

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 30th, 2026

No. 05

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

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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.

February 2026						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 8:30 Arraignments 8:30 PFA 9:00 Modified DUI Call 11:45 PFA Ex Parte 1:00 Pleas/Sent/PTC/Omnibus 1:00 Bench Warrants 3:30 PFA Ex Parte Present Accounts	3 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	4 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure Trial Week	5 9:00 Sentencing 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	6 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	7
8	9 8:30 PFA 9:00 Juvenile Call of the List 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Juvenile Dispositions 3:30 PFA Ex Parte Trial Week	10 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week & Bench Trials	11 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Trial Week & Bench Trials	12 8:30 Final Call 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	13 8:30 Arraignments 9:00 Dependency Court 11:45 PFA Ex Parte 1:00 Pleas/Sent/PTC/Omnibus 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week	14
15	16 HOLIDAY President's Day	17 8:30 Jury Selection 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Mortgage Foreclosure	18 9:00 Juvenile Review 11:45 PFA Ex Parte 1:00 Bench Warrants 1:00 Parole 3:30 PFA Ex Parte Trial Week	19 Sentencing 9:00 Summary Court 11:45 PFA Ex Parte 1:30 License SuspAppeals 3:30 PFA Ex Parte Mortgage Foreclosure Trial Week	20 9:00 Juvenile Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week	21
22	23 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing Trial Week	24 9:00 & 1:00 Support Rules 9:00 Sentencing 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	25 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Trial Week	26 10:00 Sheriff Sales 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	27 8:30 Final Call 9:00 Dependency Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week	28

2026 MCBA Event Calendar

February

- 4 Law Day Race Committee Meeting
- 6 Law Day Ceremony and Fairy Tale Trials Committee Meeting
- 10 Investment & Financial Planning Committee Meeting
- 16 Courts & MCBA Closed in observance of Presidents' Day
- 19,23,24 Mock Trial District Competition
- 20 MCBA Board Meeting
- 23 Children's Advocacy Committee Meeting

For any additional information on the events listed above, please call the **MCBA at 570.424.7288,**

or **Email: info2@monroebar.org.** or

Check the Website: www.monroebar.org

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Monroe County Bar Association Members Volunteers Needed!

2026 Mock Trial District Competition

Trial Dates

February 19, 2026, February 23, 2026, February 24, 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.

Inclement weather / playoff dates are:

March 3, 2026 to March 5, 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	Thursday, February 19, 2026 6:00 PM to 8:00 PM	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Trial	Monday, February 23, 2026 6:00 PM to 8:00 PM	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Trial	Tuesday, February 24, 2026 6:00 PM to 8:00 PM	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Make-Up	Monday, March 2, 2026 6:00 PM to 8:00 PM	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Make-Up	Tuesday, March 3, 2026 6:00 PM to 8:00 PM	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Make-Up	Wednesday, March 4, 2026 6:00 PM to 8:00 PM	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Make-Up	Thursday, March 5, 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

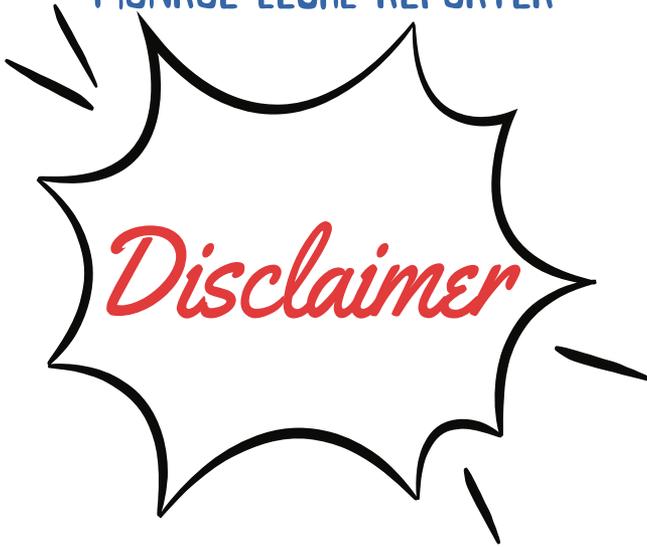
Mock Trial Regional Competition

Monroe County Courthouse

Monday, March 9

Make-Up Date: Wednesday, March 11

MONROE COUNTY BAR ASSOCIATION
MONROE LEGAL REPORTER



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MONROE LEGAL REPORTER NOR THE PRINTER
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SPELLING CORRECTIONS, ELIMINATE ERRORS IN
GRAMMAR OR MAKE ANY CHANGES TO
CONTENT.

**CIVIL COMPLAINTS
WRIT OF SUMMONS
REAL PROPERTY**

000331-CV-2026 Amuthan Rajah; Jeanette Laube V Hernando Tiffon Richardson; John Does 1-5 - Real Property - Landlord/Tenant Dispute
000211-CV-2026 Servis One, Inc. D/B/Absi Financial Services V Brendan K Wells Secretary Of Housing And Urban Development - Real Property - Mortgage Foreclosure: Residential
000222-CV-2026 PHH Asset Services LLC V Anastasio Mendez Julio Mendez - Real Property - Mortgage Foreclosure: Residential
000270-CV-2026 Freedom Mortgage Corporation V Antoinette Chirafisi; John Giglio The Secretary Of Housing & Urban Development - Real Property - Mortgage Foreclosure: Residential
000282-CV-2026 Th MSR Holdings LLC V Jaleel S Dunn Aka Jaleel Dunn Monika Dunn - Real Property - Mortgage Foreclosure: Residential
000301-CV-2026 Lakeview Loan Servicing, LLC V Cassandra Perez; Miguel Ramos - Real Property - Mortgage Foreclosure: Residential
000313-CV-2026 PennyMac Loan Services, LLC V Kathleen Gundel - Real Property - Mortgage Foreclosure: Residential
000347-CV-2026 Crosscountry Mortgage, LLC V Felix R Rivera Karilyn I Pena Encarnacion - Real Property - Mortgage Foreclosure: Residential
000276-CV-2026 Philadelphia Indemnity Insurance Company State Farm Fire And Casualty Company V Phil Guarrasi - Real Property - Real Property: Other

MECHANICS AGREEMENTS

000299-CV-2026 Lula Bracy-McMillian V Stephen Haag - Agreement - Mechanic's Agreement
000323-CV-2026 Anna Lopez Hector Lopez V WS Design & Build Inc - Agreement - Mechanic's Agreement

CONTRACT

000304-CV-2026 Kim Predmore; Brittany Muano V FCA Us LLC ; Keith Raymond Sedat Cagatay Silver Fox Home Inspections - Contract - Contract: Other
000298-CV-2026 Adam Hackett; Brittany Muano V Anastasio Popadopoulos; Keith Raymond Sedat Cagatay Silver Fox Home Inspections - Contract - Buyer Plaintiff
000332-CV-2026 Lovette Hodge Allen Individually And As Executrix Of The Estate Of Earle Elbert Hodge Aka Earle E Hodge Deceased V Valor Technical Cleaning LLC - Contract - Buyer Plaintiff

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

000215-CV-2026 Citizens Bank, N.A. V Michael Gallo - Contract - Debt Collection: Credit Card
000238-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Wendy Vanemburgh - Contract - Debt Collection: Credit Card
000239-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Troy A Oplinger - Contract - Debt Collection: Credit Card
000240-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Magdalena W Brodowska - Contract - Debt Collection: Credit Card
000266-CV-2026 Citibank NA V Brandon Astacio - Contract - Debt Collection: Credit Card
000268-CV-2026 Citibank NA V Aneta Kolakowski - Contract - Debt Collection: Credit Card
000271-CV-2026 Citibank NA V Herzon W Blancocruz - Contract - Debt Collection: Credit Card
000272-CV-2026 Capital One N.A. Successor By Merger To Discover Bank V Andreas Kasdaglis - Contract - Debt Collection: Credit Card
000275-CV-2026 TD Bank V Kin Woong Chang - Contract - Debt Collection: Credit Card
000277-CV-2026 Capital One N.A. Successor By Merger To Discover Bank V Melissa Haller - Contract - Debt Collection: Credit Card
000278-CV-2026 Crown Asset Management, LLC V Jean-Marie Williams - Contract - Debt Collection: Credit Card
000279-CV-2026 Midland Credit Management, Inc. V Leonard A Quinones, Jr - Contract - Debt Collection: Credit Card
000280-CV-2026 LVNV Funding LLC V Jose R Guzman - Contract - Debt Collection: Credit Card
000281-CV-2026 TD Bank V Miroslaw Danowski - Contract - Debt Collection: Credit Card
000319-CV-2026 Bank Of America Na V Rashad Huseynov - Contract - Debt Collection: Credit Card
000328-CV-2026 PCA Acquisitions V, LLC V Guy Lestician - Contract - Debt Collection: Credit Card
000330-CV-2026 Capital One N.A.Successor By Merger To Discover Bank V Suzanne Lawrence - Contract - Debt Collection: Credit Card
000336-CV-2026 Capital One N.A.Successor By Merger To Discover Bank V John R Post - Contract - Debt Collection: Credit Card
000339-CV-2026 Capital One N.A.Successor By Merger To Discover Bank V Jodi Amy - Contract - Debt Collection: Credit Card
000342-CV-2026 Capital One N.A.Successor By Merger To Discover Bank V Gustavo A Ospina - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

000201-CV-2026 First Portfolio Ventures II, LLC V Haroun Zubair - Contract - Debt Collection: Other
 000202-CV-2026 First Portfolio Ventures II, LLC V Dyrrell Walker - Contract - Debt Collection: Other
 000203-CV-2026 Velocity Investments, LLC V Kaseem Stephenson - Contract - Debt Collection: Other
 000205-CV-2026 Velocity Investments, LLC V Josette Arsenec - Contract - Debt Collection: Other
 000218-CV-2026 Velocity Investments, LLC V Harold Johns - Contract - Debt Collection: Other
 000231-CV-2026 Student Loan Solutions LLC V Teaira K Hartley Terrence Hartley - Contract - Debt Collection: Other
 000264-CV-2026 Portfolio Recovery Associates, LLC V Mckayla Spence - Contract - Debt Collection: Other
 000265-CV-2026 Portfolio Recovery Associates, LLC V Daniel D Cavanaugh - Contract - Debt Collection: Other
 000285-CV-2026 Portfolio Recovery Associates, LLC V Lionel Peterson - Contract - Debt Collection: Other
 000286-CV-2026 Portfolio Recovery Associates, LLC V Maribel Lebron - Contract - Debt Collection: Other
 000327-CV-2026 Karen Curzi V John Reichenbach - Contract - Debt Collection: Other

TORT

000291-CV-2026 Michael Bocko, Jr. V Harrison Gaddist Andrius Cory, Jr.; Monica Harrison - Tort - Motor Vehicle
 000333-CV-2026 Joanne Deis-Uccio John Deis V John Hendershot Segund Granda Mayancela; John Michael Schaffer - Tort - Motor Vehicle

PREMISES LIABILITY

000309-CV-2026 Roseanne Van Laar Ted Van Laar V Etery Mayzlin Aka Terry Mayzlin Gary Mayzlin John Doe 1-10 M. M., Minor By And Through Her Parents And Natural Guardians Gary Mayzlin And Etery Mayzlin A/K/A Terry Mayzlin - Tort - Premises Liability
 000337-CV-2026 E. M., A Minor, By And Through Her Parents And Natural Guardians Michael Mossrop And Kimberly Mossrop V Etery Mayzlin Aka Terry Mayzlin Gary Mayzlin John Doe 1-10 M. M., A Minor, By And Through Her Parents And Natural Guardians Gary Mayzlin And Etery Mayzlin A/K/A Terry Mayzlin - Tort - Premises Liability
 000341-CV-2026 Catherine Jiava V Walmart, Inc. - Tort - Premises Liability

