

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

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Drawing Courtesy of Joyce Love

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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	2	3	4	5	6	7
			HOLIDAY New Year's Eve 1/2 Day 10:45 PFA Ex Parte 10:45 Bench Warrants	HOLIDAY New Year's Day	8:30 Final Call 9:00 Juvenile Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	
8	9	10	11	12	13	14
8:30 Arraignments 8:30 PFA 9:00 Modified DUI Call 11:45 PFA Ex Parte 1:00 Bench Warrants 1:00 Pleas/Sent/PTC/Omnibus 3:30 PFA Ex Parte Present Accounts	8:30 Jury Selection 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last day to file Accounts	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure Trial Week	Sentencing 9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	9:00 Juvenile Call 11:45 PFA Ex Parte 1:30 Juvenile Dispositions 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week		
15	16	17	18	19	20	21
8:30 PFA 9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week	9:00 Juvenile Review 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week Bench Trials	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Trial Week Bench Trials	8:30 Final Call 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	8:30 Arraignments 11:45 PFA Ex Parte 1:00 Pleas/Sent/PTC/Omnibus 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week		
22	23	24	25	26	27	28
	HOLIDAY Martin Luther King, Jr. Day	8:30 Jury Selection 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Mortgage Foreclosure	Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Trial Week	Sentencing 9:00 Summary Court 9:00 Dependency Court 11:45 PFA Ex Parte 1:30 License Susp/Appeals 3:30 PFA Ex Parte Mortgage Foreclosure Trial Week	9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week	
29	30	31				
8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing Trial Week	9:00&1:00 Support Rules 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Trial Week	10:00 Sheriff Sales 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week		

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. or

Check the Website: www.monroebar.org

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MONROE LEGAL REPORTER



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

CIVIL COMPLAINTS
WRIT OF SUMMONS
REAL PROPERTY

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 Briana 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 Tylor 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
 008285-CV-2025 Wesco Insurance Company As Subrogee Of Let's Invest Corp. V Caresphere Llc; Lorian 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/Frankunas, Sara Louise
 Rivera, David/Carrasiquillo, Jessica
 Rawlins, Sonia/Bruce, Jasset
 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/Colonialc 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
 Flanagan, 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

PRAECIPE FOR JUDGMENT

PRAECIPE FOR JUDGMENT

JUDGMENT ON TRANSCRIPT

008195-CV-2025 Barrett Township V Daniel
 Libecchi - 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 Carbajal - 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
 Lorian 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 LVNV Funding LLC V M. Lopez-Rodriguez A/K/A Migdalia Lopez-Rodriguez A/K/A Migdalia Lopez - Judgment - Judgment / Transcript - \$1,573.82
 008267-CV-2025 LVNV Funding LLC V M. Lopez-Rodriguez A/K/A Migdalia Lopez-Rodriguez A/K/A Migdalia Lopez - Judgment - 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/Ferreira, 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/Powr
 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/Powr
 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/Powr
 Mortgage Electronic Registration Systems Inc/Espósito, 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/Powr
 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/Powr

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
 Pysker, 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/Rodriguez, 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/ReIm
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
 Deutsch, 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

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

LEGAL DESCRIPTION

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

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

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

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

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

And distances:

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

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

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

Being the same premises which Philippe Hugu 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-

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 property

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

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

**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

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

ALL THAT CERTAIN lot or piece of land situ-

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

TOGETHER WITH the right of ingress, egress and regress to Township Route 589 upon a right-of-way to be constructed by 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

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

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

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

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

LEGAL DESCRIPTION

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

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

BEING the same premises which Thomas 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

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

**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

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

LEGAL DESCRIPTION

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

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

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

Parcel ID# 03.71.2.51

PIN #03635704619310

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

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

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

less exceptions are filed within said time.

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

Sheriff's Office
Stroudsburg, PA
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 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

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

LEGAL DESCRIPTION

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

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

Parcel 02-6331-03-00-2149

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

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

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

Sheriff's Office
Stroudsburg, PA
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 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
PURCHASERS MUST PAY 10% OF THE PUR-

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of 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

**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

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 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'Hommedueu, of which this is a part, North forty-four degrees West one hundred seventy-eight and three-tenths feet to an iron pin driven in the ground; THENCE by the same North thirty-two and three-quarters degrees West one hundred nineteen and eight-tenths feet to an iron driven in the ground in line of E.L. Day; THENCE by land of said E.L. Day, North sixty-two and one-half degrees East one hundred ninety-eight feet to an iron post; THENCE by the same North thirty-nine and three-quarters degrees East eighty and five-tenths feet to an iron post; THENCE by the same South fifty-eight degrees East forty-six feet to a post; THENCE by the same and lands of Penn Realty Company crossing a spring run; South forty degrees East thirty-four feet to a post; THENCE by lands of said Penn Realty Company, South eighty-three and one-quarter degrees East one hundred fifty-six and three-tenths feet to the place of BEGINNING.

