

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 20th, 2026

No. 08

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

Todd W. Weitzmann, Editor

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913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



Drawing Courtesy of Joyce Love

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

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

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by: **MONROE COUNTY BAR ASSOCIATION**

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Monroe County Bar Association

Mission Statement

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

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

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

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

- 23, 24 Mock Trial District Competition
- 24 MCBA Mediation / ADR Committee Meeting

March

- 2-5 Mock Trial District Competition Play-off, Make Up/Inclement Weather
- 3 PBI: Post-Conviction Practice Essentials
- 4 Law Day Race Committee Meeting
- 5 1st Quarter Member Meeting and CLE – Vault 636
- 9 Mock Trial Regional Competition
- 11 Mock Trial Regional Competition Make Up

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

or Email: info2@monroebar.org,
Check the Website: www.monroebar.org

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Monroe Legal Reporter Change in Publication

Effective April 3, 2026, the Monroe Legal Reporter will be available as a digital publication, on-line only.

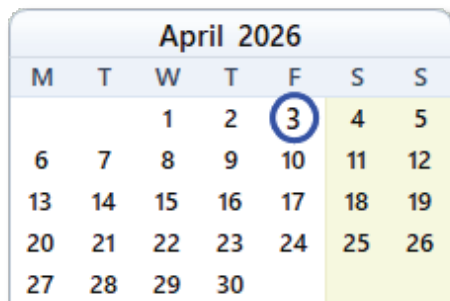
The annual subscription for non-MCBA members will be \$150 per year.

Once payment is received, an on-line user ID and password will be provided.

Please go to www.monroebar.org > Monroe Legal Reporter for details.

Reach out to MCBA staff at 570.424.7288 or info2@monroebar.org with any questions.

Thank you in advance for your flexibility!



A calendar for April 2026. The days of the week are listed at the top: M, T, W, T, F, S, S. The dates are arranged in a grid. The date 3 is circled in blue. The dates 4, 5, 11, 12, 18, 19, 25, and 26 are highlighted in yellow.

April 2026						
M	T	W	T	F	S	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

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):

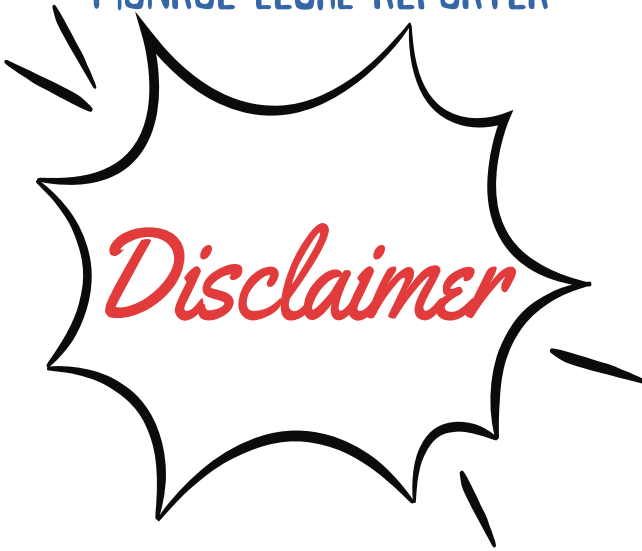
Dinner

- | | | | |
|----------------------------------|---------------------------|--------------------|--------------------------|
| <input type="checkbox"/> Trial | Monday, March 9, 2026 | 6:00 PM to 8:00 PM | <input type="checkbox"/> |
| <input type="checkbox"/> Make-Up | Wednesday, March 11, 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.

MONROE COUNTY BAR ASSOCIATION
MONROE LEGAL REPORTER



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SUBMITTED BY THE ADVERTISER. NEITHER THE
MONROE LEGAL REPORTER NOR THE PRINTER
WILL ASSUME RESPONSIBILITY TO EDIT, MAKE
SPELLING CORRECTIONS, ELIMINATE ERRORS IN
GRAMMAR OR MAKE ANY CHANGES TO
CONTENT.

**CIVIL COMPLAINTS
WRIT OF SUMMONS
REAL PROPERTY**

000577-CV-2026 Federal Home Loan Mortgage Corporation As Trustee For Freddie Mac SLST 2022-1 Participation In Interest Trust V Darrell Leigh-Manuell; Occupant Tenant Tina Leigh-Manuell - Real Property - Ejectment
000621-CV-2026 PennyMac Loan Services, LLC.; Commonwealth Of Pennsylvania V and/or Any And All Current Occupants Ian C Dookeram - Real Property - Ejectment
000557-CV-2026 Figure Lending LLC V James Collier - Real Property - Mortgage Foreclosure: Residential
000596-CV-2026 Freedom Mortgage Corporation V Adrian O Concepcion - Real Property - Mortgage Foreclosure: Residential
000617-CV-2026 Rocket Mortgage, LLC FKA Quicken Loans LLC FKA Quicken Loans Inc V Shelley V Roberson - Real Property - Mortgage Foreclosure: Residential
000622-CV-2026 Lakeview Loan Servicing, LLC V Kenneth J Moss; Ninnette E Moss - Real Property - Mortgage Foreclosure: Residential
000637-CV-2026 Federal Home Loan Mortgage Corporation, As Trustee For Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2024-1 V Paul M Woody - Real Property - Mortgage Foreclosure: Residential
000666-CV-2026 Newrez LLC V Adele Tina Quinones; The United States Of America - Real Property - Mortgage Foreclosure: Residential
000671-CV-2026 Deutsche Bank National Trust Company, As Trustee For Morgan Stanley Home Equity Loan Trust Series 2006-3 V Robert B Frable - Real Property - Mortgage Foreclosure: Residential
000667-CV-2026 Peoples Security Bank & Trust Company V Gateway Equities, LLC; Occupant Tenant Tina Leigh-Manuell - Real Property - Mortgage Foreclosure: Commercial
000653-CV-2026 Integrity First Partners, LLC V Claire Atkinson - Real Property - Real Property: Other
000607-CV-2026 HC Pro, LLC V Lauri Douglass - Real Property - Quiet Title

MECHANICS AGREEMENTS

000578-CV-2026 Christeen Oneill V Stephen Haag - Agreement - Mechanic's Agreement

CONTRACT

000610-CV-2026 Kalahari Resorts PA LLC D/B/A Kalahari Resorts & Conventions V Matsouts LLC - Contract - Contract: Other

CONTRACT EMPLOYMENT DISPUTE

CONTRACT-DEBT COLLECTION-CREDIT CARD

000534-CV-2026 American Express National Bank V Egypt America Group Association Aka Egypt America Group Simo Sheriff Aka Simo A

Sheriff - Contract - Debt Collection: Credit Card
000545-CV-2026 JPMorgan Chase Bank, N.A. V Susan Bennett - Contract - Debt Collection: Credit Card
000549-CV-2026 Bank Of America, N.A. V Jon Dellacona - Contract - Debt Collection: Credit Card
000550-CV-2026 Bank Of America, N.A. V Hannah B Friesen - Contract - Debt Collection: Credit Card
000551-CV-2026 Bank Of America, N.A. V Darrett Vonzell Grant - Contract - Debt Collection: Credit Card
000552-CV-2026 JPMorgan Chase Bank, N.A. V Daisy Ellerbee - Contract - Debt Collection: Credit Card
000554-CV-2026 Bank Of America, N.A. V Sioni Rodriguez - Contract - Debt Collection: Credit Card
000555-CV-2026 JPMorgan Chase Bank, N.A. V Daisy Ellerbee - Contract - Debt Collection: Credit Card
000556-CV-2026 Citizens Bank, N.A V Mervan Sabovic - Contract - Debt Collection: Credit Card
000558-CV-2026 Bank Of America, N.A. V Chaudhry Adeel - Contract - Debt Collection: Credit Card
000560-CV-2026 Bank Of America, N.A. V Justina C Ackerman - Contract - Debt Collection: Credit Card
000561-CV-2026 Bank Of America, N.A. V Justina C Ackerman - Contract - Debt Collection: Credit Card
000564-CV-2026 JPMorgan Chase Bank, N.A. V Luckisha M Knight - Contract - Debt Collection: Credit Card
000566-CV-2026 Baxter Credit Union V Kenneth Warren Gee - Contract - Debt Collection: Credit Card
000581-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Naomi Hosmer - Contract - Debt Collection: Credit Card
000585-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Lori E Batzel - Contract - Debt Collection: Credit Card
000587-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Melissa Carroll - Contract - Debt Collection: Credit Card
000588-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Darren P Dailey - Contract - Debt Collection: Credit Card
000625-CV-2026 Bank Of America, N.A. V Vernice Kirkland - Contract - Debt Collection: Credit Card
000646-CV-2026 Capital One N.A. Successor By Merger To Discover Bank V Tommy R Harvey, III - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

000565-CV-2026 NCB Management Services, Inc. V Thomas Rodgers - Contract - Debt Collection: Other
 000569-CV-2026 LVNV Funding LLC V Jamie Walsh - Contract - Debt Collection: Other
 000580-CV-2026 Acuity V Five Star Homes LLC A/K/A Five Star Home LLC - Contract - Debt Collection: Other
 000605-CV-2026 Velocity Investments LLC V William Whitfield - Contract - Debt Collection: Other
 000606-CV-2026 Velocity Investments LLC V Danielle Loverdi - Contract - Debt Collection: Other
 000608-CV-2026 Velocity Investments LLC V Rashad Barron - Contract - Debt Collection: Other
 000612-CV-2026 Velocity Investments LLC V Susan Cannarella - Contract - Debt Collection: Other
 000614-CV-2026 Velocity Investments LLC V Victor Mora - Contract - Debt Collection: Other
 000615-CV-2026 Velocity Investments LLC V Kimberly Hansen - Contract - Debt Collection: Other
 000616-CV-2026 Velocity Investments LLC V Wiley Chandler - Contract - Debt Collection: Other
 000618-CV-2026 Velocity Investments LLC V Ryan Oesterle - Contract - Debt Collection: Other
 000619-CV-2026 Velocity Investments, LLC V Kimberly Hansen - Contract - Debt Collection: Other
 000623-CV-2026 Velocity Investments LLC V Rosa Mojica - Contract - Debt Collection: Other
 000624-CV-2026 Velocity Investments LLC V Nathaniel Thompson - Contract - Debt Collection: Other
 000626-CV-2026 Velocity Investments LLC V Andrzej Jozwiak - Contract - Debt Collection: Other
 000627-CV-2026 Portfolio Recovery Associates, LLC V Jessika Dmeza - Contract - Debt Collection: Other
 000628-CV-2026 Velocity Investments LLC V Dorene Kelly - Contract - Debt Collection: Other
 000629-CV-2026 Velocity Investments LLC V Carlos Maldonado - Contract - Debt Collection: Other
 000630-CV-2026 Portfolio Recovery Associates, LLC V Sarah Andino - Contract - Debt Collection: Other
 000631-CV-2026 Velocity Investments LLC V Latricia Thomas - Contract - Debt Collection: Other
 000632-CV-2026 Velocity Investments LLC V Michael Fennell - Contract - Debt Collection: Other