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

000263-CV-2026 Blue Lot LLC ; Jeanette Laube V Meisse Real Estate Paul Gibson; John Does 1-5 - Professional Liability Action - Professional Liability Action: Other

MISCELLANEOUS

000320-CV-2026 Monroe Lake Property Owners Association V Kathryn L. Patrick Michael J Patrick, Jr. - Miscellaneous - Civil Miscellaneous: Other
 000321-CV-2026 Monroe Lake Property Owners Association V Tracey A Husarenko - Miscellaneous - Civil Miscellaneous: Other
 000334-CV-2026 Kenneth E. Stumpe Sylvan Aluminum Boat, Vin Syl76772g394 V Ciara Miller - Miscellaneous - Civil Miscellaneous: Other
 000269-CV-2026 Barry Laube; Jeanette Laube V Blackstone Real Estate Partners, Inc Great Wolf Lodge Of The Poconos's, LLC / D/B/A Great Wolf Lodge; John Does 1-5 - Non-Reportable - Transfer Proceedings
 000322-CV-2026 Brandon Kolasensky V Bethany Motes - Non-Reportable - Transfer Proceedings

WRIT OF EXECUTION**DEEDS****GRANTOR/GRANTEE**

Coughlin, Brendan/Zyبالا, Jakub Lang, Kenneth J/Puskar Holdings LLC Campanella, Ronald/Campanella, Ryan Us Skills LLC /Us Skills Training 36, East Brown Street LLC /Us Skills Training Cassol, Kathleen/Girman, Bernard Jr Peter Vigliotti Jr Trust/Vigliotti Family Trust Finnegan, Michael Howard/Conway, Michael T Summit Aerospace Usa Inc/137 Market Way LLC
 Lang, Cherrie-Sue/Katrin, Alexandra Global Funding Services LLC /Monroe Multifamily Management LLC
 267 Scenic Dr Homes LLC /McCormick , O, LLC Pires, Diana Soraia Miranda/Robertson, Caleb Priyateli LLC /Pocono Serenity Stays LLC Haberle, Chad/Haberle, Abby M Hesney, Sharon/Maccubbin, Michelle Poulis, Winston/Poulis, Winston Dunbar Enterprises Inc/Hamilton, John Gaffin, Karl/Echo Valley Realty LLC Blomquist, Kim/Kim Blomquist Living Trust Brophy, David P/Sincere Home Buyers LLC Stroup, Gregory Edward/Kuhn, Stephanie Motyl, Jozef/Maldonado, Alejandra Thomas, Leon B Est/Seidenfeld, Howard Ef Holdco WRE Assets Reo LLC /Nankrishna, Persaud
 Rodriguez, Rafael R Est/Livziey, Matthew Coughlin, John/Knorr, Talli Duncan, Barbara G/LH Destination LLC

Kuchinskas Trust Agreement/Caputo, Susan
 Mohte Berli Inc/Pocono Land Solution LLC
 Mercer, Joan/Iron Eagle Ventures LLC
 Rheinheimer, David C/Ventre, Jane Marie
 Then, Martina/Fairbanks, Stephanie
 Beke, Theodore J/Fehrenbacher, Christian D
 Wolski, Kevin W/Creamer, Paige E
 Orenstein, Scott/Orenstein, Jessica
 Farfan, Cristian J/Broszkiewicz, Adam
 Pocono Central LLC/Young, Paul
 Blanc, Rebecca D/Tower Realty Enterprises
 LLC
 Outlaw Trust/Medich, Sanja
 Sackey, Akwete/Ancypowic, Barbara Marie
 Pocono Prime Properties LLC/Loureiro, Artur
 Jorge
 Tietjen, John W/Tietjen, Lori
 Joyce, Philip J/225 Washington Street LLC
 Fredericks Family Trust/John R Fredericks
 Family Trust
 Borovinov, Valentin S/Vida B Properties LLC
 Jordo Prop LLC /Ac Str Fund III LLC
 Koli, Runa/Oneill, Marybeth Anne
 Bellis, Elfriede Est/Miller, Bradley Allen
 Nylander, Tara M/Santana, Dahiana
 Woods, Larry/Club Exploria LLC
 Macsay, John/David, Kimberly
 Avagliano, Goffredo D/464 Lakeside Drive LLC
 Meade, Raleigh/Genesis Rental Property LLC
 Maioriello, Arlene Patricia Est/Albuja, Jose
 Wautel, Christopher Daniel/Gilmore, Thad
 Jankowska, Elzbieta/Jankowski Family
 Irrevocable Trust
 Kerr, Kimberly/Miller, Leshanda
 Corkhill, Ian/Corkhill, Cassandra A
 Pope, Karl R/Pope, David S
 Pope, David S/Pope, Karl R
 T4 Properties LLC /T4 Getaways LLC
 Szapacs, Dennis/Meissner, Clinton Damien
 4hplus Investment LLC /Vasques, Diego Rozo
 Espier, Juan/Meighoo, Amir
 Tamulis, Catherine B Est/Commonwealth Of
 Pennsylvania
 RVC LLC /Oh, Taejin
 Oprey, Mark/Erin Property & Development
 LLC
 Matuszewski, Kazimierz/Niemiec, Elizabeth
 Maldonado, Jason/Yan, Jiahong
 Morgan, David A/24, Scotch Pine LLC
 Liatto, Joseph S/Steffen, Heinrich

DIVORCE

000324-CV-2026 Triona Anne Mahon; Lisa
 Reeder V Cedric Marcel Grivot - Divorce -
 Divorce With 1 Count
 000292-CV-2026 Peter Glass; Lisa Reeder V
 Elzbieta Smutek - Divorce - Divorce With 4
 Counts

SUPPORT

000209-CV-2026 Dustin Thomas V Xihunelt
 Granados - Support - Support

000212-CV-2026 Shakirah Robinson V Lavajah
 Walker - Support - Support
 000214-CV-2026 Christy Lynn Schaffer V John
 Michael Schaffer - Support - Support
 000217-CV-2026 Stephanie Forde V Wilson
 Miguel Rodriguez - Support - Support
 000220-CV-2026 Monroe County Probation V
 Michael Angelo Castillo Sr. - Support - Support
 000221-CV-2026 Monroe County Probation V
 Lina Issa Safi - Support - Support
 000287-CV-2026 Paul Baker V Robin A Baker -
 Support - Support
 000288-CV-2026 Brenda Greco V Timothy
 Greco - Support - Support
 000289-CV-2026 Kylene Slater V Joshua Colon
 - Support - Support
 000293-CV-2026 Samantha Nicole Brunet V
 Tyler Colt Smith - Support - Support
 000346-CV-2026 Angelika Chapman V Rory
 Chapman - Support - Support

CUSTODY AND VISITATION

000219-CV-2026 Jeremy Hinson V Katharine A.
 Hinson - Custody - Custody / Partial Custody /
 Shared Custody / Visitation
 000258-CV-2026 Chanayvia Paniagua V Justin
 Coote - Custody - Custody / Partial Custody /
 Shared Custody / Visitation
 000329-CV-2026 Samantha Marcano; Velocity
 Investments, LLC V Daniel S Graham - Custody
 - Custody / Partial Custody / Shared Custody /
 Visitation
 000340-CV-2026 Lisa Reeder V Kali-Rae Alford
 - Custody - Grandparent/Third Party
 Complaint For Custody/Partial
 Custody/Shared Custody/Visitation
 000344-CV-2026 Lisa Reeder; Velocity
 Investments, LLC V Devon Schlegel - Custody -
 Grandparent/Third Party Complaint For
 Custody/Partial Custody/Shared
 Custody/Visitation

PLAINTIFF V DEFENDANT

JUDGMENTS

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

000252-CV-2026 Misericordia University V
 Amy B. Frutchey - Judgment - Transfer
 Judgment - \$2,911.75
 000224-CV-2026 Commonwealth Of Pa V
 Thomas John Young, Jr - Judgment - Criminal
 Cost Judgment- Adult - \$1,370.86
 000227-CV-2026 Commonwealth Of Pa V
 Lincoln Jordan Weidner - Judgment - Criminal
 Cost Judgment- Adult - \$2,170.00

JUDGMENT ON TRANSCRIPT

000200-CV-2026 Mariner Finance LLC V
 Angela P. Torres - Judgment - Judgment /
 Transcript - \$3,209.00

000213-CV-2026 LVNV Funding LLC V Jess M Pugsley - Judgment - Judgment / Transcript - \$9,197.30
 000216-CV-2026 Capital One, N.A. V Ciara Miller - Judgment - Judgment / Transcript - \$6,151.34
 000305-CV-2026 TD Bank USA, N.A. V Lauren Smallacombe - Judgment - Judgment / Transcript - \$1,639.16
 000306-CV-2026 TD Bank USA, N.A. V Staci L Norton - Judgment - Judgment / Transcript - \$6,714.69
 000307-CV-2026 Synchrony Bank V Nathan Narkavich - Judgment - Judgment / Transcript - \$3,043.46
 000308-CV-2026 Credit Corp Solutions, Inc. V Amber Butterfield - Judgment - Judgment / Transcript - \$4,988.22
 000310-CV-2026 LVNV Funding LLC V Carl Cadet - Judgment - Judgment / Transcript - \$2,506.22
 000311-CV-2026 LVNV Funding LLC V Karen Palmer - Judgment - Judgment / Transcript - \$1,585.33
 000312-CV-2026 Synchrony Bank V Charlene Butler - Judgment - Judgment / Transcript - \$3,215.84
 000314-CV-2026 Synchrony Bank V Nick Wilson - Judgment - Judgment / Transcript - \$3,401.77
 000315-CV-2026 LVNV Funding LLC V Mary Fredette - Judgment - Judgment / Transcript
 000317-CV-2026 LVNV Funding LLC V Rebecca Santana - Judgment - Judgment / Transcript - \$137.75
 000318-CV-2026 LVNV Funding LLC V Kelema Bradford - Judgment - Judgment / Transcript
 000325-CV-2026 Credit Corp Solutions, Inc. V Francisco Cruz - Judgment - Judgment / Transcript - \$1,575.98
 000335-CV-2026 LVNV Funding LLC V Brenda Morales - Judgment - Judgment / Transcript - \$1,022.36
 000345-CV-2026 Synchrony Bank V Lyle Watson - Judgment - Judgment / Transcript - \$2,721.77

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

000261-CV-2026 Allison Mae Faryniak V Commonwealth Of Pennsylvania, Department Of Transportation, Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation
 000267-CV-2026 Zoe Salyer V Commonwealth Of Pa Dept Of Transportation Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation
 000326-CV-2026 Chevashea Rieara V Commonwealth Of Pa Dept Of Transportation - Civil Appeal - Department Of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

000207-CV-2026 Simone P Walcott-Whitehall V Classic Quality Homes - Civil Appeal - Civil Appeal: Other
 000290-CV-2026 Dreher Estates LLC V Candace Mccoy - Civil Appeal - Civil Appeal: Other
 000338-CV-2026 Capital One, N.A. V Ramon M Perez - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

000210-CV-2026 A Pocono Country Place Property Owners Association V Harry Anthony Santory - Writ - Writ Of Revival - \$18,876.75

