

# 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 19th, 2025

No. 51

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

**Todd W. Weitzmann, Editor**

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Call for information 570-424-7288



Drawing Courtesy of Joyce Love

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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**

913 Main Street, Stroudsburg, PA 18360

Subscription: \$150.00 per year

Published Weekly, Entered as PERIODICALS May 10, 1938 at the  
Post Office, Stroudsburg, PA 18360, under Act of March 3, 1879

# **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 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	6 8:30 Jury Selection 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last Day to File Accounts
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 <b>3:30 Swearing in New Attorney</b>	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 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 8:30 PFA 8:30 Arraignments 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	20 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte
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 <b>HALF DAY Christmas Eve (observed)</b>	24 <b>HOLIDAY CHRISTMAS</b>	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 <b>HALF DAY New Year's Eve (observed)</b>	31	1	2	3

**2025 MCBA Event Calendar**

**December**

- 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](mailto:info2@monroebar.org)**. or  
**Check the Website: [www.monroebar.org](http://www.monroebar.org)**

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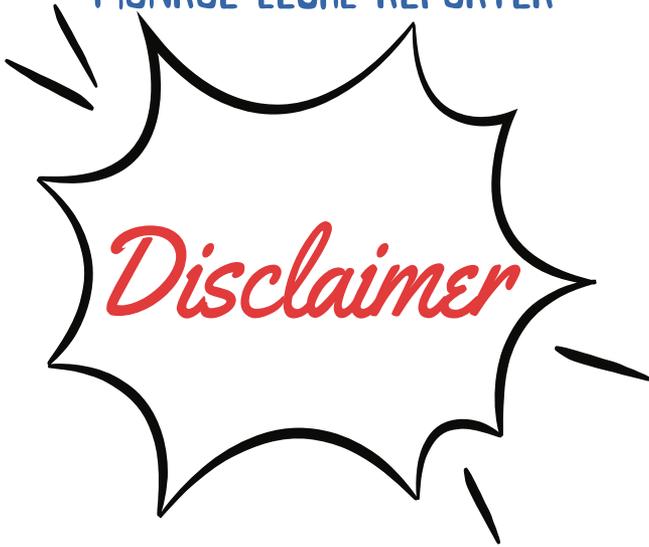
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MONROE LEGAL REPORTER



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SPELLING CORRECTIONS, ELIMINATE ERRORS IN  
GRAMMAR OR MAKE ANY CHANGES TO  
CONTENT.

**CIVIL COMPLAINTS  
WRIT OF SUMMONS  
REAL PROPERTY**

008446-CV-2024 Long Pond Holdings V Eric Ortiz; Yomayra Sanchez; Galvanize Inc. Stride Funding, Inc. d/b/a Clasp Tech Elevator, Inc. - Real Property - Landlord/Tenant Dispute  
008455-CV-2024 Pentagon Federal Credit Union V Christopher Anderson; Wilma Anderson - Real Property - Mortgage Foreclosure: Residential  
008473-CV-2024 Citizens Bank, N.A. s/b/m Citizens Bank of Pennsylvania V Frank J. Forrie, Jr. a/k/a Frank J. Forrie Life Estate John G. Mazzo June M. Forrie Life Estate Lisa C. Mazzo - Real Property - Mortgage Foreclosure: Residential  
008487-CV-2024 ESSA Bank & Trust V Michael Giancarella Administrator of the Estate of Joan Rizzcalla - Real Property - Mortgage Foreclosure: Residential  
008510-CV-2024 MidFirst Bank V the Secretary of Housing and Urban Development Wayne E Smith - Real Property - Mortgage Foreclosure: Residential  
008517-CV-2024 Lakeview Loan Servicing, LLC V Yasmin Greene; Furino Fuels R.G.B. Enterprises, Inc. doing business as RGB Custom Builders - Real Property - Mortgage Foreclosure: Residential  
008437-CV-2024 2025 Judicial Sale V - Real Property - Real Property: Other  
008447-CV-2024 Daniel Seese V Joseph Seese - Real Property - Real Property: Other

**MECHANICS AGREEMENTS**

008497-CV-2024 Ben Cortez V LTS Homes LLC - Agreement - Mechanic's Agreement  
008526-CV-2024 Nicole Spiewak V John Schenek Construction - Agreement - Mechanic's Agreement

**CONTRACT**

008449-CV-2024 Highland and Associates LTD Architecture Engineering Interior Design V International Gymnastics Camp - Contract - Contract: Other  
008463-CV-2024 A Pocono Country Place Property Owners Association V Sharon Tyson - Contract - Contract: Other

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

008428-CV-2024 Citibank N.A. V Jaroslaw Kwiecinski - Contract - Debt Collection: Credit Card  
008429-CV-2024 Citibank N.A. V Rodney Spears - Contract - Debt Collection: Credit Card  
008430-CV-2024 Citibank N.A. V Samuel W Cipriano - Contract - Debt Collection: Credit Card

008431-CV-2024 Citibank N.A. V William Oneal IV - Contract - Debt Collection: Credit Card  
008439-CV-2024 Capital One, N.A. V Kaitlyn K Mathura - Contract - Debt Collection: Credit Card  
008442-CV-2024 America Express National Bank V Anthony Logan Aka Anthony R Logan - Contract - Debt Collection: Credit Card  
008492-CV-2024 JPMorgan Chase Bank, N.A. V Joseph Ramos - Contract - Debt Collection: Credit Card  
008504-CV-2024 JPMorgan Chase Bank, N.A. V Maxwell G Garrick - Contract - Debt Collection: Credit Card  
008516-CV-2024 JPMorgan Chase Bank, N.A. V Cassidy Lyon - Contract - Debt Collection: Credit Card

