

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary W Altemose, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, June 16, 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. Daniel E Altemose, Admr.

245 Koehler Road
Sciota, PA 18354

William Reaser, Esq.
111 N 7th Street
Stroudsburg, PA 18360

Sep 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of WILLIAM J. MURPHY III, late of Stroud, Monroe County, Commonwealth of Pennsylvania, 08/05/2025 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. Vanessa R. Murphy, Administratrix

538 Hannick Court
East Stroudsburg, PA 18302

Richard E. Deetz, Esq.
1222 North Fifth Street
Stroudsburg, PA 18360

Sep 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Estate of William F. Banchon Espinoza, a/k/a William F. Banchon Espinosa, a/k/a

William Francisco Banchon Espinoza, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 05/21/2025 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. Magdalena Banchon

215 Terrace Drive
Saylorsburg, PA 18353

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

Sep 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Anne L. Eagle, late of Ross Township, Monroe, Commonwealth of Pennsylvania, June 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. Brenda Bearden

6845 Lilac Drive
Bethlehem, PA 18017

Connie J Merwine, Esq.
501 New Brodheadsville Blvd N
Brodheadsville, PA 18322

Sep 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary Decker, late of Barrett Township, Monroe County, Commonwealth of

Pennsylvania, November 21, 2018 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. Sandra L. Strait
221 Oak Lane
Cresco, PA 18326

Kevin A. Hardy, Esquire
P.O. Box 818
Stroudsburg, PA 18360

Sep 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jeannette Armstrong, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 08/11/2025 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. Bruce Zagor
501 New Brodheadsville Blvd N
Brodheadsville PA 18322

Connie J Merwine, Esq.
501 New Brodheadsville Blvd N
Brodheadsville PA 18322

Sep 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Brian R. Springer aka Brian Springer, late of Mount Pocono Borough, Monroe County, Commonwealth of Pennsylvania, September 18, 2024 deceased.

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

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

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

Sep 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John F. Chironna, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, March 2, 2025 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Cynthia Chironna Guse
2480 Major Road
Madison Township, PA 18444

Raymond W. Ferrario, Esquire
538 Biden Street, Suite 528
Scranton, PA 18503

Sep 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Michael F. Dooner, a/k/a Michael F. Dooner, Sr., late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, June 10, 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. Michael A. Dooner
1160 Sumney Town Pike
Lansdale, PA 19446

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

Sep 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Fred Keller Jr., late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, 07/26/2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Sandra Keller
376 Icehouse Lane
Saylorsburg, PA 18353

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

Sep 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Betty J Snyder, late of 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. Kevin J Snyder, Executor
PO Box 1310
Marshalls Creek, PA 18335

William Reaser, Esq.
111 N 7th Street
Stroudsburg, PA 18360

Sep 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lydia Lotte Correll A/K/A Lydia L. Correll A/K/A Lydia Correll, late of Palmerton, Monroe County, Commonwealth of Pennsylvania, June 16, 2025 deceased.

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

c/o Tammy Lee Clause, Esquire
972 Main Street
Newfoundland, PA, 18445
Sep 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Wesley W Werkheiser, late of To-
byhanna Township, Monroe County, Com-
monwealth of Pennsylvania, March 4, 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. Laura Hancock, Co-Executrix
16 Deerfield Road
Brookfield, CT 06804
David Werkheiser, Co-Executor
8 Donsen Lane
Scotch Plains, NJ 07076

William Reaser, Esq.
111 N 7th Street
Stroudsburg, PA 18360

Sep 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John G. Budick a/k/a John Budick, late of East Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, March 15, 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. Beth Budick
708 Fernwood Street
Emmaus, PA 18049

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

Sep 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Regina Colwell aka Regina Carrie Cherry Colwell, late of Tobyhanna, Monroe County, Commonwealth of Pennsylvania, 05/07/2025 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. Robert Luke Colwell III
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

Sep 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Stacy Aspros, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, November 24, 2001 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. James Aspros

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

Sep 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dennis Joseph Conklin a/k/a Dennis J. Conklin a/k/a Dennis Conklin, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, May 17, 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.

Anna Maletta
613 Riva Ridge Road
Sneads Ferry, NC 28460
Carole Mendel
22 Meadow Drive
Totowa, NJ 07512

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

Sep 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph O Mezzatesta aka Joseph Mezzatesta, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 05/04/2025 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.

