

# 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 26th, 2025

No. 52

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

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Drawing Courtesy of Joyce Love

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*All advertisements for the LEGAL REPORTER should be submitted no later  
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# **Monroe County Bar Association**

## **Mission Statement**

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

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

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

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	9:00 Sentencing 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	9:00 Dependency Court 10:00 Sheriff Sales 11:45 PFA Ex Parte 3:30 PFA Ex Parte	8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	
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	8:30 Jury Selection 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last Day to File Accounts	9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	9:00 Sentencing 11:45 PFA Ex Parte 3:30 PFA Ex Parte	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>	
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	9:00&1:00 Support Rules 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure	Juvenile Review 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure	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	9:00 Juvenile Court 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	9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:30 Parole 3:30 PFA Ex Parte	10:15 PFA Ex Parte 10:45 Bench Warrants <b>HALF DAY Christmas Eve (observed)</b>	<b>HOLIDAY CHRISTMAS</b>	11:45 PFA Ex Parte 9:00 & 1:00 Support Court 3:30 PFA Ex Parte	
28	8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing	11:45 PFA Ex Parte 1:30 Parole 3:30 PFA Ex Parte	10:15 PFA Ex Parte 10:45 Bench Warrants <b>HALF DAY New Year's Eve (observed)</b>			

January 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30						
1			<b>HOLIDAY</b> New Year's Eve 1/2 Day 10:45 PFA Ex Parte 10:45 Bench Warrants	<b>HOLIDAY</b> New Year's Day	8:30 Final Call 9:00 Juvenile Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	
4	8:30 Arraignments 8:30 PFA 9:00 Modified DUI Call 11:45 PFA Ex Parte 1:00 Bench Warrants 1:00 Pleas/Sent/PTC/Omnibus 3:30 PFA Ex Parte Present Accounts	8:30 Jury Selection 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last day to file Accounts	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure Trial Week	Sentencing 9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	9:00 Juvenile Call 11:45 PFA Ex Parte 1:30 Juvenile Dispositions 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week	
11	8:30 PFA 9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week	9:00 Juvenile Review 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week Bench Trials	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Trial Week Bench Trials	8:30 Final Call 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	8:30 Arraignments 11:45 PFA Ex Parte 1:00 Pleas/Sent/PTC/Omnibus 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week	
18	<b>HOLIDAY</b> Martin Luther King, Jr. Day	8:30 Jury Selection 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Mortgage Foreclosure	Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Trial Week	Sentencing 9:00 Summary Court 9:00 Dependency Court 11:45 PFA Ex Parte 1:30 License SuspAppeals 3:30 PFA Ex Parte Mortgage Foreclosure Trial Week	9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week	
25	8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing Trial Week	9:00&1:00 Support Rules 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Trial Week	10:00 Sheriff Sales 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week	

## 2025-2026 MCBA Event Calendar

### December

- 29 Swearing In of Elected Officials and President Judge
- 31 1:00 PM Courts and MCBA Closed

### January

- 1 Courts and MCBA Closed
- 16 MCBA Board Meeting
- 19 MLK Jr Day Courts and MCBA Closed
- 22 Diversity Committee Meeting
- 26 Children’s Advocacy Meeting
- 28 Court & Government Relations Committee Meeting

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)**

# SEEKING CANDIDATES

LAW FIRM SEEKING CANDIDATES

FAMILY LAW ATTORNEY

LEGAL SECRETARY

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# Monroe County Bar Association

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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	
	Members	Non-Members	Members	Non-Members
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](mailto: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.*

# LOOKING FOR ESTATE NOTICES

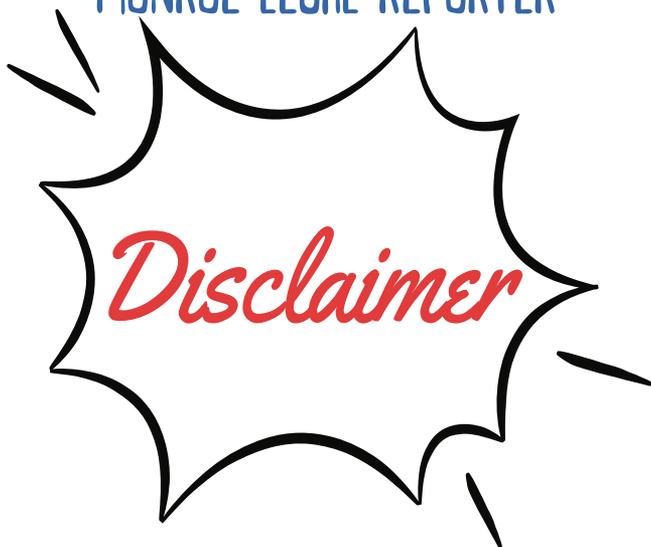
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MONROE COUNTY BAR ASSOCIATION  
MONROE LEGAL REPORTER



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GRAMMAR OR MAKE ANY CHANGES TO  
CONTENT.

**Now**, this 15<sup>th</sup> day of December 2025, pursuant to the authority contained in Pa.R.J.A. No. 1901, the attached list of summary cases from Magisterial District Court 43-4-04 within the Forty-Third Judicial District are being considered for Administrative Termination after 30 days of publication of this list, unless a party to the proceeding requests a hearing from the Magisterial District Court.

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

Docket Number	Defendant	Docket Number	Defendant
NT 4-2017	Camacho, Richie	NT 45-2017	Chapnick, Robert Allen
NT 74-2017	Jefferson, Lautte Jenean	NT 75-2017	Fofana, Makula
NT 137-2017	Perez, Nicole	NT 139-2017	Farrell, Grace
NT 140-2017	Gyore, Justin Richard	NT 141-2017	Gyore, Justin Richard
NT 142-2017	Gyore, Justin Richard	NT 156-2017	Garner, Branden
NT 158-2017	Musse-Sierra, Alexander	NT 170-2017	Daniels, Stephanie
NT 172-2017	Mustafa, Ayata	NT 175-2017	Hardy, Jordan
NT 192-2017	Pannoh, Lucy	NT 204-2017	Boyskey, Paulette
NT 207-2017	Bascus, Kierra J.	NT 215-2017	Stebenson-Hulett, Susan J.
NT 307-2017	Surillo, Angel	NT 325-2017	Vasquez, Raymond
NT 331-2017	Davino, Taylor	NT 414-2017	Fenon, Richard
NT 432-2017	Johnson, Brandy Sandra	NT 450-2017	Hritski, Wauheni
NT 453-2017	Hritski, Wauheni	NT 463-2017	Dasilva, Adam Vincenzo
NT 464-2017	Dasilva, Adam Vincenzo	NT 467-2017	Bryant, John Patrick
NT 478-2017	Hoyte, Regulus A.	NT 481-2017	Green, Keana
NT 482-2017	Morgan, Anthony	NT 488-2017	Johnson, Sean D.
NT 490-2017	Hypes, Garrett Alden	NT 495-2017	Tello, Jayson Luis
NT 499-2017	Ravula, Bagawon	NT 501-2017	Sellers, Nazir
NT 506-2017	Erana, Madison M.	NT 507-2017	Erana, Madison M.
NT 522-2017	Millan, Rosalinda Madeline	NT 528-2017	Drakes, Alex
NT 532-2017	Cuttino, Shalanda Ronetta	NT 533-2017	Cuttino, Tajee
NT 534-2017	Dominic, Chuck	NT 535-2017	Bobbitt, Alise
NT 540-2017	Bey, Jakaya Monet	NT 545-2017	Adams, Margaret T
NT 548-2017	Miles, Ti-Nya Pearl	NT 561-2017	Finch-Harris, Kaylee L.
NT 572-2017	Muhammad, Noairah	NT 581-2017	Taber-Miller, Stephen M.
NT 582-2017	Churuti, Brittany	NT 583-2017	Churuti, Brittany
NT 14-2018	Ishimwe, Pamela G.	NT 15-2018	Cooper, Shawn
NT 16-2018	Wescott, Wendy	NT 26-2018	Pernico, Serena C.
NT 28-2018	Perez, Katheryn Innosence	NT 29-2018	Perez, Katheryn Innosence
NT 39-2018	Hernandez, Mary	NT 55-2018	Estevez, Christian
NT 59-2018	Hunter-Knight, La-Keem Shaqw'a	NT 65-2018	Teel, Kimil
NT 68-2018	Harper, Darquise S	NT 71-2018	Fowler, Aigail
NT 106-2018	Longobardi, Dominick A.	NT 128-2018	Gartrell, Marisol
NT 129-2018	Gartrell, Marisol	NT 130-2018	Martinez Santiago, Joel

NT 131-2018	Steinbrecker, Abigail	NT 136-2018	Sellers, Nazir Quari
NT 160-2018	Britt, Raevon	NT 162-2018	Brink, Theresa
NT 194-2018	Escobar, Jhonny Alexander	NT 195-2018	Escobar, Jhonny Alexander
NT 196-2018	Escobar, Jhonny Alexander	NT 221-2018	A Ortiz Logistics LLC
NT 279-2018	Gulden, Brian Alex	NT 305-2018	Hilairemont, Paul Rodney
NT 307-2018	Dyer, Nasier	NT 315-2018	Chestnut, Tiara
NT 318-2018	McIntyre, Ronald	NT 320-2018	Crawbuck, Steven Michael
NT 322-2018	Sanchez, Adonis Sauli	NT 333-2018	Scott, Valron Ramal
NT 8-2019	Nelson, Daniel	NT 11-2019	Boyce, Kathleen M.
NT 13-2019	Martin, Taylor Anna	NT 35-2019	Rodriguez, Luisa
NT 36-2019	Gilkes, Desiree Yordalee	NT 47-2019	Caceres, Danny Jose
NT 48-2019	Campanaro, Nicholas James	NT 89-2019	Rudy, Darrell Justin
NT 101-2019	Kearns, Dashea	NT 129-2019	Knobloch, Ralph
NT 150-2019	Estevez, Giselle	NT 167-2019	Johnson, Evan William
NT 168-2019	Johnson, Evan William	NT 185-2019	Palmer, Klyford
NT 188-2019	Ball, Kyle Hunter	NT 223-2019	Woodlay, Francois B.
NT 224-2019	Johnson, Pierre	NT 238-2019	Graham, Shatiqua S.
NT 249-2019	Vandermark, Jason M.	NT 252-2019	Flores, Abel D.
NT 253-2019	Rodriguez, Laury	NT 254-2019	Mendez, Yodiel
NT 270-2019	White, Shavaisa	NT 332-2019	Oroszi, Edward J.
NT 336-2019	DelVecchio, Jerry	NT 348-2019	Reiner, James E.
NT 349-2019	Vides, Paul W.	NT 354-2019	Reiner, James E.
NT 371-2019	Menendez, Xiomar N.	NT 376-2019	Ephault, Seamus
NT 387-2019	Leavingston, Zhane Desir	NT 388-2019	Barnes, Cherise Octavia
NT 4-2020	Alvarado Hernandez, Oscar R.	NT 37-2020	Quinones, Jayla
NT 41-2020	Bartee, Todd Lee Jr.	NT 42-2020	Bartee, Todd Lee Jr.
NT 47-2020	Harrigan, Ziare	NT 52-2020	Medley, Eric
NT 53-2020	Johnson, Iyssi	NT 105-2020	Cox, James III
NT 127-2020	Sphar, Sarah Lynn	NT 140-2020	Stoler, Jeffrey W.
NT 141-2020	Ayala, Fedelix Morales	NT 150-2020	Flores, Carlos
NT 151-2020	Flores, Carlos	NT 164-2020	Haurylenia, Anaslasiya
NT 179-2020	Rosario, Ray D.	NT 195-2020	Cancel, Robert Jr.
NT 196-2020	Cancel, Robert Jr.	NT 225-2020	Fowler, Kyree Dhmar
NT 226-2020	Beatriz Palacios, Danielle-Ann	NT 233-2020	Priest, Julius
NT 243-2020	Ehret, Veronica	NT 274-2020	JP Mascaro
NT 285-2020	Ervin, Justin Johnny	NT 302-2020	Scanlon, Julie
NT 324-2020	Goodwin, Dominique	NT 338-2020	Powers, Jason Joseph
NT 2-2021	Abreu, Ydayana	NT 3-2021	Spence, Kerroy O.
NT 4-2021	Robinson, Roy J.	NT 9-2021	Blanco, Matthew
NT 15-2021	Setty, Joshua Christian	NT 17-2021	Oneill, Beatrice M.
NT 22-2021	McKnight, Maiheish	NT 23-2021	Jaipersaud, Michelle
NT 24-2021	Jaipersaud, Michelle	NT 26-2021	Maldonado, Vanessa Lee
NT 32-2021	County Waste of Pa LLC	NT 33-2021	County Waste of Pa LLC