CERTIFIED COPY LIENS

000242-CV-2026 Department Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Mt Pocono Plaza Chicken LLC - Judgment - Certified Copy Of Lien - \$15,510.39
 000300-CV-2026 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Stroudsburg Payroll LLC - Judgment - Certified Copy Of Lien - \$2,112.96
 000303-CV-2026 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund; Velocity Investments, LLC V Robert Baldwin Trading As Air Temp Company - Judgment - Certified Copy Of Lien - \$1,099.04

FEDERAL TAX LIENS

000233-CV-2026 The United States Of America, Department Of Treasury Internal Revenue Service V George R Gilmore - Lien - Federal Tax - \$176,382.09
 000235-CV-2026 The United States Of America, Department Of Treasury Internal Revenue Service V Mel & Pam Beauty Bar Inc - Lien - Federal Tax - \$48,766.84

MUNICIPAL LIENS

000223-CV-2026 Mount Pocono Municipal Authority V Nathaniel Jacob Wilson - Municipal Lien - Sewer - \$781.18
 000225-CV-2026 Mount Pocono Municipal Authority V Gloria M Thompson Lisa M Thompson - Municipal Lien - Sewer - \$695.98
 000226-CV-2026 Mount Pocono Municipal Authority V Tynesha Terry - Municipal Lien - Sewer - \$1,483.43
 000229-CV-2026 Mount Pocono Municipal Authority V Karl A Small - Municipal Lien - Sewer - \$1,548.95
 000230-CV-2026 Mount Pocono Municipal Authority V John Quattorcchi Mary Quattrocchi - Municipal Lien - Sewer - \$986.48
 000232-CV-2026 Mount Pocono Municipal Authority V Desiree Pretlow - Municipal Lien - Sewer - \$1,932.48

000234-CV-2026 Mount Pocono Municipal Authority V Ralph B Pierson, Jr - Municipal Lien - Sewer - \$2,060.16
 000236-CV-2026 Mount Pocono Municipal Authority V Daniel Petruzzi - Municipal Lien - Sewer - \$860.66
 000237-CV-2026 Mount Pocono Municipal Authority V Jo Anne Panasuik - Municipal Lien - Sewer - \$1,334.22
 000241-CV-2026 Mount Pocono Municipal Authority V Mary A O'Connor - Municipal Lien - Sewer - \$3,090.98
 000243-CV-2026 Mount Pocono Municipal Authority V Francis Moran - Municipal Lien - Sewer - \$634.21
 000244-CV-2026 Mount Pocono Municipal Authority V Phannessia Liao - Municipal Lien - Sewer - \$1,072.07
 000245-CV-2026 Mount Pocono Municipal Authority V Stanislav Leonov - Municipal Lien - Sewer - \$652.84
 000246-CV-2026 Mount Pocono Municipal Authority V Olga Krawec - Municipal Lien - Sewer - \$2,214.85
 000247-CV-2026 Mount Pocono Municipal Authority V Jay Kim - Municipal Lien - Sewer - \$1,290.51
 000248-CV-2026 Mount Pocono Municipal Authority V Jeanette Harper - Municipal Lien - Sewer - \$1,569.30
 000249-CV-2026 Mount Pocono Municipal Authority V Thomas Harmon - Municipal Lien - Sewer - \$1,160.70
 000250-CV-2026 Mount Pocono Municipal Authority V Austin Goode - Municipal Lien - Sewer - \$2,368.23
 000251-CV-2026 Mount Pocono Municipal Authority V Carol Fitzsimmons - Municipal Lien - Sewer - \$1,637.25
 000253-CV-2026 Mount Pocono Municipal Authority V Nelda Davis - Municipal Lien - Sewer - \$1,457.51
 000254-CV-2026 Mount Pocono Municipal Authority V Marie Ceran; Richard L Harris - Municipal Lien - Sewer - \$639.77
 000255-CV-2026 Mount Pocono Municipal Authority V Dennis F Bronko - Municipal Lien - Sewer - \$1,425.43
 000256-CV-2026 Mount Pocono Municipal Authority V Zachary Bradley - Municipal Lien - Sewer - \$652.84
 000257-CV-2026 Mount Pocono Municipal Authority V Ludmilla Alphonse - Municipal Lien - Sewer - \$652.84
 000259-CV-2026 Mount Pocono Municipal Authority V Khalid Abelaal - Municipal Lien - Sewer - \$618.16

MUNICIPAL LIENS

000284-CV-2026 East Stroudsburg Borough V Frank D. Martin, Sr. Phyllis E Martin - Municipal Lien - Municipal Lien: Other - \$948.50

000283-CV-2026 East Stroudsburg Borough V Frank D. Martin, Sr. Phyllis E Martin - Municipal Lien - Sewer/Waste - \$847.20
 000295-CV-2026 East Stroudsburg Borough V Richard B Wolfe Solely In His Capacity As Heir Of Kathlene A Wolfe The Unknown Heirs Of Kathlene A Wolfe Deceased - Municipal Lien - Sewer/Waste - \$292.56
 000296-CV-2026 East Stroudsburg Borough V Phyllis E & Frank D Martin Sr - Municipal Lien - Water - \$888.42
 000297-CV-2026 East Stroudsburg Borough V Richard B Wolfe Solely In His Capacity As Heir Of Kathlene A Wolfe & The Unknown Heirs Of Kathlene A Wolfe Deceased - Municipal Lien - Water - \$437.03
 000302-CV-2026 East Stroudsburg Borough V JB Zubish, LLC - Municipal Lien - Water - \$1,171.34

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

000204-CV-2026 Hawthorn Hollow LLC V Dureeti Foge; Reginald Williams - Lien - Mechanic's Lien - \$18,903.68
 000262-CV-2026 TPRSK, LLC D/B/A KMB Plumbing And Electrical V Denise Pomeroy Steven J. Pomeroy; Ciara Miller - Lien - Mechanic's Lien - \$3,195.42

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

Puskar Holdings LLC /Wayne Bank/Arnt Mortgage Electronic Registration Systems Inc/Cole, Julia R/Sat
 Mortgage Electronic Registration Systems Inc/Avagliano, Goffredo D/Sat
 Mortgage Electronic Registration Systems Inc/Matase, Richard A/Sat
 Mortgage Electronic Registration Systems Inc/Dructor, Joseph/Sat
 Mortgage Electronic Registration Systems Inc/Barro, Joseph/Sat
 Truist Bank/Bianchino, Edward A/Sat
 New Beginnings Capital Enterprises Inc/Catania, James J/Sat
 Schoemig, Joan C/Schoemig, Robert P/Pow
 Mortgage Electronic Registration Systems Inc/Wolf, Anthony Lee/Sat
 Mortgage Electronic Registration Systems Inc/Muhammad, Hawwa/Sat
 Mortgage Electronic Registration Systems Inc/Whitfield, Lisa/Sat
 Mortgage Electronic Registration Systems Inc/Caulfield, Kevin R/Sat
 Mortgage Electronic Registration Systems Inc/PRME NYC Group Corp/Sat
 Pinecrest Development Corporation/Brandly, Gerard/Rele
 CitiMortgage Inc/Rodriguez, Adam/Sat

Mortgage Electronic Registration Systems
 Inc/Walko, Kathryn A/Sat
 Mortgage Electronic Registration Systems
 Inc/Himmelreich, Melissa C/Sat
 Citizens Bank N A/McSwegan, Matthew J/Sat
 Citizens Bank N A/Burch, Aileen/Sat
 Citizens Bank N A/Nemeroff, Ricky T/Sat
 Capital One National Association/Beckham,
 Donna A/Sat
 Mortgage Electronic Registration Systems
 Inc/Majcher, William/Sat
 Mortgage Electronic Registration Systems
 Inc/Gomez, Victor/Sat
 Mortgage Electronic Registration Systems
 Inc/Dorsey, Tony Nathaniel Jr/Sat
 Mortgage Electronic Registration Systems
 Inc/Tyree, David A Sr/Sat
 PNC Mortgage/Kleintop, Blake/Sat
 Kross, Justin/Miller, Douglas/Sat
 MidFirst Bank/Alexander, Philip J/Sat
 Mortgage Electronic Registration Systems
 Inc/Powers, Thomas F/Sat
 Mortgage Electronic Registration Systems
 Inc/Kresge, Alvin J/Sat
 Utilities Employees Credit Union/Phillips,
 Katherine A/Sat
 Mortgage Electronic Registration Systems
 Inc/Gladd, Deborah/Sat
 Mortgage Electronic Registration Systems
 Inc/Conway, Bryan/Sat
 Citizens Bank N A/Azzolini, Lucrezia/Sat
 Mortgage Electronic Registration Systems
 Inc/Holt, Justin/Sat
 Mortgage Electronic Registration Systems
 Inc/Diaz, Hector L/Sat
 Mortgage Electronic Registration Systems
 Inc/Thaker, Hersh/Sat
 Mid Penn Bank/Cove, Mitchell S/Sat
 Lima One Capital LLC /Forteca Holdings LLC
 /Sat
 Mortgage Electronic Registration Systems
 Inc/Dalene, Steven J/Sat
 Pennsylvania Housing Finance
 Agency/Herbert, Craig/Sat
 USDA - Rural Development/Wyandt, Arlonzia
 H/Sat
 Grand Coast Capital Fund I LLC /Pure Light
 Properties LLC /Sat
 Mid Penn Bank/Cove, Eileen M/Trms
 Lall, Savitri L/Ortega, Jonathan David/Sat
 Wells Fargo Bank National Association/Michie,
 Alexander B/Sat
 Mortgage Electronic Registration Systems
 Inc/Albanese, Louis N/Sat
 Iron Eagle Ventures LLC /Montauk Funding
 Group LLC /Arnt
 MidFirst Bank/Hoppe, Elizabeth J/Sat
 Wells Fargo Bank N A/Carlson, Michael/Sat
 Citibank N A/Revai, Tamas B/Sat
 KeyBank National Association/Johnston,
 James R/Sat
 Loandepot.Com LLC /Fox, Terry/Sat
 USAA Federal Savings Bank/Smith, Christopher
 L/Sat
 Citigroup Mortgage Loan Trust 2022-Rp3/Rutt,
 Peter II/Sat
 Mortgage Electronic Registration Systems
 Inc/Lewis, Felicia/Sat
 Radulic, Fred/Monroe County/Prefast
 Mortgage Electronic Registration Systems
 Inc/Hamilton, Glenn/Sat
 Mortgage Electronic Registration Systems
 Inc/Yuhjman, Omer/Sat
 Mortgage Electronic Registration Systems
 Inc/Mayorga, Wilmer Zambrano/Sat
 Mortgage Electronic Registration Systems
 Inc/Yunatanov, Vladislav/Sat
 Mortgage Electronic Registration Systems
 Inc/Laduca, Brian J/Sat
 Outlaw, Ronald/Tolbert, Ronnie/Powr
 Mortgage Electronic Registration Systems
 Inc/Gelato, Blake S/Sat
 Mortgage Electronic Registration Systems
 Inc/Dodge, Michael D/Sat
 Mortgage Electronic Registration Systems
 Inc/Suviseshamuthu, Easter Selvan/Sat
 Mortgage Electronic Registration Systems
 Inc/Mezzina, Jennifer L/Sat
 Mortgage Electronic Registration Systems
 Inc/Malloy, Keith/Sat
 Mortgage Electronic Registration Systems
 Inc/Curry, Dillon/Sat
 KeyBank National Association/Porzillo,
 Dominick A Jr/Sat
 ESSA Bank/Trapasso & Winot Enterprises LLC
 /Sat
 ESSA Bank/Trapasso & Winot Enterprises LLC
 /Trms
 Weiss, Susan/Enfin Corp/Ucc1
 First Commonwealth Federal Credit
 Union/Huge, Pamela/Sat
 First Commonwealth Federal Credit
 Union/Jurchenko, Zorn/Sat
 Mortgage Electronic Registration Systems
 Inc/Desciora, Matthew A/Sat
 Mortgage Electronic Registration Systems
 Inc/Collins, Julia/Sat
 Mortgage Electronic Registration Systems
 Inc/Joseph, Fareed Rick/Sat
 Mortgage Electronic Registration Systems
 Inc/Friedman, Karen/Sat
 Mortgage Electronic Registration Systems
 Inc/Sharp, Lexie Dorsett/Sat
 Mortgage Electronic Registration Systems
 Inc/Sawale, Nilesh/Sat
 Mortgage Electronic Registration Systems
 Inc/Puli, Albano/Sat
 Mortgage Electronic Registration Systems
 Inc/Lapenna, Christopher/Sat
 WVM Estates Corp/Hiestand, Raymond G
 Jr/Ease
 Matthew Investments Inc/Mishoe, Luna I
 II/Sat
 Mortgage Electronic Registration Systems
 Inc/Crotty, Andrew J/Sat