Amber Jade Gibbons
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

Sep 19, 26, Oct 3

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John C Fevrier, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, August 2, 2025 deceased.

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

Marie Kirk, Executrix
424 Robin Road
Portsmouth, VA 23701

William Reaser, Esq.
111 N 7th St
Stroudsburg, PA 18360

Sep 19, 26, Oct 3

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on August 25, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Inger Simone Adams to Inga Simone Adams**. The Court has fixed the day of October 10, 2025 at 1:30 p.m. in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Sep 19

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on August 19, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Kevin Anthony Chance to Kevin Anthony Hamer**.

The Court has fixed the day of October 10, 2025 at 1:00pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said

Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.
Sep 19

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

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania. The Articles of Incorporation have been filed on May 15, 2025. The name of the corporation is **Indivisible Poconos**. The purpose for which it was organized is To educate the public and advocate liberal ideas through progressive programs and collaboration.
Sep 19

**PUBLIC NOTICE
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved December 21, 1988, No. 177, effective October 1, 1989, as amended. The name of the proposed corporation is **Glory Hills Social Services Inc..**
Sep 19

**PUBLIC NOTICE
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved December 21, 1988, No. 177, effective October 1, 1989, as amended. The name of the proposed corporation is **Villa 104 Corp.**
Sep 19

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

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

In Re: Estate of **Robert T. Arezzi, Deceased**,
Late of Township of Eldred.

Account of Anthony J. O'Dowd, Administrator.
NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 6th day of October, 2025 at 9:30 AM. All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

/s/ GEORGE J. WARDEN
Clerk of Orphans' Court
Sep 19, 26

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO.005189-CV-2025**

CITIZENS BANK, N.A,
Plaintiff(s),
vs.

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,
Defendant(s)

TO 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, defendant(s): The Plaintiff, CITIZENS BANK, N.A, has commenced a civil action against you for civil complaint. The Court has authorized service of the Complaint upon you by publication.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a

judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

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

Karin Schweiger, Esq.
BROCK & SCOTT, PLLC
2011 Renaissance Boulevard, Suite 100
King of Prussia, PA 19406

Sep 19

**PUBLIC NOTICE
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY
CIVIL ACTION – LAW**

**Mortgage Foreclosure Complaint
No. 002516-CV-2025**

**U.S. Bank Trust National Association, not in
its individual capacity but solely as owner
trustee for RCAF Acquisition Trust**
Plaintiff

Maria Maselli and Nicky Maselli
Defendants

TO: Maria Maselli and Nicky Maselli.
You have been sued in mortgage foreclosure on premises: 126 Colleen Court, Stroudsburg, PA 18360 based on defaults since April 1, 2023. You owe \$182,800.29 plus interest.

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 A 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.

Lawyer Referral and Information Service
(Asociacion de Licenciados Servicio de

Referencia e Informacion Legal)
Monroe County Bar Association
Find a Lawyer Program
PO Box 591
Stroudsburg, PA 18360
570-424-1340
Fax: (570) 424-8234

STERN & EISENBERG, PC
1581 MAIN ST., STE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
(215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

Sep 19

**PUBLIC NOTICE
CIVIL ACTION
COURT OF COMMON PLEAS
MONROE COUNTY, PA
CIVIL ACTION-LAW
NO. 007665-CV-2024**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE
LAKEVIEW LOAN SERVICING, LLC**

Plaintiff
v.

MICHAEL FUSCO

Defendants

To: MICHAEL FUSCO Defendant(s), 4951 ROUTE 447 CANADENSIS, PA 18325
COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, LAKEVIEW LOAN SERVICING, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, PA docketed to No. 007665-CV-2024, seeking to foreclose the mortgage secured on your property located, 4951 ROUTE 447 CANADENSIS, PA 18325.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Monroe County Bar Association

Find A Lawyer Program

PO Box 591

Stroudsburg PA, 18360

Telephone: 570-424-1340

Fax: (570) 424-8234

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

Troy Freedman, Esq. ID No. 85165

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

Sep 19

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY
CIVIL ACTION – LAW
Mortgage Foreclosure
No. 002417-CV-2025**

**Deutsche Bank National Trust Company
as Trustee for GSAMP Trust 2004-OPT,
Mortgage Pass-Through Certificates Series
2004-OPT**

(Plaintiff)

v.

