

# Monroe Legal Reporter

Containing decisions of the Court of Monroe County, Pennsylvania,  
Legal Notices. Advertisements, and other Matters of Legal interest.

Vol. LXXI

Stroudsburg, PA, January 9th, 2026

No. 02

THE BENCH: Hon. Jonathan Mark, President Judge; Hon. Jennifer H. Sibum; Hon. Stephen M. Higgins;  
Hon. David J. Williamson; Hon. C. Daniel Higgins, Jr.; Hon. Patrick J. Best; Hon. Janet Jackson

**Todd W. Weitzmann, Editor**

**Christopher S. Brown, Assistant Editor**

913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Drawing Courtesy of Joyce Love

**POSTMASTER:** Send change of address notices to  
**MONROE LEGAL REPORTER, 913 Main Street, Stroudsburg, PA 18360**

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

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by: **MONROE COUNTY BAR ASSOCIATION**

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## **Monroe County Bar Association**

### **Mission Statement**

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

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

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

## January 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1		
					HOLIDAY New Year's Eve 1/2 Day 10:45 PFA Ex Parte 10:45 Bench Warrants	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

2026 MCBA Event Calendar**January**

- 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)

The logo for William H. Clark Funeral Home, Inc. It features the name "William H. Clark" in a large, ornate, black, serif font. The "W" and "H" are particularly stylized with decorative flourishes.

FUNERAL HOME, INC.

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*Funeral Directors*

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AllenDenny

Heather T. Fish

Kevin A. Young

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Stroudsburg, Pennsylvania 18360-1622

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Fax: 570-424-9000

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## SEEKING CANDIDATES

LAW FIRM SEEKING CANDIDATES

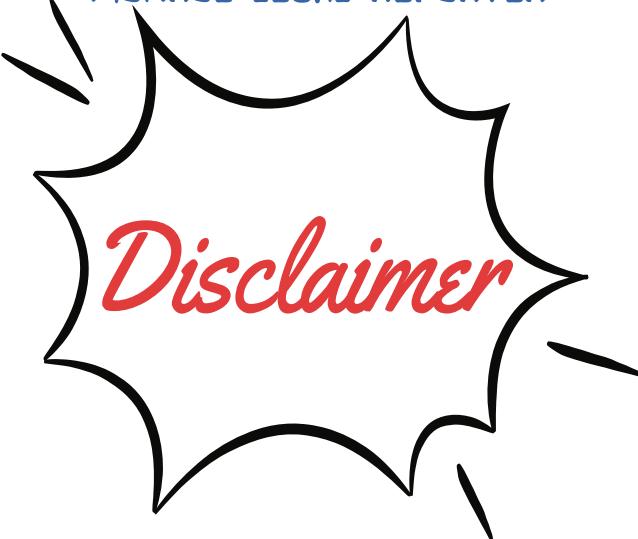
FAMILY LAW ATTORNEY

LEGAL SECRETARY

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# MHK ATTORNEYS

MONROE COUNTY BAR ASSOCIATION  
MONROE LEGAL REPORTER



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

**CIVIL COMPLAINTS****WRIT OF SUMMONS****REAL PROPERTY**

008268-CV-2025 Julie Karcher Patrick Karcher V Rebecca Racz - Real Property - Landlord/Tenant Dispute  
 008190-CV-2025 MidFirst Bank V and/or Any And All Current Occupants Michael G Butts - Real Property - Ejectment  
 008204-CV-2025 Freedom Mortgage Corporation V Dannett Booker; Shemlyn Adams Aka Shemlynn Adams The Secretary Of Housing And Urban Development - Real Property - Mortgage Foreclosure: Residential  
 008236-CV-2025 Wells Fargo Bank, N.A. V Gardel J. Edma - Real Property - Mortgage Foreclosure: Residential  
 008237-CV-2025 SERV Bank, N.A. V Austin J. Haggerty Nicole D. Haggerty - Real Property - Mortgage Foreclosure: Residential  
 008246-CV-2025 PennyMac LOAN Services, LLC ; Winona Lakes Property Owners Association V Brian Synarrah Chitranie Lake - Real Property - Mortgage Foreclosure: Residential  
 008260-CV-2025 Josue Carrero V Romilda Davis; Shemlyn Adams Aka Shemlynn Adams The Secretary Of Housing And Urban Development - Real Property - Real Property: Other  
 008266-CV-2025 Deborah Christian V Dilshod N. Islamov; Shemlyn Adams Aka Shemlynn Adams The Secretary Of Housing And Urban Development - Real Property - Quiet Title

**MECHANICS AGREEMENTS****CONTRACT**

008183-CV-2025 Dean Costanzo Marta Costanzo V Nationwide Mutual Insurance Company - Contract - Contract: Other

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

008184-CV-2025 Citibank, N.A. V Ruben Soto - Contract - Debt Collection: Credit Card  
 008238-CV-2025 Bank Of America, N.A. V Deborah Clark - Contract - Debt Collection: Credit Card  
 008239-CV-2025 Bank Of America, N.A. V Adele Hineline - Contract - Debt Collection: Credit Card  
 008240-CV-2025 Bank Of America, N.A. V Anthony Cummings - Contract - Debt Collection: Credit Card  
 008242-CV-2025 Cavalry Spv I, LLC V Devanand Khubba - Contract - Debt Collection: Credit Card  
 008243-CV-2025 Cavalry Spv I, LLC V Jorge Florentino - Contract - Debt Collection: Credit Card  
 008244-CV-2025 Cavalry Spv I, LLC V Wendy Asencio - Contract - Debt Collection: Credit Card

008245-CV-2025 Cavalry Spv I, LLC V Eugene Leslie - Contract - Debt Collection: Credit Card  
 008248-CV-2025 Cavalry Spv I, LLC V Chetram Bukhi - Contract - Debt Collection: Credit Card  
 008249-CV-2025 Cavalry Spv I LLC V Cathy Semder - Contract - Debt Collection: Credit Card  
 008250-CV-2025 Cavalry Spv I, LLC V Rhonda J Vernon - Contract - Debt Collection: Credit Card  
 008251-CV-2025 Cavalry Spv I, LLC V Domonique S Williams - Contract - Debt Collection: Credit Card  
 008252-CV-2025 Cavalry Spv I, LLC V Gladine Vallon - Contract - Debt Collection: Credit Card