**CONTRACT-DEBT COLLECTION-OTHER**

008440-CV-2024 Portfolio Recovery Associates, LLC V Levi Clemons - Contract - Debt Collection: Other  
008441-CV-2024 Portfolio Recovery Associates LLC V Jesslynn McCauley - Contract - Debt Collection: Other  
008454-CV-2024 Credit Acceptance Corporation V Ramon W Zanders - Contract - Debt Collection: Other  
008474-CV-2024 First Technology Federal Credit Union V Orvil Dawkins - Contract - Debt Collection: Other  
008477-CV-2024 Portfolio Recovery Associates, LLC V Joseph Hernandez - Contract - Debt Collection: Other  
008490-CV-2024 Velocity Investments, LLC V John Keen - Contract - Debt Collection: Other

**TORT**

008470-CV-2024 Vivienne Clements V Serina Mae Vantassel - Tort - Motor Vehicle  
008471-CV-2024 Ceylon Frett V Angela Zafirooulos; Michelle Miller - Tort - Motor Vehicle  
008482-CV-2024 James Gobs; Tamie Saxe Gobs V Kim Maul - Tort - Motor Vehicle  
008484-CV-2024 Rebecca Collett V Carol A. Painter - Tort - Motor Vehicle  
008485-CV-2024 Anton Nikulin Marina Nikulin V Monica A Baines Pedro J Baines - Tort - Motor Vehicle  
008515-CV-2024 Joseph Decker V Jaclyn M Barzev - Tort - Motor Vehicle  
008520-CV-2024 James Lythus-Ricks; Melissa Ramirez V Bryan Marin Nobles; John Doe John Doe Corporation Jose Marin - Tort - Tort: Other

**PREMISES LIABILITY**

008453-CV-2024 Michele Baker V Amanda Rosario - Tort - Premises Liability  
008478-CV-2024 Melissa Ramirez V Camelback Mountain Resort Camelback Resort LLCBH2O General Partner LLC d/b/a

Camelback Ski Corporation CMBK Resort Holdings, LLC d/b/a Camelback Mountain Resort CMBK Resort Operations, LLC D&D Resort, LP KSL Camelback Management LLC - Tort - Premises Liability  
008502-CV-2024 Alexis Oliveras; Dianna Oliveras V Brenda Oliveras; Enrique Oliveras - Tort - Premises Liability  
008522-CV-2024 Rodney Robinson V John Doe 1-10; Shawnee Holding, Inc. Shawnee Inn; Monica A Baines Pedro J Baines - Tort - Premises Liability

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

008499-CV-2024 Sheila Ann Dellasala V Trigger Time LLC - Miscellaneous - Replevin  
008432-CV-2024 North Slope III Owners Association, Inc. V Donnette N. Lonjuin - Miscellaneous - Civil Miscellaneous: Other  
008434-CV-2024 Commonwealth of Pennsylvania by District Attorney Michael Mancuso V Galvanize Inc. Stride Funding, Inc. d/b/a CLASP Tech Elevator, Inc. - Miscellaneous - Civil Miscellaneous: Other  
008443-CV-2024 Commonwealth of PA V 2011 Nissan Rogue VIN: JN8AS5MV8BW681143 - Miscellaneous - Civil Miscellaneous: Other  
008448-CV-2024 Commonwealth of Pennsylvania V David Frantz - Miscellaneous - Civil Miscellaneous: Other  
008523-CV-2024 North Slope III Owners Association, Inc. V Thelma Chavis Johnson - Miscellaneous - Civil Miscellaneous: Other  
008525-CV-2024 Certain Underwriters at Lloyd's London as subrogee of Louis Asaro V Furino Fuels R.G.B. Enterprises, Inc. doing business as RGB Custom Builders - Miscellaneous - Civil Miscellaneous: Other

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

Bulin, Martha/Bulin, Robert  
5397 VT LLC/Snyder, Vanessa  
Mclaughlin, Mary Ann/Borger, Jonathan M  
Bauman, Richard/Bauman, Michael Bernard  
Gorski, Frances Maureen/Gorski, Frances Maureen  
Jones, Gregory A/Jones, Gregory A  
Sandhu, Pritpal Est/Getz, Glen L  
Siwulec, Katarzyna/Klein, Jason M  
Macaluso, David/Vessia, Rosemary  
KA Vacation Home LLC/Alio-BCB LLC  
Adams, Anthony A Jr/Adams, Anthony A Jr  
Romanyuk, Nadiya M/Krivocheia, Mikhail  
Shah, Surendra/Johnson, Cora  
John F Valinote Jr Family Trust/Valinote, John F Jr  
John F Valinote Jr Family Trust/Valinote, John F Jr

