

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, February 6th, 2026

No. 06

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

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Call for information 570-424-7288



Drawing Courtesy of Joyce Love

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

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

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

913 Main Street, Stroudsburg, PA 18360

Subscription: \$150.00 per year

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

Monroe County Bar Association

Mission Statement

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

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

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

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**

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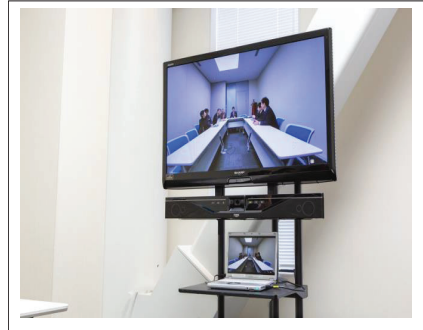
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Monroe County Bar Association

Conference Room Rentals

Now Offering Audio Visual (AV) Equipment!



Conference rooms are available with a 70" state-of-the-art screen, camera, and audio system. We can display your presentation on the screen and/or allow you to host or participate in a virtual meeting (you must have your own platform account, e.g., Zoom, Microsoft Teams, GoTo Meeting).

Monroe County Bar Association rents conference rooms to members, non-member attorneys, businesses, and non-profit organizations. Conference rooms may be rented during business hours for either a half- or full-day.

Various room sizes and set-ups are available, seating from six to a maximum of 50 people.

Rates are as follows:

	Conference Room Only	
	<i>Members</i>	<i>Non-Members</i>
Half Day (Up to 4 hours)	\$50	\$150
Full Day (Over 4 hours)	\$100	\$300

Please don't hesitate to contact us at 570.424.7288 or info2@monroebar.org for additional information or to reserve a conference room.

Our conference room guidelines and requirements are available at your request.

**We are currently adhering to social distancing as recommended by the CDC. The number of participants may be limited.*

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 Members Volunteers Needed!

2026 Mock Trial Regional Competition

Monday, March 9, 2026

***6:00 PM – 8:00 PM**

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

Trial will be held at the Monroe County Courthouse.

Inclement weather make-up date is

March 11, 2026

VOLUNTEERS ARE NEEDED!



Volunteers are needed to act as Scorekeepers



Your involvement is important to the success of the program



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



Dinner and refreshments provided

Please RSVP to MCBA by Wednesday, March 4, 2026.

Email info2@monroebar.org ~ Call 570.424.7288

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

Dinner

☐ Trial Monday, March 9, 2026 6:00 PM to 8:00 PM

☐

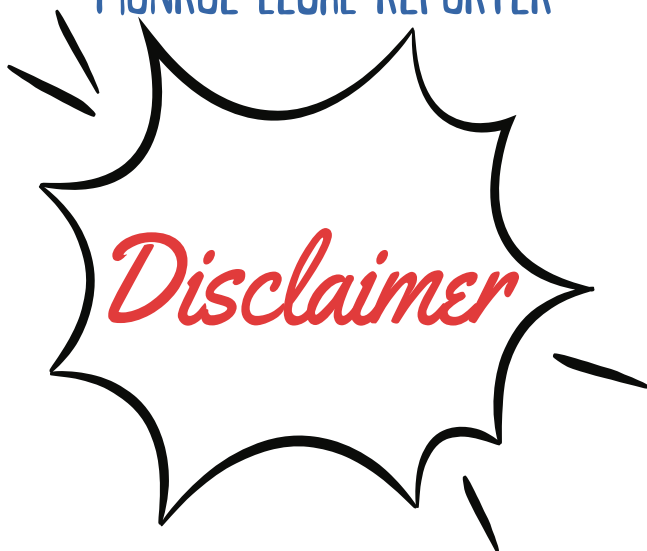
☐ Make-Up Wednesday, March 11, 2026 6:00 PM to 8:00 PM

☐

Name	Cell Phone
Email Address	

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

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**

000401-CV-2026 Rodney Anthony V Karen Lindo Real Property - Landlord/Tenant Dispute
000356-CV-2026 U.S. Bank National Association As Trustee For CRMSI Remic Series 2006-03 - Remic Pass-Through Certificates Series 2006-03 V Julius P Ouko Miriam Omala Omala Occupant - Real Property - Ejectment
000410-CV-2026 Rakesh Shroff; Monroe Lake Property Owners Association; Marshall E Anders; Nuha Al-Alfi V Patricia M Creft; Unknown Occupants - Real Property - Ejectment
000349-CV-2026 U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For Legacy Mortgage Asset Trust 2021-GS4 V Carolyn Lucas Douglas Bradford Jr - Real Property - Mortgage Foreclosure: Residential
000352-CV-2026 RRA CP Opportunity Trust 2 V Paul D. Trueman - Real Property - Mortgage Foreclosure: Residential
000369-CV-2026 Federal Home Loan Mortgage Corporation, As Trustee Of The Freddie Mac S1st 2025-2 Participation Interest Trust V Michelle Kutz Tyler Kutz - Real Property - Mortgage Foreclosure: Residential
000371-CV-2026 Nationstar Mortgage LLC V Eric Bremer A/K/A Eric M Bremer; United States Of America Dept. Of The Treasury-IRS - Real Property - Mortgage Foreclosure: Residential
000407-CV-2026 U.S. Bank Trust National Association, Not In Its Individual Capacity, But Solely As Owner Trustee For Citigroup Mortgage Loan Trust 2021-A V James Goetz Aka James G Goetz Stacy Goetz Aka Stacy M McEwan The United States Of America - Real Property - Mortgage Foreclosure: Residential
000409-CV-2026 Federal Home Loan Mortgage Corporation As Trustee For Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2023-1 V Nicholas James Rodgers A/K/A Nicholas J. Rodgers In His Capacity As Heir Of Randy C. Rodgers Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under Randy C. Rodgers, Deceased; Nicolas Vanegas Useda - Real Property - Mortgage Foreclosure: Residential
000405-CV-2026 Bank Of America, N.A. V Penn Estates Property Owners Association - Real Property - Quiet Title
000368-CV-2026 Wilmington Savings Fund Society, FSB, Not In Its Individual Capacity But Solely As Owner Trustee For Verus Securitization Trust 2023-1 V TNT Holdings Group Inc. - Real Property - Mortgage Foreclosure: Commercial
000385-CV-2026 Peoples Security Bank And Trust Company; Monroe Lake Property

Owners Association; Marshall E Anders; Nuha Al-Alfi V DEPG Mosier Associates, LP DEPG Mosier GP, LLC ; Unknown Occupants - Real Property - Mortgage Foreclosure: Commercial