**CONTRACT-DEBT COLLECTION-OTHER**

008203-CV-2025 Portfolio Recovery Associates, LLC V Dayna Brooks - Contract - Debt Collection: Other  
 008228-CV-2025 NCB Management Services, Inc. V Jesse P Henry - Contract - Debt Collection: Other  
 008229-CV-2025 NCB Management Services, Inc. V Bianca Estevez - Contract - Debt Collection: Other  
 008233-CV-2025 NCB Management Services, Inc. V Steven Santiago - Contract - Debt Collection: Other  
 008234-CV-2025 NCB Management Services, Inc. V Justin Bazzle - Contract - Debt Collection: Other  
 008235-CV-2025 NCB Management Services, Inc. V Joey Rodriguez - Contract - Debt Collection: Other  
 008241-CV-2025 NCB Management Services, Inc. V Audrey Rouse - Contract - Debt Collection: Other

**TORT**

008185-CV-2025 Rossalva Acevedo V Progressive Advanced Insurance Company - Tort - Motor Vehicle

**PREMISES LIABILITY**

008223-CV-2025 Linda Zak; Victor Zak V Borough Of Stroudsburg Jinrose, LLC John Does 1-10; Marathon Property Investments, LLC Mark A Primrose; XYZ Corporations 1-10; Thomas J McDonald - Tort - Premises Liability

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

008179-CV-2025 The Estates At Great Bear Community Association V Gary J. Natale Paula A. Natale - Miscellaneous - Civil Miscellaneous: Other  
 008180-CV-2025 The Estates At Great Bear Community Association V Ismael O. Regino Diaz Jhoanne S Diaz Miscellaneous - Civil Miscellaneous: Other

008181-CV-2025 The Estates At Great Bear Community Association V Randy D Page - Miscellaneous - Civil Miscellaneous: Other  
 008187-CV-2025 Winona Lakes Property Owners Association V Keith K. Henry - Miscellaneous - Civil Miscellaneous: Other  
 008191-CV-2025 Winona Lakes Property Owners Association V Loretta Ferguson - Miscellaneous - Civil Miscellaneous: Other  
 008192-CV-2025 Winona Lakes Property Owners Association V Salvatore F Pomara - Miscellaneous - Civil Miscellaneous: Other  
 008193-CV-2025 Winona Lakes Property Owners Association V Tyler Hendricks - Miscellaneous - Civil Miscellaneous: Other  
 008194-CV-2025 Winona Lakes Property Owners Association V Isabel Quiles (Aka Velasquez) John Velasquez - Miscellaneous - Civil Miscellaneous: Other  
 008199-CV-2025 Winona Lakes Property Owners Association V Dennis R Hunsicker Shannon T Romain - Miscellaneous - Civil Miscellaneous: Other  
 008200-CV-2025 Winona Lakes Property Owners Association V Andrew Metchnek - Miscellaneous - Civil Miscellaneous: Other  
 008227-CV-2025 Winona Lakes Property Owners Association V Richart S. Ferreira - Miscellaneous - Civil Miscellaneous: Other  
 008230-CV-2025 Winona Lakes Property Owners Association V Wayne Planker - Miscellaneous - Civil Miscellaneous: Other  
 008258-CV-2025 Wesco Insurance Company As Subrogee Of Let's Invest Corp. V CarespHERE Llc; Loriann Robinson - Miscellaneous - Civil Miscellaneous: Other  
 008186-CV-2025 Tonya Council V Pocono Premium Outlets Simon Property Group Inc - Non-Reportable - Transfer Proceedings

#### WRIT OF EXECUTION

#### DEEDS

#### GRANTOR/GRANTEE

Lapoint, David/CMC 2 LLC  
 Conover, Joan/Franknus, Sara Louise Rivera, David/Carrasquillo, Jessica Rawlins, Sonja/Bruce, Jassett Gick, Janet/Malaj, Marta Hayos, Kyle B/Knowles, Daniel Riker, Beverly/Schutz, Bryan S McSwegan, Matthew J/Odabas, Binnur Sevda Luzzi, John/Duka, Ramazan Boyce, Gregory/Colonialct LLC Classic Quality Homes/Redzovic, Adem Secretary Of Veterans Affairs/Kotex Construction LLC  
 Reinhart And Rusk Inc/Rusk, Jon Todd Classic Quality Homes/Lilly Markaryan Testamentary Trust  
 Amantea, Joseph/25, Boerum Realty LLC Ef Mortgage LLC /Ef Holdco WRE Assets Reo LLC  
 Bulloch, Kenneth W/Bulloch, Kenneth W

G3 Environmental Construction LLC /Minaya, Isabel Cristina Crotty, Andrew J/Appadoo, Soojata Casiero, Donato Est/Classic Quality Homes Puli, Albano/Dhingani, Vivek A Renteria, Jesus Alberto/Pireva, Engjell Detrick, Glenn W Est/Detrick, Kevin Kauffman, Kolby T/Hamadeh, Zaher Get Connected Inc/Richter, Dylan Guernsey, Raymond C/Soilleux, Sidra Sawale, Nilesh/Warm Welcome Stays LLC Schoenberger, Kenneth S/Schoenberger, Kenneth S Keller, Jason/Senturk, Kaan Kent M Keith Revocable Living Trust/Real Estate Abstract LLC Woodling, Lorraine O Est/Gustavson, Kristen Dawn Bibiano, Hudson A/Bibiano, Hudson A Chalifour, Paul/Nm Evergreen LLC Pyle, Derek J/Pyle, Derek J Swineford, Betty/Swineford, Betty Better Together Mission Inc/Coppola, Yong H Elefante, Daniel M/Daniel And Janet Elefante Trust Uvari, Vincent A/Dul, Slawomir BMF Rentals LLC /3, 0 Anthony Lane LLC Depoala, Gabriel/Deschaine, John Obrien, Edward M/Atlas Point Developers Sickles, Aimee M/Hummel, Ryan Venice Airbnb LLC /Village Plus LLC Castillo, Stephanie/Rnr Vacation LLC Casiero, Donato Est/Classic Quality Homes D E & S Properties Inc/Bryan, Calvin Pocono Lakehouse Realty LLC /Pocono Realty Team LLC Gray, Gary Robert/Fox, Kerra Guiser, Lynn/Randolph, Mark S Freedom Blue Pa LLC /Postiglione, Anthony Rocket Mortgage LLC /Secretary Of Veterans Affairs Swartz, Gary E/Motyka, Marcin Kandelaki, Maka/Swahn, Kathy Pulley, Kent M/Mulvey, Cheri Augustine, Anne L/Augustine, Lauren Ashley Lyubimova, Marina/Pasynkova, Ekaterina Black, Barbara/Boka, Emeka Blomquist, Kim/Kim Blomquist Living Trust Saari, Raino/Saari, Raino Flanigan, Paul Jr/MLSy Realty LLC Hayrapetyan, Abraham/Hayrapetyan, Artur Dipietro, Marie/Verdugo, Priscilla U S Bank Trust Company National Association/Klaus, Kara Ridley, Thomas/Garcia-Pena, Francisco Alberto Kripps, William A/Moore, Jennifer A Pandian, Dharani/Tomko, Hailey Kaminski, Richard/Degen, Brady Keith Gehring, Sandra/Gehring, Corissa A Tendo LLC /Commonwealth Of Pennsylvania East Stroudsburg Area School District/Commonwealth Of Pennsylvania

