

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, April 10th, 2026

No. 15

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

Todd W. Weitzmann, Editor

Christopher S. Brown, Assistant Editor

913 Main Street, Stroudsburg, PA 18360

Call for information 570-424-7288



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than Wednesday at 10:00AM one week prior to publication on Friday.*

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

913 Main Street, Stroudsburg, PA 18360

Subscription: \$150.00 per year

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

Monroe County Bar Association

Mission Statement

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

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

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

April 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29	30	31	1	2	3	4
			11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	HOLIDAY Good Friday	
5	6	7	8	9	10	11
	8:30 Arraignments 8:30 PFA 9:00 Modified DUI Call 11:45 PFA Ex Parte 1:00 Bench Warrants 1:00 Pleas/Sent/PTC/Omnibus 3:30 PFA Ex Parte Present Accounts	8:30 Jury Selection 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last day to file Accounts	1:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Trial Week	Sentencing 9:00 Juvenile Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	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	
12	13	14	15	16	17	18
	8:30 PFA Juvenile Review 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week	9:00&1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure Trial Week & Bench Trials	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure Trial Week & Bench Trials	9:00 Dependency Court 9:00 Summary Court 11:45 PFA Ex Parte 1:30 License Susp/Appeals 3:30 PFA Ex Parte Mortgage Foreclosure Trial Week	8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte 3:30 Memorial Ceremony Trial Week	
19	20	21	22	23	24	25
	8:30 Arraignments 8:30 PFA 11:45 PFA Ex Parte 1:00 Pleas/Sent/PTC/Omnibus 1:00 Bench Warrants 3:30 PFA Ex Parte	8:30 Jury Selection 9:00&1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Trial Week	9:00 Sentencing 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	9:00 Juvenile Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Trial Week	
26	27	28	29	30	1	2
	8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing Trial Week	9:00 & 1:00 Support Rules 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week	9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Trial Week	9:00 Dependency Court 10:00 Sheriff Sales 11:45 PFA Ex Parte 3:30 PFA Ex Parte Trial Week		

2026 MCBA Event Calendar

April

- 13 Juvenile Rules Committee Meeting with President Judge Mark
- 15 PA Career Link Job Fair
- 16 MCBA YLD Board Meeting
- 17 MCBA Board Meeting
- 20 MCBA Children’s Advocacy Committee Meeting
- 20 Family Law Rules Committee Meeting with Judge Sibum
- 20 Criminal Rules Committee Meeting with Judge S Higgins
- 22 MCBA Court & Government Relations Committee Meeting
- 23 MCBA Diversity Committee Meeting
- 24 CLE Judge Best’s Family Law Policies and Procedures

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

570.424.7288,

or Email: info2@monroebar.org. or

Check the Website: www.monroebar.org

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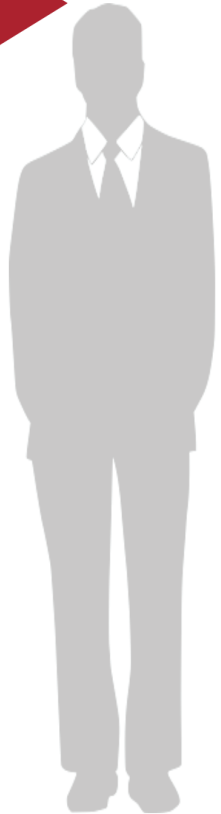


OUTFITS FOR OPPORTUNITIES



Accepting donated clean & gently used business & business casual:

- Blouses
- Dresses
- Shirts
- Shoes
- Skirts
- Suits
- Ties
- Trousers



Clothing Drop Off Deadline:

Monday, April 13, 2026

Monroe County Bar Association
913 Main Street,
Stroudsburg, PA 18360



**MONROE COUNTY BAR ASSOCIATION
CONTINUING LEGAL EDUCATION COMMITTEE PRESENTS:
JUDGE BEST'S FAMILY LAW POLICIES AND PROCEDURES**

Friday, April 24, 2026

12:00 PM - 1:00 PM

~ 913 Main Street, Stroudsburg PA ~

In person and via Zoom

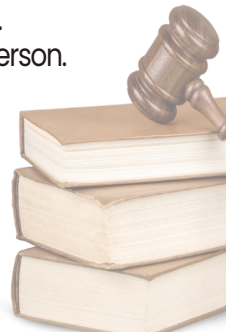
Join us for an in-depth review of Judge Best's family law policies and procedures. Learn best practices for getting prompt relief in your custody matters. We will review everything from proper pleading practice to trial practice and how you can get the fastest results for your client. Ask all your burning questions and get those answers you always wanted to know!

Attorneys present for the entire session may earn one (1) substantive credit.

This is a FREE event for those who register.
Lunch will be provided for those attending in person.