MECHANICS AGREEMENTS

000378-CV-2026 Robert Ace Builders V Amy Hosking-Reyes Michael Christopher Reyes - Agreement - Mechanic's Agreement
000393-CV-2026 Robert K Ace Jr Construction LLC D/B/A Robert Ace Builders Contractor V Brenda Rodrigues Rachel Nowinski - Agreement Mechanic's Agreement

CONTRACT

000364-CV-2026 Deere & Company John Deere Financial, FSB V Brian J Albelli - Contract - Contract: Other
000418-CV-2026 Alliance Energy, LLC V Alpesh Patel Ashokkuma D Patel Jayeshkumar S Patel Kunkletown Store, Inc. Neval And Rital, Inc. P And D Foodmart LLC R And R PA Investments LLC Renukaben Patel Rita A Patel Ritaben Patel Ruja, LLC Vimleshkumar Patel - Contract - Contract: Other

CONTRACT EMPLOYMENT DISPUTE

CONTRACT-DEBT COLLECTION-CREDIT CARD

000350-CV-2026 Jefferson Capital Systems, LLC V Michelle Himes - Contract - Debt Collection: Credit Card
000354-CV-2026 Jefferson Capital Systems, LLC V Glenn Wright, Jr - Contract - Debt Collection: Credit Card
000360-CV-2026 Jefferson Capital Systems, LLC V Jordan Williams - Contract - Debt Collection: Credit Card
000362-CV-2026 Capital One N.A. V Charles D Brunner, III - Contract - Debt Collection: Credit Card
000370-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Louis J Dominick Mary E Dominick - Contract - Debt Collection: Credit Card
000382-CV-2026 Citibank, N.A. V Albert H Smith Contract - Debt Collection: Credit Card
000384-CV-2026 JPMorgan Chase Bank, N.A. V Carl Valley - Contract - Debt Collection: Credit Card
000391-CV-2026 JPMorgan Chase Bank, N.A. V Thomas Buccieri - Contract - Debt Collection: Credit Card
000423-CV-2026 U.S. Bank National Association D/B/A Elan Financial Services V Anthony Robert Conti Aka Anthony R Conti - Contract - Debt Collection: Credit Card
000424-CV-2026 Capital One N.A. Successor By Merger To Discover Bank V Marco Miranda - Contract - Debt Collection: Credit Card
000425-CV-2026 Portfolio Recovery Associates, LLC V Jillian Petrakis - Contract - Debt Collection: Credit Card

000427-CV-2026 Capital One N.A. Successor By Merger To Discover Bank V Aldo R Roman Ramirez - Contract - Debt Collection: Credit Card
 000428-CV-2026 American Express National Bank V Beverly Brown Aka Beverly R Brown - Contract - Debt Collection: Credit Card
 000434-CV-2026 Capital One N.A. Successor By Merger To Discover Bank V Genesis Maldonado - Contract - Debt Collection: Credit Card
 000435-CV-2026 American Express National Bank V Kizzy Morris - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

000386-CV-2026 Portfolio Recovery Associates, LLC V Andrew Lopez - Contract - Debt Collection: Other
 000390-CV-2026 Velocity Investments, LLC V Sarah Castro - Contract - Debt Collection: Other
 000398-CV-2026 Portfolio Recovery Associates, LLC V Joseph A Virgona - Contract - Debt Collection: Other
 000402-CV-2026 Velocity Investments, LLC V Timothy Brown - Contract - Debt Collection: Other
 000411-CV-2026 LVNV Funding LLC V Enomfon Usoro - Contract - Debt Collection: Other
 000413-CV-2026 LVNV Funding LLC V Ria Pegus - Contract - Debt Collection: Other
 000415-CV-2026 LVNV Funding LLC V Elizabeth Goulding - Contract - Debt Collection: Other
 000416-CV-2026 Portfolio Recovery Associates, LLC V Alvin Kresge - Contract - Debt Collection: Other
 000431-CV-2026 Velocity Investments, LLC V David Cruz - Contract - Debt Collection: Other
 000432-CV-2026 Velocity Investments, LLC V Melissa Mathews - Contract - Debt Collection: Other

TORT

000358-CV-2026 Shakir Dilmohamad V John Doe John Protheroe Preston Protheroe Rose G. Protheroe - Tort - Motor Vehicle
 000363-CV-2026 Shanetilee Brown V Geico Secure Insurance Company John Drew Tarhovicky - Tort - Motor Vehicle
 000379-CV-2026 Concepcion Francis V Korrie Hennemuth - Tort - Motor Vehicle
 000381-CV-2026 Susie M. Franks As Administratrix Of The Estate Of Jamie L Franks Susie M. Franks Individually V Crystal G Reph Joshua R Christman - Tort - Motor Vehicle
 000406-CV-2026 Janet Catina V USAA General Indemnity Company - Tort - Motor Vehicle
 000414-CV-2026 Colleen Dellaquila V Kyle Devatt - Tort - Motor Vehicle

PREMISES LIABILITY

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

000365-CV-2026 Abdikadir Miji; Onalinks, Inc. V Empire Truck Repair Inc - Miscellaneous - Civil Miscellaneous: Other
 000404-CV-2026 Albert Siolkowski (1991 Skeeter Boat Trailer VIN 1L8T12018L1D73532 V - Miscellaneous - Civil Miscellaneous: Other
 000429-CV-2026 Monroe Lake Property Owners Association; Marshall E Anders; Nuha Al-Alfi V Michael S Miller - Miscellaneous - Civil Miscellaneous: Other
 000396-CV-2026 Peoples Security Bank And Trust Company V DEPG Mosier Associates, LP DEPG Mosier GP, LLC - Judgment - Confession Of Judgment: Money-Miscellaneous - \$4,509,207.63
 000408-CV-2026 Peoples Security Bank And Trust Company V David A Depetris James J Depetris Michael W Depetris; Steven J Depetris; Jose Sanchez - Judgment - Confession Of Judgment: Money-Miscellaneous - \$4,509,207.63
 000380-CV-2026 Demetria Hill; Onalinks, Inc. V 2022 Suburu Imprezza VIN4S3GKAD65N3607174 - Miscellaneous - Civil Miscellaneous: Other, Petition For Certificate Of Title