Wescott, Diane E/Commonwealth Of Pennsylvania  
 Roeder, Henry John/Commonwealth Of Pennsylvania  
 Villanti, Marc/Schiff, Caryl  
 Price, Theodore D/Clapper, Leon  
 Planchock, Jessica/Planchock, Jessica  
 Pioli, Jason/Stephens, Jessica  
 Huseynov, Elmir/CMW Properties LLC  
 Mammadov, Panah/CMW Properties LLC  
 Keller, Jason/Mayancela, Luis Remigio Granda  
 Brown, Edward R/Russomano, Michael Joseph Cholewa, Martin/YMGS LLC  
 Vertucci, Irene F Est/Anaya, Brianna Elizabeth Higgins, Janice/Smith, Gregory Clark Jr  
 Garis, Brian/Steinmacher, Randa C  
 Baughman, James D/Baughman, Logan J  
 Horiguchi, Hideko/Aures-Cavalieri, Michael Hayward Laboratories Inc/Hayward Laboratories Inc  
 Hii-Real-Estate LLC /Noa Heller  
 Hii-Real-Estate LLC /Ben-Shone, Yahav Johnson, Maryanne/Gifoli, Maryanne  
 Murat, Piotr/Gosia Revocable Trust  
 Kaplin, Olesya/Thomas, Christine Fleck, August E Est/Nazier, Reaz  
 Cifu-Greene, Janice/Lopez, Karen Yajaira Mejia Niland, Janet A/Christian, Charles J Jr  
 Waiters, James Est/Poconos Vacations LLC Cassella, Michael/Cassella, Michael  
 Heist, Dwight D/Teutsch, Melissa

## DIVORCE

008188-CV-2025 Kristen Wood V Juan Rincon Rincon - Divorce - Divorce With 1 Count  
 008196-CV-2025 Pauline T. Baecker V Philip Baecker - Divorce - Divorce With 1 Count  
 008208-CV-2025 Bartlomiej Zareba V Crystal Michelle Zareba - Divorce - Divorce With 1 Count  
 008224-CV-2025 Jennifer Segro V Freddie Segro - Divorce - Divorce With 1 Count  
 008259-CV-2025 Eliode Guillaume V Faith Monique-Nicole Clarke - Divorce - Divorce With 1 Count  
 008222-CV-2025 Hannah Hemhauser V Samuel Hemhauser - Divorce - Divorce With 2 Counts

## SUPPORT

008189-CV-2025 Lizmarie Caban V Jallah Mosley - Support - Support  
 008202-CV-2025 Andrea Gizzo-Edinger V Ross William Edinger II - Support - Support  
 008205-CV-2025 Stephanie A Linko V Thomas J McDonald - Support - Support  
 008253-CV-2025 Monroe County Probation V Jonathan Smith - Support - Support - Support  
 008254-CV-2025 Monroe County Probation V Stephanie Marie Serge - Support - Support

## CUSTODY AND VISITATION

008201-CV-2025 Alexis Perez V Erica Schmalzried - Custody - Custody / Partial Custody / Shared Custody / Visitation  
 008261-CV-2025 Heather Bennett; NCB Management Services, Inc. V Timothy Shewell - Custody - Custody / Partial Custody / Shared Custody / Visitation

## PLAINTIFF V DEFENDANT

### JUDGMENTS

#### DEFAULT JUDGMENT

#### PRAEICE FOR JUDGMENT

#### PRAECIPE FOR JUDGMENT

#### JUDGMENT ON TRANSCRIPT

008195-CV-2025 Barrett Township V Daniel Libecci - Judgment - Judgment / Transcript - \$1,129.25  
 008209-CV-2025 Credit Corp Solutions, Inc. V - Judgment - Judgment / Transcript  
 008210-CV-2025 TD Bank Usa, N.A. V Luis M Castrillo - Judgment - Judgment / Transcript - \$2,660.94  
 008211-CV-2025 LVNV Funding LLC V Anton Tyndall - Judgment - Judgment / Transcript - \$2,725.83  
 008212-CV-2025 LVNV Funding LLC V Bell Maddux - Judgment - Transcript - \$2,939.13  
 008213-CV-2025 LVNV Funding LLC V Jose Gamboa - Judgment - Judgment / Transcript - \$2,007.46  
 008214-CV-2025 LVNV Funding LLC V Casey Gravatt - Judgment - Judgment / Transcript - \$1,176.96  
 008215-CV-2025 Credit Corp Solutions, Inc. V Melody Boltersdorf - Judgment - Judgment / Transcript - \$2,291.79  
 008216-CV-2025 LVNV Funding LLC V Shamena Meighoo Beharry - Judgment - Judgment / Transcript - \$8,034.27  
 008217-CV-2025 Credit Corp Solutions, Inc. V Ivan Carabajal - Judgment - Judgment / Transcript - \$1,138.49  
 008220-CV-2025 LVNV Funding LLC V Marlon Calder - Judgment - Judgment / Transcript - \$814.55  
 008221-CV-2025 Credit Corp Solutions, Inc. V James Vaccola, II - Judgment - Judgment / Transcript \$1,146.97  
 008226-CV-2025 Synchrony Bank V Jeremy T Stokes - Judgment - Judgment / Transcript - \$6,282.76  
 008231-CV-2025 Credit Corp Solutions, Inc. V Loriana Robinson - Judgment - Judgment / Transcript - \$1,771.66  
 008232-CV-2025 LVNV Funding LLC V Rose M Williams - Judgment - Judgment / Transcript - \$6,337.52  
 008255-CV-2025 Tobyhanna Township V Steven M Benedetto - Judgment - Judgment / Transcript - \$647.10