Please be sure to RSVP by April 17th.
To RSVP scan the QR code
or email MCBA.
info2@monroebar.org



MONROE COUNTY BAR ASSOCIATION

VOLUNTEERS NEEDED

We Need Help With

- Registration
- Setting Up for the Day
- Cleaning Up
- On the course

MCBA is looking for volunteers to help with the 43rd running of the Edwin Krawitz Memorial Law Day Race *Judicata!* The fun begins at 7:30 AM on Sunday, April 26, 2026, rain or shine! Proceeds for this event will benefit Pleasant Valley Ecumenical Network's Summer Meals Program.



To sign up for the race, on-line registration is available at www.runsignup.com

Contact MCBA if you are interested!
 570.424.7288 or info2@monroebar.org
www.monroebar.org

MONROE COUNTY

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MONROE COUNTY BAR ASSOCIATION

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SAVE THE DATE!

MONROE COUNTY

COMMUNITY NIGHT

MAY 5TH 2026

FEATURING **250 AMERICA PA**
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POCONO CAMPUS





NOMINATIONS SOUGHT FOR LIBERTY BELL AWARD 2026



The Law Day Committee of the Monroe County Bar Association is seeking nominees for this year's Liberty Bell Award. The criteria for the Liberty Bell Award are:

- An individual who has promoted a better understanding of the rule of law,
- Encouraged greater respect for the law and courts, and
- Stimulated a sense of civic responsibility.

If you believe you know someone who is a suitable recipient, kindly contact Lori Siegle at the Monroe County Bar Association at 570.424.7288, or email Lori (Lori@monroebar.org) with your name and contact information, along with the individual's (s') name(s) and details of their accomplishments meeting the Award criteria. Submissions are due May 1, 2026.

Past Liberty Bell Award Recipients			
1970	Henry McCool	2008	Rev. Dr. Thomas E. Richards, Jr.
1971	Harry Werkheiser	2009	Dr. Clarence Murphy
1992	William White	2011	David Merklin
1994	Harry Miller	2012	Jeffrey J. Kash
1995	Pat Kresge	2013	Joel Keller
1996	Charlotte Sittig	2014	Jane Koelble, MSW
1997	Leigh Kane	2015	Kathryn "Mimi" Mikels
1998	Helen Meckes	2016	Chief William Parrish
1999	Robert Hillman and Walter Washington	2019	Patricia Fretz
		2020	John H. Parker, Jr.
2000	Fr. Thomas McLaughlin	2021	Sara May Silfee and the Staff of Monroe County Elections Office
2001	Jurors of Monroe County		
2002	John and Rachel Moyer	2022	Terri Cramer and Cathy Shoemaker
2003	Wayne Bolt		
2004	Tom E. Breslauer	2023	Paul Kernan
2005	Lester Abelof	2024	Mark Primrose
2006	John J. Riley	2025	Corporal Kenneth Palmer, SARP
2007	MSgt. Robert Yarnell		

**The Liberty Bell Award will be presented during the
Law Day Ceremony on Friday, May 22, 2026, at the
Monroe County Courthouse.**

SAVE THE DATE

Bench Bar Conference

October 16, 2026

Camelback Resort

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This year's Bench Bar Conference has a little something for everyone!

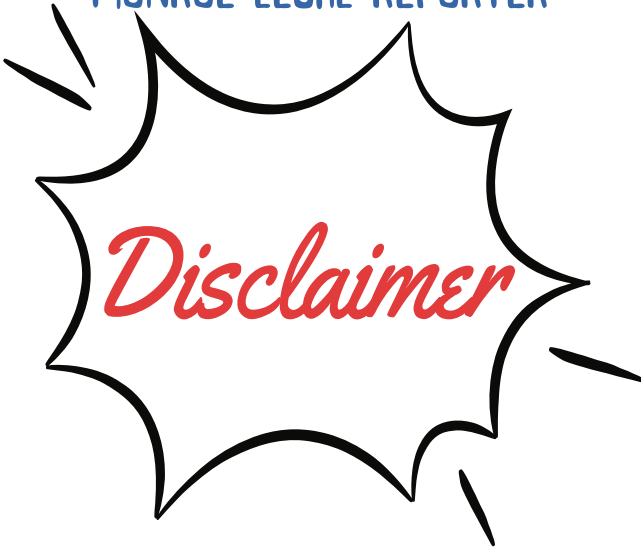
Civil, Criminal, and Family law sessions!

Early Bird Registration Coming Soon!

Raffle Prizes



MONROE COUNTY BAR ASSOCIATION
MONROE LEGAL REPORTER



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CONTENT.

COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
BY MONROE COUNTY DISTRICT ATTORNEY MICHAEL MANCUSO, Plaintiff

v.

