

# 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 16th, 2026**

**No. 03**

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

**Todd W. Weitzmann, Editor**

**Christopher S. Brown, Assistant Editor**

913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Drawing Courtesy of Joyce Love

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

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

**MONROE LEGAL REPORTER, U.S.P.S. 359-520** is published every Friday  
by: **MONROE COUNTY BAR ASSOCIATION**

913 Main Street, Stroudsburg, PA 18360

Subscription: \$150.00 per year

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

## **Monroe County Bar Association**

### **Mission Statement**

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

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

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

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](mailto:info2@monroebar.org). or**

**Check the Website: [www.monroebar.org](http://www.monroebar.org)**

# William H. Clark

FUNERAL HOME, INC.

Gary A. Raish, *Supervisor*

*Funeral Directors*

William H.E. Clark

Allen Denny

Heather T. Fish

Kevin A. Young

1003 Main Street

Stroudsburg, Pennsylvania 18360-1622

Tel: 570-421-9000

Fax: 570-424-9000

E-mail: [funeral@evenlink.com](mailto:funeral@evenlink.com)

[www.wmhclarkfuneralhome.com](http://www.wmhclarkfuneralhome.com)

*Family Owned and Operated Since 1948*

## SEEKING CANDIDATES

LAW FIRM SEEKING CANDIDATES

FAMILY LAW ATTORNEY

LEGAL SECRETARY

FORWARD RESUMES IN CONFIDENCE TO  
[INFO@MHKATTORNEYS.COM](mailto:INFO@MHKATTORNEYS.COM)

# **MHK**ATTORNEYS

# Monroe County Bar Association Members Volunteers Needed!

## 2026 Mock Trial District Competition

### Potential Trial Dates

**February 9, 2026 to February 12, 2026 – \*6:00 PM – 8:00 PM**

\*Dinner will be available for volunteers at 5:15 PM

*Trials are scheduled to be held in person at the Monroe County Courthouse.*

***Potential Inclement weather / playoff dates are:***

*February 17, 2026 to February 19, 2026*

### ***VOLUNTEERS ARE NEEDED!***



Volunteers are needed to act as Judges and Scorekeepers



Your involvement is important to the success of the trials



Free MCBA Lunch and Learn (CLE) certificates per trial to all volunteers



Dinner and refreshments provided

**Please RSVP to MCBA by Wednesday, February 4, 2026.**

Email [info2@monroebar.org](mailto:info2@monroebar.org) ~ Call 570.424.7288

#### **I am able to volunteer on the following day(s):**

			<b>Dinner</b>	<b>Scorekeeper</b>	<b>Judge</b>
<input type="checkbox"/> Trial	Monday, February 9, 2026	6:00 PM to 8:00 PM	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Trial	Tuesday, February 10, 2026	6:00 PM to 8:00 PM	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Trial	Wednesday, February 11, 2026	6:00 PM to 8:00 PM	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Trial	Thursday, February 12, 2026	6:00 PM to 8:00 PM	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Make-Up	Tuesday, February 17, 2026	6:00 PM to 8:00 PM	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Make-Up	Wednesday, February 18, 2026	6:00 PM to 8:00 PM	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Make-Up	Thursday February 19, 2026	6:00 PM to 8:00 PM	<input type="checkbox"/>	_____	_____

Name	Cell Phone
Email Address	

**If school is cancelled or dismisses early trials will be moved to a make-up day.**



***SAVE THE DATE***  
***Mock Trial Regional Competition***  
***Monroe County Courthouse***  
*Monday, March 9*  
***Make-Up Date: Wednesday, March 11***

**CIVIL COMPLAINTS  
WRIT OF SUMMONS  
REAL PROPERTY**

008283-CV-2025 Guild Mortgage Company LLC V Alexander Miguel Da Costa - Real Property - Mortgage Foreclosure: Residential  
008288-CV-2025 Lakeview Loan Servicing, LLC V Nina Prattis Penny Prattis - Real Property - Mortgage Foreclosure: Residential  
008291-CV-2025 Nationstar Mortgage LLC V Carlos E Martinho Das Neves Fanqueiro; Paula Cristina Santos - Real Property - Mortgage Foreclosure: Residential  
008299-CV-2025 PHH Asset Services LLC V Meir I Bukchin - Real Property - Mortgage Foreclosure: Residential  
008307-CV-2025 CSMC 2019-Rp17 Trust V Martina Cameron - Real Property - Mortgage Foreclosure: Residential  
008315-CV-2025 U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCAF Acquisition Trust V Ann J. Brathwaite - Real Property - Mortgage Foreclosure: Residential  
008319-CV-2025 Rocket Mortgage, LLC F/K/A Quicken Loans, LLC F/K/A Quicken Loans, Inc. V Fayeann M Kishel Jason J Kishel - Real Property - Mortgage Foreclosure: Residential  
008455-CV-2025 Meb Loan Trust VIII V Christopher Williams Jasmin Williams - Real Property - Mortgage Foreclosure: Residential  
000023-CV-2026 Wells Fargo Bank, National Association, As Trustee For Asset Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2005-He6, Asset Backed Pass-Through Certificates, Series OOMC 2005-He6, V Koffi Klu Tanya Klu - Real Property - Mortgage Foreclosure: Residential

**MECHANICS AGREEMENTS  
CONTRACT**

008292-CV-2025 First Commonwealth Federal Credit Union; Tanaya Adorno V Brandon Anthony Jimenez - Contract - Contract: Other

**CONTRACT EMPLOYMENT DISPUTE  
CONTRACT-DEBT COLLECTION-CREDIT CARD**  
008295-CV-2025 JP Morgan Chase Bank N.A. V Manuel E Marte Lopez - Contract - Debt Collection: Credit Card  
008302-CV-2025 JP Morgan Chase Bank N.A. V Dayna M Cirmia - Contract - Debt Collection: Credit Card  
008310-CV-2025 JP Morgan Chase Bank, N.A. V Michael S Keren, Sr - Contract - Debt Collection: Credit Card  
000025-CV-2026 Citibank, N.A. V Adrienne M Triano - Contract - Debt Collection: Credit Card