NT 48-2021	Vaughn, Taylor S.	NT 49-2021	Lopez, Kenneth Andrew
NT 60-2021	Barnett, Omar	NT 67-2021	Simmons, Jzyiah
NT 70-2021	Fretz, Christine	NT 71-2021	Fretz, Christine
NT 72-2021	Hawkins, Tavon A.	NT 73-2021	Hawkins, Tavon A.
NT 86-2021	Eduadro, Emmanuel	NT 90-2021	Greenhagen, Joshua James
NT 94-2021	Seymore, Ja'Quann Ty-Ray	NT 95-2021	County Waste of Pa LLC
NT 100-2021	Medina, Tyler L.	NT 102-2021	Hyman, Sariyah Ajayla
NT 103-2021	Cleckley, Lacey Deneen	NT 104-2021	Sanchez, Yanine
NT 138-2021	Desimone, Grant L.	NT 150-2021	Guthrie, Jerome
NT 162-2021	Turner, William	NT 179-2021	Paniaqua, Chanaviya
NT 180-2021	County Waste of Pa LLC	NT 193-2021	Cruz, Francisco Rodri
NT 195-2021	Montilla, David Enrique	NT 197-2021	James, Jaheem Tijuan
NT 200-2021	County Waste of Pa LLC	NT 201-2021	Rios, Oswald
NT 210-2021	Moreno, Andy	NT 218-2021	Samuel, Omar
NT 223-2021	Pilgrim, Jyniha	NT 233-2021	Wolfe, Jerel H.
NT 234-2021	Wolfe, Jerel H.	NT 243-2021	Sullivan, Ricki
NT 254-2021	Dumas, Avery	NT 256-2021	Eley, Julian
NT 275-2021	Perez-Ovalle, Yuny E.	NT 277-2021	Rostamali, Attila
NT 278-2021	Rostamali, Attila	NT 279-2021	James, Dylan
NT 287-2021	Sullivan, Damir	NT 4-2022	Taylor, Bobby D.
NT 7-2022	Pearson, Tylea Dionna	NT 8-2022	Pearson, Tylea Dionna
NT 9-2022	Perfolini, Suzanne M.	NT 10-2022	Pergolini, Suzanne M.
NT 16-2022	Jones, Latoya L.	NT 45-2022	Swindell, Karen
NT 59-2022	Vivar, Mauro	NT 60-2022	Vivar, Mauro
NT 65-2022	Perez, Juan	NT 68-2022	Polinko Enterprise LLC
NT 80-2022	Treadwell, Eric Y.	NT 107-2022	Ward, Rashawna
NT 130-2022	Samuel, Omar S.	NT 155-2022	Colgan, Paige Elizabeth
NT 161-2022	Anastasiadis, Marcus	NT 168-2022	Bogart, George A.
NT 170-2022	Rosenthal, Joshua B.	NT 171-2022	Rosenthal, Joshua B.
NT 177-2022	Dixon, Derrius	NT 178-2022	Dixon, Quadair
NT 179-2022	Jackson, Amira	NT 180-2022	Johnson, Precious
NT 195-2022	Gomez Rodriguez, Gerdin	NT 196-2022	Novak, Raymond Stanley
NT 204-2022	Louro, Katuska Cecilia	NT 207-2022	Lewis, Jonae Nicole
NT 208-2022	Lewis, Jonae Nicole	NT 209-2022	Smith, Tariq R.
NT 210-2022	Smith, Tariq R.	NT 211-2022	Smith, Aaron
NT 213-2022	Mustafa, Ishmam	NT 239-2022	Contreras, Teddy D.
NT 243-2022	Wilson, Eric L.	NT 248-2022	Cattelona, Michael
NT 253-2022	Concepcion, Jose	NT 260-2022	Jimenez, Jean Carlos Pierre
NT 276-2022	Gajewski, Sebastian	NT 277-2022	Gajewski, Sebastian
NT 278-2022	Gajewski, Sebastian	NT 280-2022	Rosario, Ray D.
NT 284-2022	Caldwell, Ryan	NT 289-2022	Treadwell, Eric Yale
NT 290-2022	Treadwell, Eric	NT 300-2022	Roth, William
NT 309-2022	Dennie, Davian Vassieau	NT 326-2022	Laine, Leah

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

**REAL PROPERTY**

008021-CV-2025 Smith And Manor V Miranda Austin; Taimur Aziz; Tsilistina Ryabicheva - Real Property - Landlord/Tenant Dispute  
008053-CV-2025 New Brodheadsville, L.P. V Car Mart Auto-Brodheadsville LLC Kevin Debatt; Taimur Aziz; Tsilistina Ryabicheva - Real Property - Ejectment  
007977-CV-2025 U.S. Bank National Association, As Trustee For Structured Asset Securities Corporation Mortgage Loan Trust 2007-Bnc1 Mortgage Pass-Through Certificates, Series 2007-Bnc1 V Kerous K Mathura A/K/A Kerous Kalma Mathura Marcia J. Mathura - Real Property - Mortgage Foreclosure: Residential  
007978-CV-2025 Freedom Mortgage Corporation V Karen Peros Krizan Peros - Real Property - Mortgage Foreclosure: Residential  
008019-CV-2025 The Bank Of New York Mellon FKA The Bank Of New York, As Trustee For The Benefit Of The Certificateholders Of The Cwabs, Inc., Asset-Backed Certificates, Series 2004-6 V Mark L. Mcrae Sonia A. Lashley-Mcrae - Real Property - Mortgage Foreclosure: Residential  
007973-CV-2025 Price Township V Carmen L Sintes Marcos E Lopez - Real Property - Real Property: Other  
007991-CV-2025 Jennifer Picone, Individually And As Administratrix Of The Estate Of Gerald Arch, Deceased V Monroe County Tax Claim Bureau Tyrone Gant, Jr. - Real Property - Real Property: Other  
007972-CV-2025 Bhimnath Mahadev, LLC v Commonwealth Of Pennsylvania, Department Of Transportation; Taimur Aziz; Tsilistina Ryabicheva - Real Property - Eminent Domain/Condemnation

**MECHANICS AGREEMENTS**

007970-CV-2025 Robert K. Ace Jr. Construction, LLC D/B/A Robert Ace Builders V Charles Negron Elizabeth Alverio - Agreement - Mechanic's Agreement  
007987-CV-2025 LTS General Contracting LLC v Gianna Korpita - Agreement - Mechanic's Agreement

**CONTRACT**

007966-CV-2025 JPMorgan Chase Bank, N.A. V Yvette Cuff - Contract - Contract: Other  
008055-CV-2025 Anthony Ramirez; Suyapa Ramirez White V FCA Us LLC - Contract - Contract: Other  
007975-CV-2025 Brette Williams Kim Williams V Mesko Glass - Contract - Buyer Plaintiff  
008010-CV-2025 Christina Streeper Francine Kaley V Mishan Keller Construction, LLC

mounts 'R' Us, Corp. - Contract - Buyer Plaintiff

**CONTRACT EMPLOYMENT DISPUTE**

**CONTRACT-DEBT COLLECTION-CREDIT CARD**

007962-CV-2025 JPMorgan Chase Bank, N.A. V Vivian Vance - Contract - Debt Collection: Credit Card  
007963-CV-2025 JPMorgan Chase Bank, N.A. V Sylwia Will - Contract - Debt Collection: Credit Card  
007964-CV-2025 Barclays Bank Delaware V Boruch Borodkin - Contract - Debt Collection: Credit Card  
007965-CV-2025 JPMorgan Chase Bank, N.A. V Yvette Cuff - Contract - Debt Collection: Credit Card  
007967-CV-2025 JPMorgan Chase Bank, N.A. V Kim Rivera - Contract - Debt Collection: Credit Card  
007979-CV-2025 Capital One, N.A., Successor By Merger To Discover Bank V Jeffrey D Grieves - Contract - Debt Collection: Credit Card  
007981-CV-2025 Capital One, N.A., Successor By Merger To Discover Bank V Paul Maccarrone - Contract - Debt Collection: Credit Card  
007982-CV-2025 Capital One, N.A., Successor By Merger To Discover Bank V Hilton L Gray - Contract - Debt Collection: Credit Card  
007983-CV-2025 Capital One, N.A., Successor By Merger To Discover Bank V Brandon R Calkins - Contract - Debt Collection: Credit Card  
007984-CV-2025 Capital One, N.A., Successor By Merger To Discover Bank V Igor Storozhuk - Contract - Debt Collection: Credit Card  
007986-CV-2025 Capital One, N.A., Successor By Merger To Discover Bank V Dmitry B Orlov - Contract - Debt Collection: Credit Card  
008008-CV-2025 Bank Of America, N.A. V Jill David - Contract - Debt Collection: Credit Card  
008009-CV-2025 Bank Of America Na V John C Bluhm - Contract - Debt Collection: Credit Card  
008014-CV-2025 Bank Of America, N.A. V Prapatip Pongsup - Contract - Debt Collection: Credit Card  
008015-CV-2025 Landmark Strategy Group, LLC v Alecia A. Brown Aka Alecia Brown-Williams - Contract - Debt Collection: Credit Card  
008020-CV-2025 Bank Of America, N.A. V Emely Tenezaca Lynn - Contract - Debt Collection: Credit Card  
008022-CV-2025 Bank Of America, N.A. V Yelena Victoria Kravets - Contract - Debt Collection: Credit Card  
008030-CV-2025 Capital One N.A.Successor By Merger To Discover Bank V Jasmin Williams - Contract - Debt Collection: Credit Card

008033-CV-2025 JPMorgan Chase Bank, N.A. V Jaclyn Moore - Contract - Debt Collection: Credit Card  
 008035-CV-2025 Capital One N.A.Successor By Merger To Discover Bank V Jaylen Harrison - Contract - Debt Collection: Credit Card  
 008037-CV-2025 JPMorgan Chase Bank, N.A. V Alfredo Grinon - Contract - Debt Collection: Credit Card  
 008039-CV-2025 Capital One N.A. V Gloria M Dailey - Contract - Debt Collection: Credit Card  
 008041-CV-2025 JPMorgan Chase Bank, N.A. V Arnaud S Vodounou - Contract - Debt Collection: Credit Card  
 008044-CV-2025 JPMorgan Chase Bank, N.A. V Andre Alchamas - Contract - Debt Collection: Credit Card  
 008045-CV-2025 Capital One N.A. Successor By Merger To Discover Bank V Krystina Dixon - Contract - Debt Collection: Credit Card

#### **CONTRACT-DEBT COLLECTION-OTHER**

007968-CV-2025 Northampton Operator LLC D/B/A Northampton Post Acute V James E Jones, Jr. - Contract - Debt Collection: Other  
 008018-CV-2025 Community Bank, N.A. V Stephen M. Bianculli - Contract - Debt Collection: Other  
 008024-CV-2025 Velocity Investments, LLC v James Williams - Contract - Debt Collection: Other  
 008025-CV-2025 Velocity Investments, LLC v Aracelio Caban - Contract - Debt Collection: Other  
 008027-CV-2025 Student Loan Solutions, LLC v Christian Salinas - Contract - Debt Collection: Other  
 008029-CV-2025 Security Credit Services, LLC v Ivan Ortiz - Contract - Debt Collection: Other  
 008031-CV-2025 Security Credit Services, LLC v Teresa Santiago - Contract - Debt Collection: Other  
 008036-CV-2025 Security Credit Services, LLC v Gregory Weidenbaum - Contract - Debt Collection: Other  
 008038-CV-2025 Security Credit Services, LLC v Kristin M Jackson - Contract - Debt Collection: Other  
 008050-CV-2025 Security Credit Services, LLC v Kyon Coles - Contract - Debt Collection: Other  
 008052-CV-2025 Property Owners Association Of Sun Valley Lake, Inc. V David B. Hassler - Contract - Debt Collection: Other  
 008054-CV-2025 Property Owners Association Of Sun Valley Lake, Inc. V George E. Bried Aka George Bried; Victoria J. Bried; John C Bluhm - Contract - Debt Collection: Other

#### **TORT**

008004-CV-2025 Charece Sanders V Liskov Radoslav - Tort - Motor Vehicle

008001-CV-2025 Julia Chan Yitai Chan V Family Care For Children & Youth, Inc. - Tort - Intentional Tort  
 008002-CV-2025 Valerie Cabrera V Washington F. Velez-Villamar - Tort - Intentional Tort

#### **PREMISES LIABILITY**

008023-CV-2025 Leonard McClain V Corby Dunn Ernest Dunn John Does 1-10 - Tort - Premises Liability

#### **PETITION**

#### **MASS TORT**

#### **PROFESSIONAL LIABILITY**

#### **MISCELLANEOUS**

007985-CV-2025 American Credit Acceptance LLC v Lennie Barno - Miscellaneous - Civil Miscellaneous: Other  
 007988-CV-2025 George J. Hayden, Inc. D/B/A Hayden Power Group V Tsilistina Ryabicheva - Miscellaneous - Civil Miscellaneous: Other  
 007992-CV-2025 611 Land Development, LLC v Monroe County Assessment Office Pocono Mountain School District - Miscellaneous - Civil Miscellaneous: Other  
 007999-CV-2025 Jeri Lynn Olsommer (2025 Tax Upset Sale) V Christian Fehrenbacher; Monroe County Tax Claim Bureau - Miscellaneous - Civil Miscellaneous: Other  
 008026-CV-2025 Stephen Rosenberry V F350 Truck Black 1980 - Vin F37echj2632 - Miscellaneous - Civil Miscellaneous: Other  
 008040-CV-2025 Tyrone Gant Jr. V 1972 Mobile Home - Vin 0768-60-Sab; Teresa Santiago - Miscellaneous - Civil Miscellaneous: Other  
 008011-CV-2025 Cherly Maury V 2003 Honda Odyssey 5f9rl18093b067176 - Miscellaneous - Civil Miscellaneous: Other, Petition For Certificate Of Title