VIVID SEATS, INC. and VIVID SEATS, LLC, Defendants

Docket No. 3090 CV 2025

CIVIL ACTION

Summary:

The Monroe County District Attorney filed a single-count enforcement action under the Pennsylvania Unfair Trade Practices and Consumer Protection Law (UTPCPL), 73 P.S. § 201-1 et seq. alleging that Vivid Seats used deceptive ticket-pricing practices on its website and mobile app. Specifically, the Commonwealth alleged “drip pricing,” which is advertising artificially low ticket prices that excluded mandatory fees, then revealing those fees only after a consumer had invested time navigating a multi-step checkout process under a countdown clock. The complaint sought permanent injunctive relief, restitution, and civil penalties under the UTPCPL, plus attorney’s fees under 72 Pa. Stat. Ann. § 1602-U.

Vivid Seats responded with preliminary objections in the nature of a demurrer. The defendants argued that the complaint was legally insufficient for three primary reasons. First, they asserted that injunctive relief was unavailable because the challenged conduct allegedly ceased when a new Federal Trade Commission “all-in pricing” rule became effective on May 12, 2025. Second, they contended that restitution and civil penalties could not be pursued absent a viable claim for injunctive relief. Third, they argued that the complaint failed to plead deceptive conduct because the total ticket price was disclosed before purchase. The court heard argument and evaluated only the sufficiency of the pleadings, accepting all well-pleaded factual allegations as true and resolving all doubts in favor of the Commonwealth.

Held:

1. *Injunctive relief under UTPCPL § 201-4 may be based on past unlawful conduct.* A § 201-4 injunction may issue to prevent future violations even after the challenged practice has stopped. Voluntary cessation does not moot the Commonwealth’s claim where the conduct could resume.

2. *Post-complaint corrective conduct does not defeat a UTPCPL claim at the pleading stage.* Review of a demurrer is limited to the complaint as filed. Vivid Seats’ post-filing adoption of FTC-compliant “all-in” pricing constituted an impermissible speaking demurrer and could not be considered.
3. *The complaint sufficiently pleads UTPCPL violations.* The Commonwealth adequately alleged deceptive ticket pricing practices, including advertising prices that excluded mandatory fees and disclosing those fees only deep in the checkout process.
4. *The UTPCPL catch-all provision imposes liability without proof of intent.* Under § 201-2(4)(xxi), conduct is actionable if it has the capacity or tendency to mislead. Following *Gregg v. Ameriprise*, 245 A.3d 637 (Pa. 2021), no intent to deceive need be proved.
5. *Civil penalties under § 201-8(b) are available independently of injunctive relief.* The court rejected Vivid Seats’ argument that civil penalties are contingent on a valid injunction claim, reading § 201-8(b) to authorize penalties for willful violations as a standalone remedy.
6. Defendants’ preliminary objections are denied.

Patrick J. Best, Esq.

Samuel W. Silver, Esq.

Abigail T. Burton, Esq.

Miranda E. Wargo, Esq.

Glenna E. Siegel, Esq.

Kathryn E. Couey, Esq.

Hon. Arthur L. Zulick, P.J. December 23, 2025

COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA	:	No. 3090 CV 2025
BY MONROE COUNTY DISTRICT	:	
ATTORNEY MICHAEL MANCUSO,	:	
	:	
Plaintiff,	:	
	:	
vs.	:	
	:	
VIVID SEATS, INC. and	:	
VIVID SEATS, LLC,	:	
	:	
Defendants.	:	

OPINION

The Commonwealth of Pennsylvania commenced this action with a one-count complaint filed on May 8, 2025, alleging that Defendants Vivid Seats, Inc. and Vivid Seats, LLC (Vivid Seats) use unfair and deceptive practices in their online ticket sales and mobile application, in violation of the Pennsylvania Unfair Trade Practices and Consumer Protection Law, 73 P.S. § 201-1 *et seq* (UTPCPL). The complaint seeks permanent injunctive relief, restitution, and civil penalties under the UTPCPL, and attorney’s fees pursuant to 72 Pa. Stat. Ann. §1602-U. On June 30, 2025, Vivid Seats filed preliminary objections to the complaint raising a demurrer under Pa.R.Civ.P. 1028 (a)(4). The partes filed briefs, and argument was heard on October 21, 2025.