**CONTRACT-DEBT COLLECTION-OTHER**  
008281-CV-2025 First Commonwealth Federal Credit Union V Barry Predmore Christopher

Leroy Predmore - Contract - Debt Collection: Other  
008289-CV-2025 Pocono Farms Country Club Association, Inc. V Ali Sheppard - Contract - Debt Collection: Other

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

008274-CV-2025 Khalid Mashriqi V Mountain Edge Village Community Association - Miscellaneous - Declaratory Judgment  
008297-CV-2025 Commonwealth Of Pennsylvania V \$1,296.00 U.S. Currency - Miscellaneous - Civil Miscellaneous: Other  
008301-CV-2025 Winona Lakes Property Owners Association V Deborah A Cheney - Miscellaneous - Civil Miscellaneous: Other  
008275-CV-2025 1995 Corvette Vin 191YY22P855111993; Richard Ingram V - Miscellaneous - Civil Miscellaneous: Other, Petition For Certificate Of Title  
008286-CV-2025 2005 Toyota 4TIBE32K15U954584 Brandon Young V - Miscellaneous - Civil Miscellaneous: Other, Petition For Certificate Of Title  
008287-CV-2025 2005 BMX 330xi WBAEW53425PN36945 Brandon Young V - Miscellaneous - Civil Miscellaneous: Other, Petition For Certificate Of Title  
000029-CV-2026 Braeside Apartments, LLC V Commonwealth Of Pennsylvania, Department Of Transportation - Real Property - Eminent Domain/Condemnation  
000001-CV-2026 Sonia Christine Wolbert Victor A Brozuskys; Guild Mortgage Company LLC V - Repository - Oaths

**WRIT OF EXECUTION**

**DEEDS  
GRANTOR/GRANTEE**  
Feratovic, Emir/Yakovenko, Serhii Zimmerman, David S/115 Upper Deer Valley Road LLC  
Bate, Ian/Thalla, Ritish  
Chmielarz, Matthew S/Inga, Giovanni P Reynoso, Heidy J Arias/Han, Victoria  
Home Self Storage LLC/APJ Capital Group LLC  
Home Self Storage LLC/APJ Capital Group LLC  
Home Self Storage LLC/APJ Capital Group LLC  
Home Self Storage LLC/APJ Capital Group LLC  
Bianchino, Edward A/Effectus Clothing LLC  
Deschaine, Eileen K Est/Lotus Jade Villa LLC  
Bellesfield, Christine/Commonwealth Of Pennsylvania  
Bolus, Robert C Sr/Bolus, Brian  
Aouragh, Nourddine/Rahman, Sabana Shabin Baker, James K/Hottenstein, Charemma Stica, Linda/McCormick, Kyle

Route 209 Partnership/Route 209 Partnership  
 Roth, Tom/Roth, Thomas Francis Jr  
 Quintero, Sean I/Cahill, Christine  
 1540 Starry Lane LLC/DMC Southern  
 Investments LLC  
 Heinzel, Thomas M/Heinzel, Thomas M  
 Rodemann, Kenneth Robert/Dorothy R Sickler  
 Livibg Trust  
 Gorman, Nancy M/White Rock Title LLC  
 Route 209 Partnership/Route 209 Partnership  
 Marathon Property Investments LLC/Crest &  
 Co LLC  
 Fundator, Alexander/Dimmick Lane House LLC  
 Milford, Greg A Sr/Hutzel, Ronald  
 Carriage Square LLC/Rent 209 Property  
 Management LLC  
 Oquendo, Alina/White Rock Title LLC  
 Oquendo, Alina/White Rock Title LLC  
 JMZ Properties LLC/Mismit, Adilton Ernesto  
 Campos  
 Nomad House LLC/Rubin, Jennifer Anne S  
 Sincavage Lumber Company/Samaniego,  
 Wagner  
 Burbella, Joseph W/Commonwealth Of  
 Pennsylvania  
 Iglesias, Victor/Irizarry, Gilbert  
 Kinsel, Lauren F/Cole, Alyssa  
 Cuenco, Andrew/Southard, Kim  
 Sakovich, Ekaterina/Fitenko, Ekaterina  
 Honochick, James J/Commonwealth Of  
 Pennsylvania  
 Johmis Associates/Commonwealth Of  
 Pennsylvania  
 Robles, Nydia/Miah, Jitu  
 Ghigliotti, Eric C/Rocas-Calzaretta, Hedelisa  
 Danca, John Est/Still, Jared  
 Mackintosh, Linda/White Rock Title LLC  
 Dalene, Steven J/Creighton, Charles C  
 Avagliano, Goffredo D/464 Lakeside Drive LLC  
 Cook, Noah M/Golbin, Alexander  
 Esales Connect LLC/Fioretti, David A  
 Romanello, Daniel P/Romanello Trust  
 Loan Funder LLC/Truunett LLC  
 Lee, Thomas J Iii/Pagano, Anthony J Jr  
 Norman-Breland, Kim/Waltermyer, David  
 Strobeck, Charles H Jr/Selvi, Hunkar  
 Colomban, Arduino/Perez, Samuel  
 Driebe , 992 Exempt Family Trust/Wade,  
 Benjamin  
 Tchorzewski, Marek/Malinowski, Anthony  
 Malinowski, Anthony/Tchorzewski, Marek  
 Arch, Gerald Est/Arch, Jason M  
 Arch, Gerald Est/Arch, Joseph M  
 Ertle Development LLC/Commonwealth Of  
 Pennsylvania  
 Ialunina, Tatiana/Syla, Arlind  
 Centini, Caryn A/Chierkove, Mark G  
 Soto, Gustavo Adolfo/Gopalakrishnan, Balaji  
 Kumar  
 Maier, Peter E/Hahn, Allison  
 Gelman, Zhanna/Chakravarty, Indranil  
 Slinger, Michael A/Kelly, Mark  
 Stasiak, Kazimierz/Hogan, Joseph