Mortgage Electronic Registration Systems Inc/Graham, Jonathan/Sat
 Mortgage Electronic Registration Systems Inc/Salter, Richard Henry Iii/Sat
 Secretary Of Housing And Urban Development/Reaser, Michael/Sat
 PNC Bank National Association/Orlando, Mario/Sat
 Mortgage Electronic Registration Systems Inc/Baker, James K/Sat
 Mortgage Electronic Registration Systems Inc/Cherepko, James R/Sat
 Mortgage Electronic Registration Systems Inc/Utlely, Wayman B/Sat
 Mortgage Electronic Registration Systems Inc/Duffy, Susan/Sat
 Mortgage Electronic Registration Systems Inc/Dezinna, Daniel Salvatore/Sat
 PNC Bank National Association/Vertucci, Irene F/Sat
 Manufacturers And Traders Trust Company/Davies, Patricia/Sat
 Mortgage Electronic Registration Systems Inc/Lake, Skippy N/Sat
 First National Bank Of Pennsylvania/NHB Properties LLC /Sat
 First National Bank Of Pennsylvania/NHB Properties LLC /Trms
 Secretary Of Housing And Urban Development/Milford, Robin/Sat
 Citibank N A/Fanelli, Anne M/Sat
 Nationstar Mortgage LLC /Gibson, John Eric/Sat
 Newrez LLC /Rajpoot, Rakesh/Sat
 Bank Of America N A/Bujnowski, Krzysztof/Sat
 Setar, Lynda/Commonwealth Of Pennsylvania/Notr
 Mortgage Electronic Registration Systems Inc/Pfeifer, Jeffrey/Sat
 Wells Fargo Bank N A/Coffman, Beau/Sat
 PCS Mental Health LLC /Mid Penn Bank/Arnt
 Mortgage Electronic Registration Systems Inc/Nielson, Christa/Sat
 Blue Sail Investments LLC /Blue Sail Investments LLC /Maps
 Cronshey, Christopher J/Cronshey, Christopher J/Maps
 JPMorgan Chase Bank N A/Balaguer, Miriam/Sat
 Vanoudenaren, Russell/Mullikin, Daniel Iv/Sat
 Hiller, Alan Jr/Commonwealth Of Pennsylvania/Notr
 Secretary Of Housing And Urban Development/Perez, Raymond A/Sat
 Pocono Community Bank/Kripps, William A/Sat
 Countrywide Home Loans Inc/Edwards, Veron T/Sat
 Wells Fargo Bank N A/Tregellas, Mary/Sat
 Wells Fargo Bank N A/Stica, Linda J/Sat
 Wells Fargo Bank N A/Napoliello, John/Sat
 Wells Fargo Bank N A/Bermudez, Yesenia/Sat
 Pecci, Leighton/Pecci, Leighton/Maps

RCHF Nm Trust/Guayaquil , LLC /Sat
 Moose Crossing Storage Associates LLC /Moose Crossing Storage Associates LLC /Dec
 Pentagon Federal Credit Union/Husbands, Eami/Sat

MORTGAGE GRANTOR/GRANTEE

Zybal, Jakub/Polish And Slavic FCU
 Puskar Holdings LLC /Wayne Bank
 Godoy, Roberto/Mortgage Electronic Registration Systems Inc
 Girman, Bernard Jr/Dollar Bank Federal Savings Bank
 Sauter, Fredrick P/Mortgage Electronic Registration Systems Inc
 Kennelly, Matthew R/Mortgage Electronic Registration Systems Inc
 Plasha, Christopher B/PNC Bank National Association
 Goins, Eric S/Dart Collateral Manager LLC
 Sheptak, Stephen M/PNC Bank National Association
 Vokes, Henry M/Citizens Bank N A
 Holland, Rebecca/Mortgage Electronic Registration Systems Inc
 Cameau, Camille C/PNC Bank National Association
 Garcia, James A/CitiMortgage Inc, Modm
 Schoupe, Stephen J/Utilities Employees Credit Union
 Garry, Maria S/Unlock Partnership Solutions Ao, Inc
 Conway, Michael T/Mortgage Electronic Registration Systems Inc
 SBA Properties LLC /Deutsche Bank Trust Company Americas, Amor
 SBA Properties LLC /Deutsche Bank Trust Company Americas, Amor
 SBA Infrastructure LLC /Deutsche Bank Trust Company Americas, Amor
 SBA Towers V LLC /Deutsche Bank Trust Company Americas, Amor
 Arena, Matias Nahuel/Mortgage Electronic Registration Systems Inc
 Robertson, Caleb/Mortgage Electronic Registration Systems Inc
 Pocono Serenity Stays LLC /Nextres LLC
 Haberle, Abby/Mortgage Electronic Registration Systems Inc
 Maccubbin, Michelle/Mortgage Electronic Registration Systems Inc
 Hamilton, John/Mortgage Electronic Registration Systems Inc
 Khan, Adnan A/Newrez LLC , Modm
 SBA Properties LLC /Deutsche Bank Trust Company America, Amor
 SBA Properties LLC /Deutsche Bank Trust Company Americas, Amor
 SBA Towers Iv LLC /Deutsche Bank Trust Company Americas, Amor
 McCreary, Marvin D/NBT Bank National Association

Mastrangelo, Karen Ann/Police And Fire
 Federal Credit Union
 Siebert, Sharon/Mortgage Electronic
 Registration Systems Inc
 Kuhn, Stephanie/Mortgage Electronic
 Registration Systems Inc
 Gallo, Felicia/Mortgage Electronic Registration
 Systems Inc
 Maldonado, Alejandra/Mortgage Electronic
 Registration Systems Inc
 Fayad, Gustavo/Mortgage Electronic
 Registration Systems Inc
 Honadel, Robert/Mortgage Electronic
 Registration Systems Inc
 Truelove, Jeremiah/Mortgage Electronic
 Registration Systems Inc
 Kees, Werner A/Mortgage Electronic
 Registration Systems Inc
 Iron Eagle Ventures LLC /Montauk Funding
 Group LLC
 Glacken, John J Jr/Customers Bank
 Natal, Gabriel/Mortgage Electronic
 Registration Systems Inc
 Mahabir, Shawn/Mortgage Electronic
 Registration Systems Inc
 Loring, Allen J/Citizens Bank N A
 Member, Rolland E Iii/Visions Federal Credit
 Union
 Creamer, Ryan P/Mortgage Electronic
 Registration Systems Inc
 Creamer, Paige E/Mortgage Electronic
 Registration Systems Inc
 Fraily, Troy/Secretary Of Housing And Urban
 Development
 Medich, Sanja/Mortgage Electronic
 Registration Systems Inc
 Ancypowic, Barbara Marie/Mortgage
 Electronic Registration Systems Inc
 Loureiro, Artur Jorge/Mortgage Electronic
 Registration Systems Inc
 225 Washington Street LLC /Mortgage
 Electronic Registration Systems Inc
 Gould, Al/Freedom Mortgage Corporation,
 Modm
 Oneill, Marybeth Anne/American Heritage
 Federal Credit Union
 Holokrys, Virginia/First Northern Bank And
 Trust Co
 Miller, Bradley Allen/Mortgage Electronic
 Registration Systems Inc
 Santana, Dahiana/Mortgage Electronic
 Registration Systems Inc
 Thompson, Melva/Mortgage Electronic
 Registration Systems Inc, Modm
 Albuja, Jose/Mortgage Electronic Registration
 Systems Inc
 Borgstedt, Clifford S/Mortgage Electronic
 Registration Systems Inc
 Miller, Leshanda/Mortgage Electronic
 Registration Systems Inc
 Bodemann, Donald Walter/Mortgage
 Electronic Registration Systems Inc
 PCS Mental Health LLC /Mid Penn Bank
 Acevedo, Albert/Mortgage Electronic
 Registration Systems Inc
 Lewis, Jade K/Mortgage Electronic
 Registration Systems Inc, Modm
 Corkhill, Cassandra A/Mortgage Electronic
 Registration Systems Inc
 Worley, Kenneth/Mortgage Electronic
 Registration Systems Inc
 Valentin, Miguel/MidFirst Bank, Modm
 Rowland, Lynne/Mortgage Electronic
 Registration Systems Inc
 Cannonier, Corris/Unlock Partnership
 Solutions Ao, Inc
 Grant, Daniel/Unlock Partnership Solutions
 Ao, Inc
 Solt, Jerome/Mortgage Electronic Registration
 Systems Inc
 Steffen, Heinrich/Mortgage Electronic
 Registration Systems Inc
 Portillo, Wilber D/Freedom Mortgage
 Corporation/Asgn
 Teixeira, Manuel A/Wilmington Savings Fund
 Society FSB/Asgn
 Jose, Yovanna/Freedom Mortgage
 Corporation/Asgn
 Jenkins, Malcolm/Rocket Mortgage LLC /Asgn
 Bombaggio, Joseph/SRHE Asset Trust I/Asgn
 Goings, Sheaquan/Rocket Mortgage LLC /Asgn
 Randolph, Brenda G/U S Bank Trust National
 Association/Asgn
 Bejaran, Laura P/Newrez LLC /Asgn
 Colon, Melissa F/Newrez LLC /Asgn
 Vengersammy, Shrimatie D/Newrez LLC /Asgn
 Reese, Chyna/Nationstar Mortgage LLC /Asgn
 Kouame, NDA Guillaume/Newrez LLC /Asgn
 Sanchez, Barbarin/Nationstar Mortgage LLC
 /Asgn
 Dawson, Larissa/Nationstar Mortgage LLC
 /Asgn
 Lopez, David/Nationstar Mortgage LLC /Asgn
 Nationstar Mortgage LLC /Rodriguez, Jose
 A/Relm
 Roberson, Sandy/Rocket Mortgage LLC /Asgn
 Micari, Philip/Newrez LLC /Asgn
 Loncaric, Anthony/Carrington Mortgage
 Services LLC /Asgn
 Martinez, Ilene/Wells Fargo Bank Na/Asgn
 RCAF Acquisition Trust/Morgan Stanley
 Mortgage Capital Holdings LLC /Asgn
 Turinsky, Thomas P/Wilmington Savings Fund
 Society FSB/Asgn
 First Keystone Community Bank/Carriage
 Square LLC /Relm
 Morrow, James W/Nationstar Mortgage LLC
 /Asgn
 Kaufman, David A/Nationstar Mortgage LLC
 /Asgn
 Bedics, Corey W/Nationstar Mortgage LLC
 /Asgn
 Heller, Robert A/Nationstar Mortgage LLC
 /Asgn
 Yi, Aaron/Nationstar Mortgage LLC /Asgn

Wannermeyer, Gerald/Nationstar Mortgage
LLC /Asgn
Herman, Jan B/Nationstar Mortgage LLC /Asgn
Jensen, Ian/Nationstar Mortgage LLC /Asgn
Yesthal, Sabrina/Nationstar Mortgage LLC
/Asgn
Dempsey, Michael E/U S Bank Trust National
Association/Asgn
Sanchez, Marlon Geovany/Nationstar
Mortgage LLC /Asgn
Campoli, Janna/PennyMac Loan Services LLC
/Asgn

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4008 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT certain lot or piece of land, situate in the Township of Pocono, County of Monroe, and State of Pennsylvania bounded and described as follows, to wit.