DISCUSSION

A preliminary objection in the nature of a demurrer under Pa.R.Civ.P. 1028(a)(4) is properly granted where the contested pleading is legally insufficient. *Weiley v. Albert Einstein Medical Center*, 51 A3d 202, 208-209 (Pa.Super.2012),

citing *Cardenas v. Schober*, 783 A.2d 317, 321 (Pa.Super.2001). Review of a preliminary objection is “limited to the contents of the pleadings.” *Puricelli v. Dep’t. of Transportation*, 288 A.3d 581, 585 (Pa. Commw. Ct. 2023) (citation omitted). In ruling on preliminary objections, the Court must “accept as true all well-pled allegations of material fact, as well as all inferences reasonably deducible from those facts.” *Id.*, citing *Key v. Pennsylvania Dep’t. of Corr.*, 185 A.3d 421, 423 (Pa. Commw. Ct. 2018) (citation omitted). The Court need not “accept as true any conclusions of law, unwarranted inferences from facts, argumentative allegations, or expressions of opinion.” *Id.* (citing *Torres v. Beard*, 997 A.2d 1242, 1245 (Pa. Commw. Ct. 2010).

Preliminary objections in the nature of a demurrer require the court to resolve issues solely on the basis of the pleadings, as no testimony or other evidence outside of the complaint may be considered. *McNaughton Properties, LP v. Barr*, 981 A.2d 222, 224 (Pa. Super. 2009), citing *Mistick, Inc. v. Northwestern National Casualty Company*, 806 A.2d 39, 42 (Pa. Super. 2002); *Ritz v. Ramsey*, 305 A.3d 1056, 1060-1061 (Pa. Super. 2023). Preliminary objections which seek to dismiss a cause of action should be sustained only in cases in which it is “clear and free from doubt that the pleader will be unable to prove facts legally sufficient to establish the right to relief. If any doubt exists as to whether a demurrer should be sustained, it should be resolved in favor of overruling the preliminary objections.” *Ritz v. Ramsey, Supra*, 305 A.3d at 1061, citing *Feingold v. Hendrzak*, 15 A.3d 937 (Pa. Super. 2011).

Vivid Seats’ preliminary objections place emphasis on their alleged compliance with the “New FTC Rule”, found at 90 Fed. Reg. 2066. Vivid Seats claim that on May

12, 2025, when the FTC Rule became effective, it “established a nationwide standard requiring all-in pricing for live event ticketing.” (Defendants’ brief, Introduction, p.1).¹ Vivid Seats then implemented “all-in pricing”, in which mandatory fee amounts are added to the ticket price at the same time the ticket price is first displayed.

The court’s consideration of Vivid Seats’ preliminary objections is limited to a review of the complaint filed on May 8, 2025. Allegations of corrective action Vivid Seats took after the filing of the complaint to comply with the FTC rule would constitute a speaking demurrer, which may not be considered. *Regal Industrial Corp. v. Crum and Forster, Inc.*, 890 A.2d 395, 398 (Pa. Super. 2005).

At argument Vivid Seats urged the court to view their post-May 12, 2025 updated website, which they claim is compliant with the new FTC rule, and in their brief they argue that judicial notice should be taken of the contents of the current website pursuant to Pa.R.E. 201. They cite the case *K.H. v. Pennsylvania Interscholastic Athletic Ass’n*, 277 A.3d 638, 278 A.3d 412 (Pa. Commw. Ct. 2022) in support of their argument. In *K.H.* the Commonwealth Court took judicial notice of a Pennsylvania Interscholastic Athletic Association (PIAA) handbook section regarding its hearing policy in an action by a student and parent against the PIAA which arose from a decision that determined that the student was ineligible to play in a summer sports league. The *K.H.* court took judicial notice of the policy contained in the PIAA handbook governing the conduct of hearings before the PIAA, which appeared on the

¹ Vivid Seats also point out that they were served the complaint on May 12, 2025.

PIAA website, but did not specifically take judicial notice of the *website* itself. *K.H. supra*, 277 A.3d 645-646; fn. 7.

The complaint contains excerpts of images from the Vivid Seats website. *Complaint*, ¶¶ 19, 21, 22, 23, 25, 28, 29 and 35. ² However, this information and Vivid Seats' current website will not be considered. The content of high traffic consumer websites, particularly those offering ticketing for live entertainment events, may be modified by a website administrator on a daily basis. Even if this court were to take judicial notice of the content of the Vivid Seats website on a given day, the website could be significantly modified the next day, rendering the previous day's judicial notice irrelevant. Whether or not Vivid Seats' updated website was in compliance with the FTC rule on a particular day after the complaint was filed is not relevant when considering preliminary objections.

A. Should Count I of the Complaint Be Dismissed for Legal Insufficiency pursuant to Pa.R.Civ.P. 1028 (a)(4) because Injunctive Relief under UTPCPL § 201-4 Requires a Showing that Vivid Seats Is “Using or is About to Use” any Method, Act or Practice Declared to Be Unlawful?

The Commonwealth's case is authorized by the following provision of the Pennsylvania Unfair Trade Practices and Consumer Protection Law (UTPCPL):

Whenever the Attorney General or a District Attorney has reason to believe that any person is using or is about to use any method, act or practice declared by section 3 of this act to be unlawful, and that proceedings would be in the public interest, he may bring an action in the name of the Commonwealth against such person to restrain by temporary or permanent injunction the use of such method, act or practice.