Craunakis, Spero M/Rubio, Jose E  
 Dructor, Joseph/Hogan, Joseph  
 Fahey, Janis/Pocono Prime Properties LLC  
 Scuderi, Florencia A/Clontz, Kirsten  
 Andrew, Curtis/Sylvester, Kendel  
 Vinnik, Igor/Freeland, Khary A  
 Pryor, Laurie Ann/Biszkowiecki, Grzegorz  
 Cobre LLC/Swat Enterprises Limited Liability  
 Company  
 Mrkulic, Samir/Huhn, William  
 Vanwhy, Brenda J Est/Sustainable Property  
 Solutions LLC  
 U.S. Bank Trust N.A./Wlazlo, Marta  
 Woodward, Thomas C/Woodward, David B  
 Mujovic, Faik/Ortiz, Jose  
 Kostetsky, Irene/Kostetsky Family Trust  
 Powers, Elizabeth A/Coyle, Todd  
 Jema Group LLC/Iron Forge Properties LLC  
 Daniel, Anita B/Gonzalez, Michelle  
 Kelly, Jacqueline/Fuller, Candace  
 Kulloili, Evaristi/Kachelriess, Michael R  
 Kevill, Matthew David/Spinville Properties-  
 Parsley LLC  
 Cottonwood Ventures LLC/Longoni, Herbert  
 Do Vale  
 Fan, Yumei Wu/Dusky Manor LLC  
 Curnyn, Lori Ann/Sweet Lotus LLC  
 Donna Sorbara Marino Revocable  
 Trust/Bolotin, George  
 Barnes, Cherylanne/Aarons, Osmond M Sr  
 Parks, Dylan M/Reliable Closings LLC  
 Godley, Luella/Bakalets, Andriy  
 Marrone, Anthony F II/Marrone, Anthony F II  
 Weseloh, Robert L/Dragonhead Farm LLC  
 Jayne, Robert C/Ace Ny Holdings LLC  
 Schweisguth, Raymond C Jr/Winot, Nicholas  
 Winot, Nicholas/Delp, Ronald Lee Jr  
 Bartsch, Thomas E Jr/Budak, Ilbey  
 Rutt, Peter H/Frere, Juliane Valerie  
 Bibiano, Hudson A/Nicks Odd Jobs LLC  
 Telemaque, Carol/Carobet Tsoy V LLC  
 Michalak, Arkadiusz/Wiesel, Lukasz  
 Iacuzio, Dominick/Iacuzio, Ann M  
 Jamate, Thomas M Est/Nunes, Jason  
 Medvetz, Donald J/Meik Properties Corp  
 Mika, Bobbi Jo/Zhao, Shan  
 Guthrie, Loree Price/Franconia Mennonite  
 Camp Association  
 Parker, James K Jr/Willie, Karen M  
 Mephram, Loree Guthrie/Franconia Mennonite  
 Camp Association  
 Prine, Eric/Spadea, Nicole  
 Fratrik, Deborah A/Deborah A Fratrik Living  
 Trust  
 Schneider, Frances Filomena Est/ILJW  
 Properties LLC  
 Forteca Holdings LLC/Souders, Beata  
 Volpe, Christopher/Cerria, Charles F Jr

## DIVORCE

008277-CV-2025 William George Gore, Jr V  
 Lidisset Gore - Divorce - Divorce With 1 Count



008279-CV-2025 Hisham Liam Hashash V Agnieszka Hashash - Divorce - Divorce With 1 Count

008294-CV-2025 Sierra Stolzenberg V David Stolzenberg - Divorce - Divorce With 1 Count

008306-CV-2025 Matthew Ormaza V Jessica Ormaza - Divorce - Divorce With 1 Count

000024-CV-2026 Maria Dejesus-Perez V Richard Dejesus-Perez; Shilendra Singh - Divorce - Divorce With 1 Count

008303-CV-2025 David M Miller V Donna M Miller - Divorce - Divorce With 2 Counts

008308-CV-2025 Jerome Scherer V Lori Scherer - Divorce - Divorce With 2 Counts

008304-CV-2025 Yesenia Pineda V Steven Manuel Rivera - Divorce - Divorce With 4 Counts

### **SUPPORT**

008280-CV-2025 Myasia Mari Rodriguez V Giovanni Alexander Rodriguez - Support - Support

008296-CV-2025 Stephanie Marsh V Alrick Reid - Support - Support

008312-CV-2025 Michael D Deangelo Jr V Dee A Deangelo; Paula Cristina Santos - Support - Support

### **CUSTODY AND VISITATION**

008305-CV-2025 Selene Mills V Jesse Mills - Custody - Custody / Partial Custody / Shared Custody / Visitation

008320-CV-2025 Linda Atilas V Michael Atilas - Custody - Custody / Partial Custody / Shared Custody / Visitation

000028-CV-2026 James A. Brown, III V Charle Rawlinson; Shilendra Singh - Custody - Custody / Partial Custody / Shared Custody / Visitation

### **PLAINTIFF V DEFENDANT**

#### **JUDGMENTS**

#### **DEFAULT JUDGMENT**

#### **PRAECIPE FOR JUDGMENT**

#### **JUDGMENT ON TRANSCRIPT**

008309-CV-2025 Fawn Ridge Estates Homeowners Association, Inc. V Joel Williams - Judgment - Judgment / Transcript - \$8,004.42

008313-CV-2025 Pocono Farms Country Club Association, Inc. V Jacqueline M. Bello - Judgment - Judgment / Transcript - \$5,862.29

008318-CV-2025 Russell O'Connell, DMD V Richard Wyble - Judgment - Judgment / Transcript - \$4,711.25

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

008273-CV-2025 Andre Chamblin V - Civil Appeal - Department Of Transportation

000019-CV-2026 Tanaya Adorno V Commonwealth Of Pa Dept Of Transportation - Civil Appeal - Department Of Transportation