000633-CV-2026 Portfolio Recovery Associates, LLC V Phillip Permesar - Contract - Debt Collection: Other
 000635-CV-2026 CKS Prime Investments LLC V Drew R Cerria - Contract - Debt Collection: Other
 000636-CV-2026 Velocity Investments LLC V Anthony Cartagena - Contract - Debt Collection: Other
 000638-CV-2026 Velocity Investments LLC V Justin Bascomb - Contract - Debt Collection: Other
 000639-CV-2026 Southwood Financial Trust I V Patricia G. Werbacher - Contract - Debt Collection: Other
 000642-CV-2026 Southwood Financial Trust I V Patricia G. Werbacher - Contract - Debt Collection: Other
 000643-CV-2026 Jefferson Capital System, LLC V Marla J Maichin - Contract - Debt Collection: Other
 000656-CV-2026 Sun East Federal Credit Union V Gary Saxe - Contract - Debt Collection: Other
 000663-CV-2026 State Employees Credit Union Of Maryland Incorporated V Bruce Barkley - Contract - Debt Collection: Other

TORT

000553-CV-2026 David Donaldson V Christine Prince - Tort - Motor Vehicle
 000582-CV-2026 Samantha Best V - Tort - Motor Vehicle
 000586-CV-2026 Mark Smith V Bordonaro Giuseppe - Tort - Motor Vehicle
 000660-CV-2026 William Merendini; Melissa L Alloggio V Atlantic States Insurance Company D/B/A Donegal Insurance Group - Tort - Motor Vehicle
 000648-CV-2026 Eugene Molinelli; Judith Molinelli V Altagracia Fournier Christopher R. Kimler, Esq.; Exp Realty, LLC D/B/A Exp Realty, LLC- Stroudsburg; Law Offices Of Christopher R. Kimler, P.C. Liliana Cesarano Raymond Fournier; Stanley Thomas - Tort - Intentional Tort

PREMISES LIABILITY

000535-CV-2026 Shawn Smith V Jose Marin - Tort - Premises Liability
 000544-CV-2026 Jissel M. Guzman V Linda Ann Bachman The Travelers Indemnity Company - Tort - Premises Liability
 000559-CV-2026 Alyssa Fontana; Myles Fontana V Kathleen Kehley - Tort - Premises Liability
 000603-CV-2026 Jake Castaldo V Bonnie Henriksen Eric Henriksen - Tort - Premises Liability
 000657-CV-2026 William Robertson V ABC Company (IES) Club Exploria, LLC T/D/B/A Exploria Resorts Pocono Mountain Villas Owners Association, Inc. T/D/B/A Pocono

Mountain Villas Pocono Mountain Villas
 Owners Association II Inc T/D/B/A Pocono
 Mountain Villas - Tort - Premises Liability
 000668-CV-2026 Rosemary Taggart V Brandon
 Ervin Diamond Healthcare At Stroud LLC GHP
 East Stroudsburg, LP; Sapphire Care And
 Rehab Center Sapphire Health And Rehab
 Center - Tort - Premises Liability

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

000567-CV-2026 Winona Lakes Property
 Owners Association V John M. Shortino -
 Miscellaneous - Civil Miscellaneous: Other
 000568-CV-2026 Commonwealth Of
 Pennsylvania V \$26,674 U.S. Currency Allison
 Jo Kemp - Miscellaneous - Civil Miscellaneous:
 Other
 000579-CV-2026 Commonwealth Of
 Pennsylvania V \$6,221.00 U.S. Currency -
 Miscellaneous - Civil Miscellaneous: Other
 000583-CV-2026 Commonwealth Of
 Pennsylvania V 2014 Chevrolet Malibu Vin:
 1G11B5SL6EF259964 - Miscellaneous - Civil
 Miscellaneous: Other
 000584-CV-2026 Commonwealth Of
 Pennsylvania V 2014 Ford Escape Vin:
 1FMCUOGX2DUC02756 - Miscellaneous - Civil
 Miscellaneous: Other
 000589-CV-2026 Commonwealth Of
 Pennsylvania V 2018 Audi Q7 Vin:
 WA1VABF79JD002336 - Miscellaneous - Civil
 Miscellaneous: Other
 000590-CV-2026 Commonwealth Of
 Pennsylvania V \$21217.00 U.S. Currency -
 Miscellaneous - Civil Miscellaneous: Other
 000591-CV-2026 Commonwealth Of
 Pennsylvania V 2012 Chrysler 200 Vin:
 1C3CCBBG5CN224208 - Miscellaneous - Civil
 Miscellaneous: Other
 000604-CV-2026 RLE Pocono Inc V Sigma
 Truckline Inc - Miscellaneous - Civil
 Miscellaneous: Other
 000647-CV-2026 Winona Lakes Property
 Owners Association V Charles Z. Harth
 Margaret Harth - Miscellaneous - Civil
 Miscellaneous: Other
 000654-CV-2026 John F Petrizio Jr V Jinyin
 Temple - Miscellaneous - Civil Miscellaneous:
 Other

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Monzon, Henry Michael/94 Crestwood LLC
 TVC Funding Iv Reo LLC/Moore, Cheryl V
 Finn, Tyler/Gun Family Living Trust
 Jahnke, Christopher/Collao, Grace Rodriguez
 Meli, Lawrence J Jr/Carriage House Country
 Club Inc
 Humenik, Diane/Herbert, Glenn R

Strube, Eugene P/Shah, Jigar
 Petre, George/Prophet, Christopher
 Rosko, Anita/K&E Peak Properties LLC
 Shiffert, Bailey Kenneth/Shiffert, Bailey
 Kenneth
 Shelhamer, Raymond J/Shelhamer, Raymond J
 Arch, Susan D/Arch, Gerald G Est
 Guillaume, Eliode/Guillaume, Eliode
 Lutz, James F/Lutz, James F
 Navia, Herminio Jr/LH Destination LLC
 Ellis, Brenton/Mandrutiu, Emil Paul
 Hill, Joyce R Est/Yetter, Glenn W
 Joseph F Casey Living Trust/Joseph F Casey
 Living Trust
 Joseph F Casey Living Trust/Casey, Bryce
 Kitchell, Nancy C/Kitchell, Clark
 Davis, Trevor/Santiago, Tiffany
 Danges, Robert F/Wehr, Dean Dale
 Danges, Robert F/Danges, Robert F
 Wehr, Dean Dale/Danges, Robert F
 Wehr, Dean Dale/Wehr, Dean Dale
 Danges, Robert F/Danges, Robert F
 Ruth, John R/Club Exploria LLC
 Moore, Michele/Dietz, Tyler
 Guayaquil, LLC/Snare, Kyle
 Odyniec, Francis A/Burrows, Ronald D Jr
 Ramgadoo, Davanand/Ramgadoo, Davanand
 Matos, Richard/Foxton Hill Holdings LLC
 Grivot, Cedric M/Mahon, Triona A
 Bruington, Norman Ivan/Richardson,
 Stephanie Victoria
 Lilli, Anthony/Barruzza, Joyellen M
 Silver, Naiomy/Sampson, Gary S
 Sincere Home Buyers LLC/Hixson, David A
 Brown, Brenda Est/Brown, Brandon M
 Ellis, Robert Kent/Robert Kent Ellis Trust
 Ellis, Robert Kent/Robert Kent Ellis Trust
 Saravia, Hugo/Ruiz, Crecensiano Victorino
 Gauman, Segundo/Patel, Nayana
 Ryan, Edward F Jr/Ryan, Edward F Jr
 Guadelli, William III/Christman, Kristin
 Roman, Neysa I/Vernacchia, Peter J Jr
 Gadirlil, Shahin/Lopez-Pina, Franklin Efrén
 LTS Homes LLC/Hornberger, Ralph N
 205 Falling View Court LLC/MC 205 Falling
 View LLC
 Planken, Janet M Est/Obara, Daniel
 Dream Property Group LLC/Mat Builders LLC
 Chen, Bin-Wun/Diendi LLC
 Timber Rise LLC/Timber Mountain Estates
 Property Owners Association Inc
 Sandiford, Debra/Sandiford, Debra
 Bernard Robinson And Julianna Robinson
 Living Trust/Wisneski, Philip
 Lim, Richard/MAT Builders LLC
 Pocono Villa LLC/330 Learn LLC
 Switzer, Troy/Raj, Michael
 Harrigan, George M/Appleton, Bryan James
 1250 Brentwood Drive LLC/1250 Brentwood
 Drive LLC
 Dixon, Maria/MD510 And Family Revocable
 Living Trust
 Smith, Noah/Nekikeche, Nadjib

Smith, Noah/Nekikeche, Nadjib
 Mejias, Priscila/Colligan, Thomas James
 Arch, Gerald G Est/Smithfield MHC LLC
 Potter, James A/March, Emily
 Conway, Bryan/RNR Family Properties LLC
 Roa, Kevin Andrew/Duclet-Sinnona, Ivelisse
 Gault, Luz A/Kirnak, Kaan
 Pandolfo, Joseph/Joseph And Jacqueline
 Pandolfo Trust
 Pinal, Mariusz/Pinal, Mariusz
 Ike, David Robert Est/Ike, Michael J
 Ike, David Robert Est/Ike, Michael J
 Seijo, Pedro/Abdelreheem, Aya
 Neiner, Douglas/Salas, Patricia
 Ike, David Robert Est/Ike, Michael J
 Klimushkin, Inna/Robles, Cesar
 Clarke, Marlyn Esther/Clarke, Patrick
 Wojtukiewicz, Mirosław/Misiewicz, Barbara
 Cook, David J/Elleway LLC
 Vazquez, Barbara J Est/Gomes, Toni Leigh
 Appalachian Homes Inc/Hedgelon, Kristin
 Pierre, John-Marc/Marc Realty Homes LLC
 Walker, Stanley R/Hickey, Robert
 Mak Investment Properties LLC/Shافر, Dean
 U S Bank Trust National Association/Johnson,
 Felicia
 Caswell, Sarah/Steele, Valerie
 Fletcher, Louis/Mowrey, Matthew