73 P.S. §201-4.

Vivid Seats argue that injunctive relief is not an available remedy under a plain reading of §201-4 because as of May 12, 2025, the effective date of the new FTC rule, Vivid Seats implemented “all-in” ticket pricing and ceased all “drip pricing”, hidden fees, and misleading fees in their sale of tickets online and via mobile application, and therefore the Commonwealth cannot show that Vivid Seats are “using or about to use” unlawful practices in violation of UTPCPL. (Defendants’ preliminary objections, p.2. ¶ 8; p.3, ¶ 9.) The Commonwealth counters that §201-4 allows for injunctive relief to restrain future conduct based on prior unlawful activity.

In support of their argument that the claim for injunctive relief should fail, Vivid Seats cite the case of *Kuren v. Luzerne Cnty.*, 637 Pa. 33, 146 A.3d 715 (Pa. 2016). There our Pennsylvania Supreme Court held that a class of indigent criminal defendants alleging prospective systematic violations of the Sixth Amendment right to counsel have a cause of action and may seek injunctive relief to compel the county to provide adequate funding to the public defender’s office, provided they can show the likelihood of substantial and immediate irreparable injury and the inadequacy of remedies at law. *Kuren, Supra*, 637 Pa. at 38, 57, 79, 94, 146 A.3d at 718, 729, 743, 751. The court observed that “the right to counsel can be violated at any time during the criminal process,” *Kuren, Supra*, 637 Pa. at 82, 146 A.3d at 744; that a “suit for an injunction deals primarily, not with past violations, but with threatened future ones”; and that “prospective relief is available to protect certain rights, such as the right to counsel.” *Kuren, Supra*, 637 Pa. at 86, 146 A.3d at 747. *Kuren* addressed injunctive

² The complaint also contains at ¶¶ 40-44 excerpts of visual images from Vivid Seats’ mobile application,

relief in the context of potential prospective violations of a constitutional right, and does not advance Vivid Seats' argument in the instant case. §201-4 of the UTPCPL affords a statutory right to injunctive relief, and was not at issue in *Kuren*.

There is a compelling body of law which holds that injunctive relief is available under §201-4 of the UTPCPL to restrain future conduct based on past unlawful practices, notwithstanding a cessation of the unlawful activity, especially where the discontinued practice could be resumed. The federal courts addressed this issue in *Pennsylvania v. Navient Corporation*, 354 F.Supp.3d 529 (M.D. Pa. 2018), *aff'd* 967 F.3d 273 (3d Cir. 2020). There the Commonwealth alleged that the defendant student loan origination and servicing companies committed unfair, deceptive and abusive practices in violation of the Pennsylvania UTPCPL and the federal Consumer Financial Protection Act. The defendants argued that there can be no injunctive relief under §201-4 for its past unlawful conduct, which ceased in 2007, because a plain reading of the phrase "is using or is about to use" dictates that injunctive relief is only available for conduct that is "imminent or ongoing". *Navient*, 354 F.Supp.3d at 555-556. The U.S. District Court disagreed:

"Here, at the motion to dismiss stage, with only the allegations in the Commonwealth's Complaint available for Court consideration, the Court cannot find that Navient has established as a matter of law that it is impossible that its alleged conduct will reoccur."

Navient, Supra, 354 F.Supp.3d at 556.

The same UTPCPL provision found at §201-4 was also at issue in *Commonwealth v. TAP Pharm. Products, Inc.*, 36 A.3d 1197, 1238-43 (Pa. Commw.

but Vivid Seats has not asked this court to take judicial notice of the mobile application.

Ct. 2011), *vacated on other grounds*³, 94 A.3d 350 (Pa. 2014).⁴ There the trial court (which was the Commonwealth Court acting in its original jurisdiction) awarded statutory injunctive relief under §201-4, restraining Bristol Myers Squibb from engaging in further violations of the UTPCPL (specifically, contributing to the reporting of inflated average wholesale prices (AWPs) for its drugs, and marketing or promoting the “spread” between actual acquisition cost and the fictitious published AWP). *TAP Pharm.*, *supra* at 36 A.3d at 1211. On post-trial motions, the Commonwealth Court upheld the permanent injunction, but modified its language. *TAP Pharm.*, 36 A.3d at 1250, 1295. In its analysis, the court reiterated that proof of “urgent necessity to avoid injury that cannot be compensated by damages” is not an element of the statutory remedy of injunction under §201-4. The Court stated:

Specifically, we conclude: 1) that an injunction can issue to restrain future conduct based on prior unlawful activity; 2) that cessation of the offending conduct does not, in and of itself, bar a claim for injunctive relief; and 3) the Court may consider whether the offending conduct is likely to reoccur absent the grant of an injunction.