000027-CV-2026 Erika Jimenez Abreu; Midland Credit Management, Inc. V Commonwealth Of Pa Department Of Transportation Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation

### **CIVIL APPEALS: JUDICIAL APPEALS**

008278-CV-2025 TD Bank Usa, N.A., As Successor In Interest To Target National Bank V Nancy E Judge - Civil Appeal - Civil Appeal: Other

008298-CV-2025 Mikhail Zazovskiy V Synchrony Bank - Civil Appeal - Civil Appeal: Other

008311-CV-2025 Midland Credit Management, Inc. V Guzman Anthony - Civil Appeal - Civil Appeal: Other

008314-CV-2025 Portfolio Recovery Associates, LLC V Macleod Ian - Civil Appeal - Civil Appeal: Other

008321-CV-2025 LVNV Funding, LLC V Briana Maharaj - Civil Appeal - Civil Appeal: Other

000026-CV-2026 Barclays Bank Delaware V Shilendra Singh - Civil Appeal - Civil Appeal: Other

### **CIVIL APPEALS: JUDICIAL APPEALS**

#### **WRIT OF REVIVAL**

#### **CERTIFIED COPY LIENS**

#### **FEDERAL TAX LIENS**

#### **MUNICIPAL LIENS**

#### **TAX CLAIM LIENS**

#### **LIEN FOR FINE**

#### **MECHANIC LIEN CLAIM**

008300-CV-2025 Pocono Pauly's Materials & Landscape Supplies V Michael Camier - Lien - Mechanic's Lien - \$83,246.50

### **WAIVER OF LIENS**

### **MISCELLANEOUS**

#### **GRANTOR/GRANTEE**

Nationstar Mortgage LLC/Schenk, Elisabeth/Sat

Suayan, Michell/Cross River Bank/Ucc1

U S Bank Trust National Association/Hagerty, Mae E/Sat

Mortgage Electronic Registration Systems Inc/Williams, Norman/Sat

Mortgage Electronic Registration Systems Inc/Chill, Ben C/Sat

Citizens Bank N A/Minaya, Yoel/Sat

Mortgage Electronic Registration Systems Inc/Frederick, John D/Sat

Mortgage Electronic Registration Systems Inc/Camp, David/Sat

Mortgage Electronic Registration Systems Inc/Osborne, Caroline/Sat

Mortgage Electronic Registration Systems Inc/Cora, Luz Patricia/Sat

Peoples Security Bank And Trust Company/Weseloh, Robert L/Sat



Peoples Security Bank And Trust  
 Company/Weseloh, Robert L/TRMS  
 APJ Capital Group LLC/Home Self Storage  
 LLC/Arnt  
 Fidelity Deposit And Discount Bank/Krueger,  
 Brittney R/Sat  
 V2 Ventures LLC/B2 Property Holdings LLC/Sat  
 Motyka, Marcin/Swartz, Gary/Agre  
 Stica, Linda J/Hagerman, Darin R/Powr  
 Mortgage Electronic Registration Systems  
 Inc/Firpo, Leandro/Sat  
 Frantz, Richard H/Frantz, Joshua T/Ease  
 Citizens Bank N A/Kleinle, Aaron R/Sat  
 Fidelity Deposit And Discount Bank/Widdis,  
 Alexandra Nicole/Sat  
 JP Morgan Chase Bank N A/Rawlins, Sonia/Sat  
 Sun Set Bar & Grill LLC/Ppl Electric Utilities  
 Corporation/Amen  
 Mortgage Electronic Registration Systems  
 Inc/Klenke, Fredrick J Iii/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Rivera, David/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Chmielarz, Matthew S/Sat  
 Rent 209 Property Management LLC/Dime  
 Bank/Arnt  
 Rent 209 Property Management LLC/Dime  
 Bank/Ucc1  
 Mortgage Electronic Registration Systems  
 Inc/Olney, Lynn Ann/Sat  
 Wescott, Michelle C/Cross River Bank/Ucc1  
 New Day Storage LLC/Nepa Alliance Business  
 Finance Corporation/Arnt  
 New Day Storage LLC/Mauch Chunk Trust  
 Company/Agre  
 Mortgage Electronic Registration Systems  
 Inc/Maslow, Michelle/Sat  
 Maldonado, Victor/Foundation Finance  
 Company LLC/Ucc1  
 Penn Vista Associates LLC/Avagliano, Goffredo  
 D/Rele  
 FNCB Bank/Latzanich, Robert K/Sat  
 PennyMac Loan Services LLC/Graves, Norman  
 R Jr/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Barrickman, David Jr/Sat  
 Fourleaf Federal Credit Union/Fiore,  
 Jennifer/Sat  
 Wells Fargo Bank N A/Herbert, Glenn R/Sat  
 MidFirst Bank/Jarrell, Darlene D/Sat  
 Olubanky LLC/Wayne Bank/Arnt  
 State Route 0611/State Route 0611/Maph  
 Secretary Of Housing And Urban  
 Development/Molina, Yochio Mike/Sat  
 Secretary Of Housing And Urban  
 Development/Molina, Yochio Mike/Sat  
 Yalunin, Vladimir Vasil Yevich/Ialunina, Tatiana  
 Petrovna/Powr  
 Ialunina, Tatiana Petrovna/Yalunin, Vldimir  
 Vasil Yevich/Powr  
 Buck Hill Falls Company/Hahn, Allison  
 Hailey/Dec  
 Maier, Peter E/Maier, Peter E/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Yang, Edna V Ko/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Weldon, Damon Andre/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Shawiak, Carmella A/Sat  
 Cottontail Holdings LLC/Northeast  
 Bank/Ucc3term  
 Jimenez, Jacqueline/Cross River Bank/Ucc1  
 PNC Bank National Association/Brennan,  
 Barbara E/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Califano, Antonino G/Sat  
 Wells Fargo Bank N A/Seals, David D/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Faulkner, Dean/Sat  
 Huntington National Bank/Walsh, Michael  
 P/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Feliz, Angel/Sat  
 Wells Fargo Bank N A/Campo, Doryan/Sat  
 Pocono House Hunters LLC/Consistent Capital  
 LLC/Asle  
 Pocono House Hunters LLC/Consistent Capital  
 LLC/Ucc1  
 Mortgage Electronic Registration Systems  
 Inc/Conklin, Raymond R Jr/Sat  
 Pennsylvania State Employees Credit  
 Union/Kinsel, Lauren F/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Prine, Eric/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Skalko, Ivana/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Vanwhy, Shawn Sr/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Deveraux, Joshua G/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Velez, Alfonso Jr/Sat  
 PNC Bank National Association/Danang, Robin  
 J/Sat  
 Williams, Eugenio S/Cross River Bank/Ucc1  
 Pennstar Bank/Kerz, Ellen A/Sat  
 Goodleap LLC/Thompson, Joseph/Ucc3term  
 B2 Property Holdings LLC/First National Bank  
 Of Pennsylvania/Arnt  
 Mortgage Electronic Registration Systems  
 Inc/Walker, Daniel John/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Liptak, Julius/Sat  
 United Wholesale Mortgage LLC/McKenna,  
 Grant Hughes/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Jayne, Robert C/Sat  
 RBI Private Lending LLC/Vap Pro LLC/Sat  
 Mortgage Electronic Registration Systems  
 Inc/Debeaucclair, Walter B/Sat  
 JP Morgan Chase Bank N A/Castillo,  
 Stephanie/Sat  
 Utilities Employees Credit Union/Maltes,  
 Thomas C/Sat  
 JP Morgan Chase Bank N A/Horiguchi,  
 Hideko/Sat