BEGINNING at a point in the middle of T.R. 576 point being the most northeasterly corner of overall tract granted to Alvin Bortz and Elsa Emma Tock, October 15, 1960 and recorded in deed Book 275 Page 34, then along the lines now or late of Amelia Schoenduv, South 40 degrees 59 minutes 55 seconds West (at 16.17 feet passing an iron pipe) 530.65 feet to an iron pipe, then passing the land of Alvin A. Bortz of which this was formally part north 9 degrees 10 minutes 26 seconds east 111.05 feet to an iron pipe; then along the land of Donald J. Anderson north 9 degrees 10 minutes 26 seconds east (at 248.05 feet passing an iron pipe) 273.05 feet to a point in the middle of T.R. 576; then along the middle of TEA. R. 576 North 85 degrees 45 minutes eleven seconds east 287.68 feet to the place of BEGINNING.

Containing 1.234 Acres

Under subject to any exceptions, reservations, terms, conditions, rights of way, licenses, restrictions, mutual covenants, or miscellaneous agreements containing any deed or deeds in the line of title or contained in any miscellaneous agreements relative to the subject premises in Monroe County Courthouse. Being the same premises in which Alvin A. Bortz by deed dated December 12, 1982 and recorded February 23, 1983 in the office of the Recorder of Deeds and informed Monroe

County in Deed Book 1240 Page 250 convey to Paul E. Angstadt and Joanne Angstadt, husband and wife.

Property Address: 112 Slate Drive, Swiftwater, PA 18370

Parcel ID: 12.12.1.24 PIN#: 12636401374121 Title is vested in David Lee Angstadt by deed from Paul E. Angstadt, widower, dated 08/15/2011 and recorded on 08/17/2011 in the Monroe County Clerk's/Register's Office as Book 2390, Page 3716 and as Instrument No.: 201117069.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David Lee Angstadt TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Dylan Chess, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2452 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH-

EVER IS HIGHER TO BID4ASSETS BY WIRE
TRANSFER NO LATER THAN 4:00PM THE DAY
AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of ground situate in Middle Smithfield Township, Monroe County, Pennsylvania, being Lot No. 116, Phase I, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development, Corp., which Plan is duly recorded in the Office of the Recorder of Deeds, Stroudsburg, Monroe County, Pennsylvania as Plot Book 62, Page 225.

BEING THE SAME PREMISES Andre A. Askins, an individual, by Deed of Matthew Gilmore and Jennifer Macaluso-Gilmore, his wife, dated June 4, 2013, and recorded in Monroe County Recorder of Deeds Office on July 1, 2013, to Monroe County Deed Book 2422, Page 7409, *et seq.*, Instrument No. 201317523.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them the said Grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said Lot or piece of ground described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever. AND the said Grantors, for themselves and their heirs, executors and administrators does covenant, promise and agree to and with the said Grantee, his heirs and assigns, by these presents, that they the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors and their heirs, and against all and even, person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under him, her, them, or any of them, shall and will, under and subject as aforesaid, SPECIALLY WARRANT and forever DEFEND.

UNDER AND SUBJECT to restrictions, reserva-

tions, exceptions, covenants and conditions as set forth in the chain of title.

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

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

IMPROVED RESIDENTIAL PROPERTY BEING KNOWN AS: 4515 Tee Drive, East Stroudsburg, PA 18302

TAX MAP I.D. NO.: 09.86833

PIN NO.: 09732302994556

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Andre A. Askins**
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

James T. Shoemaker, Esquire

Sheriff's Office

Stroudsburg, PA

Jason Costanzo, Sheriff's Solicitor

Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6045 CIVIL 2023, I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

The property identified as Parcel I.D. No. 09.4D.3.38, and PIN No. 09734401284131 and further identified as 209 Cliff Court, with a legal description included in a deed recorded with the Monroe County Recorder of Deeds at Book, 467, Page 88, as follows:

ALL THAT CERTAIN lot or piece of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows:

BEING shown and designated as Lot No. 47 on a certain map or plan of lots entitled, "Subdivision of Winona Lakes, Section 13, Bushkill Creek Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated August 4, 1972, and revised August 18, 1972, prepared by Edward C. Hess Associates, Scale being 1" = 100'", recorded October 2, 1972 in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 17, Page 101.

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

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Erik Allgood, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5136 CV 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Paradise, County of Monroe, Commonwealth of Pennsylvania, being designated Lot 86, Phase 5, on a certain map, entitled "Final Plan Subdivision Plan for Paradise Pointe – Phase 5, Paradise Township, Monroe County, PA", prepared by Niclaus Engineering Corporation dated October 1999, last revised January 26, 2000 and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book 72, Page 110, Lot 86, Paradise Pointe, Township of Paradise. TAX CODE: 11.91501
PIN NO: 11638500857800

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

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

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

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4654 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Stroud, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe in line of lands of John A Hoffstadt, said pipe being distant three hundred fifty six and ninety one one hundredths feet on a course of South thirty eight degrees West from the most Easterly corner of the larger tract of which this lot was formerly a part; thence by said lands of John A. Hoffstadt, South thirty eight degrees West one hundred

fourteen and five tenths feet to a pipe; thence by land of George A. Parker and wife, North fifty five degrees fifty three minutes West one hundred forty four and forty five one hundredths feet to a pipe on the Southerly side of a forty foot street called Camelot Drive; thence along said street, North thirty eight degrees East one hundred twenty six and eighty nine one hundredths feet to a pipe; thence by other lands now or formerly of Melvin and Marley, of which this lot was formerly a part, South fifty one degrees East one hundred forty four and twenty one one hundredths feet to the place of BEGINNING.

PARCEL NO. 17/13/1/6-6

BEING the same premises which John B. Howells and Janet A. Howells, his wife, by Deed dated 04/30/1971 and recorded 05/01/1971 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 399, Page 939, granted and conveyed unto Paul S. Cameron and Judith D. Cameron, husband and wife.

AND BEING the same premises which Paul S. Cameron and Judith D. Cameron, husband and wife, by Deed dated 11/20/2017 and recorded 11/30/2017 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2502, Page 3362, granted and conveyed to Anthony Ellis.

Tax ID #: 17/13/1/6-6

PIN #: 17639104820496

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Samantha Gable, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8001 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS AS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT/LOTS, PARCEL OR PIECE OF GROUND SITUATED IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE, AND STATE OF PENNSYLVANIA, MARKED AND DESIGNATED AS LOT NO. 105, SECTION I, AS SHOWN ON "PLOTTING OF POCONO FARMS EAST, COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, MADE BY ACHTERMAN ASSOCIATES", AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY IN PLOT BOOK NO. 16, AT PAGE 49.

PARCEL ID: 03.4B.1.6

PIN NO.: 03635704918815

TITLE VESTED IN: Barbara L. Finch Harris, by deed from Coastal Environmental, Inc., a Pennsylvania Corporation, dated December 5th, 2005, recorded December 23rd, 2005 in the Monroe County Clerk's Register's Office in Deed Book 2252, Page 7044.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Barbara L. Finch Harris** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Emmanuel J. Argentieri, Esquire

Sheriff's Office

Stroudsburg, PA

Jason Costanzo, Sheriff's Solicitor

Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 148 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, FEBRUARY 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

All that certain lot or piece of land situate in the Township of Jackson, County of Monroe and State of Pennsylvania, known as Lot 44, Chatham Hill, as recorded in the Office for the Recorder of Deeds, in and for Monroe County, in Plan Book 61 at Page 158.

BEING Phillip A. Foulkes and Margaret J. Harris now by Marriage Margaret J. Foulkes, Husband and Wife by Deed dated July 20, 2007 and recorded in the Office of Recorder of Deeds of Monroe County on July 23, 2007 at Book 2311, Page 5393 Instrument# 200728022 granted and conveyed unto Philip A. Foulkes and Margaret J. Harris now by Marriage Margaret J. Foulkes, Husband and Wife.

PARCEL: 08.86424

PIN: 08635000098396

Property Address: 142 Chatham Hill Road,

Stroudsburg, PA 18360

Philip A. Foulkes having departed this life on June 10, 2019.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Margaret J. Harris, A/K/A Margaret J. Foulkes, individually as in her capacity as known heir of Phillip A. Foulkes and Unknown Heirs of Phillip A. Foulkes deceased** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1931 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, FEBRUARY 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Barrett, County of

Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of Township Route 598, said point being on line of lands of Kenneth Brush, as shown on map entitled "Plotting III, Spruce Hill Farms, Jacob Keuler, 24 June 1971"; thence along lands of Kenneth Brush N 57° 06' 20" W 411.97 feet to a point, said point being the northeasterly corner of said lands of Kenneth Brush; thence along lot No. 313, N 88° 38' 40" E 121.18 feet to a point; thence along other lands of Jacob Keuler (a radial line to the hereinafter described curve), S 24° 50' 45" E 404.41 feet to a point on the northerly line of Township Route No. 598 on a curve to the right having a radius of 425.00 feet an arc length of 154.54 feet to a point of tangency; thence along the same S 85° 58' 20" W 91.49 feet to the place of **BEGINNING**.

CONTAINING 1.70 acres, more or less. BEING Lot No. 322 as shown on said map.

BEING Jerry Mascolo and Carolyn Ann Mascolo by Deed dated September 30, 2005 and recorded in the Office of Recorder of Deeds of Monroe County on October 4, 2005 at Book 2242, Page 5267 Instrument# 200545300 granted and conveyed unto Kristin Hinkel.

PARCEL: 1.6.1.19-36

PIN: 01639802558733

Property Address: 2378 Lake Road A/K/A 179 Lake Road, Canadensis, PA 18325

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Kristin Hinkel**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Matthew C. Fallings, Esquire

Sheriff's Office

Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1117 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land situate in the Township of Coolbaugh, County of Monroe, and Commonwealth of Pennsylvania, being known as Lot No. 281, Section J, as shown on a certain plain entitled A Pocono County Place, as recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Plan Book 22, Pages 11, 13, 15 and 17
PARCEL NO. 03.9C.1.244/
PIN: 03635918419740

BEING the same premises which Rose D. Womack, by Deed dated October 9, 2020, and recorded in the Official Records of Monroe County on May 21, 2021, in Deed Book Volume 2577, Page 5843 *et seq.*, granted and conveyed unto Marcell Lewis.

Being Premises Known and Numbered as 9892 Breezeway Terrace, Tobyhanna, PA 18466

Tax Parcel Number: 03.9C.1.244/ PIN: 03635918419740

Sale No:

Yvonne Ganley, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$244,123.05

Premise Being: 9892 Breezeway Terrace, Tobyhanna, PA 18466

Seized and sold as the property of Marcell Lewis, Judgment Number 001117-CV-2025 (U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee

for Determination Mortgage Trust vs. Andrea Holston-Lewis A/K/A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Andrea Holston-Lewis A/K/A Andrea Holston, Known Heir of Marcell Lewis, Deceased**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Yvonne Ganley, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

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

of Pennsylvania to 2555 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Township of Jackson, County of Monroe and Commonwealth of Pennsylvania,

known as Lot No. 12 as is described in the Plan filed in the Monroe County Recorder of Deeds Office in Map Book 38, Page 55, recorded on October 24, 1978 by the 'Final Plan – Royal Oaks, prepared by Robert G. Beers, Registered Surveyor, dated August 21, 1978.'