WRIT OF EXECUTION

DIVORCE

000348-CV-2026 Krista Crandall V Eleanor Crandall - Divorce - Divorce With 1 Count
 000357-CV-2026 Shelliann Roach V Kyr Roach - Divorce - Divorce With 1 Count
 000374-CV-2026 Debbie Sanchez V Jose Sanchez - Divorce - Divorce With 1 Count
 000383-CV-2026 Nuha Al-Alfi V Ahmed Shaheen - Divorce - Divorce With 1 Count
 000389-CV-2026 Leah R Gonzalez V Isaiah H Gonzalez - Divorce - Divorce With 1 Count
 000392-CV-2026 Maegan Kirschner V Jonathan Jackson - Divorce - Divorce With 1 Count
 000399-CV-2026 Cynthia Vanegas V Nicolas Vanegas Useda - Divorce - Divorce With 1 Count
 000366-CV-2026 Jennifer Palmer V Robert Palmer - Divorce - Divorce With 2 Counts
 000419-CV-2026 Jeanette Reyes V Juan M Reyes - Divorce - Divorce With 2 Counts
 000372-CV-2026 Andrew Vanore V Barbara Hernandez - Divorce - Divorce With 3 Counts
 000373-CV-2026 Jeanette Krifchin V Craig Krifchin - Divorce - Divorce With 3 Counts
 000420-CV-2026 Kristen Ortiz V Raymond Ortiz - Divorce - Divorce With 4 Counts

SUPPORT

000209-CV-2026 Amber Nicole Johnson V
 Damien Joseph Sisco - Support - Support
 000387-CV-2026 Dorante Richards V Hugh
 Burtrion Richards - Support - Support
 000388-CV-2026 Valmire Haliti V Valmir Nikai -
 Support - Support
 000395-CV-2026 Virginia Morris V Tiquan
 Walker - Support - Support
 000412-CV-2026 Virginia Morris V Jawayne
 Mcmitchell - Support - Support
 000426-CV-2026 Pamela Lehmann V Jesus
 Valles - Support - Support
 000430-CV-2026 Diana Santiago V Michael
 Santiago - Support - Support

CUSTODY AND VISITATION

000353-CV-2026 Nicole Hayes V David
 Perticari - Custody - Custody / Partial Custody
 / Shared Custody / Visitation
 000394-CV-2026 Catalina Gatto V Nelson
 Gatto - Custody - Custody / Partial Custody /
 Shared Custody / Visitation
 000433-CV-2026 Samantha Bembury V Wesley
 Bembury - Custody - Custody / Partial Custody
 / Shared Custody / Visitation

**PLAINTIFF V DEFENDANT
JUDGMENTS****DEFAULT JUDGMENT****PRAECIPE FOR JUDGMENT**

000367-CV-2026 Bank Of America, N.A. V Abel
 E Montano - Judgment - Foreign Judgments /
 Registration - \$7,223.65

JUDGMENT ON TRANSCRIPT

000359-CV-2026 Carlos Shimabukuro; Liisa
 Shimabukuro Shimabukuro Shimabukuro
 Holdings, LLC V Kariann Emerick - Judgment -
 Judgment / Transcript - \$10,054.75
 000377-CV-2026 Katelyn Smith V Dylan Rivera
 - Judgment - Judgment / Transcript -
 \$13,238.25
 000403-CV-2026 Marshall E Anders; Nuha Al-
 Alf V Courtney Lee, Individually, And As
 Administratrix Of The Estate Of Michael Price -
 Judgment - Judgment / Transcript - \$3,007.25

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

000417-CV-2026 Capital One NA V Jonathon
 Alcorn - Civil Appeal - Civil Appeal: Other
 000421-CV-2026 Capital One, N.A., Successor
 By Merger To Discover Bank V Justine Beers -
 Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL**DEEDS****GRANTOR/GRANTEE**

Ho, Carol A/Furman, Gleb
 Fannie Mae/Stepien, Dawn
 Delaney, Rebecca/Ahner, Holly E

Gant, Wilson/Gant, Tanya
 Cesar, Jameson/Friessen, David
 Jones, Virginia/Spencer, Roger
 Tierney, John F/Tierney, John F
 Strait, Jeffrey Dana/Strait Family Trust
 Orion Real Estate Group Vi Inc/Christian Life
 Assembly
 Vershovovsky, Felix/Joint Revocable Trust Of
 Felix And Jennie Vershovovsky
 Schafer, Virginia L/Nymeria LLC
 Melo, Cara/Perih, Owen O
 Kizelshteyn, Grigory/Brookstream Split Rock
 Lane LLC
 Saviano, Leah A/Delacruz, Leobert Samonte
 Gerak, William/1125 1127 1129 Mt Tom Rd
 LLC
 Dearruda, Sinaro Alves/D E & S Properties Inc
 Bautz, Donald C Jr/Donald C Bautz Jr And
 Koanne Bautz Family Trust
 Burnley, George A/Rodriguez, Jesus
 Mohte Berli Inc/M M Khaing Inc
 Wilkins, Thomas R/Bittenbender, Daniel S Sr
 Leap, Bonnie S Est/Benninger, Bryan Paul
 Ahmed, Hussien/NEPA CSA LLC
 Filomina Inc/Reyes, Michael Christopher
 Pierscione, Jakub/Lara, Cindy P
 Parnter, Rodgers/Popovic, Mirjana
 Rosetti, William Sr/Rosetti, William Jr
 Deal House Capital Fund II LLC/Doyle, Michael
 Vancott, Serena L/Vancott, Serena L
 Williams, Joel/Viser Investment Realty Group
 Leeper, David/Windy Acres Investments LLC
 Dicanidia, Victoria/Hollshwandner, Baylen
 Naier Family Revocable Trust/Andrea J Naier
 Revocable Trust
 Purguy, David/Ramirez, Andrew L
 Smith, Marvin/Kanalos, Peter
 Edell, Michael J/Edell, Michael J
 Lessmeister, Gerd J/Elliott, Jayde Lynn
 U S Bank Trust National
 Association/Construction LLC
 Brenda Reish Derodriguez Living Trust/Brenda
 Reish Derodriguez Living Trust
 Cokeley, Daniel/Hill, Thomas M
 Strauch, Jennifer/Peterson, Karl A
 Hardy, Tyler S/Schultz, Madison
 Northern, Vernon Allen Jr/Northern, Vernon
 Allen Jr
 Councilor, David T/Kartman, Jonathan
 Pellak, William M/Weiss Retreat Holdings LLC
 Martens, Frank A Jr/Martens, Victor
 Booth, Shawn/Fragrito, Mary B
 Viall, Frank J Jr/Neumann, Matthew M
 Milata, Milos/Milata Revocable Trust
 Connelly, Elizabeth/115 Mackey Avenue Trust
 Labar, David E/Locicero, Kristin A
 Daher, Adel A/Daher, Adel A
 Martens, Frank A Jr/Martens, Jeffrey
 Martens, Frank A Jr/Martens, Jeffrey
 Fuentes, Marisol/Tobiassen, Thomas C
 Logan-Bullock, Colette/Logan, Colette
 Aponte, Maria/Tuba, Carlos
 Heffernan, Peter J/Schlauch, Margaret D