DIVORCE

000548-CV-2026 Brandon Hall V Marc Werner
 - Divorce - Divorce With 1 Count
 000563-CV-2026 Ann O Keppel V Katherine
 Keppel - Divorce - Divorce With 1 Count
 000572-CV-2026 Rachel Little V Joshua Little -
 Divorce - Divorce With 1 Count
 000611-CV-2026 Kelly A Lynch V Wayne E
 Smith - Divorce - Divorce With 1 Count
 000658-CV-2026 Evan J Medlar; Stephon
 Fuller V Tania C Medlar - Divorce - Divorce
 With 1 Count
 000675-CV-2026 Elena G Krummell V Mark A
 Krummell - Divorce - Divorce With 2 Counts

SUPPORT

000539-CV-2026 Autumn Scheirer V Tyler
 Silfee - Support - Support
 000540-CV-2026 Deondra Scerbo V Anthony
 Zambrona - Support - Support
 000541-CV-2026 Monica Deconza V Stanley
 Thomas - Support - Support
 000574-CV-2026 Melissa L Alloggio V Andrew
 David Huttie - Support - Support
 000575-CV-2026 Denise Carnegie V Michael
 Carnegie - Support - Support
 000576-CV-2026 Dawn Marie Agridiano V Jose
 Andres Agridiano - Support - Support
 000597-CV-2026 Karina Binet V Manuel E
 Marte - Support - Support
 000600-CV-2026 Amanda Butts V Peter Albert
 Yannes - Support - Support
 000652-CV-2026 Virginia Shell-Gibson V
 Carlisle Gibson - Support - Support

000655-CV-2026 Jose E Baez V Nuirca Pages -
 Support - Support
 000673-CV-2026 Marianna Elisa Acevedo V
 Travis Bucknor - Support - Support

CUSTODY AND VISITATION

000543-CV-2026 Paul J Warnick V Kristy Lee
 Bucha - Custody - Custody / Partial Custody /
 Shared Custody / Visitation
 000547-CV-2026 Nicole Winters V Tishawn
 Ragland - Custody - Custody / Partial Custody /
 Shared Custody / Visitation
 000573-CV-2026 Angelina Grohotolski V Aaron
 Bittenbender - Custody - Custody / Partial
 Custody / Shared Custody / Visitation
 000640-CV-2026 Stephon Fuller V Danielle
 Kinsley - Custody - Custody / Partial Custody /
 Shared Custody / Visitation
 000651-CV-2026 Clorissa R Cartagena V
 Richard A. Aulestia - Custody - Custody /
 Partial Custody / Shared Custody / Visitation
 000664-CV-2026 Cheryl Farrell V Brian Farrell -
 Custody - Custody / Partial Custody / Shared
 Custody / Visitation
 000665-CV-2026 Damone Thompson V Ariah
 Rosario - Custody - Custody / Partial Custody /
 Shared Custody / Visitation
 000645-CV-2026 Susan Rivas V Dad Unknown
 Diane Szper - Custody - Grandparent/Third
 Party Complaint For Custody/Partial
 Custody/Shared Custody/Visitation

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

000598-CV-2026 Michelle Werner V Miquel
 Pretell - Judgment - Judgment / Transcript -
 \$12,260.25
 000659-CV-2026 Abraham Fata V Crystal
 Salmond - Judgment - Judgment / Transcript -
 \$5,400.37

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

000613-CV-2026 Antonio Castro V
 Commonwealth Of PA Dept Of Transportation,
 Bureau Of Driver Licensing - Civil Appeal -
 Department Of Transportation
 000634-CV-2026 Joseph Anthony Mendez V
 Commonwealth Of Pennsylvania, Department
 Of Transportation, Bureau Of Driver Licensing -
 Civil Appeal - Department Of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

000562-CV-2026 Independence Capital
 Recovery, LLC V Robin Young - Civil Appeal -
 Civil Appeal: Other
 000599-CV-2026 Profixed Contracting, LLC V
 Mt. Woodworks, LLC - Civil Appeal - Civil
 Appeal: Other

000601-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Chelsea Simmons - Civil Appeal - Civil Appeal: Other
 000602-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Diana Fernandez - Civil Appeal - Civil Appeal: Other
 000620-CV-2026 Rafal Los V Janelle Jones - Civil Appeal - Civil Appeal: Other
 000672-CV-2026 Spring Oaks Capital SPV LLC V Natalia Polius - Civil Appeal - Civil Appeal: Other
 000674-CV-2026 Capital One NA V Bradley E Van Splinter - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

000609-CV-2026 A Pocono Country Place Property Owners Association V Cristina Rodriguez Jose Rodriguez - Writ - Writ Of Revival - \$36,438.40
 000669-CV-2026 A Pocono Country Place POA, Inc. V Lori Ann DiMartino - Writ - Writ Of Revival - \$9,420.95
 000670-CV-2026 A Pocono Country Place POA, Inc.; Myles Fontana V David A. DiMartino Lori Ann DiMartino - Writ - Writ Of Revival - \$9,139.72

CERTIFIED COPY LIENS

000644-CV-2026 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Polymath Principal Partners LP - Judgment - Certified Copy Of Lien - \$11,313.96
 000649-CV-2026 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V KDE Financial Solutions LLC - Judgment - Certified Copy Of Lien - \$1,287.93
 000650-CV-2026 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Alluntangled LLC - Judgment - Certified Copy Of Lien - \$5,077.57

FEDERAL TAX LIENS

000592-CV-2026 Department Of Treasury-Internal Revenue Service V James E Horstman Kathleen Horstman - Judgment - Federal Tax Lien - \$9,495.69
 000593-CV-2026 Department Of Treasury-Internal Revenue Service V Seon Lewis Holman - Judgment - Federal Tax Lien - \$31,810.21
 000594-CV-2026 Department Of Treasury-Internal Revenue Service V Pipeline Petroleum Inc, A Corporation - Judgment - Federal Tax Lien - \$211,443.02
 000595-CV-2026 Department Of Treasury-Internal Revenue Service V Liquori Adele - Judgment - Federal Tax Lien - \$16,058.10

MUNICIPAL LIENS

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

Mortgage Electronic Registration Systems Inc/Suwal, Santosh/Sat
 Citizens Bank N A/Selimaj, Mujo/Sat
 Wells Fargo Bank N A/Rakoski, Brian S/Sat
 Mortgage Electronic Registration Systems Inc/Steltz, Barrett/Sat
 Mortgage Electronic Registration Systems Inc/Beckham, Angelo J/Sat
 Jofra Realty Corp/Provident Bank/Ucc3cont
 Mortgage Electronic Registration Systems Inc/Melick, James/Sat
 Mortgage Electronic Registration Systems Inc/Silver, Naiomy/Sat
 Mortgage Electronic Registration Systems Inc/Shalumov, Isak/Sat
 Mortgage Electronic Registration Systems Inc/Banez, Constante P/Sat
 U S Bank National Association/Select Portfolio Servicing Inc/Powr
 U S Bank Trust Company National Association/Barrett, Frank/Sat
 Mortgage Electronic Registration Systems Inc/Booth, Shawn/Sat
 CitiMortgage Inc/Wautel, Christopher Daniel/Sat
 JPMorgan Chase Bank N A/Hardy, Chris M/Sat
 Mortgage Electronic Registration Systems Inc/Hoover, Marianne B/Sat
 Goodleap LLC/Harding, Douglas/Ucc3term
 Ignatyshyn, VasyI/All In Credit Union/Ucc1
 Bittenbender, Floyd R/Bittenbender, Daniel S/Ccorder
 Ridge At Swiftwater LLC/NVR Inc/Memo
 Bank Of America Corporation/John, Grace/Sat
 Wilmington Savings Fund Society FSB/Eleby, Eddie/Sat
 Goldman Sachs Mortgage Company/Acosta, Miguel A/Sat
 PSECU/Salyers, Bonnie M/Sat
 Manufacturers And Traders Trust Company/Sheptak, Stephen M/Sat
 PNC Bank National Association/Roggemann, Francis A Jr/Sat
 First Keystone Community Bank/Orion Real Estate Group VI Inc/Sat
 G&I X Crossroads MZL LLC/Guardian Life Insurance Company Of America/Asle
 G&I X Academy Plaza MZL LLC/Bloomfield Center Urban Renewal LLC/Agre
 G&I X Crossroads MZL LLC/Guardian Life Insurance Company Of America/Ucc1
 EJD Properties LLC/Kolinsky, Thomas/Sat
 ISPC/Avery, Jeffrey/Ucc3term
 Wilmington Savings Fund Society FSB/Grah, Franck K/Sat
 Pojedinec, Stephen/Pojedinec, Stephen/Dec
 Mauch Chunk Trust Company/Gilbert 116 Group LLC/Sat

