

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.

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by: **MONROE COUNTY BAR ASSOCIATION**

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Monroe County Bar Association

Mission Statement

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

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

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

January 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
				1			
					HOLIDAY New Year's Eve 1/2 Day 10:45 PFA Ex Parte 10:45 Bench Warrants		
4	5	6	7	8	9	10	
	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	1:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure Trial Week	Sentencing 9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	9:00 Juvenile Call 11:45 PFA Ex Parte 1:30 Juvenile Dispositions 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week		
11	12	13	14	15	16	17	
	8:30 PFA 9:00 Juvenile 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	1:45 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 9:00 Juvenile Call 11:45 PFA Ex Parte 1:00 Pleas/Sent/PTC/Omnibus 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week		
18	19	20	21	22	23	24	
	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 1:45 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 Juvenile SuspAppeals 3:30 PFA Ex Parte Mortgage Foreclosure Trial Week	9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week		
25	26	27	28	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

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

FUNERAL HOME, INC.

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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 ~ Call 570.424.7288

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

Dinner

Scorekeeper

Judge

<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-Rpl7 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
 008276-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 Brozusky; 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 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/Mismiit, 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
Ghygliotti, Eric C/Rocas-Calzareta, Hеделиса
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
Kullolli, Evaristi/Kachelriess, Michael R
Kevill, Matthew David/Spinnville 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/Wiezel, 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/JLW
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 Giovani 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 Atiles V Michael Atiles - 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 Brian Mahaj - 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 Assocation/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/Power
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 Ili/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/Yalunina, Tatiana
Petrovna/Power
Yalunina, Tatiana Petrovna/Yalunin, Vldimir
Vasil Yevich/Power
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/Shawiac, 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/Daning, 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/Debeauclair, 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
 Firstrust 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, Benuel 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
 Waltermyer, 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
Syla, 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, Spiril/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
JLW Properties LLC/Kaplan Lending LLC
Souders, Beata/Mortgage Electronic
Registration Systems Inc
Cerria, 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 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
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 2nd 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 vesting 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 it 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.monroobar.org
Monroe County Bar Association
913 Main Street
Stroudsburg PA 18360
570.424.7288



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



Thomas F. Ford
Tom Ford Business
Law Office PC



Gerard J. Geiger
Newman Williams PC



Tobey Oxholm
Just Resolutions ADR



Charles J. Vogt
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