Gianna, Linda M/Gianna, Linda M
 Garcia, Daniel Jr Est/Garcia, Daniel III
 Fiers, Thomas W/1904 Route 940 LLC
 Milo, Florence R Est/Milo, Kevin
 Bertz Group LLC/Jorge, Dario Antonio Fortuna
 Tarisa Realty LLC/Agraha LLC
 Cleghorn, Robert S/Crandall, Jay O Jr
 Fairservice, Robert W Jr/Fairservice, Robert W Jr
 Zunino, Steve/R & J Catapano Enterprise LLC
 Fairservice, Hazel/Fairservice, Brian A
 Robinson, Faith/Robinson, Faith R
 Auer, Helen Est/Ramirez, Ricardo A
 Aminyar, Friba/Ramakumar, Radha
 Stellaris Properties LLC/Heasley, April J
 Magee, Alison Fraser/Magee, Alison Fraser
 Demesa, Elmer/Elmer And Lie Demesa
 Irrevocable Family Trust
 Golden Lotus 888 LLC/Elmer And Lie Demesa
 Irrevocable Family Trust
 Conti, Sam/Conti, Sabatino
 Kaufman, Cassandra A/Kaufman, Cassandra A
 Soliz, Luis/Wiseburn, Jonas Peter
 Bangurah, Ashmawo/Bangurah, Santigie
 Modica, Joseph O/Modica, Joseph O
 Spearko, John R/Zajac, Piotr
 Pick, Sally/Pick Living Trust
 Gomber, Ervin G/Ervin G Gomber Living Trust
 Degler, Greg L/Degler, Greg L
 Salas-Mamary, Linda M/Salas-Mamary, Linda M
 Bajno, Jerzy H Est/Bajno, Anna
 1137 Leslie Way LLC/Hernandez, Miguel A
 Serrano
 Siddhartha Group LLC/Dossous, Mariette
 Konopka, Christopher/Akhmedov LLC
 Formejster, Zbigniew/Tenesaca, Angel
 Morris, Jeremy/Cartagena, Kayla
 Samantha Ortiz Revocable Living Trust/Ortiz,
 Samantha
 Noksici, Adila/Dedja, Joey
 Bago, Joshua/Nieves, Diana
 KM Pocono Properties LLC/Madden, Joseph P

CERTIFIED COPY LIENS

000422-CV-2026 Commonwealth Of Pa Dept
 Of Labor And Industry To The Use Of The
 Unemployment Compensation Fund V Niksam
 Corp Trading As Goombas Pizza - Judgment -
 Certified Copy Of Lien - \$5,542.87

FEDERAL TAX LIENS

MUNICIPAL LIENS

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

Mortgage Electronic Registration Systems
 Inc/Colomban, Arduino A/Sat

Mortgage Electronic Registration Systems
 Inc/Rowen, James W/Sat
 HSBC Finance Corporation/Ridley, Thomas/Sat
 Newrez LLC/Rodney, Edison/Sat
 Nationstar Mortgage LLC/Waiters, James/Sat
 Mortgage Electronic Registration Systems
 Inc/Nieves, Pedro/Sat
 Mortgage Electronic Registration Systems
 Inc/Dicandia, Victoria/Sat
 Mortgage Electronic Registration Systems
 Inc/George, Arnold E/Sat
 Mortgage Electronic Registration Systems
 Inc/Gibbons, Andrew/Sat
 Mortgage Electronic Registration Systems
 Inc/Stroup, Gregory Edward/Sat
 Mortgage Electronic Registration Systems
 Inc/Cruz, Ramon S/Sat
 Mortgage Electronic Registration Systems
 Inc/Brandolino, James/Sat
 Mortgage Electronic Registration Systems
 Inc/Grullon, Lissette D/Sat
 Mortgage Electronic Registration Systems
 Inc/Kiprovski, Danielle/Sat
 Mortgage Electronic Registration Systems
 Inc/Mujovic, Faik/Sat
 Mortgage Electronic Registration Systems
 Inc/Sauter, Fredrick P/Sat
 Mortgage Electronic Registration Systems
 Inc/Milford, Robin/Sat
 Mortgage Electronic Registration Systems
 Inc/Angelidi, Stan/Sat
 Mortgage Electronic Registration Systems
 Inc/McQuait, Jennifer L/Sat
 Mortgage Electronic Registration Systems
 Inc/Molnar, Evgeniya/Sat
 Brennan, Ann Marie/Cross River Bank/Ucc1
 Mortgage Electronic Registration Systems
 Inc/Harrington, Joshua/Sat
 Bayview Loan Servicing LLC/Reynoso, Heidyl J
 Arias/Sat
 Citibank N A/Mayaki, Marina N/Sat
 Citizens Bank N A/Moran, Stephen J/Sat
 Mortgage Electronic Registration Systems
 Inc/Deroo, Kateryna Romanova/Sat
 Mortgage Electronic Registration Systems
 Inc/Marsh, Shanika Angellita McIntyre/Sat
 Mortgage Electronic Registration Systems
 Inc/Kasper, Nikolaus/Sat
 Mortgage Electronic Registration Systems
 Inc/Bond, Wendy Parreco/Sat
 Hickey, Linda L/Commonwealth Of
 Pennsylvania/Notr
 Mortgage Electronic Registration Systems
 Inc/Kelly, Jacqueline/Sat
 Mortgage Electronic Registration Systems
 Inc/Cooper, Lana M/Sat
 Citizens Bank N A/Palacios, Jorge L/Sat
 Mortgage Electronic Registration Systems
 Inc/Schaeffer, Andrew R/Sat
 Secretary Of Housing And Urban
 Development/Rodney, Edison/Sat
 Bank Of America N A/Hinkley, David A/Sat

