Registration Systems Inc ,
 Dejesus , Nelly Mortgage Electronic Registration Systems Inc ,
 Erlanger , Gary Secretary Of Housing And Urban Development ,
 Hardesty , Derek J Mortgage Electronic Registration Systems Inc ,
 Rali , Parth Wilmington Savings Fund Society FSB ,
 Wawrzyszko , Anna Mortgage Electronic Registration Systems Inc ,
 Valentine , Michael Mortgage Electronic Registration Systems Inc ,
 Kohm , Joseph E PNC Bank National Association ,
 Setar , Stephen J III ESSA Bank ,

Houck , Charles F II Mortgage Electronic Registration Systems Inc ,
 Anderson , Andrea Mortgage Electronic Registration Systems Inc ,
 King , Jason Mortgage Electronic Registration Systems Inc ,
 Vaters , Matthew Mortgage Electronic Registration Systems Inc ,
 Rinde , Jonathan Mortgage Electronic Registration Systems Inc ,
 At Prof LLC, Texas Flipco Financial LLC,
 Nechay , Viktor Mortgage Electronic Registration Systems Inc ,
 Khan , Naeemah Mortgage Electronic Registration Systems Inc ,
 Traci Meakem Richmond Revocable Trust , Mortgage Electronic Registration Systems Inc ,
 Benjamin , Judy Dawn Newrez LLC, Modm
 Lopez , Ruben Mortgage Electronic Registration Systems Inc ,
 Lindo , Trevor Unlock Partnership Solutions Ao, Inc ,
 Wolfinger , Dylan Mortgage Electronic Registration Systems Inc ,
 Meys , Gloria-Felice Viray Mortgage Electronic Registration Systems Inc ,
 Ruehle , Glen Ruehle , Nicole A Assm
 Francy , Brian J Mortgage Electronic Registration Systems Inc ,
 Baichu , Sathuran Mortgage Electronic Registration Systems Inc ,
 Sanabria , Jasmine Mortgage Electronic Registration Systems Inc ,
 Krolik , Matthew Rafal Mortgage Electronic Registration Systems Inc ,
 Woerner , Robert C Mortgage Electronic Registration Systems Inc ,
 Willman , Krystal Mortgage Electronic Registration Systems Inc ,
 Fabiano , Kevin Mortgage Electronic Registration Systems Inc ,
 Ilashvili , Irakli Trumark Financial Credit Union ,
 Breen , Kevin P Mortgage Electronic Registration Systems Inc ,
 Reed , Melissa Mortgage Electronic Registration Systems Inc ,
 Fisher , Mark J Mortgage Electronic Registration Systems Inc ,
 Maslow , Michelle Mortgage Electronic Registration Systems Inc ,
 Kresge , Donald C Jr First Northern Bank And Trust Co ,
 Simpson , Yvonne Secretary Of Housing And Urban Development ,
 Simpson , Yvonne Mortgage Electronic Registration Systems Inc , Modm
 Sharifipour , Baktaj Secretary Of Housing And Urban Development ,
 Lindenmere Sports And Arts Center L L C ,
 Dime Bank ,
 Hinkley , David A Mortgage Electronic Registration Systems Inc ,

Roberts , Caroline Mortgage Electronic
Registration Systems Inc ,
Jlh Hilltop Ventures LLC, Mortgage Electronic
Registration Systems Inc ,
Hatfield , Brian Mortgage Electronic
Registration Systems Inc ,
Matern , Roxann PNC Bank National
Association , Modm
Capone , Russell S First Keystone Community
Bank ,
Bartholomew , Dawn Mortgage Electronic
Registration Systems Inc ,
Stern , Amber Mortgage Electronic
Registration Systems Inc ,
Powers , John D First Northern Bank And Trust
Co ,
Solon , Paulina Victoria Mortgage Electronic
Registration Systems Inc ,
Lopez , Diego Jr Mortgage Electronic
Registration Systems Inc ,
Banks , Diana Y First Commonwealth Federal
Credit Union ,
Brown , Cynthia Mortgage Electronic
Registration Systems Inc ,
Hoffman , Matthew A First Northern Bank &
Trust Co ,
Santiago , Stephanie Rose Mortgage Electronic
Registration Systems Inc ,
Maldonado , Keanu Mortgage Electronic
Registration Systems Inc ,
Degelsmith , Brian Mortgage Electronic
Registration Systems Inc ,
Aapk Real Estate LLC, Forty Days LLC,
Nordstrom , Susan R Mortgage Electronic
Registration Systems Inc ,
Bailey , Romaine Mortgage Electronic
Registration Systems Inc ,
Bailey , Romaine Wintrust Mortgage , Subm

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of WILLIAM G. FRANCIS, late of COOL-
BAUGH TOWNSHIP, MONROE COUNTY, Com-
monwealth of Pennsylvania, 02/11/2025 de-
ceased.