Mauch Chunk Trust Company/Gilbert 116 Group LLC/Trms
U S Bank National Association/Henry, Mark D/Sat
Wells Fargo Bank N A/Albright, Brian J/Sat
Mortgage Electronic Registration Systems Inc/Gaudelli, William III/Sat
Mortgage Electronic Registration Systems Inc/Cegelka, Nicole M/Sat
Mortgage Electronic Registration Systems Inc/Suarez, Shirley/Sat
Commonwealth Capital LLC/Skilled Property Finders LLC/Sat
60 Washington LLC/60 Washington LLC/Maps
60 Washington LLC/60 Washington LLC/Maps
60 Washington LLC/60 Washington LLC/Maps
60 Washington LLC/60 Washington LLC/Maps
60 Washington LLC/Borough Of East Stroudsburg/Agre
Mortgage Electronic Registration Systems Inc/Soucy, Patrick F/Sat
Mortgage Electronic Registration Systems Inc/Ramos, David/Sat
Mortgage Electronic Registration Systems Inc/Konopka, Christopher/Sat
Bowen, Joseph/Commonwealth Of Pennsylvania/Notr
Mortgage Electronic Registration Systems Inc/Guayaquil , LLC/Sat
Mortgage Electronic Registration Systems Inc/Kaufman, Cassandra A/Sat
JPMorgan Chase Bank N A/Bibard, Zorida/Sat
Saporito, Annabella/Blue Ridge Cable Technologies Inc/Rway
Wilmington Savings Fund Society FSB/Newrez LLC/Powr
Serenity Advanced Dentistry PC/American Bank/Ucc3cont
Mortgage Electronic Registration Systems Inc/Sisak, Michele T/Sat
Wayne Bank/Vecchio, Marguerite H/Sat
PNC Bank National Association/Rance, Clinton/Sat
Mortgage Electronic Registration Systems Inc/Valerio, Maria Perez/Sat
Mauch Chunk Trust Company/DS & BH Holdings LLC/Sat
PNC Bank National Association/Sabo, Michael G/Sat
Pondichi, Ecaterina/Blue Ridge Cable Technologies Inc/Rway
PNC Bank National Association/Luka, Joseph R/Sat
Shawnee Sun Mountain LLC/Blue Ridge Cable Technologies Inc/Rway
Monroe-Pike Land LLC/Blue Ridge Cable Technologies Inc/Rway
Citibank N A/Kizelshteyn, Tatyana P/Sat
Stewart, Felicia E/Commonwealth Of Pennsylvania/Notr
Mortgage Electronic Registration Systems Inc/Nor Properties LLC/Sat
Wells Fargo Bank N A/Perez, Stephen/Sat
Mortgage Electronic Registration Systems Inc/Olivier-Walls, Denise/Sat
Marie Holdings Inc/Bigwood Management Inc/Sat
Secretary Of Housing And Urban Development/Imhof, Travis J/Sat
Mortgage Electronic Registration Systems Inc/Hafemann, Keith R/Sat
Huntington National Bank/Kiesling, Robert G Jr/Sat
Utilities Employees Credit Union/Englehardt, Kaley/Sat
Federal Savings Bank/Solt, Jerome/Sat
Mortgage Electronic Registration Systems Inc/Weaver, Ervin E/Sat
Mortgage Electronic Registration Systems Inc/DiMuro, Nicholas/Sat
Mortgage Electronic Registration Systems Inc/Sakihama, Rodolpho S/Sat
Mountain Vista Partners LLC/Burnley, George A/Rele
Dollar Bank FSB/Cassol, Kathleen B/Sat
Metro City Bank/Hu, Miaojaun/Sat
Penn Vista Associates LLC/LTS Homes LLC/Rele Victor, Astride/Mortgage Electronic Registration Systems Inc/Modif Shah, Vipul/Comunal, Dean P/Sat
Shah, Neel/Comunal, Dean P/Sat
Citizens Bank N A/Little, Clifton Jr/Sat
Citizens Bank N A/Siglin, Jeffrey H/Sat
Makarauskas, Jeff/FirstEnergy Pennsylvania Electric Company/Ease
Mortgage Electronic Registration Systems Inc/Morales, Robert/Sat
Wells Fargo Bank N A/Binikos, Chris/Sat
Mortgage Electronic Registration Systems Inc/Lamont, Omar/Sat
Citibank N A/Paszko, John J Jr/Sat
Members , St Federal Credit Union/Washburn, George W/Sat
Truist Bank/Saravia, Hugo/Sat
Point Titling Trust/Campesi, Michael F/Sat
Mortgage Electronic Registration Systems Inc/Albitz, Matthew/Sat
Mortgage Electronic Registration Systems Inc/Kosakowski, Jerzy B/Sat
Bank Of America N A/Castellano, William/Sat
Olszyk, Taylor Brooke/Commonwealth Of Pennsylvania/Notr
Mortgage Electronic Registration Systems Inc/Thompson, Paulette/Sat
Mortgage Electronic Registration Systems Inc/Gerbasio, Michael/Sat
RNR Family Properties LLC/Hard Money Pa LLC/Arnt
Okinus Inc/Archer, David/Memo
Roa, Kevin A/Duclet-Sinnona, Ivelisse/Agre
Goetz, Isabelle/Goodleap LLC/Ucc1
Fairway Consumer Discount Company/Hanzimanolis, Thomas/Sat
Allied First Bank SB/Smith, Marvin/Sat
Goodleap LLC/Benitez, Dagoberto/Ucc1

Goodleap LLC/Drew, Denise/Ucc1
 Nauman, Douglas J/Monroe County/Prefast
 ESSA Bank/Hill, Christopher F/Sat
 Nicholson, Sharon/Commonwealth Of
 Pennsylvania/Notr
 ESSA Bank/Scott, Justin/Sat
 ESSA Bank/Willis, Garth J/Sat
 Mortgage Electronic Registration Systems
 Inc/Johnston, Robert P II/Sat
 Alliant Credit Union/Driscoll, Kelly/Sat
 ESSA Bank/Shupp, Jonathan L/Sat
 ESSA Bank/Hill, Christopher F/Sat
 ESSA Bank/Szilagyi, Charles J/Sat
 Robles, Cesar/Klimushkin, Inna/Arnt
 Secretary Of Housing And Urban
 Development/Williams, Sylvia/Sat
 Pentagon Federal Credit Union/Bautista,
 Margaret R/Sat
 Velazquez, Edgardo/Goal Investment Credit
 Fund 2022-1/Ucc1
 Mortgage Electronic Registration Systems
 Inc/Weeks, Craig/Sat
 Mortgage Electronic Registration Systems
 Inc/Macri, Richard J/Sat
 Bayview Loan Servicing LLC/Bonser, Leroy S
 II/Sat
 Su, Kathleen Quan/Brown, Christopher S/Pow
 Shah, Vipul/Mak Investment Properties
 LLC/Sat
 Mortgage Electronic Registration Systems
 Inc/Carter, Cornelius C III/Sat
 U S Bank Trust National Association/Selene
 Finance LP/Powr
 Buck Hill Falls Company/Steele, Valerie/Dec
 Bowen, Jacob Lamell/Commonwealth Of
 Pennsylvania/Notr
 Mortgage Electronic Registration Systems
 Inc/Ishchenko, Anton/Sat

MORTGAGE

GRANTOR/GRANTEE

94 Crestwood LLC/Mortgage Electronic
 Registration Systems Inc
 Moore, Cheryl V/Wells Fargo Bank N A
 Clarke, Maxine/Mortgage Electronic
 Registration Systems Inc
 Meissner, Clinton/Mortgage Electronic
 Registration Systems Inc
 Hafemann, Keith R/Mortgage Electronic
 Registration Systems Inc
 Gun Family Living Trust/Mortgage Electronic
 Registration Systems Inc
 Collao, Grace Rodriguez/Mortgage Electronic
 Registration Systems Inc
 Prophet, Christopher/Mortgage Electronic
 Registration Systems Inc
 Macgregor, Christopher Alexander/Mortgage
 Electronic Registration Systems Inc
 K&E Peak Properties LLC/Mortgage Electronic
 Registration Systems Inc
 G&I X Crossroads MZL LLC/Guardian Life
 Insurance Company Of America
 Green, Bruce/Affinity Federal Credit Union

Picchianti, Mark Gerald/Picatinny Federal
 Credit Union
 Tinovsky, Serge/Citizens Bank N A
 Porcano, Leonard M/Navy Federal Credit
 Union
 106/8 Ridgeway St LLC/Mortgage Electronic
 Registration Systems Inc
 GH Properties Limited Liability Company/First
 Keystone Community Bank
 Santiago, Tiffany/Mortgage Electronic
 Registration Systems Inc
 OConnor, Jacqueline D/Mortgage Electronic
 Registration Systems Inc
 Argen, Stephen/Hopkins, Kenneth J
 Perich, Daniel M/Upstart Mortgage LLC
 Jordan, Charles A Jr/Utilities Employees Credit
 Union
 Johnson, Anthony V/Wells Fargo Bank N
 A/Modm
 Thompson, Laura/Newrez LLC/Modm
 Williams, Sylvia/Unlock Partnership Solutions
 Ao, Inc
 Richards, Lester A/Unlock Partnership
 Solutions Ao, Inc
 Dietz, Tyler/Mortgage Electronic Registration
 Systems Inc
 Snare, Kyle/Pennsylvania State Employees
 Credit Union
 Irizarry, Essence Marie/Mortgage Electronic
 Registration Systems Inc
 Soto, Samuel/Mortgage Electronic
 Registration Systems Inc
 Ciuzio, Paul F/Citizens Bank N A
 Portoulas, Helen/Citizens Bank N A
 Mitchell, Dena D/Municipal Credit Union
 Burrows, Ronald D Jr/Wayne Bank
 Crown, Anthony/ESSA Bank
 Schnitzer, Wade/Mortgage Electronic
 Registration Systems Inc
 Foxtown Hill Holdings LLC/Matos, Richard
 Barrazza, Joyellen M/Mortgage Electronic
 Registration Systems Inc
 Sawant, Gagandeep/Mortgage Electronic
 Registration Systems Inc
 Tinley, Maureen E/PNC Bank National
 Association3
 Ticson, Gregg/Mortgage Electronic
 Registration Systems Inc
 Ngo, Kelly/Mortgage Electronic Registration
 Systems Inc
 Sampson, Gary S/Velocity Commercial Capital
 LLC
 Rapp, Terry/Wells Fargo Bank N A
 Babu, Simona/Citizens Bank N A
 Hixson, David A/First Northern Bank & Trust
 Co
 Connor, Timothy P/Mortgage Electronic
 Registration Systems Inc
 Ruiz, Crecensiano Victorino/Mortgage
 Electronic Registration Systems Inc
 Graham, Justin Keith/Mortgage Electronic
 Registration Systems Inc
 Patel, Nayana/Citizens Bank N A