Com. v. TAP Pharm. Products, Inc., *supra*. 36 A.3d at 1238; *See also Com. v. TAP Pharm. Products, Inc.*, 36 A.3d 1112, 1172 (2011).

³ The Supreme Court of Pennsylvania in *Com. v. TAP Pharm. Products, Inc.*, 626 Pa. 1, 94 A.3d 350 (2014) vacated *Commonwealth v. TAP Pharm. Products, Inc.*, 36 A.3d 1197 (Pa. Commw. Ct. 2011) on the ground that the Commonwealth failed to show that it had been harmed by Bristol Myers Squibb Company’s alleged unfair pricing practices.

⁴ In addition to the June 16, 2014 Opinion, in *Com. v. TAP Pharm. Products, Inc.*, 626 Pa. 1, 94 A.3d 350 (2014), which vacated the August 31, 2011 Order regarding the Post-Trial Motions of the Commonwealth and Defendant Bristol Myers Squibb Company in *Com. v. TAP Pharm. Products, Inc.*, 36 A.3d 1197 (2011) on other grounds, there was an additional Opinion in *Com. v. TAP Pharm. Products, Inc.*, found at 36 A.3d 1112 (2011), also decided August 31, 2011, in regard to the Post-Trial Motions of the Commonwealth and the Johnson & Johnson Defendants. In the instant case the Commonwealth cites the Johnson & Johnson case found at 36 A.3d 1112 at pages 8,9,10,13 of its brief. In that case the statutory permanent injunction was also upheld.

The court also noted: "(o)ur Supreme Court holds that the mere fact that an illegal practice has been abandoned does not necessarily render a controversy moot. *Tamagno v. Waiters & Waitresses Union, Local No. 301*, 373 Pa. 457, 96 A.2d 145 (1953). *Com. v. TAP*, *supra.*, 36 A.3d at 1239.

The case *Com. v. Percudani*, 844 A.2d 35 (Pa. Cmwlth. 2004), *opinion amended on reconsideration*, 851 A.2d 987(Pa. Cmwlth. 2004) also addressed whether a court may, pursuant to §201-4, enjoin future conduct based on past acts. In that case the Commonwealth brought an action against various home construction companies, real estate appraisers and mortgage companies alleging that defendants, during the construction, sale and mortgage of land and residential homes, acted in violation of the UTPCPL, and sought an injunction. Defendants filed preliminary objections, and one defendant, an appraiser (Stranieri) argued that because a consent order was entered to stop the allegedly unfair practices, an injunction to prevent further violations of the UTPCPL was unnecessary. The Commonwealth Court rejected that argument, and observed that several cases have held that injunctive relief is available to the Commonwealth to enjoin future conduct based on past acts. The Court noted that if Stranieri's reading of §201-4 were adopted, "the purpose of the law would be frustrated," because:

"...a party could simply avoid liability under the law by discontinuing its actions even after proceedings are commenced and claim that the matter is moot... [portion omitted] To allow a party to avoid liability for its actions by merely discontinuing its conduct would render the penalty provisions of the law meaningless in their application."

Com. v. Percudani, 844 A.2d at 45-46.

Here the complaint was filed May 8, 2025, before any alleged corrective action taken by Vivid Seats. It pleads sufficient facts to support Count I, which alleges a violation of the UTPCPL. At the time of the filing of the complaint, the Commonwealth had reason to believe Vivid Seats was using unfair, unlawful, and deceptive “digital dark patterns” and “bait and switch” practices in violation of the UTPCPL, as detailed in the complaint (see complaint, p.3, ¶¶ 6,7 *et seq.*) At a minimum, the complaint alleges five days during which Vivid Seats was “using or about to use” unlawful practices in violation of the UTPCPL: between May 8, 2025 and May 12, 2025, before Vivid Seats’ asserted compliance with the “New FTC Rule”.

The complaint also alleges past (pre-May 8, 2025) unfair and deceptive practices by Vivid Seats. See references to violations that occurred “in the 2024 sports seasons alone”, and revenue generated by professional sports teams in Philadelphia in 2022 (complaint, p. 5, ¶ 13; fn. 3). The Commonwealth alleges that Vivid Seats “reported profits of over \$198 million in the past three years alone” (complaint, p. 4, ¶ 12), and that the deceptive conduct “was by design, as Vivid Seats has implemented it to pad their profits at the expense of consumers”. (Complaint, p. 23, ¶ 54). The fact that Vivid Seats may have ceased the unlawful conduct on May 12, 2025 (when the “New FTC Rule” became effective) does not bar injunctive relief to restrain future conduct based on Vivid Seats’ past allegedly unlawful conduct. There is no guarantee that Vivid Seats will always act in full compliance with the FTC rule. There is also no indication that Vivid Seats has executed a legally-binding assurance of voluntary compliance with the Commonwealth pursuant to 73 P.S. § 201-5 stating that the conduct has ceased

and will not recur. A permanent injunction would serve to deter unlawful conduct from recurring in the future.