008256-CV-2025 Tobhyanna Township V Cesar Luna - Judgment - Judgment / Transcript - \$608.25  
 008265-CV-2025 LNV Funding LLC V M. Lopez-Rodriguez A/K/A Migdalia Lopez-Rodriguez A/K/A Migdalia Lopez - Judgment / Transcript - \$1,573.82  
 008267-CV-2025 LNV Funding LLC V M. Lopez-Rodriguez A/K/A Migdalia Lopez-Rodriguez A/K/A Migdalia Lopez - Judgment / Transcript - \$1,341.28

**CIVIL APPEALS: ADMINISTRATIVE AGENCIES**  
**CIVIL APPEALS: JUDICIAL APPEALS**

008198-CV-2025 Arleta Dziedzic V Jacqueline Macphee D/B/A Guestbook Mgmt, LLC - Civil Appeal - Civil Appeal: Other  
 008206-CV-2025 TD Bank Usa, N.A. V Cindy Langlois-Sosa - Civil Appeal - Civil Appeal: Other  
 008207-CV-2025 TD Bank Usa, N.A. V Jeffrey Smith - Civil Appeal - Civil Appeal: Other

**WRIT OF REVIVAL**

**CERTIFIED COPY LIENS**

**FEDERAL TAX LIENS**

008270-CV-2025 Department Of The Treasury - Internal Revenue Service V Anthony T Trezza; Jeana Trezza - Lien - Federal Tax - \$137,095.00  
 008269-CV-2025 Department Of Treasury - Internal Revenue Service V CKB Auto Inc, A Corporation - Judgment - Federal Tax Lien - \$74,326.09

**MUNICIPAL LIENS**

**TAX CLAIM LIENS**

**LIEN FOR FINE**

**MECHANIC LIEN CLAIM**

**WAIVER OF LIENS**

**MISCELLANEOUS**

**GRANTOR/GRANTEE**

CMC 2 LLC /Lapoint, David B/Arnt  
 CMC 2 LLC /CMC 2 LLC /Agre  
 Xcel Federal Credit Union/Weston, Miriam/Sat  
 Citizens Bank N A/Lee, Donna Miller/Sat  
 Mortgage Electronic Registration Systems Inc/Stanley, Loretta/Sat  
 Mortgage Electronic Registration Systems Inc/Donovan, William J/Sat  
 Mortgage Electronic Registration Systems Inc/Caleca, Anthony J/Sat  
 Mortgage Electronic Registration Systems Inc/Breen, Kevin P/Sat  
 Citibank N A/Ferreyyra, Mirian/Sat  
 Buck Hill Falls Company/Soilleux, Sidra/Dec  
 Mortgage Electronic Registration Systems Inc/Santiago, Rosemarie/Sat  
 JP Morgan Chase Bank National Association/Johnson-Ruffin, Marie/Sat  
 Wayne Bank/Stone, Donald M/Sat  
 Wayne Bank/Stone, Donald M/Trms  
 Wayne Bank/Deangelo, James D/Sat  
 Wayne Bank/Deangelo, James D/Trms

Upstart Mortgage LLC /Phelps, William V/Sat  
 Carson, Sandra/Goodleap LLC /Ucc1  
 Mountain Vista Partners LLC /Ad & Ss Holdings LLC /Rele  
 CSMC 2022-Nqm, Trust>Select Portfolio Servicing Inc/Power  
 KP & Ss Holdings LLC /CSMC 2022-Nqm, Trust/Affd  
 CSMC 2022-Nqm, Trust/KP & Ss Holdings LLC /Sat  
 Lombardo, Kelly L/Commonwealth Of Pennsylvania/Notr  
 Davis, Keisha L/Commonwealth Of Pennsylvania/Notr  
 Hummel, Tara L/Hummel, Ryan/Power  
 Picardo, Adrian/Freedom Blue Pa LLC /Sat  
 Community Bank N A/Mahmde, Justin/Sat  
 Eagle Gate Title Insurance Agency Inc/Pulley, Kent M/Sat  
 Mortgage Electronic Registration Systems Inc/Pickens, Ricardo D/Sat  
 DEPG Stroud Associates II L P/OceanFirst Bank N A/Ucc1  
 Mortgage Electronic Registration Systems Inc/Almquist, Tamara D/Sat  
 Hachemeister, Janene L/Commonwealth Of Pennsylvania/Notr  
 Wells Fargo Bank N A/Meckes, Donald A/Sat  
 Mortgage Electronic Registration Systems Inc/Boeman, Ethan Thomas/Sat  
 Freedom Mortgage Corporation/Purcell, Jeffrey/Sat  
 Mortgage Electronic Registration Systems Inc/Jahnke, Christopher/Sat  
 Freedom Mortgage Corporation/Purcell, Jeffrey/Sat  
 Mortgage Electronic Registration Systems Inc/Orzel, Peter/Sat  
 Ef Holdco WRE Assets Reo LLC /Servis One Inc/Power  
 Mortgage Electronic Registration Systems Inc/Esposito, Donald R/Sat  
 Bank Of New York Mellon/Watson, Curtis/Sat  
 Mortgage Electronic Registration Systems Inc/Bailey, Romaine/Sat  
 Mortgage Electronic Registration Systems Inc/Deleon, Clarissa Leeann/Sat  
 Dime Bank/Levy, Jamie B/Sat  
 Dime Bank/Levy, Jamie B/Trms  
 Mortgage Electronic Registration Systems Inc/Ferdinand, Daphne/Sat  
 Mortgage Electronic Registration Systems Inc/Nordstrom, Susan R/Sat  
 Hallinger, Arthru Jr/Tomko, Hailey/Power  
 Degen, Brady Keith/Movement Mortgage LLC /Affd  
 Austin, Floyd L Iii/Kaminski, Richard/Sat  
 FourLeaf Federal Credit Union/Falcetta, Joseph M/Sat  
 Wells, Gabriel/Wells Fargo Bank N A/Affd  
 Nationstar Mortgage LLC /JP Morgan Chase Bank National Association/Power