Christian Life Assembly/First Northern Bank
 And Trust Co/Arnt
 Lima One Capital LLC/ABC Pocono Properties
 LLC/Trms
 Lima One Capital LLC/Red Run Properties
 LLC/Trms
 Lima One Capital LLC/First Wall Street Realty
 Partners LLC/Trms
 Lakeview Loan Servicing LLC/Servicemac
 LLC/Powr
 American Life & Security Corp/TVC Funding V
 LLC/Powr
 PHH Mortgage Corporation/Mercedes,
 Cesar/Sat
 Burney, Robert S/Pallone LLC/Sat
 First Keystone Community Bank/Orion Real
 Estate Group Vi Inc/Ucc3term
 Coastal Community Bank/Nieves, Pedro/Sat
 Haag, Donna Lynn/Commonwealth Of
 Pennsylvania/Notr
 PNC Mortgage/Pasbjerg, Carl G/Sat
 PNC Bank National Association/Plasha,
 Christopher B/Sat
 Rizzo, Vincent/Goodleap LLC/Ucc1
 Citizens Savings Bank/Conte, Mauro/Sat
 Manufacturers And Traders Trust
 Company/Park, Cora Feissner/Sat
 First Keystone Community Bank/Linuci,
 Barbara A/Sat
 First Keystone Community Bank/Vallese,
 Sam/Sat
 PNC Bank National Association/Mephram,
 Lorie Guthrie/Sat
 First Keystone Community Bank/Snyder,
 Shirley Ann/Sat
 Capital One National Association/Potter,
 James A/Sat
 Mountain Vista Partners LLC/Mcintyre,
 Shanita A/Rele
 Secretary Of Housing And Urban
 Development/Slack, Brian W/Sat
 PSECU/Haberle, Chad R/Sat
 First Keystone Community Bank/Lang,
 Kenneth J/Sat
 First Keystone Community Bank/Lang,
 Kenneth J/Sat
 Secretary Of Housing And Urban
 Development/Slack, Brian W/Sat
 Vanderbilt Mortgage And Finance
 Inc/Trimmer, David E/Sat
 Freedom Mortgage Corporation/Miller,
 Robert/Sat
 Mortgage Electronic Registration Systems
 Inc/Molina, Anthony E/Sat
 Mortgage Electronic Registration Systems
 Inc/Miller, Jean A/Sat
 Mortgage Electronic Registration Systems
 Inc/Kauffman, Kolby/Sat
 Nationstar Mortgage LLC/Shoup, David H/Sat
 Ferguson, Kenneth Lee/Ferguson, Kenneth
 Lee/Dec
 Myerchin, Felicia/Commonwealth Of
 Pennsylvania/Notr
 Mortgage Electronic Registration Systems
 Inc/Jurchenko, Zorn/Sat
 Penn Security Bank And Trust
 Company/Youngken, Brett W/Sat
 Penn Security Bank And Trust
 Company/Youngken, Brett W/Sat
 JPMorgan Chase Bank N A/Zamir, Edward/Sat
 JPMorgan Chase Bank N A/Davis, Lucinda
 S/Sat
 Buck Hill Falls Company/Kartman,
 Jonathan/Dec
 Mortgage Electronic Registration Systems
 Inc/Brandly, Gerard/Sat
 Mortgage Electronic Registration Systems
 Inc/Mitchell, James/Sat
 Chase, Jamie/Commonwealth Of
 Pennsylvania/Notr
 Mortgage Electronic Registration Systems Inc,
 1250 Brentwood Drive LLC/Sat
 Polish And Slavic FCU/Lepieszko, Josef/Sat
 Polish And Slavic FCU/Pierscionek, Jakub/Sat
 Buck Hill Falls Company/Neumann, Matthew
 M/Dec
 PNC Bank National Association/Lesure,
 Kenneth B/Sat
 PNC Bank National Association/Gallo,
 Felicia/Sat
 Four Seasons At Camelback LP/Four Seasons
 At Camelback LP/Amen
 Northeast Bank/Cre SPV Series Trust Series
 2019-1/Ucc3term
 ESSA Bank/Miller, Michael W/Sat
 Franconia Mennonite Camp/Univest Bank And
 Trust Co/Asle
 Mortgage Electronic Registration Systems
 Inc/Pandian, Dharani/Sat
 ESSA Bank/Diehl, Agnes/Sat
 Mortgage Electronic Registration Systems
 Inc/Brown, Edward R Jr/Sat
 Mortgage Electronic Registration Systems
 Inc/Hryhor, Kenneth Michael/Sat
 RVC LLC/Gateway To Success Inc/Sat
 Member Advantage Mortgage LLC/Hart,
 Regina M/Sat
 Wilmington Savings Fund Society FSB/Gregg,
 Johnnie/Sat
 Watercrest Financial Group LLC/Jodhan,
 Kumkarren/Ucc3term
 Aponte, Maria/Aponte, Gerald/Powr
 Schlauch, Margaret D/Buck Hill Falls
 Company/Dec
 Secretary Of Housing And Urban
 Development/Williams, Nickeya/Sat
 Towd Point Mortgage Trust 2020-2/Ridley,
 Thomas/Sat
 ESSA Bank/Coulouris, Thomas/Sat
 PNC Bank National Association/Byrne,
 Alexandra/Sat
 Weedo, Robert/Pinnacle Finance
 LLC/Ucc3cont
 Agraha LLC/Dime Bank/Ucc1
 PNC Bank National Association/Dreher, Evelyn
 T/Sat

ESSA Bank/Harkleroad, Marsha/Sat
 ESSA Bank/Wiles, Linda Saussy/Sat
 ESSA Bank/Hawk, Douglas/Sat
 Mortgage Electronic Registration Systems
 Inc/Fayad, Gustavo/Sat
 ESSA Bank/Carty, Richard/Sat
 Wells Fargo Bank N A/Hesney, Sharon/Sat
 First Northern Bank And Trust Co/Tarisa Realty
 LLC/Sat
 Mortgage Electronic Registration Systems
 Inc/Perchetti, Kyle N/Sat
 Agraha LLC/Dime Bank/Arnt
 ESSA Bank/Brana, Joseph/Sat
 ESSA Bank/Winot, Nicholas/Sat
 ESSA Bank/Bower-Eyer, Rosita/Sat
 ESSA Bank/Meissner, Clinton D/Sat
 New Residential Mortgage LLC/Ryder,
 Alexis/Sat
 Mortgage Electronic Registration Systems
 Inc/Rodriguez, Shana R/Sat
 Mortgage Electronic Registration Systems
 Inc/Daniels, Daynisha/Sat
 ESSA Bank/Deknight, Phil/Sat
 Mortgage Electronic Registration Systems
 Inc/R N B Realty LLC/Sat
 First Northern Bank And Trust Co/Tarisa Realty
 LLC/Trms
 Buff, Robert W/Buff, Robert W/Maps
 Mortgage Electronic Registration Systems
 Inc/Devine, Terrence M/Sat
 Koppenhoefer, Peter Est/Koppenhoefer, Peter
 Est/Maps
 Mortgage Electronic Registration Systems
 Inc/Truelove, Jeremiah/Sat
 Mortgage Electronic Registration Systems
 Inc/Rowland, Lynne/Sat
 Mortgage Electronic Registration Systems
 Inc/Sickles, Aimee M/Sat
 Nationstar Mortgage LLC/Lyubimova,
 Marina/Sat
 Federal National Mortgage Association/Miller,
 Michael/Sat
 Mortgage Electronic Registration Systems
 Inc/Visconti, Marco L/Sat
 Mortgage Electronic Registration Systems
 Inc/Tulip LLC/Sat
 Mortgage Electronic Registration Systems
 Inc/Koli, Runa/Sat
 Wells Fargo Bank N A/Coughlin, Brendan F/Sat
 Wells Fargo Bank N A/Pereda, Shannon
 Nicole/Sat
 Mortgage Electronic Registration Systems
 Inc/Finnegan, Michael Howard/Sat
 Mortgage Electronic Registration Systems
 Inc/Rizzie, Robert H/Sat
 Citizens Bank N A/Comiskey, Kathleen/Sat
 Bank Of New York Mellon/Brooks, Ellen C/Sat
 U S Bank National Association/Schlogl,
 Thomas/Sat
 McWilliams, Kevin/Fidelity Deposit & Discount
 Bank/Arnt
 McWilliams, Kevin/Fidelity Deposit & Discount
 Bank/Arnt