Moore, Graham/Visions Federal Credit Union
Shine Hill LLC/Mortgage Electronic
Registration Systems Inc
Marco, Nicholas J/Morgan Stanley Private
Bank National Association
Vernacchia, Peter J Jr/Mortgage Electronic
Registration Systems Inc
Bennett, Jolina/Newrez LLC/Modm
Hornberger, Mary E/Mortgage Electronic
Registration Systems Inc
MC 205 Falling View LLC/Mortgage Electronic
Registration Systems Inc
Clontz, Kirsten/Mortgage Electronic
Registration Systems Inc
Obara, Daniel/Mortgage Electronic
Registration Systems Inc
Sheaffer, Karalee G/PNC Bank National
Association
Sandiford, Debra/Kinecta Federal Credit Union
TBY PA Com LLC/First Keystone Community
Bank
Wisneski, Philip/Mortgage Electronic
Registration Systems Inc
McCormick, Raymond/Point Breeze Credit
Union
Raj, Michael/Mortgage Electronic Registration
Systems Inc
Rap & Son LLC/First Financial Bank
Appleton, Bryan James/Mortgage Electronic
Registration Systems Inc
1250 Brentwood Drive LLC/Mortgage
Electronic Registration Systems Inc
March, Emily/Mortgage Electronic
Registration Systems Inc
Muniz, Manuel A/Mortgage Electronic
Registration Systems Inc
RNR Family Properties LLC/Hard Money PA
LLC
Fisher, Marijo/Mortgage Electronic
Registration Systems Inc
Casper, Jaime/Mortgage Electronic Registration
Systems Inc
Kirnak, Kaan/Mortgage Electronic Registration
Systems Inc
Rodriguez, Carolyn Fajardo/Mortgage
Electronic Registration Systems Inc
Schwartz, Laurence P/Mortgage Electronic
Registration Systems Inc
Bovell, Robin/Mortgage Electronic
Registration Systems Inc
Abraham, Michael T/Mortgage Electronic
Registration Systems Inc
Ciaccio, Edward J/Dart Collateral Manager LLC
Batzel, Debby J/Citizens Bank N A
Paz, Jose L/Dart Collateral Manager LLC
Jones, Frederick/Mortgage Electronic
Registration Systems Inc
Abdelreheem, Ahmed/Mortgage Electronic
Registration Systems Inc
Salas, Patricia/Mortgage Electronic
Registration Systems Inc
Robles, Cesar/Klimushkin, Inna
Stroman, Dolores Elizabeth/Unlock
Partnership Solutions Ao, Inc
Elleway LLC/Citymark Federal Credit Union
Hedgelon, Kristin/ESSA Bank
Thorley, Paul D/Mortgage Electronic
Registration Systems Inc
Shafer, Dean/Mortgage Electronic Registration
Systems Inc
Johnson, Felicia/Mortgage Electronic
Registration Systems Inc
Rodriguez, Alfredo/Mortgage Electronic
Registration Systems Inc
Aul, Kevin/Mortgage Electronic Registration
Systems Inc
Steele, Valerie/Mortgage Electronic
Registration Systems Inc
Stracey, Matthew D/Mortgage Electronic
Registration Systems Inc
Bright Future St LLC/Zosik Inc
Bright Future SV LLC/Zosik Inc
Transue, Alec/Mortgage Electronic
Registration Systems Inc
Rodriguez-Urena, David/Select Portfolio
Servicing Inc/Asgn
Wang Jing Jun Living Trust/Wilmington Savings
Fund Society FSB/Asgn
Merring, Mitchell A/Goldman Sachs Mortgage
Company/Asgn
Goodwin, Davin M/Goldman Sachs Mortgage
Company/Asgn
Opperman, Gage/Ark-La-Tex Financial Services
LLC/Asgn
Kan, Vladimir/Selene Finance LP/Asgn
Eleby, Eddie/Wilmington Savings Fund Society
FSB/Asgn
Bank Of America N A/G&I X Crossroads MZL
LLC/Relm
Henry, Mark D/U S Bank National
Association/Asgn
Lewis, Seon/Reo Trust 2017-RPL, /Asgn
George, Philip B/Firstkey Mortgage LLC/Asgn
Funtilon, Ian K/PHH Asset Services LLC/Asgn
Lewicki, Jaroslaw/Onslow Bay Financial
LLC/Asgn
Mendez, Michael/PHH Asset Services
LLC/Asgn
Mortgage Electronic Registration Systems
Inc/Michael-Melis, Lucinda/Relm
Mortgage Electronic Registration Systems
Inc/Lauture, Nixon/Relm
Gonzalez, Ricardo/Citigroup Mortgage Loan
Trust 2025-RP2/Asgn
Rodriguez, Karen/U S Bank Trust Company
National Association/Asgn
Davis, Dennis C/Freedom Mortgage
Corporation/Asgn
Mortgage Electronic Registration Systems
Inc/MidFirst Bank/Asgn
Graves, Douglas E/U S Bank Trust National
Association/Asgn
Lee, Yin Wai/Selene Finance LP/Asgn
Frantz, David C/Lakeview Loan Servicing
LLC/Asgn

Woods, Jessica Ashley/Fifth Third Bank N
A/Asgn
Crawford, Keisha/Carrington Mortgage
Services LLC/Asgn
Diaz, Christian L/Carrington Mortgage Services
LLC/Asgn
MK Propertiez LLC/CV3 Alpha Trust/Asgn
Kelly, Kevin J/GS Mortgage-Backed Securities
Trust 2024-RPL4/Asgn
Miller-Smith, Keliyah/Saluda Grade Alternative
Mortgage Trust 2023-Fig4/Asgn
Quinones, Matthew A/Carrington Mortgage
Services LLC/Asgn
Besser, Ronald Jr/Carrington Mortgage
Services LLC/Asgn
Smith, Bryant K/Nationstar Mortgage
LLC/Asgn
Martin, Elijah/Bank Of New York/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 003345-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, March 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 situated in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, being lot no. 221, Section #E, as shown, on map of a Pocono Country Place, on file in the recorder's office at Stroudsburg, Pennsylvania in Plot Book #18, page 107 and 109.

Pin No. 03-6358-12-76-7099

TAX ID No. 3/9A/1/38

Being the same premises which Vantage Trust Federal CU, by Deed dated 07/20/2015 and recorded 08/04/2015, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2457, page 6553, granted and conveyed unto Quadeerah O. Adams, in fee.

Tax ID #: 03.9A.1.38 A/K/A 3/9A/1/38 PIN 03635812767099

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Quadeerah O. Adams A/K/A Quadeerah Adams

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

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

less exceptions are filed within said time.

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Carolyn Treglia, Esquire

Sheriff's Office

Stroudsburg, PA

Jason Costanzo, Sheriff's Solicitor

Feb 20, 27, Mar 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 005115 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, March 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 HAMILTON, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 2258 RIMROCK DRIVE F/K/A 245 RIMROCK DRIVE, STROUDSBURG, PA 18360

BEING PARCEL NUMBER: 07.8.1.59

BEING MAP NUMBER: 07637004910921

IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MICHAEL W. BECKER**

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
 Feb 20, 27, Mar 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 005930-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, March 26, 2026
 AT 10:00 A.M.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN tract, piece or parcel of land situate in the Borough of Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe on the Southerly side of Phillips Street, a corner of lands of Ernest A. Roberts, from which a pipe at the intersection of the Southerly side of Phillips Street with the Easterly side of Grove Street; bears South sixty three degrees fifty three minutes West distant one hundred feet; thence, along the Southerly side of Phillips Street, North sixty three degrees fifty three minutes East fifty feet to a pipe; thence, by lands of Jacob F. Altemose and wife and lands of John H. Baujan, South thirty degrees fourteen minutes East one hundred forty nine and thirty eight one hundredths feet to a pipe; thence, by lands of Grover S. Fabel and wife, of which this lot was formerly a part, South sixty three degrees

fifty three minutes West fifty feet to a pipe; thence, by lands of Ernest A. Roberts, North thirty degrees fourteen minutes West one hundred forty nine and thirty eight one hundredths feet to the place of BEGINNING. BEING Lot No. 12 of "Lot Plan of Lands of Grover Fabel, Stroudsburg, Pa."

UNDER AND SUBJECT to all restrictions, restrictive covenants, recorded public and private easements, rights-of-way, exceptions, and reservations, if any, of record and all easements and right-of-ways of public utility companies, if any, appearing of record in and pertaining to the chain of title to the within premises.

ALL THAT CERTAIN tract, piece or parcel of land situate in the Borough of Stroudsburg, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe at the intersection of the Easterly side of Grove Street with the Southerly side of Phillips Street; thence, along the Southerly side of Phillips Street, North sixty three degrees fifty three minutes East one hundred feet to a pipe; thence by Lot No. 12 as shown on "Lot Plan of Lands of Grover Fabel, Stroudsburg, Pa." South thirty degrees fourteen minutes East one hundred forty nine and thirty eight one hundredths feet to a point in line of Lot No. 16; thence, by Lot No. 16, South sixty three degrees fifty three minutes West one hundred feet to a pipe; thence, along the Easterly side of Grove Street, North thirty degrees fourteen minutes West one hundred forty nine and thirty eight one hundredths feet to the place of BEGINNING. BEING Lots No. 13 and 14 as shown on said Plan of Lots.

UNDER AND SUBJECT to all restrictions, restrictive covenants, recorded public and private easements, rights-of-way, exceptions, and reservations, if any, of record and all easements and right-of-ways of public utility companies, if any, appearing of record in and pertaining to the chain of title to the within premises.

Being the same premises which the Estate of Shirley Hagerty, by Deed dated 01/26/2021 and recorded 01/27/2021, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2567, Page 8882, granted and conveyed unto Lloyd Bentzoni, in fee.

Tax Parcels: 18-3.1.3.8 A/K/A 18-3/1/3/8 & 18-3.1.3.1-1 A/K/A 18-3/1/3/1-1 PIN 18730118306442

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Lloyd Bentzoni**
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
Feb 20, 27, Mar 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 005189-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, March 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 of ground together with the buildings improvements, rights, privileges, hereditaments and appurtenances and the reversions, remainders, rents issues and profits thereof, situated in the County of Monroe, State of Pennsylvania:

ALL THAT CERTAIN lot or lots, parcel or piece

of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 380 Section C-2, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Vol. 62, Page 271. UNDER AND SUBJECT TO the restrictions of record, and as more fully set forth in Exhibit "A" attached hereto and made a part hereof by reference.

Meaning and intending to describe and convey the same premises as more particularly described and conveyed by Deed dated June 16, 2000 and recorded in the office of the Recorder of Deeds of said County on June 22, 2000 in Deed Book 2080, Page 3720, and otherwise known as 6223 Blue Beech Drive, East Stroudsburg, Pennsylvania 18301, East Stroudsburg, Uniform Parcel No. 17/87831.

Being the same premises which Cranberry Hill Corporation, by Deed dated 06/16/2000 and recorded 06/22/2000, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2080, Page 3720, granted and conveyed unto Chou Oh Chen, married and Eric E. Chen, unmarried, in fee.

AND the said Chou Oh Chen has departed this life on or about 09/18/2024 thereby vesting title of the mortgaged premises unto Eric E. Chen, Individually and as Known heir of Chou Oh Chen, Deceased, Eugenia Chen, known heir of Chou Oh Chen, Deceased, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Chou Oh Chen.

Tax ID #: 17.87831 aka 17/87831 - PIN 17639202562267

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Eric E Chen, Individually and as Known Heir of Chou Oh Chen, Deceased, Eugenia Chen, Known Heir of Chou Oh Chen, Deceased, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHOU OH CHEN**

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
 Feb 20, 27, Mar 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 7295 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, March 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 the following lot situate in the Township of Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 209 as shown on "Plotting No. IV, Lake Valhalla, Inc., Smithfield Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr., Revised 7/24/67" and recorded in Monroe County, Pennsylvania, in Plot Book No. 11, Page 65.

BEING THE SAME premises which Michael Ellis, by deed dated April 8, 2019 and recorded April 9, 2019 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2526, Page 9558, granted and conveyed unto Michael Ellis and Amanda Ellis, husband and wife.