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc., that are contained in the chain of title.

BEING THE SAME PREMISES WHICH Elisabeth Jarkoff, by Deed dated 6/25/2018 and recorded 6/26/2018 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2512, Page 4513, granted and conveyed unto Juan Hoyos and Sandra Hoyos.

Sandra Hoyos departed this life on March 13, 2022.

IMPROVEMENTS: Residential property.

TAX CODE NO. 08.7A.1.23

PIN #08-6351-01-49-2018

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Gregory Javardian, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 471 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate

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

Thursday, FEBRUARY 26, 2026

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Middle Smithfield, County of Monroe, and State of Pennsylvania, being Lot No. 62 of Section No. 1 of Winona Lakes, as shown on map of Winona Lakes filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book No. 9, Page 119, and bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly side of Hollow Road, a corner common to lands now or formerly of Indian Lake Camp; thence,

(1) along the northerly side of said road, North seventy-four degrees fifty-eight minutes West thirty-two and thirteen one-hundredths feet to an iron pin; thence,

(2) along the northerly side of said road, South seventy-three degrees fifty-eight minutes West sixty and ninety-nine one-hundredths feet to an iron pin; thence,

(3) along the northeasterly side of said road, South sixty-five degrees one minute West twenty-one and ninety-nine one-hundredths feet to an iron pin, a corner common to Lots 62 and 63; thence,

(4) leaving said road and along said Lot 63, North twenty-eight degrees one minute West one hundred fifty-one and forty-eight one-hundredths feet to an iron pin on line of Redbird Park, a corner common to Lots 62 and 63; thence,

(5) along said Redbird Park, North Sixty-one degrees fifty-nine minutes East ninety-eight and twenty-seven one-hundredths feet to an iron pin on line of lands of the aforementioned Indian Lake Camp; thence,

(6) along lands of said Indian Lake Camp, South thirty degrees six minutes East one hundred eighty-seven and thirty-five one-hundredths feet to the place of BEGINNING.

CONTAINING 16,323 square feet, more or less.

BEING James G. Rohan Jr., married by Deed dated August 5, 2005 and recorded in the Office of Recorder of Deeds of Monroe County on September 28, 2005 at Book 2241, Page 7338 granted and conveyed unto Bernadette Ebert-Johnson, single.

PARCEL: 09.3F.1.77

PIN: 09735403101317

Property Address: 62 Hidden Lake Rd. A/K/A 835 Hidden Lake Dr. , East Stroudsburg, PA 18302

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Bernadette Ebert Johnson** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002032 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE

**TRANSFER NO LATER THAN 4:00PM THE DAY
AFTER AUCTION**

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situated in Coolbaugh Township, Monroe County, Pennsylvania, as shown on a plan titled "Final Plan - Lot Joinder, Lots 107 and 108, Miles Weaver Subdivision, prepared by Trout Creek, LLC, Job Number 2101004, dated February 18, 2021 and revised April 30, 2021, recorded in Plot Book Volume 93,

Page 134, and more particularly described as follows:

BEGINNING at an iron pin located on the Southwesterly side of Evergreen Circle (50' wide right-of-way), Said iron pin being the common corner with Lot 106, lands now or late of Patricia L. Farley, thence along the Southwesterly side of said right-of-way, South 50' 11 '53" East, a distance of 157 .91 feet to a point, said point being Southwest 2.8 feet from an iron pin located within said right-of-way; thence along Lot 109, lands now or late of Michael E. and Judith A. Capotorto, South 38°59'04" West, a distance of 159.82 feet to an iron pin; thence along lands now or late Selwyn Gibson and lands now or late of Ralph F. and Danielle M. Napoleon, North 50° 16'00" West, distance of 160.00 feet (crossing over an iron pin at 80.00 feet) to an iron pin; thence along the aforementioned Lot 106, North 39°44'00" East, a distance of 160.00 feet to the Point of Beginning.

BEING County Parcel# 03.4A.3.9 Pin No.03635604847010

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JP Aiza LLC, a California Limited Liability Company**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Melissa M. Nelson, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002058 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land, situate in the Township of Pocono, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in a public road where the center of said public road intersects the northerly property line of George and Anna Andrasek; thence N 54 degrees 20' 00" E along said property line and in line of lands NIL E. F. Danisch, a distance of 208.63 feet to a point; thence S 35 degrees 40' 00" E along lands N/L George and Anna Andrasek a distance of 199.37 feet to a point; thence S 54 degrees 20' 00" W along said lands a distance of 232.23 feet to a point in the center of said public road; thence along the center of said road the following (2) courses to the place of beginning: (1) N 26 degrees 44' 00" W a distance of 100.85 feet, (2) N 31 degrees 07' 00" W a distance of 100.00 feet

BEING County Parcel #12.11.1.31-5 Pin No.12636404522367

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JP Aiza LLC, a California Limited Liability Company**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bi-

d4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Melissa M. Nelson, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3263 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Borough of East Stroudsburg, in the County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point on the West side of King Street, corner of Lot No. 12 on the hereinafter referred to map; thence, along the West side of King Street, South 39 degrees 48 minutes East 161 feet, more or less, to a corner of Lot No. 46 on said map; thence, along Lots Nos. 46 and 22, South 63 degrees 55 minutes West 170.6 feet to a point on the East side of Wil-

low Street; thence, along the East side of Wil-
low Street, North 26 degrees 5 minutes West,
160 feet to a corner of Lot No. 12, on said
map; thence, along Lot No. 12, North 63 de-
grees 55 minutes East 131.6 feet to the West
side of King Street, the place of BEGINNING.
BEING Lots No. 14, 16, 18 and 20 on Plan of
Lots of M. B. Snover's Addition to the Borough
of East Stroudsburg, recorded in the Office for
the Recording of Deeds, et c., at Stroudsburg,
PA, in and for the County of Monroe, in Plat
Book Vol. 1B Page 265.

Being Tax ID Parcel No. 05-5.1.5.5 Pin
No.05730219503029

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: **JP Zubish LLC, a Pennsylvania
Limited Liability Company Ismail Moham-
med**

TO ALL PARTIES IN INTEREST AND CLAIM-
ANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Melissa M. Nelson, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 001055 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land situate in Middle Smithfield Township, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
Tract 1.

BEGINNING at a point in the center of Pennsylvania Highway Route No. 45014; thence along lands of the grantees herein north 21 degrees 5 minutes West 175.6 feet to an iron pipe; thence along lands of Herbert B. Overfield, of which this was a part, North 68 degrees 55 minutes, East 30 feet to a point; thence still by land of Herbert B. Overfield, south 21 degrees 5 minutes East 176 feet, more or less, to a point in the center line of Pennsylvania Highway Route No. 45014; thence along the center line of said Route 45014; South 68 degrees 55 minutes West 30 feet to the place of BEGINNING.

UNDER AND SUBJECT to rights as set forth in hereinabove recited deed.

Tract 2.

BEGINNING at a point in the center of Pennsylvania Highway Route No. 45014, said point being in line of land between Charles V. Overfield (Vo. 187), page 18) and Herbert R. Overfield (Vol. 187, page 15); thence, along land of Charles V. Overfield, North seventeen degrees fifteen minutes West (all bearing Magnetic 1955) one hundred seventy six feet to an iron pipe; thence, by other lands of Herbert B. Overfield, of which this was a part, North sixty eight degrees fifty five minutes East ninety five and two-tenths feet to an iron pipe; thence, still by land of Herbert B. Overfield, South twenty-one degrees five minutes East one hundred seventy five and six-tenths feet to a point in the center line of Pennsylvania Highway Route 45014; thence along the center line of said Route 45014, South sixty eight degrees fifty five minutes West one hundred seven feet to the place of BEGINNING.

CONTAINING 17,153.04 sq. feet or 0.41 or an acre.

Tract 3.

BEGINNING at an iron pin, the Southwest corner of the herein described tract and also the Northwest corner of other lands of the Grant-

ees herein, Henry Beam and Freda Beam, his wife; thence along line of land common to Charles V. Overfield, North 16 degrees 46 minutes 21 seconds West 75.17 feet to a set iron pin; thence along other lands of the Herbert B. Overfield Estate, of which the herein tract was a part North 69 degrees 23 minutes 39 seconds East 120.16 feet to an iron pin and South 20 degrees 37 minutes 03 seconds East 75.00 feet to an iron pin, the Southeast corner of the herein described tract and the Northeast corner of the aforementioned other lands of the Grantees herein; thence along the North line of the Henry Beam and Freda Beam tract, South 69 degrees 23 minutes 39 seconds West 125.20 feet to the place of beginning.

CONTAINING 0.211 acres, more or less.

A.

Tract 1, Tract 2, and Tract 3 shall be joined and become inseparable as set forth in Plot Book 47, page 67, and cannot be subdivided or sold separately or apart therefrom with Township approval.

Tract 4.

BEGINNING at a point in Lower Lakeview Drive (S.R. 1016), said point being the Southwest corner of land of John A. Spano (Deed Book Vol. 1599, Page 932); THENCE 1.) In and along said Lower Lakeview Drive, South 69 degrees 05 minutes 00 seconds West 4.00 feet to a point; THENCE 2.) Leaving said Lower Lakeview Drive and by remaining lands of The Estate of Edith G. Overfield (of which this lot was formerly a part), North 17 degrees 35 minutes 00 seconds West (at 25.00 feet passing a pin) 251.14 feet to a pin; THENCE 3.) By said remaining lands of The Estate of Edith G. Overfield, North 68 degrees 35 minutes 00 seconds East 4.00 feet to a pin; THENCE 4.) By said lands of John A. Spano, South 17 degrees 35 minutes 00 seconds East (at 237.22 feet passing a railroad spike) 251.17 feet to the place of BEGINNING.

CONTAINING 0.023 acres.

Being the same premises which Joan F. Welsh, Executrix of the Last Will and Testament of Lily Spano by Deed dated 1/20/2022 and recorded 1/28/2022 in Monroe County in Record Book 2600 Page 5671 conveyed unto Daryl K. Kim, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DARYL K. KIM**
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bi-

d4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Russell E. Farbiarz, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005127 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

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

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF MONROE AND STATE OF PENNSYLVANIA DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF ROSS COUNTY OF

MONROE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A PIPE ON THE CUL-DE-SAC AT THE NORTHEASTERLY END OF COUCH CIRCLE BEING A COMMON CORNER OF LOT NO. 69 AND LOT NO. 70 AS SHOWN ON A PLAN

TITLED FINAL PLAN, RESUBDIVISION OF A PORTION OF VIST ESTATES, DATED JUNE 1975 AND RECORDED SEPTEMBER 16, 1975 IN PLOT BOOK VOLUME 27, PAGE 81; THENCE ALONG SAID CUL-DE-SAC ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET FOR AN ARC LENGTH OF 69.48 FEET (CHORD BEARING AND DISTANCE BEING NORTH 12 DEGREES 55 MINUTES 54 SECONDS EAST 64.02 FEET) TO A PIPE; THENCE BY LOT NO. 68 NORTH 63 DEGREES 07 MINUTES 23 SECONDS EAST 413.64 FEET TO A PIPE IN THE LINE OF LANDS NOW OR FORMERLY OF HERBERT RIDHEL; THENCE BY SAID LANDS NOW OR FORMERLY OF HERBERT RISHEL, SOUTH 11 DEGREES 22 MINUTES 01 SECONDS WEST 607.72 FEET TO A PIPE; THENCE BY THE AFOREMENTIONED LOT NO. 70 NORTH 37 DEGREES 15 MINUTE WEST 435.24 FEET TO THE PLACE OF BEGINNING. CONTAINING 2.50 ACRES OF LAND, MORE OR LESS AND BEING LOT NO, 69 AS SHOWN ON THE ABOVE DESCRIBED PLAN.