**Ann Marie Balla A/K/A Anne Marie Balla
and Donald Jeffrey Stott**
(Defendants)

TO: Ann Marie Balla A/K/A Anne Marie Balla
and Donald Jeffrey Stott

You have been sued in mortgage foreclosure on premises: Box 42 A/K/A 331 Stoney Hollow Rd, Pocono Pines, PA 18350-0042, based on defaults since April 1, 2024. You owe \$91,964.62 plus interest.

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

MONROE COUNTY BAR ASSOCIATION

FIND A LAWYER PROGRAM

P.O. BOX 591

STROUDSBURG, PENNSYLVANIA 18360

Telephone (570) 424-1340

Fax (570) 424-8234

STERN & EISENBERG, PC

1581 MAIN ST., STE 200

THE SHOPS AT VALLEY SQUARE

WARRINGTON, PA 18976

(215) 572-8111

FACSIMILE: (215) 572-5025

(COUNSEL FOR PLAINTIFF)

Sep 19

PUBLIC NOTICE

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
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

You are hereby notified that on June 27, 2025, Plaintiff, BANK OF AMERICA, N.A. filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County Pennsylvania, docket to TERM, No. 004076-CV-2025. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 272 Stillwater Drive a/k/a 613 Stillwater Drive, Pocono Summit a/k/a Collbaugh, PA 18346 whereupon your property would be sold by the Sheriff of Monroe County.

You are hereby notified to plead to the above referenced Complaint on or before 20 day from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. you may lose money or property or other rights important to you.

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

Monroe County Bar Association
Find A Lawyer Program
P.O. Box 591
Stroudsburg, PA 18360
(570) 424-1340

William M. E. Powers III, Esq.
Sarah E. Powers, Esq.
Jeanette J. O'Donnell, Esq.
Andrew E. Kirn, Esq.
Jill Manuel-Coughlin, Esq.
Jolanta Pekalska, Esq.
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Trevose, PA 19053
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Facsimile: 215-942-8661

Sep 19

IN THE COURT OF COMMON PLEAS OF MONROE COUNTY
43rd JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

RETRUST, LLC,	:	
	:	
Plaintiff,	:	No. 972-cv-2025
	:	
v.	:	
	:	
NEWTEK SMALL BUSINESS	:	
FINANCE, INC., and WELLS FARGO	:	
CAPITAL FINANCE, LLC, and	:	
COMMONWEALTH OF	:	QUIET TITLE
PENNSYLVANIA-DEPARTMENT OF	:	
LABOR AND INDUSTRY, and	:	
209 COMMERCIAL CONDO LLP, and	:	
LEASE CORPORATION OF AMERICA,	:	
BANK CORP., and COMMONWEALTH	:	
OF PENNSYLVANIA DEPARTMENT	:	
OF REVENUE.	:	
Defendants.	:	

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Notice and Complaint are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objection to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in this Notice or Complaint or for any other claim or relief requested by the Plaintiff(s). 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 TO FIND OUT WHERE YOU CAN GET HELP.

Monroe County Bar Association
Lawyer Referral Service
913 Main Street, P.O. Box 786
Stroudsburg, PA 18360
Telephone: (570) 424-7288

NEWMAN WILLIAMS, P.C.
A PROFESSIONAL CORPORATION

BY: ALEXANDER J. MAREK, ESQUIRE
IDENTIFICATION NO. 323193
LAW OFFICES
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STROUDSBURG, PA 18360-0511
(570) 421-9090 (voice)
(570) 424-9739 (fax)
amarek@newmanwilliams.com

Attorney for: Plaintiff Retruster, LLC

IN THE COURT OF COMMON PLEAS OF MONROE COUNTY
43rd JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

RETRUSTER, LLC,	:	No. 972-cv-2025
	:	
Plaintiff,	:	
	:	
v.	:	
	:	
NEWTEK SMALL BUSINESS	:	
FINANCE, INC., and WELLS FARGO	:	
CAPITAL FINANCE, LLC, and	:	
COMMONWEALTH OF	:	QUIET TITLE
PENNSYLVANIA-DEPARTMENT OF	:	
LABOR AND INDUSTRY, and	:	
209 COMMERCIAL CONDO LLP, and	:	
LEASE CORPORATION OF AMERICA,	:	
BANK CORP. and COMMONWEALTH	:	
OF PENNSYLVANIA DEPARTMENT	:	
OF REVENUE.	:	
Defendants.	:	