Tax Code No. 16.10B.1.55

PIN NO. 16-7312-01-07-1030

a/k/a/ , Lot 209, Plotting IV, Lake Valhalla, 111 Otter Lane Smithfield Township, Monroe

County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MICHAEL ELLIS AND AMANDA 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
 Gregory D. Malaska, Esquire

Sheriff's Office
 Stroudsburg, PA
 Jason Costanzo, Sheriff's Solicitor
 Feb 20, 27, Mar 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 4706 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, March 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 Unit designated as Unit Number 201, being a Unit in the Foxfire Condominium, situate in the Borough of Mt. Pocono, County of Monroe and Commonwealth of Pennsylvania, as designated in the Declaration of Condominium of Foxfire Condominium dated the 28th day of

February, 1984, and recorded in the Office for the Recording of Deeds, & c., for the County of Monroe on the 8th day of March, 1984, in Deed Book Vol., 1341, page 91, and Plats and Plans for Foxfire Condominium, in Plot Book 55, Page 43.

TOGETHER with all the right, title and interest, being 2.26 percentage undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Covenants.

BEING the same premises which the Tax Claim Bureau of the County of Monroe, Pennsylvania, as Trustee, by Tax Claim Bureau Deed, dated July 14, 2011 and recorded July 21, 2011, in the Office of the Recorder of Deeds, in and for Monroe County, in Record Book Vol. 2389, page 2914, granted and conveyed to Carol Fitzsimmons.

Tax Code No. 10.13.2.21-1

PIN NO. 10-6355-11-56-4542

a/k/a/ Unit 201, Foxfire Condominium aka 115 Foxfire Drive, Unit 101, Mt. Pocono, Coolbaugh Township, Monroe County, Pennsylvania.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **CAROL FITZSIMMONS**

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

Nicholas Charles Haros, Esquire

Sheriff's Office

Stroudsburg, PA

Jason Costanzo, Sheriff's Solicitor

Feb 20, 27, Mar 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 1819

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, March 26, 2026

AT 10:00 A.M.

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

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

LEGAL DESCRIPTION

ALL THE FOLLOWING LOT situate in the Township of Jackson, County of Monroe and State of Pennsylvania, being more fully described as follows:

Lot 4, Old Coach Estates, as set forth on Subdivision Map entitled Old Coach Estates, recorded in Plot Book Volume 73, page 57 as well as Plot Book 65, pages 100 and 234, in the Office of the Recorder of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania. UNDER AND SUBJECT to covenants, conditions and restrictions of record.

BEING KNOWN AS: 59 Coach Road, Stroudsburg, PA 18360

BEING THE SAME PREMISES WHICH HOUSE OF GIBBS TR BY DEED DATED 12/2/2022 AND RECORDED 12/02/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2622 AT PAGE 6853, GRANTED AND CONVEYED UNTO HOUSE OF GIBBS TR.

PIN #: 08637100934175

TAX CODE #: 08.91752

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GEDDES GIBBS, NATALIE GIBBS**

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
 Feb 20, 27, Mar 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 5655 CIVIL 2016 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, March 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 situated in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 7114, Section D-II, according to Plan of Emerald Lakes, recorded in the Monroe County Recorder of Deeds, Stroudsburg, Pennsylvania in Plot Book Volume 19 and Page 113, bounded and described as follows, to wit:

LOT 7114 SEC DII in Plot Book Volume 19 and Page 113 according to Plan of Emerald Lakes. BEING the same premises which Builders Mortgage Service, Inc. by deed dated November 2, 2001 and recorded May 23, 2007 in Monroe County Recorder of Deeds, Book 2306 and Page 630, at Instrument No. 200720106, granted and conveyed to **Yonel S. Jasmin, Sr. aka Yonel S. Jasmin aka Yonel Jasmin and Ninfa T. Jasmin aka Ninfa Tyler Jasmin aka Ninfa Jasmin** and the same premises which was granted and conveyed from Yonel S. Jasmin and Nina T. Jasmin, his wife to **Steven Joseph** by deed dated August 24, 2016 and recorded August 30, 2016 in Monroe County Recorder of Deeds, Book 2477 and Page 2786 at Instrument No. 201620925, and being the prem-

ises granted and conveyed by a deed dated May 22, 2019 and recorded May 22, 2019 in Monroe County Book 2529 and Page 1527 at Instrument No. 201912024 from Steven Joseph to Janice Bailey, subsequently granted and conveyed by a deed dated May 23, 2019 and recorded May 24, 2019 in Monroe County Book 2529 and Page 2998 at Instrument No. 201912272, from Janice Bailey to Karen Gordon, and thereafter granted and conveyed by a deed dated September 30, 2019 and recorded November 22, 2019 in Monroe County Recorder of Deeds, Book 2538 and Page 8645 at Instrument No. 201929081 from Karen Gordon to Orville Clendenen.

Known and numbered as: 1254 Glade Drive, Long Pond, PA 18334

Tax Code: 20.1C.1.30

Parcel Identification NO.: 20634301183788
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Yonel S. Jasmin, Sr. aka Yonel S. Jasmin Yonel Jasmin; Ninfa T. Jasmin aka Ninfa Tyler Jasmin aka Ninfa Jasmin; Steven Joseph; and Post Judgment Grantee Orville Clendenen**

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
 Roger Fay, Esquire

Sheriff's Office
 Stroudsburg, PA
 Jason Costanzo, Sheriff's Solicitor
 Feb 20, 27, Mar 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 7871 CIVIL 2017 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, MARCH 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 HAVING THE ADDRESS OF 505 THOMAS STREET, STROUDSBURG, PENNSYLVANIA, LOCATED IN THE BOROUGH OF STROUDSBURG, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

BEGINNING AT AN IRON PIPE ON THE SOUTHERLY RIGHT OF WAY LINE OF THOMAS STREET AS SHOWN ON A MAP ENTITLED "SUBDIVISION PLAN, 505-507 THOMAS STREET, LANDS OF WILLIAM H. ROGERS, ET UX"; DATED NOVEMBER 30, 1984 AND RECORDED IN PLAT BOOK 57, PAGE 20, SAID IRON PIPE BEING ALSO THE MOST NORTHEASTERLY CORNER OF PARCEL "B"; AS SHOWN ON SAID MAP; THENCE ALONG SAID RIGHT OF WAY LINE OF THOMAS STREET NORTH 75 DEGREES 50 MINUTES 58 SECOND EAST 19.35 FEET TO AN IRON PIPE; THENCE ALONG LANDS OF CHARLES G. BRODIE SOUTH 12 DEGREES 49 MINUTES 03 SECONDS EAST 101.12 FEET TO AN IRON PIPE; THENCE BY THE SAME NORTH 75 DEGREES 50 MINUTES 58 SECONDS EAST 35.44 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF PENNSYLVANIA ROUTE 191, ALSO KNOWN AS NORTH FIFTH STREET; THENCE ALONG SAID RIGHT OF WAY LINE OF PENNSYLVANIA ROUTE 191 SOUTH 13 DEGREES 28 MINUTES 54 SECONDS WEST 55.30 FEET TO AN IRON PIPE; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF A 13' ALLEY AS SHOWN ON SAID MAP SOUTH 75 DEGREES 50 MINUTES 40 SECONDS WEST 28.77 FEET TO AN IRON PIPE; THENCE ALONG PARCEL "B"; AND THROUGH THE MIDDLE OF THE PARTITION WALL OF A 2-FAMILY DWELLING NORTH 13 DEGREES 23 MINUTES 56 SECONDS WEST 150.10 FEET TO THE PLACE OF BEGINNING.
CONTAINING 3,927 SQUARE FEET.

BEING Alexander Eldukonis by Deed dated November 19, 2005 and recorded in the Office of Recorder of Deeds of Monroe County on December 1, 2005 at Book 2250, Page 1023 granted and conveyed unto Erica T. Bradley and Christopher L. McCabe. PARCEL: 18-7300-07-69-0902 or 18-2/2/1/25 PIN: 18-7300-07-69-0902 or 18-2/2/1/25 Property Address: 505 Thomas Street, Stroudsburg, PA 18360 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Christopher L. McCabe a/k/a Christopher McCabe and Erica McCabe a/k/a Erica T. Bradley-McCabe a/k/a Erica T. McCabe f/k/a Erica T. Bradley.** 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
Feb 20, 27, Mar 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 5894 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, March 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 the following lot(s) situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 602, Section I, as shown on "Plotting of Pocono Farms East, Coolbaugh Township, Monroe County, Pennsylvania, made by Actherman Associates" and recorded in Monroe County, Pennsylvania in Plot Book No. 16, page 49.

TAX CODE: 03.4B.1.131

PIN NO: 03636703013124

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Dexroy Millings,**

Simone Clayton

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

Feb 20, 27, Mar 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 2221 CIVIL 2017 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, March 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 parcel of land situated in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania being Lot No.1019 as shown on a plan entitled, "Final Land Development Plan, Country Club of the Poconos, Phase III, Sections 1,2 and 3" dated July 10, 2002 last revised May 5, 2003, pages 1 through 9 of 26, prepared by R.K.R. Hess Associates, Inc. East Stroudsburg, Pa. and recorded May 22,2003 in Plat Book 75 Pages 74 through 81, more particularly described as follows:

Beginning at a common corner of Lots NO.1018 and 1019 on the westerly side of Spyglass Court (50' R.O.W.); thence

1. Along the westerly side. South 22 degrees 11 minutes 08 seconds East, a distance of 95.00 feet to a corner of Lot No.1020; thence
2. Along Lot No.1020, South 67 degrees 48 minutes 52 seconds West. a distance of 182.00 feet to a corner; thence
3. North 22 degrees 11 minutes 08 seconds West, a distance of 95.00 feet to a corner of Lot No.1018; thence

4. Along Lot No.1018, North 67 degrees 48 minutes 52 seconds East, a distance of 182.00 feet to the first mentioned point and place of beginning.

Containing 17,290 square feet or 0.40 acres of land.

Subject to a Twenty Foot Wide Drainage, Slope and Utility Easements shall be provided along all road right of ways, except as shown on aforesaid referenced Final Land Development Plan.

Subject to a Ten Foot Wide Drainage and Utility Easement shall be provided adjacent to all side and rear lot lines, except as shown on aforesaid referenced Final Land Development Plan.

Being Parcel No.09-96880. PIN No. 09733403019384.

Subject to restrictions and easements of record, if any.

As may be amended from time to time.