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

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

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

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

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

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

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

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

Sheriff's Office
Stroudsburg, PA
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 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

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

LEGAL DESCRIPTION

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

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

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

PROPERTY ID: 20.116233

PIN NUMBER: 20632104724873

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

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

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
M. Troy Freedman, 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 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

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 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
Ed E. Qaqish, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, an 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 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

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

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

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

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

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

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

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

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

IMPROVED PROPERTY BEING USED FOR: Commercial

MAP/PARCEL/PLATE: 07.9.2.12

PIN NO.: 07627902860281

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

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

James T. Shoemaker, Esquire

Sheriff's Office

Stroudsburg, PA

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 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

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

LEGAL DESCRIPTION

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

HAVING ERECTED THEREON a Residential Dwelling.

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

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

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

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

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

PIN: Map No. 16731200510250

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

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

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

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

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

Sheriff's Office
Stroudsburg, PA
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

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

LEGAL DESCRIPTION

EXHIBIT A

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

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

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

PARCEL NUMBER: 03.7G.3.20

MAP NUMBER:03634704938851

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

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

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Nathalie Paul, Esquire

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

LEGAL DESCRIPTION

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

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

BEING PARCEL NUMBER: 03.7J.2.38

BEING MAP NUMBER: 03635704502180

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
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 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

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

LEGAL DESCRIPTION

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

PARCEL No. 03.9B.1.219

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

PARCEL: 03.9B.1.219

PIN: 03635919518291

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

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

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

Nick Cirranello
Sheriff of Monroe County

Pennsylvania
Matthew C. Fallings, Esquire

Sheriff's Office
Stroudsburg, PA
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

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

LEGAL DESCRIPTION

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

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

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

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

PIN #: 10636617017972

TAX CODE #: 10.2A.1.36

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
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

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

LEGAL DESCRIPTION

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

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

Parcel/Tax I.D. #: 10.8.2.29

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

WITH THE APPURTENANCES THERETO.

APN:10.8.1.29

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

PARCEL: 10.8.2.29

MAP NO: 10635512775450

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

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Sheriff's Office
Stroudsburg, PA
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 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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of 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 EXECU-

TION 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

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

LEGAL DESCRIPTION

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

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

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

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

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

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

PIN #: 12636303436161

TAX CODE #: 12.10A.1.13

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

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

less exceptions are filed within said time.

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

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

LEGAL DESCRIPTION

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

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

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

PIN #: 09734403314420

TAX CODE #: 09.4C.3.26

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

ANTS:

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

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

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

LEGAL DESCRIPTION

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

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

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

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

William Nadasky departed this life on 9/8/2022.

IMPROVEMENTS: Residential property.

TAX CODE NO. 09.10.2.49

PIN #09732403246876

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

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

TO ALL PARTIES IN INTEREST AND 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

**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

**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

**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

**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
Mooreville, NC 28115

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

Dec 26, Jan 2, 9

**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

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Barbara Orlando-McComb, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, October 12, 2025 deceased.

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

c/o Fisher & Fisher Law Offices LLC
525 Main Street
Po Box 396
Gouldsboro, PA 18424

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

Dec 26, Jan 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Craig Devane Kennedy aka Craig D. Kennedy, late of the Borough of E. Stroudsburg, Monroe County, PA, Commonwealth of Pennsylvania, September 23, 2025 deceased. Letters Testamentary in the above named

estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Deirdre L. Kennedy, Executrix
c/o Hope Bosniak, Esq.
Dessen Moses & Rossitto
600 Easton Rd.
Willow Grove, PA 19090

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

Dec 26, Jan 2, 9

**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

**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
Lympstone, EX8 5HJ
Mark J. Singleton
70 Ruch Road
Lehington, PA 18235

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

Dec 26, Jan 2, 9

PUBLIC NOTICE
ESTATE NOTICE

Estate of Riassa M. Lutz, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, June 12, 2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Brandon Craig Lutz
152 Jackson Dr
East Stroudsburg, PA 18302

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

Dec 26, Jan 2, 9

PUBLIC NOTICE
ESTATE NOTICE

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

PUBLIC NOTICE
ESTATE NOTICE

Estate of James L. Fetherman, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, October 25, 2025 deceased. Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. John Fetherman, Administrator
126 Elizabeth Street
East Stroudsburg, PA 18301

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

Dec 26, Jan 2, 9

PUBLIC NOTICE
ESTATE NOTICE

Estate of Linda Iannacone, late of Kunkletown, Monroe County, Commonwealth of Pennsylvania, December 1, 2024 deceased. Letters of Administration in the above named estate having been granted to the 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 Iannacone
42-16 Ditmars Blvd
Queens, NY, 11105
Dec 26, Jan 2, 9

**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

**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

**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
Brodheads ville, PA 18322

Jan 2, 9, 16

**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

**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

**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

**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

**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

**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

**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

**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

Jan 9

**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

For more information regarding the MCBA program and to review our panel of Mediators and Arbitrators go to:

www.monroebar.org

Monroe County Bar Association
913 Main Street
Stroudsburg PA 18360
570.424.7288



Jerome P. Cheslock
Retired Judge
Monroe County
Court of Common Pleas



Thomas F. Ford
Tom Ford Business
Law Office PC



Gerard J. Geiger
Newman Williams PC



Tobey Oxholm
Just Resolutions ADR



Charles J. Vogt
Law Offices of
Charles J. Vogt LLC