John F Valinote Jr Family Trust/Valinote, John F Jr  
John F Valinote Jr Family Trust/Valinote, John F Jr  
John F Valinote Jr Family Trust/Valinote, John F Jr  
John F Valinote Jr Family Trust/Valinote, John F Jr  
John F Valinote Jr Family Trust/Valinote, John F Jr  
Poconos Paradise LLC/Mountain Bliss Retreat LLC  
Dingle, Evelyn R/Dingle, Evelyn R  
Gambucci, Betty/Maurer, Bonnie  
Mosheshvili, Rita/Mika, Bobbi Jo  
Zawiazalec, Irena/Cassidy, Marc Alan  
Rowe-Baxter, Hayley/Martinez, Maydeli  
Celeste Lora  
Fanny Mae/Meliksah, Canan  
Shlakman, Angela/Kaja, Ramadan  
Lockwood, Kathleen Rhein/Bermudez, Adam  
Ventour, Joseph T/Lytvyn, Galyna  
Lilly, Andrew S/Jin, Liwei  
Ramsey, Cheryl L/Gray, Luke A  
Wolyniec, John A/Sprout, Nicole  
Waxman Living Trust/King, Ricardo  
Hovey, Kyle/Munoz, Michael A  
Lenhart, Geraldine R Est/R&J Bush Family Partnership  
Second Chance Houses LLC/Andrews, Spencer  
Klotz, Peter/Mirabella, Anthony J III  
Laird, Allan III/Laird, Laura A  
Folk, Michael C/Folk, Michael C  
Rochester, Auvil N/Deal House Capital Fund II LLC  
Big Daddys Real Estate LLC/Paulus, Bart M  
Price, Virginia Jean Est/Dangelo, Jeannette A  
Wood, Jeannette/Rosko, Anita  
Zink, Daniel/Pireva, Engjell  
Williams, Debra L/Ramos, Mildred  
Rittenhouse, Richard Barrett/Rittenhouse, Richard Barrett  
Tcheutcheu, Francois/Vilbrun, Laulove  
Lsf9 Master Participation Trust/Honey, Ryan  
Taylor, Denise C/Outer Drive LLC  
Liberty One Realty LLC/28 A State In the Mountains LLC  
Schreiber, Matthew/Schreiber, Matthew  
Opel, John E Jr Est/LHH Homes LLC  
Cresco Dg LLC/DGB Buyer (PA) LLC  
Negron, Miguel A/White Rock Title LLC  
Larocco, Karen Kushner/Pocono Cash Home Buyers LLC  
Semon, Alan L/Wagner, Mark T  
LTS Homes LLC/Mercedes, Brunilda  
Daeschler, John R/Skyland Farms LLC  
Blamble, Kenneth/Omara, Michael  
Rosenberg, Gary/Rosenberg, Amy R  
Rosenberg, Gary A/Rosenberg, Amy R  
Rosenberg, Gary A/Rosenberg, Amy R  
Maher, Barbara P Est/Gauzzini, Marc  
Delrosso, Hanna Est/Ahnert, Abigail  
1689 Lake Lane LLC/MBI Investments LLC  
Stillwater Lakes Civic Association Inc/Lukovic, Arslan

204 Forest Lane LLC/Stone Lake Properties LLC  
Carpenter, Kevin S/Crpenter Family Trust  
Zmuda, Bronislawa H/Macquarrie, Barbara  
Rivers, Crystal J/Williams, Marques M  
Phillips, Cheryl A Est/Shreves, Adrienne L  
Rudolf, Anthony/Radek, Piotr  
Delgap LLC/Mahabir, Parisram  
Ziegler, Ronald John/Ziegler, Ronald John  
Witten, Chase/Varela, Mayra  
Douris, Paula/Munoz, Ricardo  
Martinez, Mary Ann/Giron, Gary  
Think Good Property LLC/Guayaquil 1 LLC  
Chitiyo, Dexter R/Bonito, Roderick  
Y Brothers Inc/Jariwala, Kaushal  
Brothers Antique Vintage Restorations  
Inc/Powell, Dawn  
Hilhen LLC/JRT Realty LLC

### **DIVORCE**

008435-CV-2024 Al-Azeem Muhammad V  
Dianna Clarke - Divorce - Divorce with 1 Count  
008483-CV-2024 Karina Magallanes V Crisanto  
Leon Espinoza - Divorce - Divorce with 1 Count  
008486-CV-2024 Marc S Backus V Michelle P  
Backus - Divorce - Divorce with 1 Count  
008496-CV-2024 Kadeem White V Aisia White  
- Divorce - Divorce with 1 Count  
008501-CV-2024 Stephania Kenia De Oliveira  
Lima V Herick Rister Almeida Dantas - Divorce  
- Divorce with 1 Count  
008493-CV-2024 Kristy Lynn Boscheinen V  
Steven Howard Merchant, Jr. - Divorce -  
Divorce with 2 Counts

### **SUPPORT**

008451-CV-2024 Alexzondria Bell V Saquawn  
Davis - Support - Support  
008488-CV-2024 Sergio Parrales V Sujeily  
Rodriguez - Support - Support  
008505-CV-2024 Marissa L. Cahill V David A  
Cahill - Support - Support  
008506-CV-2024 Breanna N Posten V John  
Fairbanks - Support - Support  
008508-CV-2024 Shannon Callahan V Joseph  
Lannigan; Yasmin Greene; Furino Fuels R.G.B.  
Enterprises, Inc. doing business as RGB  
Custom Builders - Support - Support

### **CUSTODY AND VISITATION**

008436-CV-2024 Rocker Barbara Monique V  
Terry Rocker - Custody - Custody/Partial  
Custody/Shared Custody/Visitation  
008452-CV-2024 Jennifer Ball V Tristan A  
Jeanniton - Custody - Custody/Partial  
Custody/Shared Custody/Visitation  
008479-CV-2024 Harry Santiago; Portfolio  
Recovery Associates, LLC V Nikki Sneddon -  
Custody - Custody/Partial Custody/Shared  
Custody/Visitation

### **PLAINTIFF V DEFENDANT JUDGMENTS**

008498-CV-2024 A Pocono Country Place  
Property Owners Association V Sean Essington  
- Judgment - Agreement to Revive Judgment -  
\$16,910.13  
008507-CV-2024 Carriage Lane Apartments,  
LLC Empire Management of Central New York,  
Inc., as Agent For Suburban Park Development  
Association, LLC V Yaya's Fish Fry 2, LLC -  
Judgment - Confession of Judgment: Money-  
Miscellaneous