AMENDED COMPLAINT TO QUIET TITLE

AND NOW comes Plaintiff, Retruster, LLC, by and through its counsel, Newman, Williams, P.C., and complains of Defendants, above-named, and also all other persons unknown, claiming any right, title, estate, lien, or interest in the real property described

in the Complaint adverse to Plaintiff's ownership, or any cloud upon Plaintiff's title thereto, and for cause of action alleges:

Parties

1. Plaintiff, Retruster, LLC, is a domestic limited liability company registered with the Pennsylvania Department of State and conducting business under the Laws of the Commonwealth of Pennsylvania with a principal place of business at the address of 2196 W. Main Street, Stroudsburg, PA 18360.

2. Defendant, Newtek Small Business Finance, Inc., (hereinafter "Newtek") is a foreign limited Liability company registered with the Pennsylvania Department of State and conducting business under the Laws of the Commonwealth of Pennsylvania with a principal place of business at the address of 1981 Marcus Avenue, Lake Success, NY 11042.

3. Defendant, Wells Fargo Capital Finance, LLC., (hereinafter "Wells Fargo") is an Institution conducting business under the Laws of the Commonwealth of Pennsylvania with a principal place of business at the address of PO Box 4568, Federal Way, WA 98001.

4. Defendant, Commonwealth of Pennsylvania- Department of Labor & Industry (hereinafter "Commonwealth Dept. L & I") is a governmental entity conducting its actions under the Laws of the Commonwealth of Pennsylvania with a principal place of business at the address of PO Box 60848, Harrisburg, PA 17106 and 651 Boas Street, Harrisburg, PA 17121-0750.

5. Defendant, Commonwealth of Pennsylvania- Department of Revenue (hereinafter "Commonwealth Dept. Rev.") is a governmental entity conducting its actions under the

Laws of the Commonwealth of Pennsylvania with a principal place of business at the address of Lobby, Strawberry Square, Harrisburg, PA 17128-0101.

6. Defendant 209 Commercial Condo, LLP is a domestic limited liability partnership registered with the Pennsylvania Department of State and conducting business under the Laws of the Commonwealth of Pennsylvania with a last known principal place of business at the address of 480 Seven Bridges Road, East Stroudsburg, PA 18301, with Michael Beradi, of 443 Stover Road, Harleysville, PA 19438, as General Partner of 209 Commercial Condo, LLP.

7. Lease Corporation of America Bank Corp, now known as Milestone Bank (hereinafter "Lease Corp.") is an Institution conducting business under the Laws of the Commonwealth of Pennsylvania with a principal place of business at the address of 310 S. Main Street, Suite 900, Salt Lake City, UT 84101.

Description of Premises

8. The property in question is all that certain piece or parcel of land, situated in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, having the tax code identification number 12.6.1.17-7 and further descriptively identified as: Beginning at a point in the easterly right-of-way line of State Route 611, said point being the Northwesterly corner of Lot 1 as shown on a subdivision plan entitled, "Minor Subdivision of Lands of Jeffrey A. & Linda J. Snyder" and being recorded in the Monroe County Recorder of Deeds Office in Plot Book 68, page 151; thence along the lands now and formerly of Daniel Brucker the following two (2) course and distances: (1) North fifty-eight degrees forty-nine minutes twenty-nine seconds East (N 58° 49' 29" E), one