Wine-Crooks, Kim L/Commonwealth Of Pennsylvania/Notr  
 Mortgage Electronic Registration Systems Inc/Pratt, Rodell E/Sat  
 PNC Bank National Association/Gilroy, Joseph C/Sat  
 First Northern Bank And Trust Co/Walters, William A/Sat  
 Univest Bank And Trust Co/Murphy, Thomas/Sat  
 Secretary Of Housing And Urban Development/Lopez, Daniel J/Sat  
 Firsttrust Bank/Pocono 57 Residential Part A LLC/Sat  
 Goodleap LLC/Walko, Linda/Ucc3term  
 Goodleap LLC/Rodriguez, Joanne/Ucc3term  
 Buck Hill Falls Company/Iacuzio, Ann M/Dec  
 Mortgage Electronic Registration Systems Inc/Ramadar, Ramona R/Sat  
 Mortgage Electronic Registration Systems Inc/Doolittle, Sonia/Sat  
 Mortgage Electronic Registration Systems Inc/Lee, Thomas J Iii/Sat  
 First Northern Bank And Trust Co/Handibode, Kevin M/Sat  
 Goodleap LLC/Harding, Douglas/Ucc3term  
 Mortgage Electronic Registration Systems Inc/Bates, Lindsay P/Sat  
 Mortgage Electronic Registration Systems Inc/Sayer, Vicki D/Sat  
 Mortgage Electronic Registration Systems Inc/Upton, Michael/Sat  
 Penn Vista Associates LLC/Collins, Ryan/Rele  
 USAA Federal Savings Bank/Moulier, Jose E/Sat

## **MORTGAGE GRANTOR/GRANTEE**

Yakovenko, Serhii/Mortgage Electronic Registration Systems Inc  
 115 Upper Deer Valley Road LLC/Mortgage Electronic Registration Systems Inc  
 Thalla, Ritish/Mortgage Electronic Registration Systems Inc  
 Carr, Richard J/Mortgage Electronic Registration Systems Inc  
 Inga, Giovanni/Mortgage Electronic Registration Systems Inc  
 Han, Victoria/Mortgage Electronic Registration Systems Inc  
 APJ Capital Group LLC/Home Self Storage LLC  
 Effectus Clothing LLC/Kiavi Funding Inc  
 Malanyuk, Ivan/Psecu  
 Rahman, Sabana Shabin/CMG Mortgage Inc  
 Ng, Teck Sim/Utilities Employees Credit Union  
 McCormick, Kyle/Crosscountry Mortgage LLC  
 McCormick, Kyle/Pennsylvania Housing Finance Agency  
 Molnar, Evgeniya/Mortgage Electronic Registration Systems Inc  
 Jumbo, Edi/Mortgage Electronic Registration Systems Inc

Tonkay, David M/First Keystone Community Bank  
 Crest & Co LLC/Mortgage Electronic Registration Systems Inc  
 Persaud, Peter/Mortgage Electronic Registration Systems Inc  
 Dimmick Lane House LLC/Cv3 Financial Services LLC  
 Rent 209 Property Management LLC/Dime Bank  
 Mezzina, Jennifer L/Mortgage Electronic Registration Systems Inc  
 Walsh, Brian/Mortgage Electronic Registration Systems Inc  
 Jones-Brown, Jennifer Joy/Mortgage Electronic Registration Systems Inc  
 Mismit, Adilton Ernesto Campos/Mortgage Electronic Registration Systems Inc  
 Rubin, Jennifer Anne S/Mortgage Electronic Registration Systems Inc  
 Lopez, Daniel/PSECU  
 Cole, Alyssa/Mortgage Electronic Registration Systems Inc  
 Cole, Alyssa/Mortgage Electronic Registration Systems Inc  
 New Day Storage LLC/Nepa Alliance Business Finance Corporation  
 Sakovich, Ekaterina/Mortgage Electronic Registration Systems Inc  
 Stoltzfus, Benueel Lee/Mortgage Electronic Registration Systems Inc  
 Miah, Jitu/Mortgage Electronic Registration Systems Inc  
 Rocas-Calzaretta, Hedelisa/Mortgage Electronic Registration Systems Inc  
 Degia, Cairi X/Mortgage Electronic Registration Systems Inc  
 Creighton, Charles C/Mortgage Electronic Registration Systems Inc  
 464 Lakeside Drive LLC/Mortgage Electronic Registration Systems Inc  
 Beckham, Donna A/Mortgage Electronic Registration Systems Inc  
 Bernard, Nicole G/Utilities Employees Credit Union  
 Nohejl, Justin R/Pentagon Federal Credit Union  
 Curry, Dillon/Mortgage Electronic Registration Systems Inc  
 Wolf, Robert A II/Bank Of America Na  
 Krishnan, Aneal/JP Morgan Chase Bank N A  
 Truunett LLC/RCN Capital LLC  
 Cox, Darryl/PNC Bank National Association  
 Hamilton, Glenn/Mortgage Electronic Registration Systems Inc  
 Pagano, Anthony J Jr/Mortgage Electronic Registration Systems Inc  
 Waltermeyer, Tammatha/Mortgage Electronic Registration Systems Inc  
 Selvi, Hunkar/Mortgage Electronic Registration Systems Inc  
 Perez, Samuel/Mortgage Electronic Registration Systems Inc