Mortgage Electronic Registration Systems  
Inc/Sivak, Shawn P/Sat  
Mortgage Electronic Registration Systems  
Inc/Musselman, James R/Sat  
Wayne Bank/Reese, William/Sat  
Navy Federal Credit Union/Celli, Eugene Jr/Sat  
Mortgage Electronic Registration Systems  
Inc/Maitra, Aninda/Sat  
Mortgage Electronic Registration Systems  
Inc/Roman, Neysa I/Sat  
Mortgage Electronic Registration Systems  
Inc/Morales, Daniel/Sat  
Mortgage Electronic Registration Systems  
Inc/Izzo, Dai/Sat  
PNC Bank National Association/Turzio, Justine  
Marie/Sat  
Mortgage Electronic Registration Systems  
Inc/Shar, Daniel/Sat  
Truist Bank/McDonough, Wendy Anne/Sat  
Mortgage Electronic Registration Systems  
Inc/Kazakov, Baruch/Sat  
Pysher, Nathan R/Ppl Electric Utilities  
Corporation/Amen  
Bank Of America N A/Stillo, Gail K/Sat  
Mortgage Electronic Registration Systems  
Inc/Cotrel, James/Sat  
Wells Fargo Bank N A/Gorman, Beverly/Sat  
PennyMac Loan Services LLC /Molina, Yochio  
Mike/Sat  
Mortgage Electronic Registration Systems  
Inc/Fuller, Joshua E/Sat  
Mortgage Electronic Registration Systems  
Inc/Eckard, Sandra Jean/Sat  
Mortgage Electronic Registration Systems  
Inc/Bellinger, Shermean/Sat  
Mortgage Electronic Registration Systems  
Inc/Ondek, Amy/Sat  
New Residential Mortgage LLC /Selleck, Philip  
A/Sat  
Mortgage Electronic Registration Systems  
Inc/Mariso, Flo Esabel/Sat  
Mortgage Electronic Registration Systems  
Inc/Rodrigues, Jasmine Lynn/Sat  
Mortgage Electronic Registration Systems  
Inc/French, Paul J/Sat  
Mortgage Electronic Registration Systems  
Inc/Rinker, James D/Sat  
Monet Bank/Cooper, Leroy A/Sat  
Secretary Of Housing And Urban  
Development/Purcell, Jeffrey/Sat  
Mortgage Electronic Registration Systems  
Inc/Williams, Bradley/Sat  
Mortgage Electronic Registration Systems  
Inc/Potomic, Michael/Sat  
Mortgage Electronic Registration Systems  
Inc/Boyer, Ashley K/Sat  
JP Morgan Chase Bank N A/Luke, Orrin O/Sat  
Wells Fargo Bank N A/WOJY, Arline B/Sat  
Palacios, Katerine/Commonwealth Of  
Pennsylvania/Notr  
Mortgage Electronic Registration Systems  
Inc/Kulesza, Catherine Louise/Sat

Mortgage Electronic Registration Systems  
Inc/Diaz, Sashali/Sat  
Mortgage Electronic Registration Systems  
Inc/Schilling, Corey/Sat  
Mortgage Electronic Registration Systems  
Inc/Torres, Joshua Manuel/Sat  
Mortgage Electronic Registration Systems  
Inc/Charles, Herman P/Sat  
Ritzke, Shannon/Commonwealth Of  
Pennsylvania/Notr  
HSBC Finance Corporation/Wilhelm, Michael  
E/Sat  
Mortgage Electronic Registration Systems  
Inc/Kuhar, John E Jr/Sat  
Mortgage Electronic Registration Systems  
Inc/Monsees, John/Sat  
Bank Of America N A/Wyant, Jeffrey N/Sat  
Mortgage Electronic Registration Systems  
Inc/Edwards, Michael/Sat  
Mortgage Electronic Registration Systems  
Inc/Edwards, Stephen Richard/Sat  
Mortgage Electronic Registration Systems  
Inc/Lucas, David N/Sat  
Jarrett, Patricia/Goodleap LLC /Ucc1  
Etienne, Steve/Goodleap LLC /Ucc1  
Mortgage Electronic Registration Systems  
Inc/Boyce, Gregory/Sat  
Mortgage Electronic Registration Systems  
Inc/Bell-Lee, Bertha/Sat  
Mortgage Electronic Registration Systems  
Inc/Guliano John/Sat  
Mortgage Electronic Registration Systems  
Inc/Martinez, Daniel/Sat  
PNC Bank National Association/Rook,  
Nathan/Sat  
Mortgage Electronic Registration Systems  
Inc/Werner, Richard/Sat  
Emerald Lakes Association Inc/Moss,  
Michael/Dec

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

Rodriguez, Devin/Crosscountry Mortgage LLC  
/Asgn  
Federal Home Loan Mortgage Corporation/J P  
Morgan Chase Commercial Mortgage  
Securites Corp Multifamily Mortgage P-T Cert  
Series 2025-K763/Asgn  
Coleman, Eric D/M&T Bank/Asgn  
Skokowski, Paula/Meb Loan Trust VIII/Asgn  
Grant, Michael R/Athene Annuity And Life  
Company/Asgn  
Ponce, Stacy/Goldman Sachs Mortgage  
Company/Asgn  
Smith, Robert W/Bank Of America National  
Association/Asgn  
Small, Donald L/Freddie Mac Seasoned Credit  
Risk Transfer Trust Series 20, 8, /Asgn  
Pagan, Alberto/Nationstar Mortgage LLC  
/Asgn  
Price, Michael/U S Bank National  
Association/Asgn