### **DEFAULT JUDGMENT**

#### **PRACIPE FOR JUDGMENT**

008495-CV-2024 Lawyers Title Insurance  
Company; Ryan Keith Ellis V Gerard P Grlica  
Joseph P Grlica; RMI Enterprises Inc Thomas A  
Grlica - Judgment - Transfer Judgment -  
\$88,467.21

### **JUDGMENT ON TRANSCRIPT**

008469-CV-2024 Berkheimer Agent for:  
Pocono Mountain SD Tobyhanna Twp V  
Rolondo C. Cordoves - Judgment -  
Judgment/Transcript - \$1,278.89  
008481-CV-2024 Ryan Keith Ellis V Kelli  
Colleen Kammer - Judgment -  
Judgment/Transcript - \$5,629.67  
008491-CV-2024 Discover Bank V Leslie R.  
Lewis - Judgment - Judgment/Transcript -  
\$10,134.60  
008494-CV-2024 TD Bank USA, N.A., as  
Successor In Interest to Target National Bank  
V Carianne Smiley - Judgment -  
Judgment/Transcript - \$2,216.67  
008500-CV-2024 Midland Credit  
Management, Inc. V Heather Slutter -  
Judgment - Judgment/Transcript - \$1,435.01  
008503-CV-2024 Namig Aghayev V Gesse  
Reginald - Judgment - Judgment/Transcript -  
\$10,212.75  
008509-CV-2024 LVNV Funding LLC V  
Lawrence Robinson - Judgment -  
Judgment/Transcript - \$4,794.34  
008514-CV-2024 LVNV Funding LLC V Alyson  
McGowan - Judgment - Judgment/Transcript -  
\$1,631.56  
008524-CV-2024 Discover Bank V Ian Cooper;  
Robert Monaghan - Judgment -  
Judgment/Transcript - \$6,242.46

### **CIVIL APPEALS: ADMINISTRATIVE AGENCIES**

008433-CV-2024 Shawn C. Lesoine V  
Commonwealth of Pennsylvania, Department  
of Transportation, Bureau of Driver Licensing -  
Civil Appeal - Department of Transportation  
008476-CV-2024 Azanoush William Cooper V  
Comm of PA Department of Transportation -  
Civil Appeal - Department of Transportation  
008518-CV-2024 Marcin Brzostowska V  
Commonwealth of PA Dept of Transportation;

Kobalt Construction, Inc. - Civil Appeal -  
Department of Transportation

**CIVIL APPEALS: JUDICIAL APPEALS**

008480-CV-2024 Christopher Brown; Kamal J Singh; Mukhtar Singh Mukhtar Singh V Jimmy A Schlier; Linda S Schlier - Civil Appeal - Civil Appeal: Other  
008511-CV-2024 Daniel Carrasquillo V Kobalt Construction, Inc. - Civil Appeal - Civil Appeal: Other  
008513-CV-2024 Debra Stewart V Capital One, N.A. - Civil Appeal - Civil Appeal: Other

**WRIT OF REVIVAL**

**CERTIFIED COPY LIENS**

008456-CV-2024 PA Department of Revenue Bureau of Compliance V Chang I Gong, Responsible Party of Rolling Hills, Inc. - Judgment - Certified Copy of Lien - \$3,375.84  
008457-CV-2024 PA Department of Revenue Bureau of Compliance V Prima Transportation LLC - Judgment - Certified Copy of Lien - \$455.83  
008458-CV-2024 PA Department of Revenue Bureau of Compliance V OM SRI SAI INC. - Judgment - Certified Copy of Lien - \$556.58  
008459-CV-2024 PA Department of Revenue Bureau of Compliance V Gonzalez Delia - Judgment - Certified Copy of Lien - \$3,569.74  
008460-CV-2024 PA Department of Revenue Bureau of Compliance V Richard M Kerr - Judgment - Certified Copy of Lien - \$3,564.75  
008461-CV-2024 PA Department of Revenue Bureau of Compliance V Bernard A Bowen - Judgment - Certified Copy of Lien - \$3,580.15  
008462-CV-2024 PA Department of Revenue Bureau of Compliance V C&R Service PA LLC - Judgment - Certified Copy of Lien - \$60,021.88  
008464-CV-2024 PA Department of Revenue Bureau of Compliance V Edward Lewis, Jr - Judgment - Certified Copy of Lien - \$3,593.33  
008465-CV-2024 PA Department of Revenue Bureau of Compliance V Lois L Monaghan; Robert Monaghan - Judgment - Certified Copy of Lien - \$3,569.08  
008466-CV-2024 PA Department of Revenue Bureau of Compliance V Adriana Bonilla; Pedro Hernandez - Judgment - Certified Copy of Lien - \$3,583.10  
008467-CV-2024 PA Department of Revenue Bureau of Compliance V Kim Guerin - Judgment - Certified Copy of Lien - \$3,608.60  
008468-CV-2024 PA Department of Revenue Bureau of Compliance V Marion Swartz Mitchell J Swartz - Judgment - Certified Copy of Lien - \$3,594.44

**FEDERAL TAX LIENS**

008445-CV-2024 Department of Treasury- Internal Revenue Service; Ryan Keith Ellis V Collazos Martin R; RMI Enterprises Inc Thomas A Grlica - Lien - Federal Tax - \$4,419.01

**MUNICIPAL LIENS**

**TAX CLAIM LIENS**

**LIEN FOR FINE**

**MECHANIC LIEN CLAIM**

008512-CV-2024 Michael Freeman; Ryan Keith Ellis V JVF Investments LLC; RMI Enterprises Inc Thomas A Grlica - Lien - Mechanic's Lien - \$5,000.00