#### **WRIT OF EXECUTION**

#### **DIVORCE**

007989-CV-2025 Tome Macieira V Maria Macieira - Divorce - Divorce With 1 Count  
 007998-CV-2025 John C Redmond V Jennifer Hight-Zych - Divorce - Divorce With 1 Count  
 008003-CV-2025 Jason Klingel V Brandi Lynn Klingel; Joshua Silfee - Divorce - Divorce With 1 Count  
 007976-CV-2025 Renata Thomas-Asoh V Hillary Asoh - Divorce - Divorce With 2 Counts

#### **SUPPORT**

007578-CV-2025 Angelina Yuter V Maksim Yuter - Support - Support  
 008028-CV-2025 Jacqueline Marie Margulies V Paul Martin Margulies - Support - Support  
 008049-CV-2025 Stephen Jared Russell V Jessica Rae Gouge - Support - Support

008051-CV-2025 Micayla Vasquez V Savean Jackson; Monroe County Tax Claim Bureau - Support - Support

#### **CUSTODY AND VISITATION**

007971-CV-2025 Deondra Scerbo V Anthony Zambrana - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 008016-CV-2025 Barbara Mackes V Joshua Silfee - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 008017-CV-2025 Joshua Lutz V Randy Williams Tamarah Gilman - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 008042-CV-2025 Mahlik Wiley-Spencer V Heidi Baker; Teresa Santiago - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 008000-CV-2025 Belinda Ortiz V Christy Ebel Issiah Nelson - Custody - Grandparent/Third Party Complaint For Custody/Partial Custody/Shared Custody/Visitation

#### **DEEDS**

##### **GRANTOR/GRANTEE**

Otero, Genaro/Lumsden, Jonathan Scott Cheung, Peter/Crimson Lane Real Estate LLC Henry, Guy W/JM2 Investments LLC Simons, Mary P/Scholtz, Eric John Pavaca20 LLC /Tam, Annie Thayer, Catherine/Goulding, Allan Pamela Miller Family Trust/Evada Group LLC Kleinle, Aaron/Calvert, Michael Todd Sady, Britt I/Pothier, Christopher James Jacqueline C Skantze Living Trust/Terraciano, Joseph Soriano-Edwards, Lynn/Singh, Lajwanti Devyani Smp Properties LLC /White, Larron Gorman, Beverly/Smith, Donald J Anagbogu, John/Taylor, Suzanne Huebner, Glenn/Rivera, Matthew Gibbons, Deborah L/D L Gibbons Revocable Living Trust Zuniga, Raquel/Madonia, Ralph G D E & S Properties Inc/Pearn, Michael T Mitchell, Juanita/Gormus, Omer Romero, Tatiana Mae Lino/Daly, Maura Misganaw, Molalign/Wossene Lakw And Molaign Misganaw Revocable Living Trust Coles, James Issac Est/Coles, Sally Virgona, Virgona/Joseph Virgona And Patricia Virgona Family Trust Parisi, Trava/Parisi, Trava Colleen Paradise LLC /Deborah Drive LLC Bushkofsky, Linda Post/Linda Post Bushkofsky Income Only Protector Trust Falcetta, Joseph M/Brokaski, Linda Felker, Rose E Est/Fisher, Liza Marie Eulo, Richard A/Eulo, Richard A Rotelle, August J/Gwilliam, Chandler David Parlette, Janice I Est/Gerkhardt, John P Howard, George A/Jasopersad, Daryl

Marie E Gardini Revocable Trust Agreement/Belmonte, Brandon Jordan, Charles A Jr/Jordan, Charles A Jr Lentz, Mark E Sr Est/Cello, Dawn Marie Oboda, Beverly M/Wilson, Martin W Paulosky, William J Jr/Live Free Construction Makosky, Laurie H/Makosky, Laurie H True Prevail Ventures LLC/Rushing, Dakota Wistuba, Thomas John/Wistuba, Frederick Homnick, James/Homnick, James Devlin, Margaret E/Margaret E Devlin Revocable Living Trust Schaeffer, Stephen/Kotopoulos, Orestis Sun Haus Properties LLC /Galimova, Saniya Kerz, Ellen A/Strunk, Daryl Scorciolla, Patricia/Scorciolla, Patricia F Persaud, Chetram/CTMRP LLC Burgos, Nazaros Jr/Burgos, Nazaros Jr USA Media Solution Corporation/Parker, James Lo, Zita V Alvarez/Oenga, Catherine Hagner, John K/Hagner, John K Marathon Property Investments LLC /Macaluso, James Smith, Stanton Lee/Myers, Jonathan Pireva, Engjell/Hernandez, Viviana Mercedes City Land Holding Co/City Land Holding Co Davidson, Joanne/Uehling, Marie Elise Blackmon, Edna L Est/Bernard, Carlos M Possinger, Barbara S Est/Bis, Marta Gupta, Adriane Marcella/TMG Creative Investments LLC Eskenazi, Jack Est/Eskenazi, Wendelyn Harmon Homes LLC/Barbosa, Jaime Graves, Norman R Jr/Perez, Rosemary Bisking, Roy Iii/Berwick, Matthew Jr Murtha, Patrick Joseph Jr Est/Kasu Capital Us Fund LP Brandt, John Eric/John Eric Brandt 2025 Revocable Living Trust City Land Holding Co/Chay, Cindy Plant, Ronald Jr/Saharan LLC Benfer, Doris Kurzenknabe Est/Benfer, David Andrew Jr Gjinali, Ida/Gjinali, Ida Stiliani Caracappa, Rosemary/Club Exploria LLC Routchka, Elena/Routchka, Karina Keber, Olga I/Keber, Olga I Hartman, Valara L Est/Wilkinson, Madeline Danesi, Brian M/Castrianni, Lisa Borjona, Juan/Manzanedo LLC Manhasset LLC /295 Overlook Way LLC Barrickman, Amy/Assoian, Ronald Miller, Joan Marie/Santos, Robert Ad & SS Holdings LLC /Urrea, Steven Jr Hosterman, Kathleen M/Hosterman, Kathleen M Axion LLC /Jiorle, Meghan Alexandra Ferraro, James V/JMM Main Holdings LLC Nature Conservancy/Penn Estates Property Owners Association Inc Deveraux, Joshua G/Transue, Michael Jr Little, Clifton Jr Est/Kone, Fouzegue

Howell, Candy L/Pocono Estate Homes LLC  
 Lichty, Wemara/Wemara C Lichty Irrevocable Grantor Trust  
 Duncan, Jason E Est/Yu, Yin  
 Battaglia, William C/Battaglia, Alexandra E Maxwell, Christopher/Rivera, Miguel Angel Jr  
 1929 Paradise Trail LLC /Hayward Laboratories Inc  
 Walters, Johan Stanley Est/Peres, Marcos  
 Boyer, David G/Southard, Thomas  
 Baikal Construction LLC /Duque, Luisa F  
 A & M Acquisitions LLC /A & M Property Holdings LLC  
 Burns, Kevin Est/Ibarra, Yesenia  
 Musselman, James R/Hantz, Joshua  
 HSBC Bank USA National  
 Association/Randolph, Lisa Mills  
 R&R Treehouse LLC /R&R Treehouse LLC  
 Taylor, McCarthy/Taylor Living Trust  
 Serfass, Roy S Jr/Nagy, Gary A Sr  
 Kematico Development Company LLC /Keegan, Vincent J  
 Boushell, K Michael Est/Roldan, Bobbie  
 Nowak, Robert Z/Nowak, Robert Z  
 Lutz, Barbara Ann/Zuber, Adrian Clair  
 Angelidi, Stan/Santovsky, Jacob Goodfriend  
 Mahmde, Justin W/Sully, Nicholas A  
 Janicki, Margaret/Margaret Janicki And Elizabeth Iris Gonzalez Revocable Agreement Of Trust  
 Dearth, Sinario Alves/Fichtl, Richard  
 Carter, Cornelius C Iii Est/Oak Lane Gateway LLC  
 Lipe, Endri/McDonnell, James P  
 Madjarcic, Milan/Faison, Shameka  
 Kazakov, Baruch/Morales, Eumir Paulo Reyes Pfeiffer, Victoria/Basarab, Konstantin  
 Dennard, Daniel Robert/Franks, Alexander  
 Parnes, Joseph/Ignatyshyn, Vasy  
 Shindle, Ellen M/Ma, Ping

**JUDGMENTS****DEFAULT JUDGMENT****PRAEIPE FOR JUDGMENT**

008043-CV-2025 Palmerton Community Ambulance Association V Monica J. Lutz - Judgment - Transfer Judgment - \$1,284.53  
 008013-CV-2025 Commonwealth Of Pennsylvania V Kylea Mae Walker - Judgment - Criminal Cost Judgment- Adult - \$1,224.18

**JUDGMENT ON TRANSCRIPT****CIVIL APPEALS: ADMINISTRATIVE AGENCIES**

007994-CV-2025 Jason Solomon V Commonwealth Of Pennsylvania, Department Of Transportation, Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation

**CIVIL APPEALS: JUDICIAL APPEALS**

007969-CV-2025 Barclays Bank Delaware V Brienne Wlock - Civil Appeal - Civil Appeal: Other

008032-CV-2025 Eldred Township V William Montebello - Civil Appeal - Civil Appeal: Other

**WRIT OF REVIVAL****CERTIFIED COPY LIENS****FEDERAL TAX LIENS**

008007-CV-2025 Department Of Treasury-Internal Revenue Service V Gilmore George R - Judgment - Federal Tax Lien - \$26,106.17

**MUNICIPAL LIENS****TAX CLAIM LIENS****LIEN FOR FINE****MECHANIC LIEN CLAIM****WAIVER OF LIENS****MISCELLANEOUS****GRANTOR/GRANTEE**

Amerihome Mortgage Company LLC /Fritchlee, Matthew T/Sat  
 Handelong, Linda/PPL Electric Utilities Corporation/Amen  
 Buskirk, Richard C/PPL Electric Utilities Corporation/Amen  
 Mortgage Electronic Registration Systems Inc/Hunkele, George/Sat  
 Microf/Harvey, Junior/Ucc3term  
 Mortgage Electronic Registration Systems Inc/Herman, Paula K/Sat  
 Citizens Bank N A/Detweiler, Dean A/Sat  
 Citizens Bank N A/Miraglia, Richard J/Sat  
 Mortgage Electronic Registration Systems Inc/Burke, Nicole R/Sat  
 Mortgage Electronic Registration Systems Inc/Martinez, Vincent Iii/Sat  
 Dubuisson, Dominique St  
 Pierre/Commonwealth Of Pennsylvania/Notr  
 Wells Fargo Bank N A/Ciccone, Mark/Sat  
 Wells Fargo Bank N A/Baluta, David/Sat  
 Mortgage Electronic Registration Systems Inc/Fofana, Aminata/Sat  
 Mortgage Electronic Registration Systems Inc/Rodriguez, Angel/Sat  
 Sharpe, Angela Marie/Commonwealth Of Pennsylvania/Notr  
 Centeno, Sheena/Commonwealth Of Pennsylvania/Notr  
 JPMorgan Chase Bank N A/Persaud, Chetram/Sat  
 Mortgage Electronic Registration Systems Inc/Garber, Michael/Sat  
 Gorman, Beverly/Gorman, Michael/Pow  
 Mowrer, Donna K/Commonwealth Of Pennsylvania/Notr  
 Mortgage Electronic Registration Systems Inc/Rondinelli, Samuel/Sat  
 Mortgage Electronic Registration Systems Inc/Pagonis, Linda Mohr/Sat  
 Edwards, Susan R/Foundation Finance Company LLC /Ucc1  
 First Northern Bank And Trust Co/Parks, David G/Sat  
 ESSA Bank & Trust/Beers, Wayne A Jr/Sat