Hanton, Ladonna/Freddie Mac Seasoned Credit Risk Transfer Trust Series 202, 1-, /Asgn Emmanuel LLC /U S Bank Trust Company National Association/Asgn Terranova, Joseph Anthony/Mtg V2666 P8222/Asgn Terranova, Joseph Anthony/U S Bank Trust Company National Association/Asgn Lakeview Loan Servicing LLC /Riviello, Matthew/Relm Graner, Dylan/Lakeview Loan Servicing LLC /Asgn Santangelo, Jeffrey M/Newrez LLC /Asgn Hartwell, Philippa/Newrez LLC /Asgn Dejesus, Roberto/Freedom Mortgage Corporation/Asgn West, John A/Freedom Mortgage Corporation/Asgn CMC 2 LLC /Lapoint, David B Frankunas, Sara Louise/Mortgage Electronic Registration Systems Inc Carrasquillo, Jessica/Mortgage Electronic Registration Systems Inc Bruce, Jassett/Mortgage Electronic Registration Systems Inc Knowles, Daniel/Mortgage Electronic Registration Systems Inc Thompson, Charlette/Mortgage Electronic Registration Systems Inc Arrington, James J/Mortgage Electronic Registration Systems Inc Schutz, Bryan S/Mortgage Electronic Registration Systems Inc Harling, Theresa A/Fulton Bank N A Odabas, Binnur Sevda/Mortgage Electronic Registration Systems Inc Dezinna, Daniel Salvatore/Mortgage Electronic Registration Systems Inc The Sameer Kulkarni And Rasika Kulkarni Joint Living Trust/Mortgage Electronic Registration Systems Inc Duka, Ramazan/Mortgage Electronic Registration Systems Inc Fitzhugh, Charles/Mortgage Electronic Registration Systems Inc Colonialct LLC /Mortgage Electronic Registration Systems Inc Insinga, Kirsten/Mortgage Electronic Registration Systems Inc Yates, Jacqueline A/Mortgage Electronic Registration Systems Inc Redzovic, Adem/Mortgage Electronic Registration Systems Inc Minaya, Isabel/Mortgage Electronic Registration Systems Inc Appadoo, Soojata/Mortgage Electronic Registration Systems Inc Dhingani, Vivek A/Mortgage Electronic Registration Systems Inc Dhingani, Vivek A/Mortgage Electronic Registration Systems Inc Dejesus, George/Mortgage Electronic Registration Systems Inc Hamadeh, Zaher/JP Morgan Chase Bank N A Richter, Dylan/Mortgage Electronic Registration Systems Inc Soilleux, Sidra/Mortgage Electronic Registration Systems Inc Warm Welcome Stays LLC /Mortgage Electronic Registration Systems Inc Benitez-Rivera, Jacobo/Mortgage Electronic Registration Systems Inc Perez, Raymond A/ESSA Bank Real Estate Abstract LLC /Bpl Mortgage LLC Gustavson, Kristen Dawn/Mortgage Electronic Registration Systems Inc Skalko, Martin/Polish And Slavic FCU Four Peaks Realty LLC /Mortgage Funding 05 LLC Wiggins, Tenico/Point Digital Finance Feliz, Angel/Mortgage Electronic Registration Systems Inc Hummel, Ryan/Mortgage Electronic Registration Systems Inc RNR Vacation LLC /Mortgage Electronic Registration Systems Inc Bryan, Calvin/Mortgage Electronic Registration Systems Inc Fox, Kerra/Community Bank Na Postiglione, Anthony/Mortgage Electronic Registration Systems Inc Marcia Smith Revocable Trust/Mortgage Electronic Registration Systems Inc Kearns, Laurette A/ESSA Bank Mulvey, Cheri/Mortgage Electronic Registration Systems Inc Sharp, Lexie Dorsett/Mortgage Electronic Registration Systems Inc Kelevra Real Estate LLC /Mortgage Electronic Registration Systems Inc Pasynkova, Ekaterina/Fidelity Deposit & Discount Bank Boka, Emeka/Mortgage Electronic Registration Systems Inc Boka, Emeka/Mortgage Electronic Registration Systems Inc Hayrapetyan, Artur/Mortgage Electronic Registration Systems Inc Verdugo, Priscilla/Mortgage Electronic Registration Systems Inc Titus, Fontella S/Mortgage Electronic Registration Systems Inc Garcia-Pena, Francisco Alberto/Mortgage Electronic Registration Systems Inc Albanese, Louis N/Mortgage Electronic Registration Systems Inc Albanese, Louis N/Mortgage Electronic Registration Systems Inc Moore, Jennifer A/First Keystone Community Bank Nielson, Christa/Mortgage Electronic Registration Systems Inc Harnden, Daniel L/Mortgage Electronic Registration Systems Inc McGovern, Jennifer J/Secretary Of Housing And Urban Development

Lippold, Jennifer/Peoples Security Bank And Trust Company  
Miller, Brett Jacob/ESSA Bank  
Gonzalez, Daniel/Point Titling Trust  
Joseph, Carson/Freedom Mortgage Corporation  
Manach, Andrew/Citizens Bank N A/Modm Townsend, Johnathan Sr/Mortgage Electronic Registration Systems Inc  
Nyborg, Justin/Mortgage Electronic Registration Systems Inc  
Paciotti, Richard S/First National Bank Of Pennsylvania  
Rodriguez, Octavio/Mortgage Electronic Registration Systems Inc  
McLaughlin, Brittany/Mortgage Electronic Registration Systems Inc  
Tomko, Hailey/Mortgage Electronic Registration Systems Inc  
Tomko, Hailey/Mortgage Electronic Registration Systems Inc  
Thomas-Moore, Kelly/Mortgage Electronic Registration Systems Inc  
Degen, Brady Keith/Mortgage Electronic Registration Systems Inc  
Patel, Nirvish/Mortgage Electronic Registration Systems Inc  
Salter, Richard H Iii/Mortgage Electronic Registration Systems Inc  
Francois, Gerard R/JP Morgan Chase Bank N A  
Gehring, Corissa A/First Keystone Community Bank  
Caruso, Joseph/PNC Bank National Association  
Bogar, Ronald/Dart Collateral Manager LLC  
Ebert, Earl C/Dart Collateral Manager LLC  
Paulino, Jonathan/Secretary Of Housing And Urban Development  
Arenas, Jose/Point Titling Trust  
Andujar, Gregory V/Mortgage Electronic Registration Systems Inc  
Martinez, Daniel/Mortgage Electronic Registration Systems Inc  
Moran, Loretta J/Point Titling Trust  
Deroo, Kateryna Romanova/Mortgage Electronic Registration Systems Inc  
Stephens, Jessica/Mortgage Electronic Registration Systems Inc  
Cherichella, Frank Joseph Jr/Mortgage Electronic Registration Systems Inc  
Ferguson, Douglas Earl/ESSA Bank  
Mayancela, Luis Remigio Granda/Mortgage Electronic Registration Systems Inc  
Guzman, Albert/Utilities Employees Credit Union  
Fuller, Joshua E/Mortgage Electronic Registration Systems Inc  
Prynda, Samuel A Jr/Peoples Security Bank And Trust Company  
Pocono Realty Team LLC /Mortgage Electronic Registration Systems Inc  
Three Penn Properties LLC /Bpl Mortgage LLC  
Russomano, Michael Joseph/Mortgage Electronic Registration Systems Inc