BEING THE SAME PREMISES which Toll PA IV, L.P. by deed dated March 2, 2005 and re-

corded April 12, 2005 in the Office of the Recorder of Deeds of Monroe County in Record Book Volume 2221, Page 7680, Instrument #200514845, granted and conveyed unto Franz G. Paul, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Franz G. Paul**
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

Christopher A. DeNardo, Esquire

Sheriff's Office
Stroudsburg, PA

Jason Costanzo, Sheriff's Solicitor
Feb 20, 27, Mar 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 006673 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, MARCH 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 parcel of land situate in the Township of Chestnuthill, County of

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

BEGINNING at a point in the centerline of Township Road No. 378, "Long Woods Road", a common corner of Lot No. 1 and Lot No. 2 as shown on a plan title "Final Plan Section One, Oak Forest" dated March 12, 1986 and recorded April 4, 1986 in Plot Book Volume 58, page 53;

thence by said Lot No. 1 North 51 degrees 31 minutes 36 seconds East (at 16.50 feet passing an iron pin) 280.46 feet to an iron pin; thence by lands of Steven R. Kresge of which this lot was formerly a part, South 46 degrees 05 minutes 45 seconds East 154.25 feet to an iron pin; thence

by Lot No. 3 South 43 degrees 39 minutes 51 seconds West (at 273.20 feet passing an iron pin) 289.70 feet to a point in the aforementioned centerline of Township Road No. 378; thence in and along said centerline of Township Road No. 378 on a curve to the right having a radius of

1500.00 feet for an arc length of 167.80 feet (chord bearing and distance being North 43 degrees 07 minutes 52 seconds West 167.71 feet) to a point of compound curvature; thence by the same on a curve to the right having a radius of 1000.00 feet for an arc length of 25.36 feet (chord

bearing and distance being North 39 degrees 12 minutes 00 seconds West 25.36 feet) to the place of BEGINNING. CONTAINING 1.142 acres of land. BEING LOT NO. 2 as shown on the above described plan.

BEING THE SAME PREMISES which Bernard J. Manfre and Ann R. Manfre, husband and wife by Deed dated November 7, 1998 in the Office of the Recorder of Deeds in and for Monroe County in Book 2055 Page 9692, granted and conveyed unto John Mangia and Joan Mangia, husband and wife, in fee.

Property Address: 136 Longwoods Drive, Saylorsburg, PA 18353

Parcel No.: 02.7.1.39-3

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JUAN RIOS**

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
 Haydn Melton, Esquire

Sheriff's Office
 Stroudsburg, PA
 Jason Costanzo, Sheriff's Solicitor
 Feb 20, 27, Mar 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 004076 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, March 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 policy is situated in the State of Pennsylvania, County of Monroe, City of Pocono Summit, and described as follows:

All the following Lot Situate in the township of Coolbaugh, county of Monroe and state of Pennsylvania, marked and designated as lot no. 613, section a, as shown on "plotting of Stillwater Lake estates, inc., Coolbaugh and Tobyhanna townships, Monroe County, Pennsylvania, made by Leo A, Achterman, Jr.," and recorded in Monroe county, Pennsylvania, in plot Book No. 8, Page 121.

Being the same premises which Kathleen Saco by her deed dated October 9, 1987 and recorded 9, 1987 in the office for the recording of deeds, etc., in and for the county of Monroe at Stroudsburg, Pennsylvania in Deed Book Volume 1582 at Page 1260.

Subject to covenants, conditions and restric-

tions as appear in Monroe County deed book Volume 354 at Page 782.

BEING THE SAME PREMISES which Gerald F. Sobczak and Joyce E. Sobczak, by Deed dated 8/09/1994 and recorded in the Office of the Recorder of Deeds of Monroe County on 8/18/1994 in Deed Book Volume 1967, Page 0970, granted and conveyed unto Raymond J. Stanton and Carol A. Stanton, husband and wife.

Raymond J. Stanton departed this life on April 25, 2014. Title to the subject property passed to Carol Ann Stanton a/k/a Carol A. Stanton by operation of law.

Carol Ann Stanton a/k/a Carol A. Stanton departed this life on January 9, 2022.

IMPROVEMENTS: Residential property.

TAX CODE NO. 03.14A.1.72

PIN # 03634502750267

BEING known as 272 Stillwater Drive, Pocono Summit, PA 18346 f/k/a 613 Stillwater Drive, Coolbaugh, PA 18346

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Timothy Stanton, As Executor of the Estate of Carol Ann Stanton a/k/a Carol A. Stanton, 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
 Harry B. Reese, Esquire

Sheriff's Office
 Stroudsburg, PA
 Jason Costanzo, Sheriff's Solicitor
 Feb 20, 27, Mar 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 000540

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, March 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, TRACT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MIDDLE SMITHFIELD, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF HUCKLEBERRY DRIVE, A COMMON CORNER OF LOTS NOS. 19 AND 20, AS SHOWN ON A MAP ENTITLED "SECTION ONE, KOELMEL FARMS, MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PA," PREPARED BY EDWARD C. HESS ASSOCIATES, INC., DATED MARCH 31, 1972, AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONROE, AT STROUDSBURG, PENNSYLVANIA, ON JULY 6, 1972, IN PLOT BOOK VOLUME 17, PAGE 11; THENCE ALONG LOT NO. 20, NORTH ELEVEN DEGREES FORTY-ONE MINUTES THIRTY-TWO SECONDS EAST THREE

HUNDRED AND FORTY-TWO ONE HUNDREDTHS FEET TO A POINT, BEING A COMMON CORNER OF LOTS NOS. 19 AND 20, AND ON LINE OF THE OTHER LANDS OF THE GRANTORS; THENCE ALONG THE SAME, NORTH EIGHTY-EIGHT DEGREES THIRTY-TWO MINUTES NINE SECONDS WEST THIRTY-SIX AND NINETY ONE-HUNDREDTHS FEET TO A POINT, BEING A COMMON CORNER OF LOTS NOS. 12 AND 19, THENCE ALONG THE SAID LOT NO. 12, SOUTH SIXTY-FIVE DEGREES THIRTEEN MINUTES TWENTY-NINE SECONDS WEST TWO HUNDRED EIGHTY-SIX AND THIRTY-SIX ONE HUNDREDTHS FEET TO A POINT, BEING A COMMON CORNER OF LOTS NOS. 12, 13, 17 AND 19; THENCE ALONG SAID LOT NO. 17, SOUTH NINETEEN DEGREES FORTY-ONE MINUTES THIRTY-SIX SECONDS EAST ONE HUNDRED NINETY-FIVE AND SEVENTY-SIX

ONE HUNDREDTHS FEET TO A POINT ON THE NORTHERLY SIDE OF HUCKLEBERRY DRIVE; THENCE ALONG SAID ROAD ON A CURVE TO THE EAST HAVING A RADIUS OF TWO HUNDRED NINETY-SIX AND NINETY-FOUR ONE-HUNDREDTHS FEET, AN ARC DISTANCE OF ONE HUNDRED SIXTY-TWO AND SIXTY-ONE-HUNDREDTHS FEET TO A POINT; THENCE ALONG THE SAME, SOUTH SEVENTY-EIGHT DEGREES EIGHTEEN MINUTES TWENTY-EIGHT SECONDS EAST TEN FEET TO THE PLACE OF BEGINNING.

Being the same property conveyed unto David Crespo and Mary Diane Crespo, husband and wife, as tenants by the entirety by Deed from David Crespo, dated March 18, 2005 and recorded March 18, 2005 among the Land Records of Monroe County, State of Pennsylvania in Book 2219, Page 4236.

Tax Account #: 09/3G/1/31

MAP NUMBER: 09734302781236

BEING KNOWN AS: 33 HUCKLEBERRY DRIVE, EAST STROUDSBURG, PENNSYLVANIA 18302.

Title to said premises is vested in David Crespo and Mary Diane Crespo by deed from dated March 18, 2005 and recorded March 18, 2005 in Deed Book 2219, Page 4236. The said David Crespo died on January 15, 2024 thereby vesting title in Mary Diane Crespo by operation of law. The said Mary Diane Crespo died on April 4, 2025 without a will or appointment of an Administrator, thereby vesting title in David Thomas Steele, Known Surviving Heir of Mary Diane Crespo and Unknown Surviving Heirs of Mary Diane Crespo by operation of law.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **David Thomas Steele, Known Surviving Heir of Mary Diane Crespo and Unknown Surviving Heirs of Mary Diane Crespo**

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

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Feb 20, 27 Mar 6

Pennsylvania
Natalie Paul, Esquire

**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 4063 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, March 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 Pocono, County of Monroe and State of Pennsylvania, being the following lots and sections, as more particularly set forth on Map of Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book 13, Page 3.

BEING KNOWN AS: 2231 White Oak Drive FKA 254 Haven Lake FKA 33 White Oak Drive, Tannersville, PA 18301

BEING THE SAME PREMISES WHICH Lenora Thompson and Julieth Tompson BY DEED DATED 3/18/2024 AND RECORDED 3/18/2024 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2646 AT PAGE 6999, GRANTED AND CONVEYED UNTO Julieth Tompson.

PIN #: 12638201197310

TAX CODE #: 12.3A.1.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JULIETH THOMPSON AKA JULIETH THOMPSON, LENORA THOMPSON**

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
Feb 20, 27, Mar 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 005267 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, March 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 POLK TOWNSHIP, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 189 TURKEY RIDGE DRIVE, KUNKLETOWN, PA 18058

BEING PARCEL NUMBERS: 13.8.1.55-3 & 13.8A.3.86

BEING MAP NUMBERS: 13622800488095 & 13622801479728

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **HEIDI F. UNTERBERG**

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
Feb 20, 27, Mar 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 008696 CIVIL 2019 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, March 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 known as Lot 106, on a plan of Whispering Glen recorded in the Office of the Recorder of Deeds in Plot Book Volume 56, Page 63.

BEING THE SAME premises which Frank Lo Porto and Paulette A. Lo Porto, husband and wife by their Deed dated October 9, 2006 and

Recorded on October 18, 2006 in the Office of Recorder of Deeds in and for Monroe County, Stroudsburg, Pennsylvania, as in Record Book Volume 2284, Page 6168 granted and conveyed unto Jerome Wilson, single man, mortgagor hereof in fee.

Tax Parcel: 03/4C/2/65; Pin No.

03635602991065

Premises Being: 3133 ROBERT DAVID DRIVE A/K/A 106 DAVID DRIVE, Tobyhanna, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Jerome Wilson**
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
Feb 20, 27, Mar 6

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

Brian 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 Kutiak
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 Salgado

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 Town-

ship 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. Mellissa M. Hultquist
N 12599 Crystal Rd.
Wausaukee, WI, 54177
Christopher Generoso
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 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. William Unruh
2132 Clearview Avenue
Stroudsburg, PA 18360

John C. Prevoznik, 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
ESTATE NOTICE**

Estate of Jamie L. Franks, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, May 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. Susie M. Franks
303 Deer Trail Dr
Saylorsburg, PA 18353
Feb 13, 20, 27

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. Kim Rollins-McNeill, Executrix
210 Bindale Road
Tamiment, PA 18371

William J. Reaser, Jr., Esq.
111 North 7th Street
Stroudsburg

Feb 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Shirley Mae George a/k/a Shirley George, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, January 7, 2026 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. Shawn M. George
572 Carney Road
Palmerton, PA 18071

David A. Martino, Esq.
1854 Route 209
PO Box 420
Brodheads ville, PA 18322

Feb 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Carline N. Harris, a.k.a. Carline Harris, late of Middle Smithfield, Monroe County, Commonwealth of Pennsylvania, January 6, 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

**PUBLIC NOTICE
ESTATE NOTICE**
Estate of Jean Taylor Bythewood a/k/a Jean T. Bythewood, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, December 22, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Cheryl Mapp
135 Leaming Ave
West Cape May, NJ 08204
Patricia Bythewood-Porter
112 Frazee Court
Westfield, NJ 07090

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

Feb 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**
Estate of Carol Palmer, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, November 22, 2025 deceased.