First Northern Bank And Trust Co/Johnson,  
 Howard E/Sat  
 PNC Bank National Association/Arcamone,  
 Antonio/Sat  
 Kiavi Funding Inc/Colleen Paradise LLC /Sat  
 ESSA Bank/Newberry, Milton G/Sat  
 Willings, Sharon E/Mortgage Electronic  
 Registration Systems Inc/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Holloway, Christopher/Sat  
 ESSA Bank/Hunter, Joshua Evan/Sat  
 ESSA Bank/Lamura-Crompton, Dawn/Sat  
 Miller, Robert B/Ferraro, James V/Rele  
 Mortgage Electronic Registration Systems  
 Inc/Delgado, Rafael B/Sat  
 Fidelity Deposit And Discount Bank/Elvi,  
 Tusaret/Sat  
 Fidelity Deposit & Discount Bank/Krueger,  
 Ryan W/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Kim, Young Hoon/Sat  
 ESSA Bank/Jago, Phillip W/Sat  
 ESSA Bank/Dipaola, Linda/Sat  
 ESSA Bank/Stewart, Bruce John/Sat  
 ESSA Bank/Steinmetz, David F Sr/Sat  
 Bank Of America N A/Banner, Michele K/Sat  
 ESSA Bank/Wiseburn, John/Sat  
 ESSA Bank/Miller, Michael W/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Pintos, Wilfred/Sat  
 Secretary Of Housing And Urban  
 Development/Berrie, John A Jr/Sat  
 Citizens Bank N A/Holmes, Mary Ann/Sat  
 Mortgage Electronic Registration Systems  
 Inc/McHugh, Audry/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Selepouchin, Holly/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Torres, Gilberto/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Peters, Cody Matthew/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Wilhite, Jacob/Sat  
 Weber, Lothar/Cross River Bank/Ucc1  
 Freedom Credit Union/Deangelo, Joseph R/Sat  
 Secretary Of Housing And Urban  
 Development/Fleck, August E/Sat  
 Truist Bank/Brush, Paul N Jr/Sat  
 Romey, Tiffanie R/Graham Winston LLC /Arnt  
 Genesis Enterprises Unlimited LLC /Graham  
 Winston LLC /Arnt  
 First Northern Bank And Trust Co/Crosley,  
 Donna J/Sat  
 MidFirst Bank/Hussein, Imzan/Sat  
 First Northern Bank And Trust Co/Kresge,  
 Donald C Jr/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Papa, Rocco/Sat  
 U S Bank Trust Company National  
 Association/Select Portfolio Servicing  
 Inc/Power  
 Township Of Middle Smithfield/Blue Ridge  
 Cable Technologies Inc/Rway  
 Hamlet Estates Pocono LLC /Blue Ridge Cable  
 Technologies Inc/Rway  
 ESSA Bank/Carroll, Carol A/Sat  
 Quinteros, Diego X Medina/Hatch Bank/Ucc1  
 Notice, Dante/Goodleap LLC /Ucc1  
 PNC Bank National Association/Traufeld,  
 Arlene M/Sat  
 Nauman, R Troy/Blue Ridge Cable  
 Technologies Inc/Rway  
 Citizens Bank N A/Acker, Roger S/Sat  
 Mortgage Electronic Registration Systems  
 Inc/McNulty, Zachary W/Sat  
 Stuart R Portmess Trust/Schmid,  
 Melonie/Corder  
 Mortgage Electronic Registration Systems  
 Inc/Wieczorek, Paul M/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Babcock, Candy/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Harlequin, Maloney/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Stanley, James C/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Steffy, Marcy/Sat  
 Citibank N A/Pennino, Anthony/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Schimmer, William/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Pacheco, Rosaura/Sat  
 U S Bank Trust National Association/Vargas,  
 Ronny/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Davidson, Thomas W/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Stamendjievski, Zlatko/Sat  
 RCN Capital LLC /Vacation Home 6 LLC /Sat  
 Citizens Bank N A/Kelly, Samuel/Sat  
 Troy James Design Group LLC /Continental  
 Management Realty LLC /Asle  
 Troy James Design Group LLC /Continental  
 Management Realty LLC /Ucc1  
 Team Best LLC /Nepa Alliance Business  
 Finance Corporation/Agre  
 Mortgage Electronic Registration Systems  
 Inc/Hill, Thomas A Sr/Sat  
 Federal Housing Commissioner/Thayer,  
 Catherine/Sat  
 BNY Mellon N A/Ivory, John T/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Ortiz, Samantha/Sat  
 Salter, Richard H Iii/Commonwealth Of  
 Pennsylvania/Notr  
 Lakeview Loan Servicing LLC /Redford,  
 Emily/Sat  
 Secretary Of Housing And Urban  
 Development/Almquist, Tamara D/Sat  
 Kellar, Kenneth/City Land Holding Co/Sat  
 PNC Bank National Association/Underwood,  
 John/Sat  
 PNC Bank National Association/Gill, Linda/Sat  
 PNC Bank National Association/Gonzalez,  
 Carlos/Sat

PNC Bank National Association/Dowd,  
Michael/Sat  
Mortgage Electronic Registration Systems  
Inc/Michel, Nadine/Sat  
Freel, Amanda Rainish/Spectrum Cu/Ucc3term  
Pietri, Isabel/Loanpal LLC /Ucc3cont  
Henry, Heather/Loanpal LLC /Ucc3cont  
Bartron, Tyler/PPL Electric Utilities  
Corporation/Amen  
Snyder, William M/PPL Electric Utilities  
Corporation/Amen  
Mortgage Electronic Registration Systems  
Inc/William, Krystal Lynn/Sat  
Wells Fargo Bank National Association/One  
Fox Run Inc/Sat  
Wells Fargo Bank National  
Association/Finnegan, Michael H/Sat  
Mortgage Electronic Registration Systems  
Inc/Wenger, Barbara A/Sat  
Weisbruch, James E/PPL Electric Utilities  
Corporation/Amen  
Snyder, William M/PPL Electric Utilities  
Corporation/Amen  
Smith, James A/PPL Electric Utilities  
Corporation/Amen  
Mortgage Electronic Registration Systems  
Inc/Weiss, Ellis R Iii/Sat  
Wells Fargo Bank N A/Moore, Thomas J/Sat  
Smith, James A/PPL Electric Utilities  
Corporation/Amen  
Wells Fargo Bank N A/Damm, Douglas A/Sat  
HSBC Bank USA N A/Smith, Jason D/Sat  
Mortgage Electronic Registration Systems  
Inc/Gibson, John Enic/Sat  
Newrez LLC /Morales, Christopher/Sat  
Mortgage Electronic Registration Systems  
Inc/Hatfield, Katherine D/Sat  
Mortgage Electronic Registration Systems  
Inc/Prisco, Michael/Sat  
Mortgage Electronic Registration Systems  
Inc/Gentile, Angelina/Sat  
Secretary Of Housing And Urban  
Development/Fleck, August E/Sat  
Mortgage Electronic Registration Systems  
Inc/Earyes, Michael/Sat  
Cardinez, Anthony Christian  
Sr/Commonwealth Of Pennsylvania/Notr  
Kostenbader, Kandy/PPL Electric Utilities  
Corporation/Amen  
Mortgage Electronic Registration Systems  
Inc/Sims, Jeannette/Sat  
First Keystone Community Bank/Marchiano,  
Maria/Sat  
Mortgage Electronic Registration Systems  
Inc/Thayer, Catherine/Sat  
Police And Fire Federal Credit Union/McNeilly,  
Susan/Sat  
Police And Fire Federal Credit Union/Yeager,  
William/Sat  
Mortgage Electronic Registration Systems  
Inc/Banner, Michele Kathleen/Sat  
U S Bank National Association/Schmid,  
Elizabeth/Sat

Sun East Federal Credit Union/Sauter,  
Freddrick P/Sat  
Wayne Bank/McNaughton, Hugh C/Sat  
First Keystone Community Bank/Linuci,  
Barbara A/Trms  
Torrens, Jennifer L/Commonwealth Of  
Pennsylvania/Notr  
Mortgage Electronic Registration Systems  
Inc/McDonough, Wendy Anne/Sat  
Peoples Security Bank And Trust  
Company/Caponigro, Donna/Sat  
Bank Of America N A/Gessner, Rudolph P/Sat  
JSBC Mortgage Corporation (USA)/Batts, Kevin  
A/Sat  
Dubois, Tyshawn/Chowder Inc/Ucc1  
Mortgage Electronic Registration Systems  
Inc/Siciliano, Nicholas A/Sat  
Dickey, Richard/Chowder Inc/Ucc1  
A & M Property Holdings LLC /First  
Commonwealth Federal Credit Union/Asle  
Pennsylvania Housing Finance Agency/Cates,  
Reginald D/Sat  
Dart Collateral Manager LLC /Kupfer, Melvin  
A/Sat  
Pennsylvania Housing Finance  
Agency/Tivenan, Sean P/Sat  
HSBC Bank USA National Association/Regions  
Bank/Powr  
Mortgage Electronic Registration Systems  
Inc/Townsend, Johnathan Sr/Sat  
PSECU/Wise, Michell Lee/Sat  
Mortgage Electronic Registration Systems  
Inc/Brinson, Marquise/Sat  
Mortgage Electronic Registration Systems  
Inc/Zunino, Stephen/Sat  
Wells Fargo Bank N A/Hackman, Wallace/Sat  
Mortgage Electronic Registration Systems  
Inc/Terzieva-Zsilavi, Desislava Valerieva/Sat  
Capital One National Association/Zylinski,  
Stanislaw/Sat  
Wayne Bank/TACM Properties LLC /Sat  
Wayne Bank/TACM Properties LLC /Trms  
Mortgage Electronic Registration Systems  
Inc/Upton, Michael/Sat  
Citizens Savings Bank/Nacinovich,  
Nicholas/Sat

## **MORTGAGE**

### **GRANTOR/GRANTEE**

Lumsden, Jonathan Scott/Mortgage Electronic  
Registration Systems Inc  
Crimson Lane Real Estate LLC /Mortgage  
Electronic Registration Systems Inc  
JM2 Investments LLC /Mortgage Electronic  
Registration Systems Inc  
Scholtz, Eric John/Mortgage Electronic  
Registration Systems Inc  
Roche, Richard R/Redevelopment Authority Of  
The County Of Monroe  
Covolus, Michael L/Redevelopment Authority  
Of The County Of Monroe  
Covolus, Michael L/Redevelopment Authority  
Of The County Of Monroe

Saltares, Carmen/Citizens Bank N A  
 Goulding, Allan/Mortgage Electronic  
 Registration Systems Inc  
 Roberts, Myron/Mortgage Electronic  
 Registration Systems Inc  
 Pareja, Arturo/Secretary Of Housing And  
 Urban Development  
 Evada Group LLC /Abl RPC Residential Credit  
 Acquisition LLC  
 Calvert, Michael Todd/Mortgage Electronic  
 Registration Systems Inc  
 Pothier, Christopher James/Mortgage  
 Electronic Registration Systems Inc  
 Wall, Robin/Mortgage Electronic Registration  
 Systems Inc  
 Terraciano, Joseph/Mortgage Electronic  
 Registration Systems Inc  
 Boswell, Patrice/Mortgage Electronic  
 Registration Systems Inc  
 Walker, Damien/Carrington Mortgage Services  
 LLC /Modm  
 White, Larron/Mortgage Electronic  
 Registration Systems Inc  
 Smith, Donald J/Mortgage Electronic  
 Registration Systems Inc  
 Taylor, Suzanne/Mortgage Electronic  
 Registration Systems Inc  
 Rivera, Matthew/Mortgage Electronic  
 Registration Systems Inc  
 Hazel, Darrell R/Freedom Mortgage  
 Corporation/Modm  
 Peiser, Christopher S/Lakeview Loan Servicing  
 LLC /Modm  
 TACM Properties LLC /First Keystone  
 Community Bank  
 Deborah Drive LLC /Mortgage Electronic  
 Registration Systems Inc  
 Brokaski, Linda/Mortgage Electronic  
 Registration Systems Inc  
 Nacinovich, Nicholas/Citizens Savings Bank  
 Jasopersad, Daryl/Mortgage Electronic  
 Registration Systems Inc  
 Stinson, Drake/Dart Collateral Manager LLC  
 Stephen J And Janet S Foster Family  
 Trust/Mortgage Electronic Registration  
 Systems Inc  
 Rizzie, Robert H/Mortgage Electronic  
 Registration Systems Inc  
 Muniz, Angel/Mortgage Electronic  
 Registration Systems Inc  
 Melendez, Magic Fermin/Mortgage Electronic  
 Registration Systems Inc  
 Melendez, Magic Fermin/Pennsylvania  
 Housing Finance Agency  
 Benoit, William Antoine/Citadel Federal Credit  
 Union  
 Romey, Tiffanie R/Graham Winston LLC  
 Genesis Enterprises Unlimited LLC /Graham  
 Winston LLC  
 Gemon, Betty H/First Northern Bank And Trust  
 Co  
 Galimova, Saniya/Mortgage Electronic  
 Registration Systems Inc  
 Strunk, Daryl/Mortgage Electronic  
 Registration Systems Inc  
 Anderson, Joseph/Pennsylvania Housing  
 Finance Agency  
 CTMRP LLC /Mortgage Electronic Registration  
 Systems Inc  
 Burger, John H Jr/PNC Bank National  
 Association  
 Kuhar, John E Jr/Mortgage Electronic  
 Registration Systems Inc  
 Devine, Terrence M/Mortgage Electronic  
 Registration Systems Inc  
 Burgos, Nazaros Jr/Hometap Equity Partners  
 LLC  
 Lundy, Frantz/Mortgage Electronic  
 Registration Systems Inc  
 Ogallagher, Daniel/Citizens Bank N A  
 Kupfer, Melvin/Dart Collateral Manager LLC  
 Oenga, Catherine/Wells Fargo Bank N A  
 Chen, Jeffrey/Alliant Credit Union  
 Hernandez, Viviana Mercedes/Mortgage  
 Electronic Registration Systems Inc  
 Troy James Design Group LLC /Continental  
 Management Realty LLC  
 Marino, Amanda/Mortgage Electronic  
 Registration Systems Inc  
 Bernard, Carlos M/Mortgage Electronic  
 Registration Systems Inc  
 Perez, Rosemary/Mortgage Electronic  
 Registration Systems Inc  
 Kasu Capital US Fund/Mortgage Electronic  
 Registration Systems Inc  
 Chay, Cindy/Mortgage Electronic Registration  
 Systems Inc  
 Usuga, Hernan/Lion Cub Investment Corp  
 Saharan LLC /Mortgage Electronic Registration  
 Systems Inc  
 Ace, Kathryn S/ESSA Bank  
 Lanigan, Albert L/Mortgage Electronic  
 Registration Systems Inc  
 Sosh, David/Mortgage Electronic Registration  
 Systems Inc  
 Franzo, Josef/Mortgage Electronic  
 Registration Systems Inc  
 Borger, Larry D Jr/First Northern Bank And  
 Trust Co  
 Assoian, Ronald/Mortgage Electronic  
 Registration Systems Inc  
 Baumlin, Gary/Mortgage Electronic  
 Registration Systems Inc  
 Santos, Robert/JPMorgan Chase Bank N A  
 Ferrante, Anthony/NBT Bank National  
 Association  
 Brybag, Denise M/Allentown Federal Credit  
 Union  
 Urrea, Steven Jr/Mortgage Electronic  
 Registration Systems Inc  
 Jiorle, Mehgan Alexandra/Mortgage Electronic  
 Registration Systems Inc  
 JMM Main Holdings LLC /First Keystone  
 Community Bank  
 Mix, John Arnold/NBT Bank National  
 Association