Roberts, David/Mortgage Electronic Registration Systems Inc  
Singh, Parul/Mortgage Electronic Registration Systems Inc  
YMGS LLC /Mortgage Electronic Registration Systems Inc  
Anaya, Brianna Elizabeth/Mortgage Electronic Registration Systems Inc  
Smith, Gregory Clark Jr/Mortgage Electronic Registration Systems Inc  
Fiore, Jennifer/FourLeaf Federal Credit Union  
Tamayo, Edwin/ESSA Bank  
Steinmacher, Randa C/Mortgage Electronic Registration Systems Inc  
Aures-Cavalieri, Michael/JP Morgan Chase Bank N A  
Gifoli, Maryanne/Mortgage Electronic Registration Systems Inc  
Emery, Jason/Mortgage Electronic Registration Systems Inc  
Nazier, Reaz/Mortgage Electronic Registration Systems Inc  
Lopez, Karen Yajaira Mejia/Mortgage Electronic Registration Systems Inc  
Frederick, John D/Mortgage Electronic Registration Systems Inc  
Frederick, John D/Federal Housing Commissioner  
Yang, Edna V Ko/Mortgage Electronic Registration Systems Inc  
Christian, Charles J Jr/Mortgage Electronic Registration Systems Inc  
Poconos Vacations LLC /Mortgage Electronic Registration Systems Inc  
Cassella, Michael/Mortgage Electronic Registration Systems Inc  
Teutsch, Melissa/Mortgage Electronic Registration Systems Inc  
Gray, Sabina Yasmin/Mortgage Electronic Registration Systems Inc  
Storzer, Blair Lazarus/Quorum Federal Credit Union

**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 are 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  
Jason Costanzo, 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

Jason Costanzo, 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  
Jason Costanzo, 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, 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 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 Grantor 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  
Jason Costanzo, 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 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, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY**

**AFTER AUCTION  
LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of ground 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 Strouds-

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  
Jason Costanzo, 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 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, 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. 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 Grempel, 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 Grempel, Jr and Gail R. Grempel, 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. Grempel, Thomas Grempel 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 Grempel Jr and Gail Grempel)

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

Jason Costanzo, 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 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  
Jason Costanzo, 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, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY**

**AFTER AUCTION**

**LEGAL DESCRIPTION**

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and 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

Jason Costanzo, 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, 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 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  
Jason Costanzo, 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  
Jason Costanzo, 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, WHICH-EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY**

**AFTER AUCTION  
LEGAL DESCRIPTION**

ALL THAT CERTAIN messuage 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'Homedueu, 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 joint 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  
Jason Costanzo, 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, 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 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  
Jason Costanzo, 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  
Jason Costanzo, 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 EXECU-

**TION AS THE PROPERTY OF: PMA, LLC  
TO ALL PARTIES IN INTEREST AND CLAIM-  
ANTS:**

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

Nick Cirranello  
Sheriff of Monroe County  
Pennsylvania  
James T. Shoemaker, Esquire

Sheriff's Office  
Stroudsburg, PA

Jason Costanzo, 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, WHICH-EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY**

**AFTER AUCTION**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel, or piece of 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 EXECU-

TION AS THE PROPERTY OF: **Renee M. Raman** 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  
 Steven P. Kelly, Esquire

Sheriff's Office

Stroudsburg, PA

Jason Costanzo, Sheriff's Solicitor

Dec 26, 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 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, WHICH-EVER 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

Jason Costanzo, 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, WHICH EVER 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

Jason Costanzo, 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, WHICH-EVER 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, Page 4810 Instrument#202304135 granted 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

Jason Costanzo, 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, WHICH-EVER 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 Key-  
 stone 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  
Jason Costanzo, 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, WHICH EVER 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, BOUNDING 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

Kenya Bates, Esquire

Sheriff's Office  
Stroudsburg, PA  
Jason Costanzo, 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  
Jason Costanzo, 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, WHICH EVER 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 EXECU-

TION 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  
 Jason Costanzo, 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 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, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

#### AFTER AUCTION LEGAL DESCRIPTION

**ALL THE FOLLOWING** lot situate in the Township of 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 EXECU-

TION AS THE PROPERTY OF: **JOSEPH YEBOAH A/K/A JOSEPH K. YEBOAH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

**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  
Jason Costanzo, 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, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION**

**LEGAL DESCRIPTION**

All that certain messuage, 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 EXECU-

TION AS THE PROPERTY OF: **Linda Zehner, As Administratrix of the Estate of William Nadasky, Deceased**

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  
Harry B. Reese, Esquire

Sheriff's Office  
Stroudsburg, PA  
Jason Costanzo, Sheriff's Solicitor  
Dec 26, Jan 2, 9

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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  
Jim Thorpe, PA 18229

Dec 26, Jan 2, 9

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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

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**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  
Lymystone, 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

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**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

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Jeffrey Massicci a/k/a Jeffrey R. Massicci**, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, Oc-

tober 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

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**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

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**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 under-

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

Nicholas Iannaccone  
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  
ESTATE NOTICE**

**Estate of Glenn Arthur Batchler a/k/a Glenn A. Batchler**, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, August 23, 2023 deceased.

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

Virginia Ng  
1569 Teels Rd., Unit 4C  
Pen Argyl, PA 18072

David A. Martino, Esq.  
1854 Route 209  
Brodheadsville, PA 18322

Jan 2, 9, 16

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**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Joseph R. Daigneault aka Joseph Daigneault**, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, November 2, 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. Suzanne Daigneault

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

Jan 2, 9, 16

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Bruce James Monks aka Bruce J. Monks**, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, June 20, 2020 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.

Elizabeth Marshall-Monks  
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

Jan 2, 9, 16

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Albert E. Pritchard**, late of Jackson Township, Monroe County, Commonwealth of

Pennsylvania, October 26, 2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Patricia O'Shea, Executrix  
1287 Paddington Road  
Mahwah, NJ 07430

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

Jan 2, 9, 16

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of William J. Maioriello**, also known as **William J. Morello**, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 10/4/2025 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.