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

Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Jodie Annette Turpin
796 Meixsell Valley Road
Saylorsburg, PA 18353
Jonathan David Palmer
70 Hope Crossing Road
Belvidere, NJ 07823

David A. Martino, Esq.
1854 Route 209
PO Box 420
Brodheads ville, PA 18322

Feb 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Stanley J. Kaszupski a/k/a Stanley J. Kaszupski, Sr. a/k/a Stanley Kaszupski, Sr., late of Township of Smithfield, County of Monroe, Commonwealth of Pennsylvania, September 20, 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. Sarah M. Kresge, Executrix
6 Woods Road
East Stroudsburg, PA 18301

F. Andrew Wolf, Esquire
Cramer, Swetz, McManus, Jordan, & Saylor, P.C.
711 Sarah Street
Stroudsburg, PA 18360

Feb 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Frederick D. Barkolow a/k/a Frederick D. Barkolow III, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, September 20, 2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned

or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Staci A. Barkalow
15 South Bridge Lane
Key Largo, Florida 33037
Derrick Barkalow
9362 Rustic Pines Blvd E.
Seminole, Florida 33776

David A. Martino, Esq.
1854 Route 209
PO Box 420
Brodheads ville, PA 18322

Feb 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Patricia Jane Niering, late of Paradise Township, Monroe County, Commonwealth of Pennsylvania, 08/10/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Harry E. Niering, Jr.
5970 Paradise Valley Road
Cresco, PA 18326

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

Feb 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Emmanuel Vito, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, September 14, 2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned

or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Salvatore P.J. Vito, Esquire
45 North 7th St
Stroudsburg, PA 18360

Salvatore PJ Vito, Esquire
45 North 7th St
Stroudsburg, PA 18360

Feb 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Athala Janira Gomez Nicolich aka Athala J. Gomez Nicolich aka Athala Nicholich aka Athala Gomez aka Athala J. Gomez, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, November 5, 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. Steven Nicolich
c/o Fisher & Fisher Law Offices LLC
525 Main Street
PO Box 396

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

Feb 13, 20, 27

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dolores McKinnon, Deceased, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, October 25, 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. Shuantise P. DuBose
2551 Baglyos Circle Suite A-14
Bethlehem, PA, 18020

Stanley M. Vasiliadis
2551 Baglyos Circle Suite A-14
Bethlehem, PA 18020

Stanley M. Vasiliadis
2551 Baglyos Circle Suite A-14
Bethlehem, PA 18020

Feb 20, 27, Mar 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Estate of Norma R. Leap a/k/a Norma Ruth Leap a/k/a Norma Leap, late of Township of Hamilton, County of Monroe, Commonwealth of Pennsylvania, December 28, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Doris L. Masten, Executrix
2199 Sutton Drive
Stroudsburg, PA 18360

Gerald J. Kanyok, Jr., Esquire
Cramer, Swetz, McManus, Jordan & Saylor, P.C.
711 Sarah Street
Stroudsburg, PA 18360

Feb 20, 27, Mar 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Estate of Beverly A. Lesh a/k/a Beverly Lesh, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, 12/31/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are

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

Janice M. Mecca
22 Market Street
Bangor PA 18013

David J. Ceraul, Esquire
22 Market Street
Bangor, PA 18013

Feb 20, 27, Mar 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Carl C. Andrew a/k/a Carl Court-right Andrew, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, January 13, 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.

Michael Andrew, Executor
106 Rinker Road
Stroudsburg, PA 18360

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

Feb 20, 27, Mar 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Paul Lee Dailey, a/k/a Paul L. Dailey, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, 11/11/2025 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.

Ruth Ann Dailey
149 Cobblewood Lane
Long Pond, PA 18334

Kim M. Gillen, Esquire
613 Blakeslee Blvd., Drive East, Suite 103
Lehighton, PA 18235

Feb 20, 27, Mar 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Pauline Dailey, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 07/13/2025 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.

Richard C. Dailey
1526 Prospect Street
Tobyhanna, PA 18466
Lehighton, PA 18235

Kim M. Gillen, Esquire
613 Blakeslee Boulevard East Suite 103
Lehighton, PA 18235

Feb 20, 27, Mar 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Andrew Joseph Serwin, aka Andrew Serwin, aka Andrew J. Serwin, late of East Stroudsburg, Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, August 18, 2025 deceased.

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

the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Andrew Michael Serwin
117 Wilmuth Street
Mahwah, NJ 07430
Feb 20, 27, Mar 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John Faust, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, December 7, 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. Juliana Faust
PO Box 1273
Marshalls Creek, PA 18335

Joseph P. McDonald, Jr., Esq.
1651 West Main Street
Stroudsburg, PA 18360

Feb 20, 27, Mar 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jeaneen A. Griffin, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, December 18, 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. Jacquelyn J. Mathiesen

118 West Hills Drive
Stroudsburg, PA 18360

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

Feb 20, 27, Mar 6

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Michael Ernest John Murphy, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, November 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. Tasha L. Murphy
2940 William Penn Hwy
Easton, PA 18045

Nicole M. Thomas
2940 William Penn Hwy
Easton, PA 18045

Feb 20, 27, Mar 6

**PUBLIC NOTICE
LEGAL NOTICE**

NOTICE OF HEARING. Notice is hereby given that the Court of Common Pleas of Monroe County, the Honorable Patrick J. Best, shall hold a hearing on March 11, 2026 at 2:30 p.m., in Courtroom to be determined, Monroe County Courthouse, Stroudsburg, Pennsylvania, on the Petition for Appointment of School Police Officer for the Pleasant Valley School District upon the Petition of A. Kyle Berman, Esquire, counsel for the Pleasant Valley School District.
Feb 20, 27

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

120 AMERICAN WAY, LLC,
Plaintiff,
vs.

CANDACE S. MOORE and JOHN MOORE,

Defendants,

TO: CANDACE S. MOORE and JOHN MOORE,
Defendant(s) :

The Plaintiff, 120 AMERICAN WAY, LLC, has commenced a civil action against you for EJECTMENT. The Court has authorized service of the Complaint upon you by publication.

NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN **TEN DAYS (10)** DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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

Monroe County Bar Association

Find a Lawyer Program

P.O. BOX 591

Stroudsburg, PA 18360

Telephone (570) 424-1340

Fax (570) 424-8234

Joseph M. Plavin, Esquire
Cramer, Swetz, McManus, Jordan & Saylor, P.C.

711 Sarah Street

Stroudsburg, PA 18360

Feb 20

PUBLIC NOTICE**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
MONROE COUNTY
No. 004076-CV-2025**

BANK OF AMERICA, N.A.

Plaintiff

vs.

**Timothy Stanton, As Executor of the Estate
of Carol Ann Stanton a/k/a Carol A. Stanton,
Deceased**

Defendant

NOTICE

TO: Timothy Stanton, As Executor of the Estate of Carol Ann Stanton a/k/a Carol A. Stanton, Deceased

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-

POSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at 272 Stillwater Drive a/k/a 613 Stillwater Drive, Pocono Summit 18346 a/k/a Coolbaugh, Pennsylvania 18346, is scheduled to be sold at Sheriff's Sale on March 26, 2026 at 10:00 A.M. in Monroe County, at a public online auction found at <https://www.bid4assets.com/monroecountysheriffsales> to enforce the judgment of \$35,483.84 obtained by BANK OF AMERICA, N.A. (the mortgagee), against you.

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

To prevent this Sheriff's Sale, you must take immediate action:

The sale will be cancelled if you pay to the mortgagee the Back payments, late charges, costs and reasonable attorney's Fees due. To find out how much you must pay, you may call: Telephone: 215-942-2090.

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

2. You may also be able to stop the sale through other legal proceedings.

3. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 570-517-3312.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at 570-517-3312.

4. If the amount due from the purchaser is not paid to the Sheriff. The sale must be rescheduled.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer will bring legal proceed-

ings, if necessary, to evict you.
 6.You may be entitled to a share of the proceeds which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within 30 days of the Sale. The schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the Schedule of Distribution.
 7.You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

North Penn Legal Services, Inc.

10 N. Tenth Street

Stroudsburg, PA 18360

570-424-5338

Monroe County Bar Association

PO Box 591

Stroudsburg, PA 18360

570-424-1340

Feb 20

PUBLIC NOTICE

NOTICE OF LEGAL ACTION

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

NO. 4747 CIVIL 2018

REVIVED TO NO. 2664 CIVIL 2024

PENN ESTATES PROPERTY OWNERS ASSOCIATION, INC.,

Plaintiff

v.

HENRY M. CASTRO,

Defendant

NOTICE

To HENRY M. CASTRO:

You are hereby notified that Plaintiff PENN ESTATES PROPERTY OWNERS ASSOCIATION, INC. has filed a Praeceptum for Writ of Revival of the judgment previously docketed at 4747 CV 2018 against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed now to No. 2664 Civil 2024. The nature of this action is revival of the prior judgment entered against you on April 25, 2019, for the collection of homeowners association dues, assessments and charges, plus attorney fees and costs. You are hereby notified to plead to the above referenced Writ of Revival on or before 20 days from the date of this publication or a Judgment may be entered against you re-

viving the judgment.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

Monroe County Bar Association,

Lawyer Referral Service

PO Box 591

Stroudsburg, Pennsylvania 18360

Telephone: 570-424-1340

Fax: 570-424-8234.

YOUNG & HAROS, LLC

802 Main Street

Stroudsburg, PA 18360

(570) 424-9800, Attorneys for Plaintiff

Feb 20



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

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

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

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

www.monroebar.org

Monroe County Bar Association
913 Main Street
Stroudsburg PA 18360
570.424.7288



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



Thomas F. Ford
Tom Ford Business
Law Office PC



Gerard J. Geiger
Newman Williams PC



Tobey Oxholm
Just Resolutions ADR



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