PARCEL ID: 15-6247-04-94-9437

PROPERTY ADDRESS: 69 COUCH CIRCLE

Title to said premises is vested in Karen L. Kimble and Daniel T. Kimble, husband and wife, by deed from Diane L. Biechy now by marriage Diane L. Boo and James F. Boo dated March 1, 2008 and recorded April 11, 2008 in Deed Book 2331, Page 1488 Instrument Number 200810812.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Karen L. Kimble and Daniel T. Kimble**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Natalie Paul, Esquire

Sheriff's Office
Stroudsburg, PA

Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5709 CIVIL 2024, I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

The property identified as Parcel I.D. No. 9.4D.2.51 with PIN 09734401297266 and further identified as 7 Hilltop Circle, with a legal description included in a deed recorded with the Monroe County Recorder of Deeds at Book 2072, Page 1439, as follows:

ALL THAT CERTAIN lot or piece of land situated in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows: Being shown and designated as Lot No. 44 on a certain map or plan of lots entitled, Subdivision of Winona Lakes, Section 12, Bushkill Creek Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated August 7, 1972 revised October 14, 1972 prepared by Edward C. Hess Associates, Scale being 1"=100', recorded October 24, 1972, in the Recorder's Office, East Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 18 page 7.

BEING Lot No. 44 on the above mentioned plan said deed being recorded in the Office for the Recording of Deeds in and for Monroe County at Stroudsburg, Pennsylvania, in Record Book Volume 2072 page 1439, reference being thereunto had, the same will more fully and at large appear.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Albert Kohler**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Erik Allgood, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 26, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000986-CV-2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Mount Pocono, County of Monroe and State of Pennsylvania, known as Lot #15, on a Subdivision of Plan of Section V, Pine Hill Estates, as recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Map Book Volume 54, Page 3. This property is designated as 11 Cedar Road,

Mount Pocono, PA.

Being the same premises which Mary C. Speicher, widow, by Deed dated 09/11/2002 and recorded 09/13/2022, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Instrument No. 200237153, granted and conveyed unto Kouassi Kouadio, in fee.

Tax ID #: 10.1.1.34-15 PIN 10635620815781
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Kouassi Kouadio**
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2435 CIVIL 2023, I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

The property identified as Parcel I.D. No. 9.4C.4.90, and PIN No. 09734404531257 and further identified as 125 Briarwood Road, with a legal description included in a deed recorded with the Monroe County Recorder of Deeds at Book 2117, Page 2146, as follows: ALL THE FOLLOWING lot situate in the Township of Middle Smithfield, County of Monroe, and State of Pennsylvania, marked and designated as Lot Number 24, Section Four, as shown on "Plotting of Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, make by Elliott & Associates" and recorded in Monroe County, Pennsylvania, in Plat Book 18, page 39.

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

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

In the event competitive bidding does not exceed the plaintiff's upset price, the sale will be continued until a date determined by the Court to allow plaintiff to obtain an order to sell free and clear.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Erik Allgood, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 007042 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate

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

**Thursday, February 26, 2026
AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THAT CERTAIN real property situate in the Township of Coolbugh, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron on the Westerly side of the Macadam Road leading from Tobyhanna to Wamertown, said iron being the Southeast corner of lot of Chauncey Wilton; thence by lot of the said Chauncey Wilton North sixty-one degrees twelve minutes West four hundred eighteen and three-tenths feet to an iron in line of the U.S. Military Reservation; thence along the said Reservation South twenty-eight degrees thirty-one minutes West one hundred feet to a corner, a corner of land of William Meno; thence by the said Meno property South sixty-one degrees twelve minutes East four hundred eighteen and three-tenths feet to a corner in the Westerly edge of the above mentioned highway; thence along the Westerly edge of the said highway North twenty-eight degrees thirty-one minutes East one hundred feet to the place of BEGINNING. CONTAINING 0.96 Acres, more or less.

BEING THE SAME PREMISES which Alfonso Gonzalez and Ascuncion Gonzalez, his wife, by and through their agent and attorney-in-fact, Lillian Torres by Deed dated August 3, 2004 and recorded on August 24, 2004, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2200 at Page 1015, as Instrument No. 200438805 granted and conveyed unto Ruth Lopez. Being Known as 1403 Prospect Street f/k/a 114 Prospect Street, Tobyhanna, PA 18466 Tax Code No. 03.15.1.19 Map No. 03633704749498

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **RUTH E. LOPEZ A/K/A RUTH LOPEZ A/K/A RUTH E. LOPEZ MENDOZA A/K/A RUTH LOPEZ MENDOZA A/K/A RUTH L. MENDOZA**

TO ALL PARTIES IN INTEREST AND CLAIM-

ANTS:

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

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

Sheriff's Office
 Stroudsburg, PA
 Jason Costanzo, Sheriff's Solicitor
 Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5133 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF CHESTNUT-HILL, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTH LINE OF ROBERTS ROAD, WHICH ROAD IS TWENTY FEET WIDE, AND WHICH POINT IS LOCATED SOUTH 77 DEGREES 18 MINUTES WEST TWO HUNDRED SIXTY-THREE AND EIGHT-TENTHS FEET FROM THE SOUTHWEST INTERSECTION

OF SAID ROBERTS ROAD AND BARRYS ROAD; THENCE ALONG THE WEST LINE OF LOT NO. 210, SOUTH 12 DEGREES 42 MINUTES EAST ONE HUNDRED FIFTY FEET TO A CORNER OF LOT NO. 207; THENCE ALONG THE NORTH LINE OF SAID LOT NO. 207, SOUTH 77 DEGREES 18 MINUTES WEST ONE HUNDRED FEET TO A CORNER OF LOT NO. 206; THENCE ALONG THE EAST LINE OF SAID LOT NO. 206, NORTH 12 DEGREES 42 MINUTES WEST ONE HUNDRED FIFTY FEET TO A POINT ON THE SOUTH LINE OF ROBERTS ROAD, FIRST ABOVE MENTIONED, THENCE ALONG SAID SOUTH LINE, NORTH 77 DEGREES 18 MINUTES EAST ONE HUNDRED FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 208 IN BLOCK "200" ON MAP OF DEVELOPMENT TO BE KNOWN AS SUN VALLEY MADE BY M.A. POLICELLI, REGISTERED ENGINEER, JULY 1952.

UNDER AND SUBJECT TO CONDITIONS AND RESTRICTIONS, ETC., AS APPEAR IN DEED BOOK 322, PAGE 603.

BEING KNOWN AS: 1410 Roberts Road a/k/a 208 Roberts Road, Effort, PA 18330

BEING THE SAME PREMISES WHICH Harris Development, LLC BY DEED DATED 4/30/2007 AND RECORDED 5/10/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2304 AT PAGE 9134, GRANTED AND CONVEYED UNTO Robert A. McNulty and Holly L. Martin, as joint tenants with right of survivorship.

PIN #: 02632002959548

TAX CODE #: 02.15.2.18-8

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **HOLLY L. MARTIN AND ROBERT A. MCNULTY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6062 CIVIL 2024, I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

The property identified as Parcel I.D. No. 09.4D.4.103 with the PIN 09734401195623 and further identified as 131 Rim Road, with a legal description included in a deed recorded with the Monroe County Recorder of Deeds at Book, 2342, Page 1089, as follows:

ALL THAT CERTAIN lot or piece of land situate in the Township of Middle Smithfield, County of Monroe, and State of Pennsylvania, bounded and described as follows:

BEING shown and designated as Lot No. 100 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 14, Bushkill Creek Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County Pennsylvania," dated August 4, 1972 and revised August 18, 1972, prepared by Edward C. Hess Associates, Scale being 1 inch = 100 feet recorded October 2, 1972 in the Recorder's Office of Stroudsburg, Monroe County Pennsylvania in Plot Book Volume 17, Page 103.

BEING Lot No. 100 on the above mentioned Plan.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Ryan Minorics & Ashley Cox** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bi-

d4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Erik Allgood, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 004563 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 134 BUCK FEVER TRL A/K/A 1316 BUCK FEVER TRL, SCOTRUN, PA 18355

BEING PARCEL NUMBERS: 12.112813 & 12.16C.154

BEING MAP NUMBERS: 12635308890995 & 12635308890934

IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ERNEST MOYER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
 Stroudsburg, PA
 Jason Costanzo, Sheriff's Solicitor
 Jan 23, 30, Feb 6

PROPERTY OF: **NEPHILIM IMOBILIARE LLC**
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

Sheriff's Office
 Stroudsburg, PA
 Jason Costanzo, Sheriff's Solicitor
 Jan 26, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 00209 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF CHESTNUT HILL, MONROE COUNTY, PENNSYLVANIA:
 BEING KNOWN AS: 2299 LONG ACRE DRIVE, EFFORT, PA 18330
 BEING PARCEL NUMBER: 02.11.3.12
 BEING MAP NUMBER: 02623802593194
 IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 801 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, FEBRUARY 26, 2026
 AT 10:00 A.M.**

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

LEGAL DESCRIPTION

All that certain lot, or piece of land situate in the Township of Jackson, County of Monroe, State of Pennsylvania bounded and described as follows, to wit:
 BEGINNING at an iron pipe in line of lands now or formerly of Wilson Dotter said point being the northwesterly corner of lands now or formerly of Robert F. Bentley, et al. as Shown on a plan titled, "Subdivision Plan for

Patricia A. Violini and Diane R. Fatkin, Jackson Township, Monroe Co., Pa., dated July 17, 1989", prepared by R.K.R. Hess Associates, East Stroudsburg, PA.; thence by lands now or formerly of Wilson Dotter North 26 degrees 17 minutes 35 seconds West 274.89 feet to an iron pipe on line of lands now or formerly of Ray J. Starnier; thence by lands now or formerly of Ray J. Starnier and crossing a 50-foot wide right-of-way North 64 degrees 23 minutes 18 seconds East (passing over the center of said 50-foot wide right-of-way at 520.25 feet) 674.01 feet to an iron pipe on line of lands now or formerly of Gertrude Helm; thence by lands now or formerly of Gertrude Helm South 28 degrees 54 minutes 31 seconds East 50.28 feet to a stone corner; thence by the same North 76 degrees 26 minutes 53 seconds East 105.24 feet to a stone corner on line of lands now or formerly of Harold Spragel; thence by lands now or formerly of Harold Spragel South 25 degrees 46 minutes 01 seconds East 69.06 feet to a point; thence by Lot 2 and re-crossing the center of the aforementioned 50-foot wide right-of-way South 64 degrees 33 minutes 05 seconds West (passing over the center of said 50-foot right-of-way at 325.24 feet) 576.36 feet to a point; thence by Lot 2 South 25 degrees 26 minutes 55 seconds East 135.84 feet to a point on line of lands now or formerly of Robert F. Bentley, et al.; thence by lands now or formerly of Robert F. Bentley, et al. South 64 degrees 33 minutes 05 seconds West 200.00 feet to the place of BEGINNING. CONTAINING 2.99 acres more or less.