**WAIVER OF LIENS**

**MISCELLANEOUS**

**GRANTOR/GRANTEE**

Mortgage Electronic Registration Systems Inc/Miedreich, Daniel/Sat  
Mortgage Electronic Registration Systems Inc/Schiavone, Barbara Ann/Sat  
JPMorgan Chase Bank NA/Lee, Gail A/Sat  
Towd Point Mortgage Trust 2020-4/Williams, Phillip/Sat  
Mortgage Electronic Registration Systems Inc/Kontir, Kirkley A/Sat  
Mortgage Electronic Registration Systems Inc/Tirado, Minerva/Sat  
Freedom Mortgage Corporation/Sattar, Abdul/Sat  
Pentagon Federal Credit Union/Williams, Frank/Sat  
Mortgage Electronic Registration Systems Inc/Rubin, Rosaline/Sat  
Mortgage Electronic Registration Systems Inc/Mintah, Afua/Sat  
Mortgage Electronic Registration Systems Inc/Piccolo, Richard/Sat  
Stronghill Capital LLC/M Manor Holding LP/Sat  
Gorski, Frances Maureen/Gorski, Frances Maureen/Maps  
James, Kendria Donalle/Commonwealth of Pennsylvania/Notr  
JPMorgan Chase Bank N A/Sattar, Abdul A/Sat  
Mortgage Electronic Registration Systems Inc/Jezowski, Andrew/Sat  
JPMorgan Chase Bank National Association/Czubak, Krzysztof/Sat  
Mortgage Electronic Registration Systems Inc/Bagul, Suhas/Sat  
JPMorgan Chase Bank N A/Mishak, Mary Anna/Sat  
Discover Bank/Gearhart, Cory/Sat  
Mortgage Electronic Registration Systems Inc/Vasireddy, Gopi Durga Prasad Varma/Sat  
JPMorgan Chase Bank N A/Carson, David/Sat  
Mortgage Electronic Registration Systems Inc/Young, Roslyn J/Sat  
Mortgage Electronic Registration Systems Inc/Acuna, Andrew/Sat  
Mortgage Electronic Registration Systems Inc/Perez, Samuel/Sat  
Freedom Mortgage Corporation/Avrich, John P Jr/Sat  
Mortgage Electronic Registration Systems Inc/McClelland, Suzanne C/Sat  
Krivocheia, Mikhail/Lagnippe Tc LLC/Ucc1 Katz, Michael/Katz, Michael/Maps

Katz, Michael/Katz, Michael/Maps  
 Katz, Michael/Katz, Michael/Maps  
 Solomon, Daniel J/Solomon, Daniel J/Maps  
 Pinecrest Lake Community Trust/Pinecrest  
 Lake Community Trust/Maps  
 Pinecrest Lake Community Trust/Pinecrest  
 Lake Community Trust/Maps  
 140 Rose Street LLC/140 Rose Street  
 LLC/Maps  
 Township of Pocono/140 Rose Street LLC/Agre  
 Township of Pocono/140 Rose Street LLC/Agre  
 Township of Pocono/140 Rose Street LLC/Dec  
 Courtland Real Estate Development  
 LLC/Borough of East Stroudsburg/Agre  
 Peralta, Miguel/Sunnova Tep II Manager  
 LLC/Ucc3cont  
 Jones, Timothy/Service Finance  
 Company/Ucc1  
 Melchiorre, Mariaelena P/Cross River  
 Bank/Ucc1  
 Mortgage Electronic Registration Systems  
 Inc/Beauchamp, Jeffrey P/Sat  
 Metropolitan Tower Life Insurance  
 Company/Revival Re Investment Group  
 LLC/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Bartko, Brian/Sat  
 Pentagon Federal Credit Union/Page, Randy  
 D/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Ong, Mark/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Shears, Alec V/Sat  
 Eastman Credit Union/Peterson, Wyatt  
 Hastings/Sat  
 Wells Fargo Bank N A/Foster, Patricia J/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Vanhorn, Adam L/Sat  
 Dime Bank/Brown, Kristopher Chae/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Santiago, Edwin A/Sat  
 NBT Bank National Association/Allen, William  
 J/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Honn, Barbara/Sat  
 Commonwealth Capital LLC/Aastha Homes  
 LLC/Rele  
 Pierce, Derek R/Lafayette Federal Credit  
 Union/Ucc1  
 Rosko, Anita/Rosko, George M/Power  
 Ahnert, Abigail/Peoples Security Bank and  
 Trust Company/Arnt  
 Smith, Stanton/T E Spall & Son/Ucc1  
 Federal Home Loan Mortgage  
 Corporation/Nagle, Thomas W/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Testa, Kimberly Y/Sat  
 Wells Fargo Bank NA/Ng, Samuel/Sat  
 First Northern Bank and Trust Co/Olson, Gary  
 S/Sat  
 Patrick J Quinn LLC/Big Daddys Real Estate  
 LLC/Sat  
 Shoreham Bank/Frantz, Nancy L/Sat  
 Frable, Ehrin M/Commonwealth of  
 Pennsylvania/Notr  
 Maddox, Corrol/Castle Credit Co Holdings  
 LLC/Ucc1  
 28 A State In the Mountains LLC/Bcc/St  
 LLC/Arnt  
 28 A State In the Mountains LLC/Bcc/St  
 LLC/Ucc1  
 Moore, Rose Est/Thompson, Leonard L/Sat  
 First Northern Bank and Trust Co/Ogilvie,  
 James/Sat  
 Provident Bank/Stiehler, Arthur E Jr/Sat  
 M1 Bank/Cresco DG LLC/Rele  
 Millwater, John R/Carroccio, Matthew T/Sat  
 Wells Fargo Bank NA/Cain, Donald R/Sat  
 Buck Hill Falls Company/Omara, Michael/Dec  
 Johnson, Sonia/Commonwealth of  
 Pennsylvania/Notr  
 Secretary of Housing and Urban  
 Development/Grant, Everette S/Sat  
 Secretary of Housing and Urban  
 Development/Grant, Everette S/Sat  
 MBI Investments LLC/Loan Funder LLC Series  
 91658/Ucc1  
 Fardella, Sean/Fardella, Sean/Maps  
 Mortgage Electronic Registration Systems  
 Inc/Gonzalez, George J/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Baker, Shanon L/Sat  
 Stiansen, Donnamarie/Commonwealth of  
 Pennsylvania/Notr  
 Royko, David A Est/Transcontinental Gas Pipe  
 Line Company LLC/Agre  
 Peryman, William C/Transcontinental Gas  
 Pipe Line Company LLC/Agre  
 Cunningham, Evadne V/Cunningham, Evadne  
 V/Agre  
 Lapoint, David/Transcontinental Gas Pipe Line  
 Company LLC/Agre  
 Esopo, Joseph H/Transcontinental Gas Pipe  
 Line Company LLC/Agre  
 Rippling Brook LLC/ZMK Development LLC/Sat  
 Krawitz, Steven E/Lesoine, Lisa A/Sat  
 Brodhead Creek Regional Authority/DEPG  
 Mosier Associates LP/Agre  
 Doerbecker, Christopher/Mortgage Electronic  
 Registration Systems Inc/Sat  
 PSECU/Semon, Alan L/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Laudenslager, Nathan/Sat  
 Northwest Savings Bank/Bombaggio,  
 Joseph/Sat  
 Schall, Dennis/Foundation Finance Company  
 LLC/Ucc1