Shawiak, Carmella A/Mortgage Electronic Registration Systems Inc  
 Olubanky LLC/Wayne Bank  
 Muhammad, Hawwa/Mortgage Electronic Registration Systems Inc  
 Rosario, Marcos A/Xcel FCU  
 Sylva, Arlind/Fidelity Deposit & Discount Bank  
 Chierkove, Mark G/Mortgage Electronic Registration Systems Inc  
 Gopalakrishnan, Balajikumar/Mortgage Electronic Registration Systems Inc  
 Hahn, Allison Hailey/Mortgage Electronic Registration Systems Inc  
 Chakravarty, Indranil/Mortgage Electronic Registration Systems Inc  
 Osorio, Richard/Citizens Bank N A  
 Wolf, Anthony Lee/Mortgage Electronic Registration Systems Inc  
 Kelly, Mark/NBT Bank National Association  
 Hogan, Joseph/Mortgage Electronic Registration Systems Inc  
 Rubio, Jose E/Mortgage Electronic Registration Systems Inc  
 Whitfield, Lisa/Mortgage Electronic Registration Systems Inc  
 Moccia, Kerri/Dart Collateral Manager LLC  
 Hogan, Joseph/Mortgage Electronic Registration Systems Inc  
 Dubover, Grigory/Dart Collateral Manager LLC  
 Lewis, Felicia/Mortgage Electronic Registration Systems Inc  
 Delvalle, Edwin/Mortgage Electronic Registration Systems Inc  
 Duffy, Susan/Mortgage Electronic Registration Systems Inc  
 Peralta, Wilmer R/Manufacturers And Traders Trust Company  
 Servidio, James J/Mortgage Electronic Registration Systems Inc  
 Thompson, Melva/Secretary Of Housing And Urban Development  
 Bates, Lindsay P/Mortgage Electronic Registration Systems Inc  
 Davies, Patricia/Manufacturers And Traders Trust Company  
 Weldon, Damon Andre/Mortgage Electronic Registration Systems Inc  
 Lugo, Francisco/Bank Of America Na  
 Ramos, Magaly/Manufacturers And Traders Trust Company  
 Alvarado, Marcos A/Mortgage Electronic Registration Systems Inc  
 Pocono House Hunters LLC/Consistent Capital LLC  
 Maltes, Thomas C/Utilities Employees Credit Union  
 Clontz, Kirsten/Mortgage Electronic Registration Systems Inc  
 Sylvester, Kendel/Mortgage Electronic Registration Systems Inc  
 Freeland, Khary A/Mortgage Electronic Registration Systems Inc

Biszkowiecki, Grzegorz/JP Morgan Chase Bank N A  
 Dickerson, Daniel David/Mortgage Electronic Registration Systems Inc, Modm  
 Kiesling, Robert G Jr/Wells Fargo Bank N A  
 Ayinde Properties LLC/Ruiz  
 Wlazlo, Marta/Mortgage Electronic Registration Systems Inc  
 Coyle, Todd J/Police And Fire Federal Credit Union  
 Iron Forge Properties LLC/Mortgage Electronic Registration Systems Inc  
 Fuller, Candace/Mortgage Electronic Registration Systems Inc  
 Longoni, Herbert Do Vale/Mortgage Electronic Registration Systems Inc  
 Currie, Richard P/Mortgage Electronic Registration Systems Inc  
 Sweet Lotus LLC/Mortgage Electronic Registration Systems Inc  
 Aarons, Osmond M Sr/Mortgage Electronic Registration Systems Inc  
 Reliable Closings LLC/Frantzis  
 Harrington, Joshua/Mortgage Electronic Registration Systems Inc  
 Tyminski, Ronald D/Franklin Mint Federal Credit Union  
 Rajpoot, Rakesh/Mortgage Electronic Registration Systems Inc  
 Bloomington Rentals LLC/Kiavi Funding Inc  
 Bakalets, Andriy/Mortgage Electronic Registration Systems Inc  
 Flowers, Gary/Mortgage Electronic Registration Systems Inc  
 Marrone, Ashley A/Point Titling Trust  
 Hysaj, Islam/Mortgage Electronic Registration Systems Inc  
 Dragonhead Farm LLC/Weseloh  
 Resto, Nicole/Unlock Partnership Solutions Ao, Inc  
 Gensinger, Jessica/Unlock Partnership Solutions Ao, Inc  
 Martinez, Marleny/Mortgage Electronic Registration Systems Inc  
 Howard, Spiri/Citizens Bank N A  
 Schubert Properties LLC/Kiavi Funding Inc  
 Rinker, James D/Mortgage Electronic Registration Systems Inc  
 Collingborn, Robert G Jr/Citizens Bank N A  
 Walters, Rasheed A/Mortgage Electronic Registration Systems Inc  
 Battista, Brenda J/Peoples Security Bank And Trust Company  
 Winot, Nicholas/Mortgage Electronic Registration Systems Inc  
 Delp, Ronald Lee Jr/Mortgage Electronic Registration Systems Inc  
 Rovinski, James Lewis/Mortgage Electronic Registration Systems Inc  
 OConnor, Robert/ESSA Bank  
 Budak, Ilbey Tariq/Mortgage Electronic Registration Systems Inc