Wendy L. Maioriello  
1309 Meadow Lane  
Stroudsburg, PA 18360

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

Jan 2, 9, 16

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Howard Frederick Broxson a/k/a Howard Fredrick Broxson**, late of Paradise Township, Monroe County, Commonwealth of Pennsylvania, October 13, 2025 deceased. Letters Testamentary in the above named estate having been granted to the under-

signed, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Frances Ferrari, Executrix  
22A East Ridge Road  
Merrimack, NH 03054

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

Jan 2, 9, 16

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**PUBLIC NOTICE**  
**ESTATE NOTICE**

**Estate of Gabriel J. Kolcun**, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, July 31, 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. Stephanie Ann Schultz  
3084 Salisbury Dr.  
Allentown, PA 18103

Steven E. Krawitz, Esq.  
553 Main St.  
Stroudsburg, PA 18360

Jan 2, 9, 16

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**PUBLIC NOTICE**  
**ESTATE NOTICE**

**Estate of Penny H. Langs-Simuel aka Penny Langs-Simuel aka Penny Langssimuel**, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, December 2, 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. Nikki Joy McWilliam  
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

Jan 9, 16, 23

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**PUBLIC NOTICE**  
**ESTATE NOTICE**

**Estate of George Henry Long, Jr., Deceased**, late of Tobyhanna Twp., Monroe County, PA, Commonwealth of Pennsylvania, 3/19/24 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. Linda Ann Long  
P.O. Box 729  
Pocono Pines, PA 18350

Kris E. Fendrock  
Myers, Brier & Kelly, LLP  
425 Biden St., #200  
Scranton, PA 18503

Jan 9, 16, 23

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**PUBLIC NOTICE**  
**ESTATE NOTICE**

**Estate of Alfredo Olivieri, Deceased**, late of Twp., Monroe County, PA, Commonwealth of Pennsylvania, 2/8/21 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. Carmen Saltares, Administratrix

1421 PA-715  
Stroudsburg, PA 18360

David E. Schwager  
183 Market St., #100  
Kingston, PA 18704-5444

Jan 9, 16, 23

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**PUBLIC NOTICE  
ARTICLES OF INCORPORATION FOR  
NON-PROFIT**

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 charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania. The Articles of Incorporation have been filed on e.g. March 1, 1915): November 9, 2025. The name of the corporation is **The Remembering Joey K Foundation**. The purpose for which it was organized is The Remembering Joey K Foundation raises awareness about addiction and overdose prevention through education, community outreach, and direct support for individuals and families impacted by substance use.

Jan 9

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**PUBLIC NOTICE  
NOTICE OF LEGAL ACTION  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY, PENNSYLVANIA  
CIVIL ACTION  
NO. 6384 CIVIL 2025**

**THE HAMLET PROPERTY OWNERS ASSOCIATION, INC.,**  
Plaintiff  
v.  
**NOAH SMITH,**  
Defendant

**NOTICE**

To NOAH SMITH:

You are hereby notified that Plaintiff THE HAMLET PROPERTY OWNERS ASSOCIATION,

INC. has filed a Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 6384 Civil 2025. The nature of this action is the collection of homeowners association dues, assessments and charges, plus attorney fees and costs. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment may be entered against you.

**NOTICE**

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

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

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

Monroe County Bar Association  
Lawyer Referral Service  
PO Box 591  
Stroudsburg, Pennsylvania 18360  
Telephone: 570-424-1340  
Fax: 570-424-8234

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

Jan 9

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**PUBLIC NOTICE  
NOTICE OF LEGAL ACTION  
IN THE COURT OF COMMON PLEAS OF  
MONROE COUNTY, PENNSYLVANIA  
CIVIL ACTION  
NO. 292 EQUITY 2025**

**A POCONO COUNTRY PLACE PROPERTY  
OWNERS ASSOCIATION**

Plaintiff

v.

**JILL VECCHIONE, MATTHEW VECCHIONE, in**

**his personal capacity, and MATTHEW VECCHIONE, in his capacity as ADMINISTRATOR OF THE ESTATE OF ROBERT VECCHIONE, Defendants**

**NOTICE**

To Jill Vecchione, Matthew Vecchione, in his personal capacity, and Matthew Vecchione, as Administrator of the Estate Of Robert Vecchione:

You are hereby notified that Plaintiff A POCONO COUNTRY PLACE PROPERTY OWNERS ASSOCIATION has filed a Complaint against you, endorsed with a Notice to Defend, in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 292 EQUITY 2025. The nature of this action is the enforcement of planned community and homeowners association governing documents, plus attorney fees and costs. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment may be entered against you.

**NOTICE**

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

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

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

Monroe County Bar Association

Lawyer Referral Service

PO Box 591

Stroudsburg, Pennsylvania 18360

Telephone: 570-424-1340

Fax: 570-424-8234

Notice by YOUNG & HAROS, LLC  
Nicholas Charles Haros, Esq.  
802 Main Street  
Stroudsburg, PA 18360  
(570) 424-9800  
Attorneys for Plaintiff

**PUBLIC NOTICE  
MONROE COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO.: 008105-CV-2022**

**U.S. BANK TRUST NATIONAL ASSOCIATION  
AS TRUSTEE OF THE TIKI SERIES IV TRUST,  
Plaintiff**

vs.

**MUSA BEY AS EXECUTOR OF THE ESTATE  
OF ELHAJJ M. MUHAMMAD A/L/A EL HAJJ  
MALIK MUHAMMAD A/K/A EL HAJJ M.  
MUHAMMAD A/K/A ELHAJJ MUHAMMAD,  
DECEASED; PAUL XAVIER MUHAMMAD  
A/K/A PAUL MUHAMMAD, INDIVIDUALLY,  
AS EXECUTOR AND AS KNOWN HEIR OF  
VERGIE RASHEEDAH MUHAMMAD; 502 MC  
LLC,**

**ACTION IN MORTGAGE FORECLOSURE  
NOTICE**

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

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

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

MONROE COUNTY BAR ASSOCIATION

FIND A LAWYER PROGRAM

913 MAIN STREET

STROUDSBURG, PENNSYLVANIA 18360

Telephone (570) 424-1340

Fax (570) 424-8234

Jan 9



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

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[www.monroobar.org](http://www.monroobar.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