Athene Annuity and Life Company/Str Capital Inc/Ucc3term  
Mortgage Electronic Registration Systems Inc/Hazen, Donna/Sat  
Wells Fargo Bank N A/Thompson, Jay B/Sat  
Mortgage Electronic Registration Systems Inc/Hazen, Donna/Sat  
Mortgage Electronic Registration Systems Inc/Teeple, Samantha D/Sat  
Newrez LLC/ABC Pocono Properties LLC/Sat  
Mortgage Electronic Registration Systems Inc/Ross, Mark/Sat  
Mortgage Electronic Registration Systems Inc/Ross, Mark/Sat

**MORTGAGE  
GRANTOR/GRANTEE**

Frank, Kimberly M/People First Federal Credit Union  
Borger, Jonathan M/Mortgage Electronic Registration Systems Inc  
Bauman, Michael B/Bauman, Richard/Assm Gonzalez, John A/Heritage Financial Credit Union  
Hillegas, James B/Pentagon Federal Credit Union  
Jones, Gregory A/Mortgage Electronic Registration Systems Inc  
Klein, Jason M/Mortgage Electronic Registration Systems Inc  
Marsh, David/NEPA Community Federal Credit Union  
Berger, Jacey/Affinity Federal Credit Union  
Rivera-Williams, Anna/Secretary of Housing and Urban Development  
Schall, Dennis Barry Jr/Mortgage Electronic Registration Systems Inc  
1441 Pocono Home LLC/Mortgage Electronic Registration Systems Inc  
Alio-BCB LLC/Mortgage Electronic Registration Systems Inc  
Krivocheia, Mikhail/Lagniappe TC LLC  
Johnson, Cora/Mortgage Electronic Registration Systems Inc  
Mountain Bliss Retreat LLC/Nextres LLC  
Yeakel, Spencer Allen/Horizon Farm Credit Cassidy, Marc Alan/NE PA Community Federal Credit Union  
Cataldo, Nicholas/Financial Freedom Senior Funding Corporation/Subm  
Volpe, John Dominic III/PSECU  
Bridges, Randy S/PSECU  
Martinez, Maydeli Celeste Lora/Mortgage Electronic Registration Systems Inc  
Dibello, Karen P/PSECU  
Meliksah, Canan/Mortgage Electronic Registration Systems Inc  
Sosa, Brian M/Coastal Community Bank/Amor  
Lytvyn, Galyna/Mortgage Electronic Registration Systems Inc  
Jin, Liwei/U S Bank National Association  
Ramgadoo, Troy/Hometap Equity Partners LLC