Mortgage Electronic Registration Systems
 Inc/Mahabir, Shawn/Sat
 EquiFirst Mortgage Loan Trust 2003-2 Asset-
 Backed Certificates Series 2003-2/Semder,
 Andrew/Sat
 Mortgage Electronic Registration Systems
 Inc/Desai, Ronak/Sat
 Henasey, Delaney M/Henasey, Amy T/RVOC
 PSECU/Jones, Virginia/Sat
 PSECU/Nylander, Tara M/Sat
 Truist Bank/Thomas, Leon B/Sat
 Lah Properties LLC/Deal House Capital Fund II
 LLC/Sat
 Totenbier, Gladys M/Totenbier, Robert
 E/RVOC
 First Keystone Community Bank/Farley, Todd
 D/Sat
 First Keystone Community Bank/Farley, Todd
 D/Trms
 Penn Security Bank And Trust
 Company/Hnasko, Scott R/Sat
 Redevelopment Authority Of The County Of
 Monroe/Altemier, Deborah/Sat
 Redevelopment Authority Of The County Of
 Monroe/Schnitzer, Wade/Sat
 Madam, Salustria V/Commonwealth Of
 Pennsylvania/Notr
 Valley National Bank/All Granite & Marble
 Corp/Sat
 Peoples Security Bank And Trust
 Company/Hippolyte, Andrew/Sat
 Mortgage Electronic Registration Systems
 Inc/Arena, Matias Nahuel/Sat
 PNC Bank National Association/Ciafrei,
 Chris/Sat

MORTGAGE

GRANTOR/GRANTEE

Gracey, Philip D/Mortgage Electronic
 Registration Systems Inc
 Kramer, Arthur/Mortgage Electronic
 Registration Systems Inc
 Visconti, Marco L/Mortgage Electronic
 Registration Systems Inc
 Rodriguez, Shana R/Mortgage Electronic
 Registration Systems Inc
 Furman, Gleb/Mortgage Electronic
 Registration Systems Inc
 Albright, Travis M/Mortgage Electronic
 Registration Systems Inc
 Guayaquil 1 LLC/Mortgage Electronic
 Registration Systems Inc
 Beyer, Thomas Wickliffe Jr/Mortgage
 Electronic Registration Systems Inc
 Stepien, Dawn/Mortgage Electronic
 Registration Systems Inc
 Friessen, David/Mortgage Electronic
 Registration Systems Inc
 Coulouris, Thomas/Mortgage Electronic
 Registration Systems Inc
 Spencer, Roger/Mortgage Electronic
 Registration Systems Inc

Jaromski, Arthur/Mortgage Electronic
Registration Systems Inc
Brown, Mary/Mortgage Electronic
Registration Systems Inc
Mersini, Melisa D B/ESSA Bank
Clements, Vivienne/Mortgage Electronic
Registration Systems Inc
Sanchez Prime LLC/Mortgage Electronic
Registration Systems Inc
Pocono Realty Team LLC/Mortgage Electronic
Registration Systems Inc
Garcia, David/Mortgage Electronic
Registration Systems Inc
Christian Life Assembly/First Northern Bank
And Trust Co
Garcia, Samuel/Mortgage Electronic
Registration Systems Inc
Perih, Owen O/Mortgage Electronic
Registration Systems Inc
Brookstream Split Rock Lane LLC/First-Citizens
Bank & Trust Company
Delacruz, Leobert Samonte/Mortgage
Electronic Registration Systems Inc
Rivas, Maridele/PNC Bank National
Association/Modm
MV Realty Of Pennsylvania LLC/Heloc
Company LLC/Subm
Rodriguez, Jesus/Mortgage Electronic
Registration Systems Inc
NEPA CSA LLC/Mortgage Electronic
Registration Systems Inc
Reyes, Michael Christopher/Mortgage
Electronic Registration Systems Inc
Lara, Cindy P/Mortgage Electronic Registration
Systems Inc
Rosetti, William Jr/Philadelphia Federal Credit
Union
Windy Acres Investments LLC/Kiavi Funding
Inc
Hollshwandner, Baylen/Mortgage Electronic
Registration Systems Inc
Suviseshamuthu, Easter Selvan/Mortgage
Electronic Registration Systems Inc
Ramirez, Andrew L/Mortgage Electronic
Registration Systems Inc
Kanalos, Peter/Mortgage Electronic
Registration Systems Inc
Kuklis, Waldemar/Mortgage Electronic
Registration Systems Inc
Elliott, Jayde Lynn/U S Bank National
Association
Lehman, Ann Kathryn/Mortgage Electronic
Registration Systems Inc
Cheverez, Jose R/PNC Bank National
Association
Bryant, Kenneth J/Equity Prime Mortgage
LLC/Modm
Brenda Reish Derodriguez Living
Trust/Mortgage Electronic Registration
Systems Inc
Hill, Thomas M/Mortgage Electronic
Registration Systems Inc
Schultz, Madison/Mortgage Electronic
Registration Systems Inc
Solarek, Christopher/Mortgage Electronic
Registration Systems Inc
Weiss Retreat Holdings LLC/Mortgage
Electronic Registration Systems Inc
Martens, Kate/NBT Bank National Association
Fragrito, Mary B/Merck Sharp & Dohme FCU
Sedita, Charlotte/Dart Collateral Manager LLC
DFJBPS Investments LLC/Connelly, Elizabeth
Pocono Manor Investors LP/Canam New York
Regional Center L P/Modm
Franconia Mennonite Camp Association
Inc/Univest Bank And Trust Co
Third Federal Savings And Loan/Caulfield,
Kevin R
Martens, Jeffrey/Martens, Frank A Jr/Assm
Traister, Sandra/Dart Collateral Manager LLC
Imhof, Travis J/Mortgage Electronic
Registration Systems Inc
Costanzo, Thomas Lucian/Mortgage Electronic
Registration Systems Inc
Schlauch, Richard W/Mortgage Electronic
Registration Systems Inc
Altomose, William R/First Northern Bank And
Trust Co
Jorge, Dario Antonio Fortuna/Mortgage
Electronic Registration Systems Inc
Agraha LLC/Dime Bank
Saginario, Tina/Mortgage Electronic
Registration Systems Inc
R & J Catapano Enterprise LLC/Mortgage
Electronic Registration Systems Inc
Collao, Maximo J/Secretary Of Housing And
Urban Development
Lawless, Mark E/Carrington Mortgage Services
LLC/Modm
Fairservice, Brian A/Fairservice, Hazel/Mort
Ramakumar, Radha/Mortgage Electronic
Registration Systems Inc
Vogel, Lissette/Coastal Community Bank
Heasley, April J/Mortgage Electronic
Registration Systems Inc
Holani, Disha/Mortgage Electronic
Registration Systems Inc
Isaacs, Monique Taylor/Mortgage Electronic
Registration Systems Inc
Patel, Chetan R/Peoples Security Bank And
Trust Company
Campbell, Gena/Mortgage Electronic
Registration Systems Inc
Pannala, Rajeshwarakumar
Venkatasath/Mortgage Electronic Registration
Systems Inc
Hryhor, Kenneth Michael/Mortgage Electronic
Registration Systems Inc
Kaufman, Cassandra A/Mortgage Electronic
Registration Systems Inc
Crowley, Colleen/Mortgage Electronic
Registration Systems Inc
Ponce, Marc/Dart Collateral Manager LLC
Ibarrola, Carina D/Dart Collateral Manager LLC