B. Should Count I of the Complaint Be Dismissed for Legal Insufficiency under Pa.R.Civ.P. 1028 (a)(4) because Restitution and Civil Penalties are only Available Where There Is a Valid Claim for Injunctive Relief pursuant to the UTPCPL § 201-8(b)?

Vivid Seats' next preliminary objection is that the Commonwealth's claims for restitution and civil penalties must fail because under the UTPCPL, such claims are contingent upon there being valid claim for injunctive relief, which Vivid Seats argues is lacking for the reasons stated in their first preliminary objection above. The Commonwealth argues that injunctive relief is available and in the alternative that civil penalties are available under the UTPCPL as an independent remedy, even where injunctive relief is not available. (Commonwealth's brief, p.15.) At first blush it would appear that the equitable remedies of restitution and civil penalties under § 201-4.1 and § 201-4.8 of the UTPCPL are available only where there is a valid claim for injunctive relief under § 201-4:

§ 201-4.1. Payment of costs and restitution

Whenever any court issues a permanent injunction to restrain and prevent violations of this act as authorized in section 4 above, the court may in its discretion direct that the defendant or defendants restore to any person in interest any moneys or property, real or personal, which may have been acquired by means of any violation of this act, under terms and conditions to be established by the court.

73 P.S. §201-4.1.

§ 201-8. Civil penalties

(a) Any person who violates the terms of an injunction issued under section 4 of this act or any of the terms of an assurance of voluntary compliance duly filed in

court under section 5 of this act shall forfeit and pay to the Commonwealth a civil penalty of not more than five thousand dollars (\$5,000) for each violation. For the purposes of this section the court issuing an injunction or in which an assurance of voluntary compliance is filed shall retain jurisdiction, and the cause shall be continued; and, in such cases, the Attorney General, or the appropriate District Attorney, acting in the name of the Commonwealth of Pennsylvania, may petition for recovery of civil penalties and any other equitable relief deemed needed or proper.

(b) In any action brought under section 4 of this act, if the court finds that a person, firm or corporation is willfully using or has willfully used a method, act or practice declared unlawful by section 3 of this act, the Attorney General or the appropriate District Attorney, acting in the name of the Commonwealth of Pennsylvania, may recover, on behalf of the Commonwealth of Pennsylvania, a civil penalty of not exceeding one thousand dollars (\$1,000) per violation, which civil penalty shall be in addition to other relief which may be granted under sections 4 and 4.1 of this act. Where the victim of the willful use of a method, act or practice declared unlawful by section 3 of this act is sixty years of age or older, the civil penalty shall not exceed three thousand dollars (\$3,000) per violation, which penalty shall be in addition to other relief which may be granted under sections 2 and 4.1 of this act.

73 P.S. §201-8.

The language of § 201-4.1 is clear that "(w)henever any court issues a permanent injunction...the court may in its discretion" order the payment of costs and restitution. Thus restitution is only available where an injunction has issued. The Commonwealth concedes this point, but argues that where there has been "willful" use of a method, act or practice in violation of the UTPCPL, civil penalties are available "irrespective of obtaining injunctive relief".⁵ A fair reading of § 201-8(b) allows the Commonwealth to seek civil penalties as an independent remedy even in the absence of injunctive relief. The complaint alleges that Vivid Seats' violations of the UTPCPL are "knowing and willful"; that Vivid Seats intentionally engaged in the unfair and

⁵ The Commonwealth references, at page 15 of its brief, § 201-4(b), which does not exist. The language cited appears at § 201-8(b), Civil penalties.

deceptive conduct “in order to increase their profits”; and seeks civil penalties “in addition to other relief which may be granted under the Act.” (Complaint, page 28, ¶¶ 69,70; 73-75.)

C. Should Count I of the Complaint Be Dismissed for Legal Insufficiency under Pa.R.Civ.P. 1028 (a)(4) because Count I Fails to State a Claim that Vivid Seats practices (pre-New FTC Rule) were Fraudulent or Deceptive pursuant to the UTPCPL § 201-2(4)(ix) and § 201-2(4)(xxi)?