King, Ricardo/Mortgage Electronic Registration Systems Inc  
Munoz, Michael A/Mortgage Electronic Registration Systems Inc  
Miller, Roxane/Mortgage Electronic Registration Systems Inc  
Layng, Robert M/Mortgage Electronic Registration Systems Inc  
Zamdin, Mohamed Fazrudeen/Mortgage Electronic Registration Systems Inc  
Andrews, Spencer/Mortgage Electronic Registration Systems Inc  
Mirabella, Anthony J III/Mortgage Electronic Registration Systems Inc  
Deal House Capital Fund II LLC/Sandman Equities LLC  
Paulus, Bart M/Mortgage Banker  
Taylor, Diane/NE PA Community Federal Credit Union  
Rosko, Anita M/Mortgage Electronic Registration Systems Inc  
Ahnert, Abigail/Peoples Security Bank and Trust Company  
Galarza, John/Mortgage Electronic Registration Systems Inc  
Sullivan, Charles T/PNC Bank National Association  
Bayer, James S/Mortgage Electronic Registration Systems Inc  
Griggs, James/Mortgage Electronic Registration Systems Inc  
Ackerman, Brian A/United States of America  
Ramos, Mildred/Mortgage Electronic Registration Systems Inc  
Friend, James T/Mortgage Electronic Registration Systems Inc  
Vilbrun, Laulove/Mortgage Electronic Registration Systems Inc  
Resources For Human Development Inc/UMB Bank N A  
Honey, Ryan/Mortgage Electronic Registration Systems Inc  
28 A State In the Mountains LLC/Bcc/St LLC  
Schreiber, Matthew/Eastman Credit Union  
Pocono Cash Home Buyers LLC/Green, Jordan  
Wagner, Mark Terry/Mortgage Electronic Registration Systems Inc  
Mercedes, Brunilda/Mortgage Electronic Registration Systems Inc  
Omara, Michael/Mortgage Electronic Registration Systems Inc  
Sharomi, Oluwabunmi/Mortgage Electronic Registration Systems Inc  
Granucci, Carmine A/ESSA Bank & Trust  
Gauzzini, Marc/Mortgage Electronic Registration Systems Inc  
Mbi Investments LLC/Mortgage Electronic Registration Systems Inc  
Dilger, Darryl J/Mortgage Electronic Registration Systems Inc  
Kovalsky, Matthew John/Mortgage Electronic Registration Systems Inc

Murphy, Thomas H/Mortgage Electronic  
 Registration Systems Inc  
 Long, Shawn/Mortgage Electronic Registration  
 Systems Inc  
 Brybag, Denise M/Citizens Bank N A  
 Adams, Shemlynn/Secretary of Housing and  
 Urban Development  
 Gutierrez, Paul/Gutierrez, Anthony  
 Ortiz, Edward/Secretary of Housing and Urban  
 Development  
 Benjamin, Jose Marco/Secretary of Housing  
 and Urban Development  
 Perez, Jose Rafael/Secretary of Housing and  
 Urban Development  
 Baran, Grzegorz/Mortgage Electronic  
 Registration Systems Inc  
 MacQuarrie, Barbara/Mortgage Electronic  
 Registration Systems Inc  
 Guderski, Stanley J/Mortgage Electronic  
 Registration Systems Inc/Modm  
 Bronstein, Nathan Allan/PNC Bank National  
 Association  
 Williams, Marques M/Rivers, Crystal J  
 Lemus, Johana R Ulloa/CMG Mortgage  
 Inc/Modm  
 Munoz, Ricardo/Mortgage Electronic  
 Registration Systems Inc  
 Giron, Gary/Mortgage Electronic Registration  
 Systems Inc  
 Guayaquil, LLC/Anchor Loans LP  
 Bonito, Roderick/Mortgage Electronic  
 Registration Systems Inc  
 Powell, Dawn/Prosperity Home Mortgage LLC  
 Powell, Dawn/Pennsylvania Housing Finance  
 Agency  
 Booth, Daniel P/US Bank Trust Company  
 National Association/Asgn  
 Williams, Phillip/Towd Point Mortgage Trust  
 2020-4/Asgn  
 Perez, Steven/Deutsche Bank Trust Company  
 Americas/Asgn  
 Mortgage Electronic Registration Systems  
 Inc/Mataaic, Michael A/Asgn  
 Elkhayat, Yazid/Freedom Mortgage  
 Corporation/Asgn  
 Cabezas, Valatrina T/Freedom Mortgage  
 Corporation/Asgn  
 Laramee, Kate B/PennyMac Loan Services  
 LLC/Asgn  
 Sheppard, Robert W/PennyMac Loan Services  
 LLC/Asgn  
 Brewer, Allen/Nationstar Mortgage LLC/Asgn  
 Schubert, Edwin T Jr/Reliance First Capital  
 LLC/Asgn  
 Johnson, Cora S/Sailfish Servicing LLC/Asgn  
 Kemmerer, Thomas L/JP Morgan Mortgage  
 Acquisition Corp/Asgn  
 Curry, Patrick/Mortgage Electronic  
 Registration Systems Inc/Asgn  
 Manea, Alexandru F/MidFirst Bank/Asgn  
 Granahan, Michael/Nexus Nova LLC/Asgn  
 Hunt, Romane K/Money Source Inc/Asgn  
 Commonwealth Capital LLC/Aastha Homes  
 LLC/Relm  
 Diaz, Allison/U S Bank Trust National  
 Association/Asgn  
 Ghygliotti, Eric C/Wilmington Savings Fund  
 Society FSB/Asgn  
 Cresco Dg LLC/M1 Bank/Relm  
 Dudley, Galvin/Nationstar Mortgage LLC/Asgn  
 Samuels, Shariffe/Nationstar Mortgage  
 LLC/Asgn  
 Rodgers, Frank G/Federal National Mortgage  
 Association/Asgn  
 Urizzo, Linda/PNC Bank National  
 Association/Asgn  
 Aumick, Georgia A/MidFirst Bank/Asgn  
 Saviano, Daniel/Newrez LLC/Asgn

**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, 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 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. 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  
ESTATE NOTICE**

**Estate of Rena V. Baumgartner aka Rena Baumgartner**, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, September 16, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Bryan Baumgartner  
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 19, 26, Jan 2

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Larry S. Rinehart**, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 09/29/2025 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. Stephen Rinehart  
144 Holden Road  
Gilbert, PA 18331

Connie J. Merwine, Esq.  
501 New Brodheadsville Blvd N  
Brodheadsville, PA 18332

Dec 19, 26, Jan 2

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Evelyn Joyce Papertsian**, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, February 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. Robert W. Steindl  
3124 Nestlewood Drive  
Herndon, VA 20171  
Dec 19, 26, Jan 2

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of James J. Waiters**, late of Long Pond, Monroe County, Commonwealth of Pennsylvania, 09/21/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Takisha L. Walker  
60 Bermuda Way  
Covington, GA 30016

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

Dec 19, 26, Jan 2

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Glenna Landi**, late of Barrett Township, Monroe County, Commonwealth of Pennsylvania, November 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.