Minorics, Ryan M/Mortgage Electronic
 Registration Systems Inc
 Wiseburn, Jonas Peter/Mortgage Electronic
 Registration Systems Inc
 Janiec, Michael/Mortgage Electronic
 Registration Systems Inc
 Michalopoulos, Christina/Dart Collateral
 Manager LLC
 McWilliams, Kevin/Fidelity Deposit & Discount
 Bank
 McWilliams, Kevin/Fidelity Deposit & Discount
 Bank
 McWilliams, Kevin/Fidelity Deposit & Discount
 Bank
 McWilliams, Kevin/Fidelity Deposit & Discount
 Bank
 Schiavone, Jesse/Mortgage Electronic
 Registration Systems Inc
 Zajac, Piotr/Mortgage Electronic Registration
 Systems Inc
 Mendall, Shaylyn/Mortgage Electronic
 Registration Systems Inc
 Hernandez, Miguel A Serrano/Mortgage
 Electronic Registration Systems Inc
 Guayaquil 1 LLC/Mortgage Electronic
 Registration Systems Inc
 Dossous, Mariette/Mortgage Electronic
 Registration Systems Inc
 Tenesaca, Angel/Mortgage Electronic
 Registration Systems Inc
 Effectus Clothing LLC/Dipietro, Philip/Modm
 Cartagena, Kayla/PNC Bank N A
 Ortiz, Samantha/Mortgage Electronic
 Registration Systems Inc
 Dedja, Brikena/Mortgage Electronic
 Registration Systems Inc
 Nieves, Diana/Wells Fargo Bank N A
 Dean, Jerome D/Nationstar Mortgage
 LLC/Asgn
 Casiano, Victor/Nationstar Mortgage LLC/Asgn
 Shroba, Matthew/PennyMac Loan Services
 LLC/Asgn
 Balian, Andranik/Nationstar Mortgage
 LLC/Asgn
 Rodriguez, Raymond/Nationstar Mortgage
 LLC/Asgn
 McHugh, Mary E/Nationstar Mortgage
 LLC/Asgn
 Ard, Kenneth II/Nationstar Mortgage LLC/Asgn
 Krauss, Kenneth T/Nationstar Mortgage
 LLC/Asgn
 Batista, Ricardo/Nationstar Mortgage
 LLC/Asgn
 Nicoll, Brian W/Nationstar Mortgage LLC/Asgn
 White, Cassandra A/SRHE Asset Trust I/Asgn
 Goodwin, Davin M/Goldman Sachs Mortgage
 Company/Asgn
 Lantigua, Frank/Regions Bank/Asgn
 Hard Money Bankers LLC/Nomad House
 LLC/Relm
 Marchuk, Roman/PennyMac Loan Services
 LLC/Asgn
 Phillips, Spencer D/Third Federal Savings And
 Loan Association/Asgn
 Mortgage Electronic Registration Systems
 Inc/Christian, Maurice E/Relm
 Coley, Arthur A/Nationstar Mortgage
 LLC/Asgn
 Knospler, Jacob/United Wholesale Mortgage
 LLC/Asgn
 Bibard, Yvon M/Towd Point Mortgage Trust
 2020-4/Asgn
 Suarez, Michael M/PennyMac Loan Services
 LLC/Asgn
 Mortgage Electronic Registration Systems
 Inc/Dejesus, Nelly/Relm
 Mortgage Electronic Registration Systems
 Inc/Lamura, Dawn/Relm
 Mortgage Electronic Registration Systems
 Inc/Coronado, Raul/Relm
 Gregg, Johnnie/Reliant Trust Series De Iv/Asgn
 Reyes, Cristina/SRHE Asset Trust I/Asgn
 Farina, Linda J/Carrington Mortgage Services
 LLC/Asgn
 Andrews, Melissa M/Wampus Mortgage Loan
 Trust/Asgn
 Lafalaise, Leonard Jr/Wampus Mortgage Loan
 Trust/Asgn
 Harrison, Adonica Y/Newrez LLC/Asgn
 West, Robert J/Nationstar Mortgage LLC/Asgn
 Perez, David/Nationstar Mortgage LLC/Asgn
 Aviles, Kamil/Nationstar Mortgage LLC/Asgn
 Tomala, Zbigniew/Nationstar Mortgage
 LLC/Asgn
 Williams, Stephen M/Nationstar Mortgage
 LLC/Asgn
 Kutzler, Jessica L/Nationstar Mortgage
 LLC/Asgn
 Lanier, Charles B Jr/Nationstar Mortgage
 LLC/Asgn
 Khan, Mohammed E/Nationstar Mortgage
 LLC/Asgn
 Cassatt, Walter R/Nationstar Mortgage
 LLC/Asgn
 Dunn, Georgia R/Nationstar Mortgage
 LLC/Asgn
 Hall, Daniel E R/Nationstar Mortgage LLC/Asgn
 Sottile, John/Nationstar Mortgage LLC/Asgn
 Raymond, Daniel H/Nationstar Mortgage
 LLC/Asgn
 Irizarry, Alex/Morgan Stanley Mortgage
 Capital Holdings LLC/Asgn
 Williams, Eric/OBX 2024-NGM5 Trust/Asgn
 Davenport, Robert A Sr/Morgan Stanley
 Mortgage Capital Holdings LLC/Asgn
 Sebesta, Aaron M/Selene Finance LP/Asgn
 Lessig, Louise A/Secretary Of Housing And
 Urban Development/Asgn
 Juarbe, Ruben/Lakeview Loan Servicing
 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 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
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 "PLOTING 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, 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 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 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
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, 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 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 degrees 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 Mohammed**