Frere, Juliane Valerie/Mortgage Electronic  
Registration Systems Inc  
Rush, Kay Slemmer/Mortgage Electronic  
Registration Systems Inc  
Nicks Odd Jobs LLC/Bibiano  
Rosario, Jose Roberto Batista/Utilities  
Employees Credit Union  
Nunes, Jason/Mortgage Electronic  
Registration Systems Inc  
Spadea, Nicole/Mortgage Electronic  
Registration Systems Inc  
Overton, Kwame/Mortgage Electronic  
Registration Systems Inc  
JLJW Properties LLC/Kaplan Lending LLC  
Souders, Beata/Mortgage Electronic  
Registration Systems Inc  
Ceria, Charles F Jr/Mortgage Electronic  
Registration Systems Inc  
Harris, Jesse/Goldman Sachs Mortgage  
Company/Asgn  
Alexander, Keith/Goldman Sachs Mortgage  
Company/Asgn  
Vasquez, Ruben/Wintrust Mortgage/Asgn  
Ortiz, Jason/JP Morgan Chase Bank National  
Association/Asgn  
Mcpherson, Cheryl A/Select Portfolio Servicing  
Inc/Asgn  
Howell, Kristine Amy/United Wholesale  
Mortgage LLC/Asgn  
Velocity Commercial Capital LLC/Velocity  
Commercial Capital Loan Trust 2025-5/Asgn  
New Day Storage LLC/New Day Storage  
LLC/Asgn  
Hart, Charles W/Member Advantage  
Mortgage LLC/Asgn  
Latorre, Victor Rodriguez/Nationstar  
Mortgage LLC/Asgn  
Pickering, Terry Polite Sr/Newrez LLC/Asgn  
Mercado, Richard/Newrez LLC/Asgn  
Santiago, Melvin/Newrez LLC/Asgn  
Anderson, Darryl/First Key Mortgage LLC/Asgn  
Felix, Eric/First National Bank Of America/Asgn  
Page, Randy D/Th MSR Holdings LLC/Asgn  
Nationstar Mortgage LLC/Dade, Hatty  
Elena/Relm  
Wells Fargo Bank N A/Nationstar Mortgage  
LLC/Asgn  
Bosket, Thurston/Lakeview Loan Servicing  
LLC/Asgn  
Mortgage Electronic Registration Systems  
Inc/Cunningham, William R III/Relm  
Abbott, Cassandra/Mortgage Electronic  
Registration Systems Inc/Asgn

---

**PUBLIC NOTICE  
ESTATE NOTICE**

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

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

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

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

Jan 2, 9, 16

---

**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 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. 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 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

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  
ESTATE NOTICE**

**Estate of Terry Lee Nansteel a/k/a Terry L. Nansteel**, late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, December 4, 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.

Rayonna J. Fedor  
547 Smith Road  
Kunkletown, PA 18058  
Stephen L. Nansteel  
1555 Stagecoach Road West  
Palmerton, PA 18071  
Jan 16, 23, 30

---

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Ava Miller Nixon**, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, August 27, 2025 deceased.

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

Timothy Patrick Nixon  
1 South Main Street  
Nazareth, PA, 18064  
Amanda Marie Miller  
1 South Main Street  
Nazareth, PA, 18064

Steven N. Goudsouzian, Esq.  
1 South Main Street  
Nazareth, PA, 18064

Jan 16, 23, 30



**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Kimberly Sharon Weiss Grogan**, late of Borough of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, July 6, 2021 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.

Kyle W. Grogan  
101 Sawmill Road  
Dingmans Ferry, PA 18328

John L. Dewitsky, Jr., Esq.  
17 N. 6th St.  
Stroudsburg, PA 18360

Jan 16, 23, 30

---

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Winona G. LaBar a/k/a Winona LaBar**, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, December 9, 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.

Guy D. LaBar  
712 Monroe Street  
Stroudsburg, PA 18360  
Ronald E. LaBar  
712 Monroe Street  
Stroudsburg, PA 18360

David L. Horvath, Esquire  
712 Monroe Street  
Stroudsburg, PA 18360

Jan 16, 23, 30

---

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Alfred Jason Frantz a/k/a Alfred J. Frantz**, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, November 15, 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.

Marissa J. Frantz  
268 Appenzell Terrace  
Stroudsburg, PA 18360

Neil F. MacDonald, Esquire  
536 East Drinker Street  
Dunmore, PA 18512

Jan 16, 23, 30

---

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Kris Allen Keller a/k/a Kris A. Keller a/k/a Kris Keller, Deceased**, late of Saylorburg, Monroe County, Commonwealth of Pennsylvania, August 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.

Jason A. Keller, Executor  
15 Thomas Street  
Exeter, PA 18643

Angela Stevens, Esq.  
400 Third Avenue  
Kingston, PA 18704

Jan 16, 23, 30

**PUBLIC NOTICE  
ESTATE NOTICE**

**Estate of Estate of Eleanor Schultz**, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, Septemeber 28, 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.

Glenn Schunkewitz  
4 Munn Avenue  
Cherry Hill, NJ 08034

James L Hatzell, Esq.  
4 Munn Avenue  
Cherry Hill, NJ 08034

Jan 16, 23, 30

**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on November 18, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Rose Mary Vessia to Rosemary Vessia**.

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

Jan 16

**PUBLIC NOTICE  
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on December 16, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **W.S. to W.A..**

The Court has fixed the day of February 4, 2026 at 2:00 p.m. in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may ap-

pear and show cause, if any, why the request of the Petitioner should not be granted.