Mark A. Landi

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 19, 26, Jan 2

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**PUBLIC NOTICE**

**ESTATE NOTICE**

**Estate of Larry Mason**, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, January 18, 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.

Avril A. France

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 19, 26, Jan 2

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**PUBLIC NOTICE**

**ESTATE NOTICE**

**ESTATE OF KARLHEINZ BEUTEL**, late of Chestnuthill Township, Monroe County, Pennsylvania, 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 attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, Commonwealth of Pennsylvania, Orphans' Court Division, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Joseph J. Pula, Administrator

23 North Ninth Street

Stroudsburg, PA 18360

Richard E. Deetz, Esq.

1222 North Fifth Street

Stroudsburg, PA 18360

Dec 19, 26, Jan 2

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**PUBLIC NOTICE**

**ESTATE NOTICE**

**Estate of Derek T. Bodell**, late of Mount Pocono Borough, Monroe County, Commonwealth of Pennsylvania, 08/27/2025 deceased.

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

Michael Darren Bodell

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 19, 26, Jan 2

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Stuart B. Solomowitz aka Stuart Solomowitz**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, August 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.

Sheldon B. Solomowitz  
c/o Fisher & Fisher Law Offices LLC  
525 Main Street  
Po Box 369  
Gouldsboro, PA 18424

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

Dec 19, 26, Jan 2

**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on November 14, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Megan Anne Gizzi-Kytta to Eunji Gi**.

The Court has fixed the day of February 4, 2026 at 2:00 PM in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Dec 19

**PUBLIC NOTICE  
INCORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on November 17, 2025

for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is **Gamma Sigma Epsilon National Chemistry Honor Society**. The purpose of the corporation is to exercise any and all powers, rights and privileges which a nonprofit corporation organized pursuant to the laws of the Commonwealth of Pennsylvania may now or hereafter have or exercise and to operate and manage Gamma Sigma Epsilon National Chemistry Honor Society.

CRAMER, SWETZ, McMANUS, JORDAN &  
SAYLOR, P.C.

Gerald J. Kanyok, Jr., Esquire  
711 Sarah Street  
Stroudsburg, PA 18360

Dec 19

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
NO.005159-CV-2025**

**Wells Fargo Bank, National Association  
as Trustee for Structured Asset Securities  
Corporation, Mortgage Pass-Through Certifi-  
cates, Series 2006-OPT1,**

Plaintiff(s),

vs.

**CRAIG A SILFEE,**

defendant(s)

TO CRAIG A SILFEE, defendant(s): The Plaintiff, , has commenced a civil action against you for COMPLAINT. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

Monroe County Bar Association  
Find a Lawyer Program  
P.O. Box 591  
Stroudsburg, PA 18360

Telephone (570) 424-1340

Fax (570) 424-8234

Karin Baltimore Schweiger, Esq.

BROCK & SCOTT, PLLC

2011 Renaissance Boulevard

Suite 100

King of Prussia, PA 19406

Dec 19

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**PUBLIC NOTICE  
NOTICE OF LEGAL ACTION  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY, PENNSYLVANIA  
CIVIL ACTION  
NO. 3721 CIVIL 2025**

**THE HAMLET PROPERTY OWNERS ASSOCIATION, INC.,**

Plaintiff

v.

**CHARLES NOONAN,**

Defendant

**NOTICE**

To CHARLES NOONAN:

You are hereby notified that Plaintiff THE HAMLET PROPERTY OWNERS ASSOCIATION, INC. 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. 3721 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 PER-

SONS 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

Dec 19

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**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY  
CIVIL ACTION--LAW**

**Confession of Judgment**

**CASE No.: 4841-CV-2025**

**FIRST NORTHERN BANK AND TRUST CO.,**

Plaintiff,

vs.

**JESUS THE CHRIST CHURCH, INC.,**

Defendant

**NOTICE IS HEREBY GIVEN TO the defendant, Jesus the Christ Church, Inc.,** that a judgment entered by confession, along with a confession of judgment complaint, has been filed against you in the above captioned matter on July 25, 2025.

**PUBLIC NOTICE**

A judgment in the amount of one million, one hundred ninety-four thousand, one hundred twelve dollars and seventy-seven cents (\$1,194,112.77) has been entered against you and in favor of the plaintiff without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The sheriff may take your money or other property to pay the judgment at any time after thirty (30) days after the date on which this notice is served on you.

You may have legal rights to defeat the judgment or to prevent your money or property from being taken. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.

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MONROE COUNTY BAR ASSOCIATION LAW-  
YER REFERRAL SERVICE

PO Box 591

Stroudsburg, PA, 18360

monroebar.org (570) 424-1340

Facsimile: (570) 424-8234

PENNSYLVANIA LAWYER REFERRAL SERVICE

P.O. Box 1086

100 South St. Harrisburg, PA 17108

(Pennsylvania residents phone: 1-800-692-7375;

out-of-state residents phone: 1-717-238-6715)

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE

ATTORNEY FOR PLAINTIFF

IDENTIFICATION NO. 63871

LAW OFFICES

600 THIRD AVENUE

KINGSTON, PA 18704-5815

(570) 287-3000

Dec 19

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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](http://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