Singh, Paul/Secretary Of Housing And Urban Development  
Transue, Michael Jr/Mortgage Electronic Registration Systems Inc  
Kone, Fouzegue/JPMorgan Chase Bank N A  
Yu, Yin/Mortgage Electronic Registration Systems Inc  
George, Terry/Newrez LLC /Modm  
Rivera, Miguel Angel Jr/Mortgage Electronic Registration Systems Inc  
Henn, Nicholas/Mortgage Electronic Registration Systems Inc  
Luethke, James/Homebridge Financial Services Inc  
Celli, Eugene Jr/Mortgage Electronic Registration Systems Inc  
Idrovo, Erik A/Mortgage Electronic Registration Systems Inc  
Duque, Luisa F/Mortgage Electronic Registration Systems Inc  
Edwards, Stephen Richard/Mortgage Electronic Registration Systems Inc  
Samolewicz, Eugene Jr/Mortgage Electronic Registration Systems Inc  
A & M Property Holdings LLC /First Commonwealth Federal Credit Union  
Ibarra, Yesenia/Mortgage Electronic Registration Systems Inc  
Hantz, Joshua/Mortgage Electronic Registration Systems Inc  
Randazzo, Joseph F/Green, Jordon  
Santovsky, Jacob Goodfriend/Mortgage Electronic Registration Systems Inc  
Sully, Nicholas A/Mortgage Electronic Registration Systems Inc  
Thomas, Ryan/Mortgage Electronic Registration Systems Inc  
George, Louis/Navy Federal Credit Union  
Oak Lane Gateway LLC /Mortgage Electronic Registration Systems Inc  
Faison, Shameka/Utilities Employees Credit Union  
Morales, Eumir Paulo Reyes/Mortgage Electronic Registration Systems Inc  
Basarab, Konstantin/Mortgage Electronic Registration Systems Inc  
Franks, Alexander/Mortgage Electronic Registration Systems Inc  
Ignatyshyn, VasyI/Mortgage Electronic Registration Systems Inc  
Ma, Ping/Mortgage Electronic Registration Systems Inc  
Poster, Joby/NBT Bank National Association  
Iandoli, Christopher M/MCLP Asset Company Inc/Asgn  
Premiere II Realty Holding LLC /Wilmington Savings Fund Society FSB/Asgn  
McNeil, Charles T/Nationstar Mortgage LLC /Asgn  
Miller, Robert B/Ferraro, James V/Relm  
Miller, Robert B/Ferraro, James V/Relm  
CF Fund II LLC /3 Pv Opportunity LLC /Relm  
Burriss, Edward/SERV bank N A/Asgn  
Vasquez, Eric/Chase Home Lending Mortgage Trust 2024-Rpl, Mortgage Certificates Series 2024-Rpl, /Asgn  
Rosemond, Thomas/Wilmington Trust Company/Asgn  
Trueman, Paul D/Rra Cp Opportunity Trust 2/Asgn  
Burgos, Nazaros Jr/Maple Opco Trust/Asgn  
570 Development Realty LLC /Wilmington Savings Fund Society FSB/Asgn  
Souare, Moussa/PennyMac Loan Services LLC /Asgn  
Torres, Patrick/Nationstar Mortgage LLC /Asgn  
Brantley, Keith D/U S Bank Trust National Association/Asgn  
Cherubini, Linda K/Nationstar Mortgage LLC /Asgn  
Melendez, Magic Fermin/Pennsylvania Housing Finance Agency/Asgn  
Garcia, Josefina Y/U S Bank Trust National Association/Asgn  
Schmid, Elizabeth/U S Bank National Association/Asgn  
Brooks, Andre R/Select Portfolio Servicing Inc/Asgn

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 004021 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 30 as shown on a map entitled Final Plan of Mountain View Estates, as recorded in Plot Book Volume 68, Page 92, bounded and described as follows, to wit:

BEGINNING at an iron pin in the Southerly side of Colleen Drive, being a corner of Lot No. 29, Mountain View Estates; thence along Lot No. 29, South 11 degrees 16 minutes 38 seconds West

(Magnetic Meridian) for 423.44 feet to an iron in the Northerly right-of-way of Pennsylvania Route 115, L.R. 45049, S.R. 115; thence in the Northerly right-of-way of Pennsylvania Route No. 115, L.R. 45049, S.R. 115 on a curve to THE right having a radius of 1,607.28 feet and an arc length of 214.77 feet to an iron in the Northerly right-of-way of Pennsylvania Route No. 115,

L.R. 45049, S.R. 115, and a corner of Lot No. 31, Mountain View Estates; thence along Lot No. 31, the following two courses and distances:

1. North 26 degrees 13 minutes 25 seconds East for 234.71 feet to an iron; 2. North 02 degrees 50 minutes 00 seconds West for 150.00 feet to an iron in the Southerly side of Colleen Drive; thence along the Southerly side of Colleen Drive, the following two courses

And distances:

1. On a curve to the right having a radius of 325.00 feet and an arc length of 80.04 feet to

an iron; 2. South 78 degrees 43 minutes 22 seconds East for 107.39 feet to the place of beginning.

BEING Lot No. 30 as shown on the above described plan.

Being the same premises which Philippe Hogu by deed dated July 28, 2021 and September 20, 2021 in Book 2588 at Page 6758, as Instrument No. 202132236, Granted and conveyed unto 109 Colleen

Dr Holdings LLC, as Sole Owner, in fee.

Address: 109 Colleen Drive, Tunkhannock, PA 18610

Tax ID 20.90009

Pin No. 20632100931170

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **109 Colleen Dr Holdings LLC**

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Edward J. McKee, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 450 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4as-](http://www.bid4as-)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania being Lot No. 275, Section F as shown on map of A Pocono County Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book 19, Pages 11,13 and 15.

PARCEL NO. 038C.1.147

BEING the same premises which Anthony Roman and Brenda Roman, husband and wife, by Deed dated 02/10/2021 and recorded 02/12/2021 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2569, Page 2301, granted and conveyed unto ABC Pocono Prime LLC.

6189 Colonial Lane, Tobyhanna, PA 18466

Tax Parcel Number: 03.8C.1.147

Tax PIN: 03635814333400

Sale No:

Nicole M. Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$239,606.45

Premise Being: 6189 Colonial Lane, Tobyhanna, PA 18466

Seized and sold as the property of ABC Pocono Prime LLC Judgment Number 000450-CV-2025 (U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Trustee on behalf of PRP 2022-INV1 Trust v ABC Pocono Prime LLC), with a judgment amount of \$239,606.45.

Dated: August 20, 2025

/S/ Nicole M. Francese

X Nicole M. Francese, Esq. (332253)

**Friedman Vartolo LLP**

Attorneys for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(T) (212) 471-5100

(F) (212) 471-5150

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ABC Pocono Prime LLC**

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

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Nicole M. Francese, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 003858 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
 AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF POLK, COUNTY OF MONROE AND OF COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS LOT NO. 12, SECTION 2, AS SHOWN ON A PLAT KNOWN AS POCONO PLEASANT VALLEY LAKE ESTATES AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONROE, IN MAP BOOK 20 PAGE 83.

BEING THE SAME PREMISES which Robert J. Trivett, Jr., as Executor of the Estate of Robert J. Trivett, by Deed dated 1/14/2022 and recorded in the Office of the Recorder of Deeds of Monroe County on 1/18/2022 in Deed Book Volume 2599, Page 6136, Instrument

202201937, granted and conveyed unto Malissa A. Close.

IMPROVEMENTS: Residential property.

TAX CODE NO. 13.10C.1.25

PIN # 13621902693567

BEING known as 523 Sumac Court, Kunkletown, Pennsylvania 18058

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Malissa A. Close**

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Harry B. Reese, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 007488 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land situ-

ate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, designated as Lot No. 9 on a map of Green Road Estates as recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 48, Page 51.

TOGETHER WITH the right of ingress, egress and regress to Township Route 589 upon a right-of-way to be constructed by Granter or Grantor's successors in title upon Tract #10. Such right-of-way shall allow Grantee, his heirs and assigns access to said road at a point along the common boundary between the premises herein conveyed and Tract #10 at a point along the common boundary line no greater than 350 feet from the middle of Township Route 589. Grantee, his heirs and assigns, shall have the duty to ratably share the expense of maintenance of said right-of-way in common with Grantor, its successors and assigns.

BEING THE SAME PREMISES which David Lobato, Sr. and Doris Lobato, husband and wife, and David Lobato Sr., in trust for John Lobato and David Lobato, Jr. by Deed dated March 21, 2006 and recorded on April 3, 2006, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2262 at Page 7657, as Instrument No. 200613816 granted and conveyed unto Diane D. Daveiga and Darryl Tomer, wife and husband. The said Diane D. Daveiga departed this life on or about March 18, 2013, thereby vesting title to Darryl Tomer, by operation of law. The said Darryl Tomer departed this life on or about March 17, 2022. The Kings County Surrogate's Court of New York has confirmed that no estate has been raised. Upon information and belief, his known surviving heirs are Ikki Daveiga, Kaseam Daveiga and Resean Thrower. Whereby operation of law, title vested in Ikki Daveiga, as Surviving Heir of Darryl Tomer, Deceased, Kaseam Daveiga, as Surviving Heir of Darryl Tomer, Deceased, Resean Thrower, as Surviving Heir of Darryl Tomer, Deceased and Unknown Surviving Heirs of Darryl Tomer, Deceased.

Being Known as 2279 Green Road f/k/a 9/5 Green Roads Estates, Tobyhanna, PA 18466

Tax Code No. 03.7.1.23-3

Map No. 03635602768210

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Ikki Daveiga, as Surviving Heir of Darryl Tomer, Deceased, Kaseam Daveiga, as Surviving Heir of Darryl**

**Tomer, Deceased, Resean Thrower, as Surviving Heir of Darryl Tomer, Deceased and Unknown Surviving Heirs of Darryl Tomer, Deceased**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3670 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
 AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 410, Section F as shown on map of A Pocono Country Place on file in the Recorder of Deeds Office at Stroud-

burg, Pennsylvania, in Plat Book No. 19 at Pages 11, 13 and 15.

BEING Lot No 410 as shown on said Plan.

BEING known as 6330 Ventnor Drive.

BEING County Parcel 03.8C.1.339.

BEING the same premises conveyed to Aastha Homes, LLC, under Deed from Dynasty Custom Homes, Inc., dated 01/11/2019, recorded in the Monroe Recorder of Deeds Office on 01/14/2019 in Deed Book 2522, Page 9966.

BEING the same premises which Aastha Homes LLC by Deed dated February 6, 2024 and recorded in the Official Records of Monroe County on February 9, 2024 in Deed Book Volume 2645, Page 239, as Instrument 202403122 granted and conveyed unto Elisa Holdings LLC.