BEING Patricia A. Violini and Diane Rebecca Fatkin by Deed dated November 21, 2002 and recorded in the Office of Recorder of Deeds of Monroe County on November 25, 2002 at Book 2137, Page 7549 Instrument# 200248159 granted and conveyed unto Ernest Munoz, Angela Pezzino.

PARCEL: 08/110016
PIN: 08637100729108

Property Address: 140 Cricket Lane A/K/A 1245 Kroucher Road, Stroudsburg, PA 18360
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Angela Pezzino and Ernest Munoz**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005198-CV-2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, February 26, 2026
AT 10:00 A.M.**

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, Being Lot No. 2613, Section 6 of Pocono Farms East as shown on a plan of lots recorded in the Office of the Recorder of Deeds in Plot Book Volume 17, page 121.

UNDER & SUBJECT to restrictions, covenants and condition which shall run with the land as appear in the chain of title.

TAX CODE: 3/4B/3/96

PIN NO.: 03-6367-03-10-7003

Being the same premises which Armin H. Jurkowsch and Karen I. Jurkowsch, by Deed dated 08/28/2009 and recorded 09/03/2009, in the Office of the Recorder of Deeds in and

for the County of Monroe, in Deed Book 2359, Page 2801, granted and conveyed unto Damon Rodriguez, in fee.

Tax ID #: 03.4B.3.96 a/k/a 3/4B/3/96 a/k/a 03-6367-03-10-7003 PIN 03636703107003

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

DAMON RODRIGUEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

Sheriff's Office

Stroudsburg, PA

Jason Costanzo, Sheriff's Solicitor

Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3283 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, February 26, 2026

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot/lots parcel or piece of ground situate in the Township of Coolbaugh,

County of Monroe and State of Pennsylvania, being Lot/Lots No. 592, Sectarion No. J, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 22, page 11, 13, 15 & 17.

Being the same premises which Santiago Beato by Deed dated January 19, 2022 and recorded January 26, 2022 in the Office of the Recorder of Deeds in and for Monroe County in Book 2600 Page 3396, granted and conveyed unto Wakanda Properties, LLC.

Parcel No. 03.9C.1.459

PIN No. 03635914446052

Being also known as 9671 Stony Hollow Drive, Tobyhanna, PA 18466.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Wakanda Properties, LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Samantha Gable, Esquire

Sheriff's Office

Stroudsburg, PA

Jason Costanzo, Sheriff's Solicitor

Jan 23, 30, Feb 6

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

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8008 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, February 26, 2026

AT 10:00 A.M.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a iron on the easterly line of Music Center Road (T.R.520), said iron being the most southwesterly corner of Lot No. 7 as shown on map entitled "Lesoine Subdivision, Ross Lesoine, Lynn Lesoine, Judy Miller, Owners" made by Joseph E. Pollicelli, P.E. dated September 4, 1979, and intended to be recorded in the Office for the Recording of Deeds , & c., in and for the County of Monroe, thence along Lot No. 7 North 59 degrees 23 minutes 42 seconds East 368.50 feet to an iron pipe; then along Lot No. 10 South 24 degrees 45 minutes 25 seconds East 150.00 feet to an iron Pipe; then along Lot No. 5 South 59 degrees 23 minutes 42 seconds West 368.50 feet to an iron pipe; then along the easterly line of Music Center Road. (T.R. 520) North 24 Degrees 45 minutes 25 seconds West 150.00 feet to the place of BEGINNING. Containing 1.2623 acres. BEING lot No. 6 as shown on said map.

UNDER AND SUBJECT to the restrictive covenants as shown on said map.

BEING KNOWN AS: 292 Music Center Drive, East Stroudsburg, PA 18301

BEING THE SAME PREMISES WHICH Andrew Rachlin BY DEED DATED 1/27/2021 AND RECORDED 4/15/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2574 AT PAGE 4018, GRANTED AND CONVEYED UNTO Zakiyyah Williams.

PIN #: 16731204801093

TAX CODE #: 16.7F.1.7

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ZAKIYYAH WILLIAMS AKA ZAKIYYAH K. WILLIAMS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

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

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

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Jan 26, 30, Feb 6

**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 Saylorsburg, 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, September 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
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
3087 Salisbury Dr.
Allentown, PA 18103

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

Jan 23, 30, Feb 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Martinus G. Meulman, late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, November 30, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the under-

signed, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Leslie Diane Conover
205 Sycamore Drive
Palmerton PA 18071

Jenny Y.C. Cheng, Esquire
430 Delaware Ave, PO Box 195
Palmerton PA 18071

Jan 23, 30, Feb 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Saura D Kintner, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 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. Please do not use caps lock): Saura D Kintner

164 Monomnock Road
Cresco, PA 18326

Attorney William Reaser
111 N 7th St
Stroudsburg, PA 18360

Jan 23, 30, Feb 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of David S. Barbett a/k/a David Barbett, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, August 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. Rachel Whitney Rivera
1722 Fort Patton Drive
Harrisburg, PA 17112

Bradley C. Baird, Esq.
5000 Ritter Road, Suite 202
Mechanicsburg, PA 17055

Jan 23, 30, Feb 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Estate of Nancy J. Roeber-Moyer a/k/a Nancy J. Moyer a/k/a Nancy Roeber-Moyer, late of Hamilton Township, 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. Jodi L. Rowlands, Executrix
3929 Elm Road
Danielsville, PA 18038

Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360

Jan 23, 30, Feb 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Kurt Edward Wiskup, aka Kurt Wiskup, aka Kurt E. Wiskup, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, 12/1/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present

the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.
 Alan Horlick
 511 11th Street
 Brooklyn, NY 11215

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

Jan 30, Feb 6, 13

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of Danielle Lehtinen, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 09/13/2025 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.
 Linda Kilmer
 52 Grandview Drive
 Scott Township, PA 18414

Marissa McAndrew
 630 Main Street
 Forest City, PA 18421

Jan 30, Feb 6, 13

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of Alberta J. Cramer a/k/a Alberta Jane Cramer, late of Price Township, Monroe County, Commonwealth of Pennsylvania, December 16, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of

the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.
 Evelyn E. Kyrner
 117 Caryl K Lane
 East Stroudsburg PA 18302

Gretchen Marsh Weitzmann
 700 Monroe St
 Stroudsburg PA 18360

Jan 30, Feb 6, 13

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of Arturo Salgado aka Arthur Perez Salgado aka Arthur Salgado, late of hip, Monroe County, Commonwealth of Pennsylvania, May 21, 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.
 Stacey Salgado
 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 30, Feb 6, 13

**PUBLIC NOTICE
 PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on 11/05/2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Baby Smith to Gregory Smith**.

The Court has fixed the day of 02/04/26 at 2pm 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 30

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on December 10, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Awilda Rondan to Awilda Huertas**.

The Court has fixed the day of February 2, 2026 at 2 PM in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.
Jan 30

**PUBLIC NOTICE
COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
FORTY THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 4734 CIVIL 2025**

TARA MADONNA and BRIAN MADONNA,
Plaintiffs,
vs.

**ALFREDO FELIX, HQ DUMPSTER(S) LLC,
HQ DUMPSTER(S), KJR TRUCKING LLC, KJR
TRUCKING,**
Defendants.

TO ALFREDO FELIX, Defendant: The Plaintiffs, TARA MADONNA and BRIAN MADONNA, have commenced a civil action against you for personal injuries they allege you caused TARA MADONNA arising out of a motor vehicle accident on July 31, 2023. The Court has authorized service of the Writ of Summons 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 ALWYER 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
PO Box 591
Stroudsburg, PA 18360
(570) 424-1340
Fax (570) 424-8234

Michael B. Kaspszyk, Esquire
MHK Attorneys, PLLC
2642 Route 940
Pocono Summit, PA 18346

Jan 23, 30, Feb 6

**IN THE COURT OF COMMON PLEAS
OF MONROE
COUNTY, PENNSYLVANIA,
CIVIL ACTION - LAW
NO. 008001-CV-2024**

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE FOR CITIGROUP MORTGAGE
LOAN TRUST 2021-RP5 V. BARBARA L.
FINCH HARRIS**

**NOTICE OF SHERIFF SALE OF REAL ESTATE
UNDER PARCP 3129.2**

To: Barbara L. Finch Harris

Your real estate situate at Lot 105 a/k/a 1249 Campbell Way, Tobyhanna, Monroe County, PA 18466-8199, Parcel number 03.4B.1.6, is scheduled to be sold at Sheriff's Sale on Thursday, February 26, 2026, at 10:00 AM, at a Public on-line auction conducted by Bid4Assets, 8757 Georgia, Ave., Suite 520, Silver Springs, MD 20910, to enforce the Court Judgment of \$225,542.73 costs and other charges obtained by U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2021-RP5, against you. The real estate being sold is all that certain lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, marked and designated as Lot No. 105, Section I, as shown on "plotting of Pocono Farms East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achterman Associates", and recorded in the Office of the Recorder of Deeds of Monroe County in plot Book No. 16, at Page 49. The owner(s) or reputed owner(s) of the real estate being sold is/are Barbara L. Finch Harris. The improvements on the said real estate are: Household Unit

A Schedule of Distribution will be filed by the

Sheriff on a date specified by the Sheriff no later than thirty days after sale. Distribution will be made in accordance with the Schedule unless Exceptions are filed thereto within ten (10) days after the filing of the Schedule of Distribution.

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

Monroe County Bar Association Lawyer
Referral Service

913 Main Street, P.O. Box 786
Stroudsburg, Pennsylvania 18360
Telephone (570) 424-1340
fax (570) 424-8234

Romano, Garubo & Argentieri, LLC
Attorneys for Plaintiff
52 Newton Ave, Woodbury, NJ 08096
856-384-1515

Jan 23, 30, Feb 6

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA**

Civil Action Number: 006673-CV-2024

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff
V.

JUAN RIOS,
Defendant

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
TO: JUAN RIOS**

136 Longwoods Drive
Saylorsburg, PA 18353

Your real estate at 136 Longwoods Drive, Saylorsburg, PA 18353 is scheduled to be sold at the Monroe County Sheriff's Sale on March 26, 2026 at 10:00 A.M. at a public online auction found at <https://www.bid4assets.com/monroecountvsheriffsales> to enforce the court judgment of \$340,759.21, obtained by the judgment creditor against you.

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

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

set aside the sale if the bid price was grossly inadequate compared to the value of your property.

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

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

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

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

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

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

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S
SALE**

To prevent this Sheriff's sale you must take **immediate action:**

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

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

3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the

more chance you will have of stopping the sale.

Legal Description

ALL THAT CERTAIN lot or parcel of land situate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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

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

BEING THE SAME PREMISES which Bernard J. Manfre and Ann R. Manfre, husband and wife by Deed dated November 7, 1998 in the Office of the Recorder of Deeds in and for Monroe County in Book 2055 Page 9692, granted and conveyed unto John Mangia and Joan Mangia, husband and wife, in fee. Property Address: 136 Longwoods Drive, Saylorsburg, PA 18353 Parcel No.: 02.7.1.39-3

MONROE COUNTY BAR ASSOCIATION FIND A LAWYER PROGRAM

P.O. Box 591 Stroudsburg, PA 18360
(570) 424-1340

Monroebar.org
Jan 30



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

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

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

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

www.monroebar.org

Monroe County Bar Association
913 Main Street
Stroudsburg PA 18360
570.424.7288



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



Thomas F. Ford
Tom Ford Business
Law Office PC



Gerard J. Geiger
Newman Williams PC



Tobey Oxholm
Just Resolutions ADR



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