hundred fifty-three and fifty-three one-hundredths (153.153) feet to a stone corner; (2) North two degrees thirty-minutes twenty-eight seconds E (N 02° 30' 28" E), two hundred thirty-seven and forty-nine one-hundredths (237.49) feet to the common corner of Lots 1 and the area shown as remaining lands on the aforementioned subdivision plan; thence along said remaining lands, South twenty-three degrees three minutes thirty-five seconds East (S 23° 03' 35" E), three hundred eighty (380.00) feet to an iron pin at the common corner of Lots 1, 2, and the area shown as remaining lands on the aforementioned subdivision plan; thence along said Lot 2, the following two (2) courses and distances: (1) South twenty-five degrees forty-two minutes thirty-six seconds West S (25° 42' 36" W), one hundred twenty-five (125.00) feet to an iron pin; (2) South twenty-three degrees three minutes thirty-five seconds East (S 23° 03' 35" E), one hundred seventy-two and ninety-two (172.92) feet to a point in the centerline of a fifty (50.00) foot wide private access easement; thence along the centerline of said easement, South sixty-seven degrees fifty minutes zero seconds West (S 67° 50' 0" W), two hundred seventeen and ten one-hundredths (217.10) feet to a point in the easterly right-of-way line of State Route 611; thence along said right-of-way line by a curve to the right, said curve having a radius of on thousand five hundred eighty-seven and twenty-eight one-hundredths (1587.28) feet, an arc length of four hundred one and thirteen one-hundredths (401.13) feet and subtended by a chord of North fourteen degrees fifty-five minutes thirty-six seconds West (N 14° 55' 36" W), four hundred and four one-hundredths (400.04) feet to the Point of the Beginning. Containing 110768.19 square feet (2.54 acres) of land more or less.

Factual Background

9. On or about May 23, 2023, Plaintiff purchased the property at Judicial Sale. A true and correct copy of the Tax Claim Bureau Deed, dated June 7, 2013, is attached hereto as **Exhibit “A”** and is incorporated by reference as though fully set forth herein.

10. By merit of the aforementioned Judicial Sale, Defendants, their heirs, executors, administrators, assigns and any parties claiming under or through them, no longer have any interest in the property whatsoever.

11. After the Judicial Sale, neither a quitclaim deed nor a quiet title action was filed.

12. It is the desire of the Plaintiff to forever extinguish any and all rights, title and/or interest of the Defendants in the property.

WHEREFORE, Plaintiff, Retruster, LLC, respectfully requests this Court to Order the Defendants, their heirs, executors, administrators and assigns, and anyone claiming under them to be forever barred from asserting any right, lien, title, or interest in the land inconsistent with the interest or claim that the Plaintiff set forth in this Complaint.

Respectfully submitted,

NEWMAN WILLIAMS, P.C.

By: _____
Alexander J. Marek, Esquire
Attorney for Plaintiff

Date: August 1, 2025

Verification

I verify that the statements made in the foregoing document are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.



Mihal Ionescu, Owner Retruster, LLC

Date: 7/31/
_____, 2025

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Newman Williams, P.C.

By: _____

Alexander J. Marek, Esquire
Attorney for Plaintiff

Date: August 1, 2025

NEWMAN | WILLIAMS

A PROFESSIONAL CORPORATION

BY: ALEXANDER J. MAREK, ESQUIRE Attorney for Plaintiff: Retruest, LLC

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amarek@newmanwilliams.com

Certificate of Service

I hereby certify that a copy of the foregoing *Amended Complaint – Quiet Title* was served via the request through service by Monroe County Sheriff and as required by Pa.R.Civ.P. 1064, 400, and 410 upon Defendants as follows:

Newtek Small Business Finance, Inc.
1981 Marcus Avenue,
Lake Success, NY 11042

Wells Fargo Capital Finance, LLC.
PO Box 4568
Federal Way, WA 98001

Wells Fargo & Company
P.O. Box 63750
San Francisco, CA 94163

Commonwealth of Pennsylvania- Department of Labor & Industry
PO Box 60848
Harrisburg, PA 17106

Commonwealth of Pennsylvania- Department of Revenue
Lobby
Strawberry Square
Harrisburg, PA 17128-0101

Pennsylvania Attorney General's Office
Attn: Civil Litigation Unit
16th Floor, Strawberry Square
Harrisburg, PA 17120

Commercial Condo, LLP
Attn: Michael Beradi
443 Stover Road
Harleysville, PA 19438

Milestone Bank - FKA: Lease Corporation of America Bank Corp
310 S. Main Street
Suite 900
Salt Lake City, UT 84101

Milestone Bank - FKA: Lease Corporation of America Bank Corp
50 W. Big Beaver Road
Suite 245
Troy, MI 48084

NEWMAN WILLIAMS, P.C.

By: _____
Alexander J. Marek, Esq.
Attorney for Plaintiff

Date: August 1, 2025