6330 Ventnor Drive, Tobyhanna, PA 18466

Tax Parcel Number: 03.8C.1.339, Tax PIN: 03635814440199

Sale No:

Nicole M. Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$265,844.68

Premise Being: 6330 Ventnor Drive, Tobyhanna, PA 18466

Seized and sold as the property of Elisa Holdings LLC Judgment Number 003670-CV-2025 (Investor Mortgage Finance LLC v Elisa Holdings LLC), with a judgment amount of \$265,844.68.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Elisa Holdings LLC**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

Nick Cirranello  
 Sheriff of Monroe County  
 Pennsylvania

**Nicole M. Francese, Esquire**

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005033 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN TRACT, PIECE OR LOT OF LAND SITUATED IN THE TOWNSHIP OF TUNKHANNOCK, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 64 AS SHOWN ON A MAP ENTITLED FINAL PLAN MOUNTAIN TERRACE ESTATES AT TUNKHANNOCK, RECORDED IN PLOT BOOK VOLUME 74, PAGE 38, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON IN THE NORTHERLY RIGHT-OF-WAY MOUNTAIN TERRACE DRIVE, BEING A CORNER OF LOT NO. 63 N 38 DEGREES 47' 31" W (MM) FOR 318.90 FEET TO AN IRON IN LINE OF LANDS OF W.T. FAMILY CAMPING, INC., THENCE ALONG LANDS OF W.T. FAMILY CAMPING, INC., N 62 DEGREES 31' 01" E FOR 163.17 FEET TO AN IRON, A CORNER OF LOT NO. 65, THENCE ALONG LOT NO. 65, S 38 DEGREES 47' 31" E FOR 296.90 FEET TO AN IRON IN THE NORTHERLY RIGHT OF WAY OF MOUNTAIN TERRACE DRIVE, THENCE IN NORTHERLY RIGHT-OF-WAY OF MOUNTAIN TERRACE DRIVE S 51 DEGREES 12' 29" W FOR 160.00 FEET TO THE PLACE OF BEGINNING.

BEING the same premises which Thomas Gempel, Jr., by Deed dated March 24, 2016 and recorded in the Official Records of Monroe County on April 1, 2016 in Deed Book Volume 2469, Page 2722, granted and conveyed unto Thomas Gempel, Jr and Gail R. Gempel, husband and wife.

3122 Mountain Terrace Dr, Blakeslee, PA 18610

Tax Parcel Number: 20.96385

Pin Number: 20632200113229

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: \$229,196.81

Premise Being: 3122 Mountain Terrace Dr, Blakeslee, PA 18610

Seized and sold as the property of Gail R. Gempel, Thomas Gempel Jr. Judgment Number 005033-CV-2022 (U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-v v Thomas Gempel Jr and Gail Gempel)

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Gail R. Gempel and Thomas Gempel, Jr.**

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Robert Flacco, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3341 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
PURCHASERS MUST PAY 10% OF THE PUR-

CHASE PRICE OR SHERIFF'S COSTS, WHICH-  
EVER IS HIGHER TO BID4ASSETS BY WIRE  
TRANSFER NO LATER THAN 4:00PM THE DAY  
AFTER AUCTION  
LEGAL DESCRIPTION

PARCEL 1

ALL THAT CERTAIN piece or parcel or tract of land, situate, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, and being Lot No. 302 on the map or plan bearing title or legend "Section A. Locust Lake Village, Tobyhanna Township, Monroe County, Pennsylvania, Scale: 1" equals 100' 7 June, 1963, Revised 12 July, 1963, Leo A. Achterman, Jr. P.E. East Stroudsburg, Pa.", bounded and described as follows, to wit:

BEGINNING at an iron pipe in the westerly line of Wagner Way, and at the northeasterly corner of Lot No. 301 on said map; thence North 7 degrees 10 minutes 20 seconds, East along the said westerly line of said Wagner Way for a distance of one hundred ten (110) feet to an iron pipe in the southeasterly corner of Lot No. 303; thence North 82 degrees 49 minutes 40 seconds West along the line dividing Lots Nos. 302 and 303 for a distance of 173.98 feet to a point; thence South 19 (erroneously stated as 10 in prior deed) degrees 6 minutes 10 seconds East along the line dividing Lots Nos. 302 and 327 for a distance of 122.67 feet to a point; thence South 82 degrees 49 minutes 40 seconds East along the line dividing Lots Nos. 301 and 302 for a distance of 119.67 feet to a point, the place of BEGINNING.

PARCEL 2

ALL THAT CERTAIN piece or parcel or tract of land, situate, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, and being Lot No. 303 on the map or plan bearing title or legend "Section A Locust Lake Village, Tobyhanna Township, Monroe County, Pennsylvania, Scale: 1" equals 100', 7 June, 1963, Revised 12 July, 1963, Leo A. Achterman, Jr. P.E., East Stroudsburg, Pa.", bounded and described as follows, to wit:

BEGINNING at an iron pipe in the westerly line of Wagner Way and at the northeasterly corner of Lot No. 302 on said map; thence North 7 degrees 10 minutes 20 seconds East along the said westerly line of said Wagner Way for a distance of 90 feet to an iron pipe at the southeasterly corner of Lot No. 304; thence North 82 degrees 49 minutes 40 seconds West along the line dividing Lots Nos. 303 and 304

for a distance of 180 feet to a point; thence South 7 degrees 10 minutes 20 seconds West along the line dividing Lots Nos. 303 and 326 for a distance of 77.79 feet to a point; thence South 19 degrees 6 minutes 10 seconds East along the line dividing Lots Nos. 303 and 327 for a distance of 13.61 feet to a point; thence South 82 degrees 49 minutes 40 seconds East along the line dividing Lots Nos. 302 and 303 for a distance of 173.98 (erroneously stated as 173.93 in prior deed) feet to a point, the place of BEGINNING.

Tax ID: 19.12A.1.9; Map No. 19630502869671  
Property Address: 111 Wagner Way, Pocono Lake, PA 18347

BEING the same premises which Leonard E. Boegel, by deed dated March 6, 2014 and recorded March 17, 2014 at Deed Book 2435, Page 3846, Doc No. 201406000 in the Office of the Recorder of Deeds of Monroe County, PA, granted and conveyed unto William G. Hering II and Amanda N. Hering, husband and wife, in fee.

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Samantha Gable, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 008236 CIVIL 2015 I, Nick Cirranello, Sheriff of Mon-

roe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 5536, Section S, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss", and recorded in Monroe County, Pennsylvania, in Plot Book Volume 14, page 115.

BEING the same premises conveyed to Victor Iglesias and Gilbert Irizarry, by deed from Victor Iglesias, dated October 23, 2015, recorded October 26, 2015 in the Monroe County Clerk's/Register's Office in Deed Book 2461, Page 7794.

UNDER AND SUBJECT to covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.

Parcel ID# 03.71.2.51

PIN #03635704619310

Commonly known as 5536 Seven Nations Drive, Tobyhanna, PA 18466

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Victor Iglesias & Gilbert Irizarry, individually and in his capacity as Executor of the Estate of Minnie Hill Irizarry a/k/a Minnie Irizarry, deceased**

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

less exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 006302-CV-2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

All that certain tract, piece or lot of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 169, Birch Brier Estates, Section Five, recorded in Plot Book Volume 58, page 80, being described as follows, to wit: Beginning at an iron on the southerly side of Birch Brier Drive being a corner of Lot No.168, Birch Brier Estates, Section Five, thence along Lot No. 168 S 13 deg. 00' 00" E. (Magnetic Meridian) for 283.17 feet to an iron in line of Lot No. 172, Birch Brier Estates, Section Five, thence along Lot No. 172 and 171 S. 79 deg. 09' 49" W for 182.95 feet to an iron a corner of Lot No. 171, Birch Brier Estates, Section Five and Lot No. 32, Birch Brier Estates, Section One, recorded in Plot Book Volume 58, page 6, thence along Lot No. 32 N. 65 deg. 50' 14" W for 50.53 feet to an iron a corner of Lot No. 33, Birch Brier Estates, Section One, thence along Lot No. 33, N 08 deg 21' 02" E for 287.79 feet to an iron on the southerly side of Birch Brier Drive, thence along the southerly

side of Birch Brier Drive on a curve to the left having a radius of 325 feet and an arc length of 121.11 feet to the place of beginning.

Parcel 02-6331-03-00-2149

Being the same premises which Eva M. Kasziba, by Deed dated 10/27/2001 and recorded 11/06/2001, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2108, Page 835, granted and conveyed unto Paul Jacobson and Leslie Jacobson, in fee.

Tax ID #: 02.14G.1.169 a/k/a 02-6331-03-00-2149

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PAUL JACOBSON A/K/A PAUL F. JACOBSON, LESLIE JACOBSON**

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Carolyn Treglia, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 008202 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)  
PURCHASERS MUST PAY 10% OF THE PUR-

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, more particularly described as Lot No. 295, as shown on a map known as Birch Hollow Estates, Section Five, and recorded in Office for the recording of deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book 57 page 170, being described as follows, to wit:

BEGINNING at an iron on the Northerly side of Watercrest Avenue, said iron also being a corner of Lot 296, North 28 degrees 18 minutes 01 seconds West (Magnetic Meridian 1966) for 381.57 feet to an iron; thence along Lot 284 Birch Hollow Estates, North 71 degrees 55 minutes 48 seconds East 155.00 feet to an iron; thence along Lot 294 Birch Hollow Estates, South 28 degrees 18 minutes 01 seconds East 354.04 feet to an iron on the Northerly side of Watercrest Avenue; thence along the Northerly side of Watercrest Avenue South 61 degrees 41 minutes 59 seconds West 152.54 feet to the Place of BEGINNING. UNDER AND SUBJECT to the covenants conditions and restrictions as found in the chain of Title.

BEING THE SAME PREMISES which Patrick R. Thompson and Karen A. Thompson, husband and wife by Deed dated August 6, 2001 and recorded on August 7, 2001, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2102 at Page 0008, as Instrument No. 200151241 granted and conveyed unto Alan P. Luber.

Being Known as 537 Watercrest Avenue f/k/a 295 Watercrest Avenue, Effort, PA 18330  
Tax Code No. 13.9A.1.295  
Map No. 13632003330476

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Alan P. Luber**

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

within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

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

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000856-CV-2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
 AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN message or tenement and tract of land situate in the Borough of East Stroudsburg, Monroe County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin driven in the ground from which iron the southerly corner of new dwelling No. 101 Henry Street bears North thirty-three degrees twenty-five minutes West, distant sixty and one-half feet and the northwesterly corner of the dwelling house of Charles S. Kistler bears South sixty-nine and one-quarter degrees West distant eighty-one and nine-tenths feet; THENCE running South twenty-seven and one-half degrees East twenty-five and eight-tenths feet to an iron post on the West side of Henry Street; THENCE along a ten foot alley and other lands of Charles S. Kistler, South thirty-two and three quarters degrees West crossing Sambo Creek, two hundred thirty-two and five-tenths

feet to a post; THENCE along lands of H.P. Van Auken, on the South side of and crossing Sambo Creek, South forty-nine degrees West one hundred fifty-one and seven-tenths feet to an iron pin driven in the ground at the base of an elm tree, on West bank of said Creek; THENCE by other lands of said Abraham J. Zabriskie and William W. L'Hommedueu, of which this is a part, North forty-four degrees West one hundred seventy-eight and three-tenths feet to an iron pin driven in the ground; THENCE by the same North thirty-two and three-quarters degrees West one hundred nineteen and eight-tenths feet to an iron driven in the ground in line of E.L. Day; THENCE by land of said E.L. Day, North sixty-two and one-half degrees East one hundred ninety-eight feet to an iron post; THENCE by the same North thirty-nine and three-quarters degrees East eighty and five-tenths feet to an iron post; THENCE by the same South fifty-eight degrees East forty-six feet to a post; THENCE by the same and lands of Penn Realty Company crossing a spring run; South forty degrees East thirty-four feet to a post; THENCE by lands of said Penn Realty Company, South eighty-three and one-quarter degrees East one hundred fifty-six and three-tenths feet to the place of BEGINNING.

PARCEL NO. 5-3/1/2/11

UNDER AND SUBJECT to Agreement between William P. Miller and Clara F. Miller, his wife, and East Stroudsburg Borough Authority as recorded in the Office aforesaid, in Deed Book Volume 275, Page 435.

ALSO, UNDER AND SUBJECT to Agreement confirming condemnation between the Department of Forest and Waters of the Commonwealth of Pennsylvania, Borough of East Stroudsburg and William P. Miller and Clara E. Miller, his wife, as recorded in the Office aforesaid, in Deed Book Volume 310, Page 484.

Excepting 0.165 acres conveyed to the Housing Authority of Monroe County, in Deed Book Volume 322, Page 745.