Letters of Administration in the above named
estate having been granted to the under-
signed, 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 Georgina Ruggiero, late of Cool-
baugh Township, Monroe County, Common-
wealth of Pennsylvania, July 9, 2024 deceased.

Letters of Administration in the above named
estate having been granted to the under-
signed, 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, Oc-
tober 7, 2025 deceased.

Letters of Administration in the above named
estate having been granted to the under-
signed, 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 Town-
ship, Monroe County, Commonwealth of
Pennsylvania, July 4, 2024 deceased.

Letters Testamentary in the above named
estate having been granted to the under-
signed, 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 Barzydio, 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, Sep-

tembr 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, Commonwealth 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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Christopher C. Kurtz, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, 10/15/2025 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. Christopher C. Kurtz
588 Meixsell Valley Road
Saylorsburg, PA 18353

Alfred S. Pierce, Esquire
124 Belvidere Street
Nazareth, PA 18064

Dec 12, 19, 26

PUBLIC NOTICE
ESTATE NOTICE

Estate of Michael John Furlong Sr, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, September 19, 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. Patricia Anne Furlong

c/o Fisher & Fisher Law Office LLC
525 Main Street
PO Box 369
Gouldsboro, PA 18424

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

Dec 12, 19, 26

PUBLIC NOTICE
ESTATE NOTICE

Estate of Paul Bradford Pryor Jr aka Bradford Pryor, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, June 25, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the under-

signed, 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. Gordon James Pryor

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

Dec 12, 19, 26

PUBLIC NOTICE
PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on November 19, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Dawn Marie Hughes to Dawn Marie DeNisco**. The Court has fixed the day of February 4, 2026 at 2:00 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.

Dec 12

PUBLIC NOTICE
PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on November 24, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Lia Rose Cloeren to Lia Rose Schenning**. The Court has fixed the day of February 4, 2025 at 2:00pm 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.

Dec 12

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 004732-CV-2024**

**CAPITAL ONE, N.A., successor by merger to
DISCOVER BANK,**
Plaintiff(s),
vs.

MICHAEL J SMILEY,
defendant(s)

TO MICHAEL J SMILEY, defendant(s): The Plaintiff, CAPITAL ONE, N.A., successor by merger to DISCOVER BANK, has commenced a civil action against you for CIVIL. 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

NICOLE E COLLINS, ESQ.
ZWICKER & ASSOCIATES
900 NORTHBROOK DR, STE 102
TREVOSE, PA 19053

Dec 12

**PUBLIC NOTICE
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 003268-CV-2025**

**WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS OWNER TRUSTEE OF THE RESIDENTIAL
CREDIT OPPORTUNITIES TRUST X-C**
3020 Old Ranch Parkway
Suite 180
Seal Beach, CA 90740

Plaintiff
vs.

**THE ESTATE OF PATRICIA WLOCK, DECEASED
BRIANNE NICOLE WLOCK, AS KNOWN HEIR
OF THE ESTATE OF PATRICIA WLOCK, DE-
CEASED**

**ANY AND ALL KNOWN AND UNKNOWN
HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES AND DEVISEES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT TITLE OR INTEREST FROM OR UNDER
THE ESTATE OF PATRICIA WLOCK, DECEASED**
Defendants

**NOTICE TO DEFEND
NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service
Monroe County Bar Association
PO Box 591
Stroudsburg, PA 18360
(570) 424-1340
AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentir una comparencia escrita o en persona o con un abogado y entregara la corte en forma escrita sus defensas o sus objeciones a las d mandas en contra de su persona. Se a visado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta de manda.

Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted. LLEVE ESTA DEMANDA A UN ABOGADO IN MEDIATAMENTE SI NO TIENE ABOGADO OO SI NO TIENE EL DINEROSUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUY DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERICUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

Lawyer Referral Service
Monroe County Bar Association
PO Box 591
Stroudsburg, PA 18360
(570) 424-1340

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney I.D. 60554)

Jill M. Fein, Esquire (Attorney I.D.: 318491)

Kaitlin D. Shire, Esquire (Attorney I.D.: 324226)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

Dec 12

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
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P.O. Box 591
Stroudsburg, PA 18360
Telephone (570) 424-1340
Fax (570) 424-8234

NICOLE E COLLINS

ZWICKER & ASSOCIATES

900 NORTHBROOK DR, STE 102

TREVOSE, PA 19053

Dec 12

PUBLIC NOTICE

COURT OF COMMON

PLEAS OF MONROE COUNTY

FORTY-THIRD JUDICIAL DISTRICT

COMMONWEALTH OF PENNSYLVANIA

NO. 005683-CV-2024

ODK CAPITAL,LLC,

Plaintiff(s),

vs.

A.M.J. ELECTRICAL LIGHTING SERVICES INC

and ANDRES MENDEZ,

defendant(s)

TO A.M.J. ELECTRICAL LIGHTING SERVICES INC and ANDRES MENDEZ, defendant(s): The Plaintiff, ODK CAPITAL,LLC, has commenced a civil action against you for BREACH OF CONTRACT. 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.



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