Megan Reaser, Esq.  
111 North 7th Street  
Stroudsburg

Jan 16

**PUBLIC NOTICE  
INCORPORATION NOTICE**

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

Jan 16

**PUBLIC NOTICE  
COURT OF COMMON  
PLEAS OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
NO. 6798-CV-2025**

**120 American Way, LLC,**

Plaintiff(s),

vs.

**Candace S. Moore and John Moore,**  
defendant(s)

TO Candace S. Moore and John Moore, defendant(s): The Plaintiff, 120 American Way, LLC, has commenced a civil action against you for Ejectment. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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

Monroe County Bar Association  
Find a Lawyer Program  
P.O. Box 591

Stroudsburg, PA 18360  
 Telephone (570) 424-1340  
 Fax (570) 424-8234

Joseph M. Plavin, Esquire  
 Cramer, Swetz, McManus, Jordan & Saylor, P.C.  
 711 Sarah Street  
 Stroudsburg, PA 18360

Jan 16

---

**PUBLIC NOTICE**  
**COURT OF COMMON PLEAS OF MONROE**  
**COUNTY,**  
**PENNSYLVANIA, FORTY-THIRD JUDICIAL**  
**DISTRICT**  
**ORPHANS' COURT DIVISION**

The following Executors, Administrators, Trustees, or Guardians have filed Accounts and Statements of Proposed Distribution in the Office of the Clerk of the Orphans' Court Division:

In Re: Second and Partial Account of AMERISERV FINANCIAL BANK, Trustee of the BUENA VISTA CEMTERY PLCT

**NOTICE**

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on the 2<sup>nd</sup> day of February 2026, at 9:30 A.M. All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

/s/ GEORGE J. WARDEN  
 Clerk of Orphans' Court

Jan 16, 23

---

**PUBLIC NOTICE**  
**COURT OF COMMON PLEAS OF MONROE**  
**COUNTY**  
**FORTY-THIRD JUDICIAL DISTRICT**  
**COMMONWEALTH OF PENNSYLVANIA**  
**NO. 6494 CV 2025**

**RUTH FRABLE,**  
 Plaintiff,  
 Vs.

**JANET GAUHS, SHARON GARRAMONE, AND**  
**ALL UNKNOWN HEIRS, SUCCESSORS AND**  
**ASSIGNS AND ALL PERSONS, FIRMS AND/**  
**OR ASSOCIATIONS CLAIMING RIGHT, TITLE**  
**OR INTEREST FROM, UNDER OR THROUGH**  
**FREDERICK H. GAUHS, JR., DECEASED,**  
 Defendants.

TO: ALL DEFENDANTS

The Plaintiff, Ruth Frable, has commenced a civil action against you. The civil action seeks

a judgment by the Court quieting title to certain real property in favor of Plaintiff and divesting you of any legal or equitable interest you may have in that property. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiffs. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:**

Monroe County Bar Association

Find a Lawyer Program

P.O. Box 591

Stroudsburg, Pennsylvania 18360

(570) 424-1340

(570) 424-8234 (fax)

Geoffrey S. Worthington, Esquire

DURNEY, WORTHINGTON & MADDEN, LLC

Suite 8, Merchants Plaza

P. O. Box 536

Tannersville, PA 18372

Jan 16

---

**PUBLIC NOTICE**  
**IN THE COURT OF COMMON PLEAS OF**  
**MONROE COUNTY, PENNSYLVANIA**  
**RW-406 (02/25)D.B. – 2682 Page 5406**  
**IN RE: CONDEMNATION BY THE COMMON-**  
**WEALTH OF PENNSYLVANIA, DEPARTMENT**  
**OF TRANSPORTATION, OF THE RIGHT-OF-**  
**WAY FOR STATE ROUTE 0080, SECTION 17M**  
**IN THE TOWNSHIP OF STROUD**  
**NO. 8108CV TERM, 2025**

**EMINENT DOMAIN PROCEEDING IN REM**  
**NOTICE OF CONDEMNATION AND DEPOSIT**  
**OF ESTIMATED JUST COMPENSATION**

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e),

as amended, has filed on 12/17/2025 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on 8/27/2025 a plan entitled Drawings Re-establishing Limited Access Highway and Authorizing Acquisition of Right-Of-Way for State Route 0080 Section 17M R/W in Monroe County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on 9/4/2025, in Instrument Number 202520235.

The purpose of the condemnation is to acquire property for transportation purposes. Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation. Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

RW-406 (02/25)

Claim No. 4501009000; Parcel No. 238; Name: Tanite Company, a Corporation; Existing In and Created Under the Laws of the Commonwealth of Pennsylvania; Sta 6045+70RT to Sta 6061+29RRT ; Address: Sta 6045+70RT to Sta 6061+29RRT

Claim No. 4501010000; Parcel No. 239; Name: Estate of Anna Flyte, Heirs Unknown; Address: Sta 6055+53RT to Sta 6058+32RT and unlocatable

Ref SR0080-17M

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objec-

tions within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.



Kenneth S. Kutchinsky

District Right-of-Way Administrator Engineering District 5-0

Pennsylvania Department of Transportation  
Jan 16



Our panel of experienced Mediators and Arbitrators provide attorneys and their clients, businesses, and families a way to resolve legal matters.

The Monroe County Bar Association's (MCBA) ADR program provides:

- Knowledgeable and experienced professionals
- The opportunity for you to select a Mediator or Arbitrator experienced in a wide variety of legal matters such as business, contract law, personal injury, insurance, family law, civil rights, employment, planned communities, wills and estates, discrimination and more
- A professional and neutral environment for your use
- An affordable alternative to a court trial

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

[www.monroebar.org](http://www.monroebar.org)

Monroe County Bar Association  
913 Main Street  
Stroudsburg PA 18360  
570.424.7288



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



**Thomas F. Ford**  
Tom Ford Business  
Law Office PC



**Gerard J. Geiger**  
Newman Williams PC



**Tobey Oxholm**  
Just Resolutions ADR



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