BEING the same premises which Phyllis E. Martin and Frank D. Martin, Sr., husband and wife, by Deed dated 03/11/2023 and recorded 03/17/2023 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2627 and Page 8514, and under Instrument No. 202306445, granted and conveyed unto Phyllis E. Martin and Frank D. Martin, Sr., as married tenants by the entirety and Dwayne T. Martin, as join tenant with rights of

survivorship and not as tenants in common.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

Tax ID #: 05-3.1.2.11 a/k/a 5-3/1/2/11 - PIN 05730116831622

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PHYLLIS E. MARTIN A/K/A PHYLLIS MARTIN, DWAYNE T. MARTIN, FRANK D. MARTIN, SR.**

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Carolyn Treglia, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002606

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

**Thursday, January 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN TRACT, PIECE OR LOT OF LAND, SITUATED IN THE TOWNSHIP OF TUNKHANNOCK, COUNTY OF MONROE, AND STATE OF PENNSYLVANIA, BEING LOT NO. 3 AS SHOWN ON A MAP ENTITLED FINAL PLAN, INDIAN HEAD ESTATES, RECORDED IN PLOT BOOK VOLUME 60, PAGE 367, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON IN THE WESTERLY SIDE OF TOWNSHIP ROAD NO. 628, BEING A CORNER OF LOT NO. 4 THENCE ALONG LOT NO. 4, SOUTH 75 DEGREES 17 MINUTES 27 SECONDS WEST (MAGNETIC MERIDIAN) FOR 388.16 FEET TO AN IRON PIN, A CORNER OF LOTS NO. 9 AND 10, THENCE ALONG LOT NO. 10, NORTH 25 DEGREES 53 MINUTES 43 SECONDS WEST, FOR 270.98 FEET TO AN IRON PIN, A CORNER OF LOTS NO. 2, 10, 11; THENCE ALONG LOT NO. 2, NORTH 75 DEGREE 17 MINUTES 27 SECONDS EAST, 400.94 FEET TO AN IRON PIN IN THE WESTERLY SIDE OF TOWNSHIP ROAD NO. 628, THENCE ALONG THE WESTERLY SIDE OF TOWNSHIP ROAD NO. 628, THE FOLLOWING 2 COURSES AND DISTANCES: 1) ON A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AN ARC LENGTH OF 177.47 FEET TO AN IRON PIN; 2) SOUTH 26 DEGREES 39 MINUTES 31 SECONDS EAST FOR 91.82 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 1193 TOLL RD, EFFORT, PA 18330

PROPERTY ID: 20.116233

PIN NUMBER: 20632104724873

TITLE TO SAID PREMISES IS VESTED IN DANIELLE E. MUSSELMAN, AN UNMARRIED WOMAN AND FRANK A. MUSSELMAN, AN UNMARRIED MAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM AMY B. MOULTON, AN UNMARRIED WOMAN, DATED OCTOBER 12, 2022 RECORDED OCTOBER

13, 2022 IN BOOK NO. 2619, AT PAGE 6390. THE SAID FRANK A. MUSSELMAN HAVING DEPARTED THIS LIFE ON NOVEMBER 19, 2023. SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DANIELLE E. MUSSELMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3672 CV 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

All that certain parcel of land situate in the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania,

being more particularly described as follows: Lot No. 14, Colonial Glen, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 61/224.

TAX CODE: 09.86593

PIN NO: 09731500102844

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, an 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2024 CIVIL 7171, I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land

situate in the Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the centerline of L.R. 949 (Easton-Belmont Pike), said point being the Northeasterly corner of lands of Harold and Theresa Marvin as recorded in Deed Book Vol. 223 page 549 in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania; thence (a) crossing the bed of said L.R. 949 and along lands of Harold and Theresa Marvin North 72 degrees 18 minutes 46 seconds West (at 19.86 feet passing over an iron pipe) 472.14 feet to a set iron pin; thence (b) leaving lands of said Marvin and along lands of Reinhard and Anne Marie Sombert North 50 degrees 06 minutes 59 seconds East 356.92 feet to a found iron pipe; thence (c) along the same, North 69 degrees 03 minutes 01 seconds West 50.08 feet to a found iron pipe; thence (d) along lands of Cecil and Lela Buchanan North 46 degrees 05 minutes 00 seconds East 361.57 feet to a found iron pipe; thence (e) along lands of Snydersville Corporation South 70 degrees 46 minutes 03 seconds East (at 160.62 feet passing over a found iron pipe) 179.54 feet to a point in the centerline of the aforementioned L.R. 949; thence (f) in and along said road South 18 degrees 31 minutes 39 seconds West 432.96 feet to a point; thence (g) along the same, South 22 degrees 07 minutes 56 seconds West 184.99 feet to the point of BEGINNING.

CONTAINING 4.6073 acres, more or less. Survey and description prepared by Marshall A. Phillips, B.S. June 8, 1992.

BEING THE SAME PREMISES granted and conveyed unto PMA, LLC, by virtue of a Deed of Brian J. Potcher and Hillary C. Potcher, dated October 18, 2018, and recorded in Monroe County Recorder of Deeds office on October 22, 2018, to Monroe County Record Book 2518, Page 7437, *et seq.*, Instrument No. 201825316.

UNDER AND SUBJECT to restrictions, reservations, exceptions, covenants and conditions as set forth in the chain of title.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE

TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT #4422185.1 CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IMPROVED PROPERTY BEING KNOWN AS: 3527 Middle Easton Belmont Pike, Stroudsburg, PA 18360

IMPROVED PROPERTY BEING USED FOR: Commercial

MAP/PARCEL/PLATE: 07.9.2.12

PIN NO.: 07627902860281

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PMA, LLC**  
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

James T. Shoemaker, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Sheriff's Solicitor

Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1484 CIVIL 2021 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate

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

**Thursday, January 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel, or piece of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEING Lot 14, as shown on a plan titled Frankling Hills Subdivision, Section II, recorded by the Monroe County Recorder of Deeds in Plot Book No. 60, Page 221.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES as Larysa Marie Martone-Bunn, as Executrix of the Estate of John A. Martone, Jr., a/k/a John Martone, deceased, by Deed dated December 23, 2015, and recorded on December 24, 2015, by the Monroe County Recorder of Deeds in Book 2464, at Page 8640, as Instrument No. 201530915, granted and conveyed unto Renee M. Raman, an Individual.

BEING KNOWN AND NUMBERED AS 188 Manor Drive, East Stroudsburg, PA 18301.

TAX PARCEL NO. 16.7.2.27-22 / MAP NO. 16731200510250.

**BEING** . by Deed dated January 9, 2024 and recorded in the Office of Recorder of Deeds of Monroe County on January 9, 2024 at Book 1, Page 1 granted and conveyed unto ..

PARCEL: Parcel ID No. 16.7.2.27-22 / Map No. 16731200510250

PIN: Map No. 16731200510250

Property Address: 188 Manor Drive, East Stroudsburg, PA 18301

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Renee M. Raman TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

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

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

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 003723 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

EXHIBIT A

ALL THAT CERTAIN lot or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, and being Lot No. 7702, Section U. Pocono Farms as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania made by Bellante and Clauss" and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe in Stroudsburg, Pennsylvania, in Plot Book 16 page 47.

BEING the same premises which Silvio M. Vitiello by deed dated May 5, 2017 and recorded May 8, 2017 in Deed Book 2490, Page 8977 Instrument Number 201711263, granted and conveyed unto Jillianne Richardson. The said Jillianne Richardson died on January 1, 2024

without a will or appointment of an Administrator, thereby vesting title in Ashley J. Richardson, Known Surviving Heir of Jillianne Richardson and Unknown Surviving Heir of Jillianne Richardson by operation of law.

PARCEL NUMBER: 03.7G.3.20

MAP NUMBER:03634704938851

BEING KNOWN AS: 321 LAKE ROAD, TOBYHANNA, PENNSYLVANIA 18466-8038.

Title to said premises is vested in Jillianne Richardson by deed from Silvio M. Vitiello dated May 5, 2017 and recorded May 8, 2017 in Deed Book 2490, Page 8977 Instrument Number 201711263. The said Jillianne Richardson died on January 1, 2024 without a will or appointment of an Administrator, thereby vesting title in Ashley J. Richardson, Known Surviving Heir of Jillianne Richardson and Unknown Surviving Heir of Jillianne Richardson by operation of law.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Jillianne Richardson, Ashley J. Richardson, Known Surviving Heir of Jillianne Richardson, and Unknown Surviving Heir of Jillianne Richardson**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
 Sheriff of Monroe County  
 Pennsylvania  
 Nathalie Paul, Esquire

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000342 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe

County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
 AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF COOLBAUGH, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1075 SALAMENCA DRIVE, TOBYHANNA, PA 18466

BEING PARCEL NUMBER: 03.7J.2.38

BEING MAP NUMBER: 03635704502180

IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GEAN D. RINGLING A/K/A GEAN RINGLING; ROSIBEL H. RINGLING**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe Coun-

ty, Commonwealth of Pennsylvania to 001867 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, JANUARY 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel and tract of land, situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 126, Section J, as shown on Map of A Pocono Country Place, Coolbaugh Township, Monroe County, Pennsylvania, on file in the Office for the Recording of Deeds, in and for Monroe County, in Map Book Volume 22, Page 11,13,15 and 17.

PARCEL No. 03.9B.1.219

**BEING** Luis Alberto Rivera Jr by Deed dated February 9, 2023 and recorded in the Office of Recorder of Deeds of Monroe County on February 21, 2023 at Book 2626, Page4810 Instrument#202304135granted and conveyed unto Hanesly Rosario.

PARCEL: 03.9B.1.219

PIN: 03635919518291

Property Address: 9155 Brandywine Dr, Tobyhanna, PA 18466-3604

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

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

Nick Cirranello  
Sheriff of Monroe County

Pennsylvania  
Matthew C. Fallings, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4057 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Mount Pocono, County of Monroe and State of Pennsylvania, known as Lot No. 98 on a Subdivision Plan of Section 4, Pine Hill Park as recorded in the Office for the Recording of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania, in Map Book Vol. 28, page 79 and 81.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

**BEING KNOWN AS:** 30 Brunswick Drive, Mount Pocono, PA 18344

**BEING THE SAME PREMISES WHICH** Keystone Development Co., Inc. BY DEED DATED 1/14/1995 AND RECORDED 1/17/1995 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1990 AT PAGE 1283, GRANTED AND CONVEYED UNTO Walter W. Smith, NOW DECEASED (DATE OF DEATH 10/07/2017) and Ada M. Smith, husband and wife.

PIN #: 10636617017972

TAX CODE #: 10.2A.1.36

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ADA SMITH AKA ADA M. SMITH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5665 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, JANUARY 29, 2026  
AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

The land referred to in the policy is situated in the State of PA, County of MONROE, City of MOUNT POCONO and described as follows: ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, SITUATE IN THE BOROUGH OF MOUNT POCONO, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, BOUND AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE NORTHEAST CORNER AT THE INTERSECTION OF CHURCH

STREET AND PARK AVENUE; THENCE, ALONG THE EAST SIDE OF PARK AVENUE, NORTH TWENTY DEGREES, THIRTY MINUTES WEST, ONE HUNDRED NINETY-TWO FEET TO A POINT ON THE SOUTH SIDE OF AN ALLEY, SIXTEEN FEET WIDE; THENCE ALONG THE SAID ALLEY, NORTH SIXTY NINE DEGREES THIRTY MINUTES EAST TWO HUNDRED FIFTY FEET TO A POINT IN LINE OF GERALD M. POSSINGER, ET UX; THENCE ALONG SAID POSSINGER'S LANDS, SOUTH TWENTY MINUTES EAST ONE HUNDRED NINETY TWO FEET TO A POINT ON THE NORTH SIDE OF SAID CHURCH STREET; THENCE, ALONG THE NORTH SIDE OF SAID CHURCH STREET, SOUTH SIXTY NINE DEGREES THIRTY MINUTES WEST TWO HUNDRED FIFTY FEET TO THE PLACE OF BEGINNING.

Parcel/Tax I.D. #: 10.8.2.29

Commonly known as: 405 Park Avenue, Mount Pocono, PA 18344

WITH THE APPURTENANCES THERETO.

APN:10.8.1.29

**BEING** Patricia Martz is same as grantor and grantee surviving joint tenant of Joseph F Martz by Deed dated November 19, 2007 and recorded in the Office of Recorder of Deeds of Monroe County on April 14, 2008 at Book 2331, Page 2810 Instrument# 200811017 granted and conveyed unto Patricia Martz.

PARCEL: 10.8.2.29

MAP NO: 10635512775450

Property Address: 405 Park Avenue, Mount Pocono, PA 18344

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **The Unknown Heirs of Patricia Martz, deceased and Vincent J. Carsillo Vincent J. Carsillo Sr., solely in his capacity as heir of Patricia Martz, deceased**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2644 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
 AT 10:00 A.M.**

By accessing the web address: [www.bid4assets.com/monroecountysheriffsales](http://www.bid4assets.com/monroecountysheriffsales)

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

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Jackson, County of Monroe and State of Pennsylvania, being Lot No. 29, shown on a map entitled Final Plan Five Springs Estates, Section Two, recorded in Plot Book Volume 74, Page 66, bounded and described as follows, to wit:

BEGINNING at a point in the northerly right of way of Township Route No. 454, Five Springs Road, being a corner of Lot No. 28, thence along Lot No. 28 North 26 degrees 33 minutes 21 seconds West (MM) for 732.29 feet to an iron in line of lands of James Lynch North 69 degrees 58 minutes 29 seconds East for 280.87 feet to an iron, a corner of Lot No. 30; thence along Lot No. 30, South 21 degrees 51 minutes 3 seconds East for 71.45 feet to an iron in the northerly right of way of Township Route No. 454, Five Springs Road; thence in the northerly right of way of Township Road No. 454, Five Springs Road, the following three courses and distances:

- (1) South 68 degrees 08 minutes 51 seconds West for 29.00 feet to an iron;
- (2) South 67 degrees 12 minutes 44 seconds West for 85.45 feet to an iron;
- (3) South 65 degrees 52 minutes 28 seconds West for 86.80 feet to the place of BEGIN-

NING.  
 CONTAINING 4.1488 acres more or less.  
 UNDER AND SUBJECT to the covenants, conditions, and restrictions of record.  
 BEING KNOWN AS: 325 Five Springs Road, Stroudsburg, PA 18360  
 BEING THE SAME PREMISES WHICH JIEMIN SHEN BY DEED DATED 8/24/2016 AND RECORDED 8/25/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2477 AT PAGE 277, GRANTED AND CONVEYED UNTO HERICSON TORRES.  
 PIN #: 08626900185765  
 TAX CODE #: 08.96442  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **HERICSON TORRES**  
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office  
 Stroudsburg, PA  
 Patrick J. Best, Sheriff's Solicitor  
 Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7157 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
 AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania being Lot 56 as shown on plan entitled "Final Plan, Cobble Creek Estates East, Owner and Developer - James Gravatt, Tannersville, Pennsylvania, November 30, 1973", and recorded in the aforesaid Recorder's Office in Plot Book 22, Page 59.