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, 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 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

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**

Sheriff's Office
Stroudsburg, PA

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 Coolbough, 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 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.1.54
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

**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 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 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 recrossing 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 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 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/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 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. Jurkowitsch and Karen I. Jurkowitsch, 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, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN lot/lots parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot/Lots No. 592, Section 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, 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 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 Subdivi-

sion, Ross Lesoine, Lynn Lesoine, Judy Miller, Owners" made by Joseph E. Pollcelli, 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: **ZAKIYAH WILLIAMS AKA ZAKIYAH 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 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 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. 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 Sandra 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): Sandra D Kintner

164 Monomonock 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. Kymer
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 Price Township, 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

Feb 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Patricia A. Bowen a/k/a Patricia Bowen, Deceased, late of Tobyhanna Twp., Monroe County, PA., Commonwealth of Pennsylvania, 10/7/2025 deceased.

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

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

Brian Patrick Bowen
c/o Joseph M. Hayes, Esq.
1810 Chapel Ave. W.
Cherry Hill, NJ 08002

Joseph M. Hayes
Flaster Greenberg PC
1810 Chapel Ave. W.
Cherry Hill, NJ 08002

Feb 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Annie L. Nelson, late of East Stroudsburg, Monroe, Commonwealth of Pennsylvania, November 12, 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.

Alton Leroy Nelson
195 Dawn Lane
East Stroudsburg PA 18302

Marshall M Hanyon, Esquire
501 New Brodheadsville Blvd N
Brodheadsville

Feb 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Vincent Kutiak aka Vinvent A. Kutiak, late of Effort, Monroe, Commonwealth of Pennsylvania, December 5, 2025 deceased. Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and

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

John Kutiaak
1313 Prospect Ave
Scranton, PA 18505
Feb 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Harrel Samuel Silverstein aka Harrel Silverstein, late of Barrett Township, Monroe County, Commonwealth of Pennsylvania, August 13, 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.

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

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

Feb 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gennaro F. Laiso aka Gennaro Laiso, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, January 1, 2026 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.

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

Feb 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary Jane Schaffer, late of Township of Ross, 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.

Dal Schaffer
240 S. Main Street, Suite 1206
Nazareth, PA 18064

Kendahl B. DiFelice
240 S. Main Street, Suite 1206
Nazareth

Feb 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of David W. Paynter, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, 12/07/2025 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.

Yvette L. Riebel
1 South Main Street
Nazareth, PA 18064

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

Feb 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of William M. Generose, late of Tannersville, Monroe County, Commonwealth of Pennsylvania, July 29, 2024 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.

Melissa M. Hultquist
N 12599 Crystal Rd.
Wausaukee, WI, 54177
Christopher Generose
W 9029 Dow Dam Rd.
Amberg, WI, 54102

Marjorie DeSanto Barlow, Esq.
327 N. Washington Ave. Ste. 400
Scranton, PA, 18503

Feb 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of The Estate of Diane G. Blohm, a/k/a Diane Blohm, deceased, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, January 3, 2026 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.
Deborah Ann Santiago
103 Godfrey Avenue
Bayville, NY 11709

Nicholas D. Tellie, Esquire
310 East Drinker Street
Dunmore, PA 18512

Feb 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Elizabeth R. Unruh, a/k/a Elizabeth Rose Unruh, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, December 29, 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.
William Unruh

2132 Clearview Avenue
Stroudsburg, PA 18360

John C. Prevostnik, Esq.
47 South Courtland Street, Suite 1
East Stroudsburg, PA 18301

Feb 6, 13, 20

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Patricia Litts Young, late of Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, January 3, 2026 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.

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

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

Feb 6, 13, 20

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

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania. The Articles of Incorporation have been filed on January 22, 2026. The name of the corporation is **Stroudsburg Main Street Program**. The purpose for which it was organized is Promoting economic revitalization, historic preservation and community engagement in downtown Stroudsburg, PA.

Christopher S. Brown
607 Main Street
Stroudsburg, PA 18360

Feb 6

**PUBLIC NOTICE
INCORPORATION NOTICE**

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

Brett J. Riegel, Esq.
18 N 8th Street
STROUDSBURG

Feb 6

**PUBLIC NOTICE
INCORPORATION NOTICE**

The Ridge at Swiftwater Community Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended for the purposes of managing, maintaining, caring for, preserving and administering a residential community to be known as **The Ridge at**

Swiftwater Community Association located in Pocono Twp., Monroe County, PA.

Carl N. Weiner, Esq.
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad St., Ste. 230
P.O. Box 1479
Lansdale, PA 19446

Feb 6

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
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 006799-CV-2025**

Freedom Mortgage Corporation,
Plaintiff(s),
vs.

DAWN M SPRAGUE,
defendant(s)
TO DAWN M SPRAGUE, defendant(s): The
Plaintiff, Freedom Mortgage Corporation,
has commenced a civil action against you for
COMPLAINT. The Court has authorized service
of the Complaint upon you by publication.

NOTICE

If you wish to defend, you must enter a writ-
ten 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.

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HELP.

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Find a Lawyer Program
P.O. Box 591
Stroudsburg, PA 18360
Telephone (570) 424-1340
Fax (570) 424-8234

Karin Schweiger
Brock and scott
2011 Renaissance Boulevard, Suite 100
King of Prussia, PA 19406

Feb 6

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 007347-CV-2025**

Deal House Capital Fund II LLC,
Plaintiff(s),
vs.

Joseph Paul Carnevale and Ursula Carnevale,
defendant(s)

TO Joseph Paul Carnevale and Ursula Carne-
vale, defendant(s): The Plaintiff, Deal House
Capital Fund II LLC, has commenced a civil ac-
tion against you for Real Property - Ejectment
Name of Attorney. The Court has authorized
service of the Complaint upon you by publi-
cation.

NOTICE

If you wish to defend, you must enter a writ-
ten appearance personally or by attorney and
file your defenses or objections in writing with
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do so the case may proceed against you and a
judgment may be entered against you without
further notice for relief requested by Plaintiff.
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Telephone (570) 424-1340
Fax (570) 424-8234

Brett J. Riegel, Esq.
ARM Lawyers
18 N. 8th Street
Stroudsburg, PA 18360

Feb 6



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
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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