UNDER AND SUBJECT to the Declaration of Mutual Sight Easement as recorded in the aforesaid Recorder's Office in Record Book Volume 2308, page 9107.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited Deed.

BEING KNOWN AS: 1645 SULLIVAN TRAIL, TANNERSVILLE, PA 18372

BEING THE SAME PREMISES WHICH EPIPHANY PROPERTIES, INC. BY DEED DATED 6/13/2018 AND RECORDED 6/21/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2512 AT PAGE 2045, GRANTED AND CONVEYED UNTO ROBERT TURNER.

PIN #: 12636303436161

TAX CODE #: 12.10A.1.13

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

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

less exceptions are filed within said time.

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3562 CIVIL 2016 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026**

**AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

**ALL THE FOLLOWING** lot situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 23, Section III, as shown on "Revised Plotting Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, in Plot Book No. 18, page 19. (Said Lot was originally shown as an "OUT" Lot on Plot Book Volume 17, Page 57).

BEING KNOWN AS: 101 Kimball Court, East Stroudsburg, PA 18302

BEING THE SAME PREMISES WHICH ROMEC, INC., A CORPORATION BY DEED DATED 3/18/2007 AND RECORDED 5/3/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2304 AT PAGE 2978, GRANTED AND CONVEYED UNTO JOSEPH K. YEBOAH, (A SINGLE MAN).

PIN #: 09734403314420

TAX CODE #: 09.4C.3.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOSEPH YEBOAH A/K/A JOSEPH K. YEBOAH** TO ALL PARTIES IN INTEREST AND CLAIM-

**ANTS:**

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

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

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, Jan 2, 9

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3103 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026  
AT 10:00 A.M.**

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

**LEGAL DESCRIPTION**

All that certain message, tenement, and tract of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the middle of a thirty-three foot wide right-of-way said point also being the Southeasterly corner of Lot No. 114; thence along the middle of said right-of-way South eighty-seven degrees forty-five minutes East two hundred feet to a point; thence

South two degrees fifteen minutes West three hundred seventy-five feet to a point; thence North eighty-seven degrees forty-five minutes West two hundred feet to a point; thence North two degrees fifteen minutes East three hundred seventy-five feet to the place of beginning.

BEING THE SAME PREMISES which Chris Winiecki and Martha Jane Winiecki, by Deed dated 11/17/2015 and recorded in the Office of the Recorder of Deeds of Monroe County on 1/6/2016 in Deed Book Volume 2465, Page 4109, Instrument 201600320, granted and conveyed unto William Nadasky. William Nadasky departed this life on 9/8/2022.

IMPROVEMENTS: Residential property.

TAX CODE NO. 09.10.2.49

PIN #09732403246876

BEING known as 3175 Pocono Drive, East Stroudsburg, Pennsylvania 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Linda Zehner, As Administratrix of the Estate of William Nadasky, Deceased**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
Harry B. Reese, Esquire

Sheriff's Office  
Stroudsburg, PA  
Patrick J. Best, Sheriff's Solicitor  
Dec 26, Jan 2, 9

**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

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**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

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**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

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**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

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**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

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**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

**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

**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 Esq.  
 Fisher & Fisher Law Offices LLC

525 Main Street  
Po Box 396  
Gouldsboro, PA 18424

Jim Thorpe, PA 18229

Dec 26, Jan 2, 9

Dec 19, 26, Jan 2

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Elizabeth H. Hilgert, a/k/a Elizabeth Hilgert, a/k/a Elizabeth Hilda Hilgert**, late of Cresco, Monroe county, Pa, 10/03/2025 deceased.

Letters Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four (4) 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. Margaret R. Campbell, Executrix  
6559 Route 191  
Cresco, PA 18326

Michelle F. Farley, Esq.  
FARLEY LAW, LLC  
PO BOX 702  
SWIFTWATER, PA 18370

Dec 26, Jan 2, 9

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Martin P. George**, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, April 22, 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. Staci L. Gower  
6108 Short Ridge Dr.  
Kunkletown, PA 18058

James R. Nanovic, Esquire  
57 Broadway

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Donald L. Small a/k/a Donald Small**, late of Delaware Water Gap Borough, Monroe County, Commonwealth of Pennsylvania, August 23, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. David Villari, Executor  
2899 NE 26th Court  
Fort Lauderdale, FL 33306

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

Dec 26, Jan 2, 9

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Timothy L. Yerger, a/k/a Timothy Lester Yerger, a/k/a Timothy Yerger**, late of Pocono Lake, Monroe County, Commonwealth of Pennsylvania, November 14, 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. Brian Yerger  
179 Albany Drive  
 Mooresville, NC 28115

C. Brian Crane, Esq.  
238 Market Street  
Bloomsburg, PA 17815

Dec 26, Jan 2, 9

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Alexander Tangorra a/k/a Alex Tangorra**, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, e.g. March 1, 1915): November 1, 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. Martin J. Otte  
1206 Patterson Grove Road  
Apex, NC 27502  
Dec 26, Jan 2, 9

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Barbara Orlando-McComb**, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, October 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. Andrew Orlando  
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 26, Jan 2, 9

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Craig Devane Kennedy aka Craig D. Kennedy**, late of the Borough of E. Stroudsburg, Monroe County, PA, Commonwealth of Pennsylvania, September 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. Deirdre L. Kennedy, Executrix  
c/o Hope Bosniak, Esq.  
Dessen Moses & Rossitto  
600 Easton Rd.  
Willow Grove, PA 19090

Hope Bosniak, Esq.  
Dessen Moses & Rossitto  
600 Easton Rd.  
Willow Grove, PA 19090

Dec 26, Jan 2, 9

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Owen F. McCaffrey a/k/a Owen Francis McCaffrey**, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, November 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. John McCaffrey  
9691 Ash Court  
Blue Ash, OH 45242

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

Dec 26, Jan 2, 9

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Carolyn J. Singleton a/k/a Carolyn Singleton**, late of 1109 Grand Mesa Drive, Chestnuthill Township, County of Monroe, Commonwealth of Pennsylvania, 10/01/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Kimberly A. Mullen  
Blue Haze, Church Path  
Lymptone, EX8 5HJ  
Mark J. Singleton  
70 Ruch Road  
Lehighton, PA 18235

Matthew G. Schnell, Esquire  
505 Delaware Avenue  
PO Box 158  
Palmerton, PA 18071

Dec 26, Jan 2, 9

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Riassa M. Lutz**, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, June 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. Brandon Craig Lutz  
152 Jackson Dr  
East Stroudsburg, PA 18302

Yekaterina Bacenet, Esq.  
115 E Broad St  
Bethlehem, PA 18018

Dec 26, Jan 2, 9

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Jeffrey Massicci a/k/a Jeffrey R. Massicci**, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, October 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. Christopher Langelotti, Administrator  
220 Cortelyou Ave  
Staten Island, NY 10312

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

Dec 26, Jan 2, 9

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of James L. Fetherman**, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, October 25, 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. John Fetherman, Administrator  
126 Elizabeth Street  
East Stroudsburg, PA 18301

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

Dec 26, Jan 2, 9

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Linda Iannacone**, late of Kunkletown, Monroe County, Commonwealth of Pennsylvania, December 1, 2024 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Nicholas Iannacone  
42-16 Ditmars Blvd  
Queens, NY, 11105  
Dec 26, Jan 2, 9

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Robert William Vuichard aka Robert Vuichard**, late of h, Monroe County, Commonwealth of Pennsylvania, October 29, 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. Jonathan James Gallagher 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 26, Jan 2, 9

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Freeman L. Gladd III aka Freeman L. Gladd aka Freeman Gladd**, late of hip, Monroe County, Commonwealth of Pennsylvania,

November 17, 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. Deborah P. Gladd  
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 26, Jan 2, 9

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**PUBLIC NOTICE  
INCORPORATION NOTICE**

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

Dec 26

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**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on December 5, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Bianca Ann Nava to Bianca Ann Butera.**

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 26

**PUBLIC NOTICE  
INCORPORATION NOTICE**

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

Joseph P. McDonald, Jr., Esq.  
1651 W. Main Street  
Stroudsburg, PA 18324

Dec 26

**PUBLIC NOTICE  
NOTICE OF ACTION IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 007195-CV-2025**

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**

Plaintiff,  
vs.

**Unknown Heirs, and/or Administrators to  
the Estate of Mitchell Smith**  
Defendant

TO: Unknown Heirs, and/or Administrators to  
the Estate of Mitchell Smith

You are hereby notified that Plaintiff, NewRez LLC d/b/a Shellpoint Mortgage Servicing, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 007195-CV-2025, seeking to foreclose the mortgage secured by the real estate located at 1153 Lake of The Pines Boulevard South, East Stroudsburg, PA 18302.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 judg-

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

**LAWYER REFERRAL SERVICE**  
Monroe County Bar Association  
Find A Lawyer Program  
P.O. Box 591  
Stroudsburg, PA 18360  
Telephone (570) 424-1340  
Dec 26

**PUBLIC NOTICE  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY FORTY THIRD JUDICIAL  
DISTRICT  
COMMONWEALTH OF PENNSYLVANIA CIVIL  
ACTION**

**IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY, PENNSYLVANIA  
Civil Action Number: 006673-CV-2024  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**

Plaintiff  
V.

**JUAN RIOS**  
Defendant

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: JUAN RIOS 136 Longwoods Drive Saylorsburg, PA 18353

Your real estate at 136 Longwoods Drive, Saylorsburg, PA 18353 is scheduled to be sold at the Monroe County Sheriff's Sale on January 29, 20 26at 10:00 A.M. at a public online auction found at <https://www.bid4assets.com/monroecountvsheriffsales> to enforce the court judgment of \$340,759.21, obtained by the judgment creditor against you.

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price of the bid by calling the Monroe County Sheriff's Office, Real Estate Division at (570) 517-3312.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office, Real Estate Division at (570) 517-3312.

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

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

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

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.**

**IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

1. The sale will be cancelled if you pay to the Sheriffs Office the amount of the judgment plus interest, late charges, all costs and reasonable attorneys' fees due. To find out how much you must pay, you may call the Monroe County Sheriffs Office, Rel Estate Division at (570) 517-3312.

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

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

**Legal Description**

ALL THAT CERTAIN lot or parcel of land situ-

ate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Township Road No. 378, "Long Woods Road", a common corner of Lot No. 1 and Lot No. 2 as shown on a plan title "Final Plan Section One, Oak Forest" dated March 12, 1986 and recorded April 4, 1986 in Plot Book Volume 58, page 53; thence by said Lot No. 1 North 51 degrees 31 minutes 36 seconds East (at 16.50 feet passing an iron pin) 280.46 feet to an iron pin; thence by lands of Steven R. Kresge of which this lot was formerly a part, South 46 degrees 05 minutes 45 seconds East 154.25 feet to an iron pin; thence by Lot No. 3 South 43 degrees 39 minutes 51 seconds West (at 273.20 feet passing an iron pin)

289.70 feet to a point in the aforementioned centerline of Township Road No. 378; thence in and along said centerline of Township Road No. 378 on a curve to the right having a radius of 1500.00 feet for an arc length of 167.80 feet (chord bearing and distance being North 43 degrees 07 minutes 52 seconds West 167.71 feet) to a point of compound curvature; thence by the same on a curve to the right having a radius of 1000.00 feet for an arc length of 25.36 feet (chord bearing and distance being North 39 degrees 12 minutes 00 seconds West 25.36 feet) to the place of BEGINNING. CONTAINING 1.142 acres ofland. BEING LOT NO. 2 as shown on the above described plan.

BEING THE SAME PREMISES which Bernard J. Manfre and Ann R. Manfre, husband and wife by Deed dated November 7, 1998 in the Office of the Recorder of Deeds in and for Monroe County in Book 2055 Page 9692, granted and conveyed unto John Mangia and Joan Mangia, husband and wife, in fee. Property Address:136 Longwoods Drive, Saylorsburg, PA18353 Parcel No.: 02.7.1.39-3

MONROE COUNTY BAR ASSOCIATION FIND A LAWYER PROGRAM

P.O. Box 591  
Stroudsburg, PA 18360  
(570) 424-1340  
Monroebar.org  
Dec 26



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