Vivid Seats’ third ground for its preliminary objections is that the complaint is legally insufficient and fails to state a claim under the UTPCPL because it fails to allege that Vivid Seats’ “pre-New FTC Rule” practices were willfully fraudulent or deceptive. (Defendants’ preliminary objections, pp. 3-4, ¶ 13; Defendants’ brief, p. 9 *et seq.*) Vivid Seats further argues, by reference to case law from various other jurisdictions, that it is “not fraudulent or deceptive to not use all-in pricing, so long as the total ticket prices and fees are disclosed to the consumer prior to payment”. (Defendants’ preliminary objections, p. 4; Defendants’ brief, p. 9 *et seq.*) They argue that their practices were not fraudulent or deceptive because the total ticket prices, including fees, were displayed prior to purchase. *Id.* Vivid Seats has cited no case law in Pennsylvania that supports its assertion that it is not fraudulent or deceptive “to not use all-in pricing, so long as the total ticket prices and fees are disclosed to the consumer prior to payment”.

The Commonwealth alleges in the complaint that Vivid Seats’ practices are unfair and deceptive in violation of § 201-3 of the UTPCPL in two respects: (1) Vivid Seats is “advertising goods or services with intent not to sell them as advertised” in violation of § 201-2(4)(ix); and 2) Vivid Seats is engaging in “fraudulent or deceptive conduct which creates a likelihood of confusion or of misunderstanding” in violation of §

201-2(4)(xxi). (Complaint, Count I, p. 27, ¶¶ 66-67.) These averments are derived from the following section of the UTPCPL:

§ 201-2. Definitions

As used in this act.

... (4) “Unfair methods of competition” and “unfair or deceptive acts or practices” mean any one or more of the following:

...

(ix) Advertising goods or services with intent not to sell them as advertised;

...

(xxi) Engaging in any other fraudulent or deceptive conduct which creates a likelihood of confusion or of misunderstanding.

73 P.S. §201-2.

Allegations of Violations of § 201-2(4)(ix)

The complaint alleges a violation of “§ 201-2(4)(ix) in that Vivid Seats is: (1) “advertising ticket prices that do not include Vivid Seats’ mandatory fees;” and (2) “advertising or offering goods or services without the intent to sell them at the advertised price.” (Complaint, pp. 27-28, ¶ 68(a),(d).) The complaint alleges facts supporting Vivid Seats violations of § 201-2(4)(ix):

“First, Vivid Seats uses a classic bait-and-switch scheme commonly known as “drip pricing” – a practice of advertising only part of a product’s price and then revealing other charges later as the consumer goes through the buying process. Vivid Seats entices consumers to shop for tickets by displaying deceptively low prices that do not include Vivid Seats’ hefty mandatory fees – the bait. Only after a consumer has chosen tickets and invested time and effort clicking through multiple steps (during which customers are confronted with a countdown clock to create a false sense of urgency) does Vivid Seats reveal the mandatory-fee amount added to the ticket price – the switch.”

Complaint, p. 3, ¶ 7.

“To make matters worse, Vivid Seats has designed the consumer interface so that many consumers will not see the true price (including fees) at all, instead

purchasing based entirely on the false initial price that Vivid Seats has displayed.”

Complaint, p. 3, ¶ 8.

The complaint then details how Vivid Seats uses “an unfair and deceptive purchase flow,” “which consumers must complete under pressure of a countdown clock – that emphasizes an artificially low price at the outset of the transaction by omitting the mandatory fees that Vivid Sets ultimately charges and collects,” and provides an example of a couple conducting a step-by-step search for tickets for a local event at Pocono Raceway, with excerpts of visual images from the website. *Complaint*, p. 6, ¶ 17 *et seq.*

Vivid Seats cites the case *Karlsson v. F.D.I.C.*, 942 F.Supp. 1022, 1023 (E.D. Pa. 1996), *aff'd* 107 F.3d 862 (3d Cir.1997) in support of its assertion that a violation of § 201-2(4)(ix) requires that the advertisement “actually deceives or has the tendency to deceive”. (Defendants' preliminary objections, p. 4, brief, p. 10.) In that case residential real estate purchasers brought an action against the Federal Deposit Insurance Corporation (FDIC) under UTPCPL § 201-2(4)(ix) alleging false advertising in regard to a property which was listed as consisting of 1.995 acres, when in fact 0.6 acres of the 1.995 acres fell within public rights of way of three roads. In ruling that the purchasers failed to state a claim for false advertising under § 201-2(4)(ix), the U.S. District Court for the Eastern District of Pennsylvania pointed out that the advertisements in question contained qualified language and disclaimers which put the purchasers on notice that the information provided to them was qualified; that the property was purchased “as is”; that the purchasers would receive a quitclaim deed thereby assuming any risk in the

transaction; and that they had an opportunity to examine the title to the property, but failed to do so.

Our Pennsylvania Supreme Court clarified what is required under the UTPCPL to establish “deceptive conduct” in *Gregg v. Ameriprise Financial, Inc.* 664 Pa. 567, 245 A.3d 637 (2021). There insureds brought an action against their insurance agent alleging violations of the catch-all provision of the UTPCPL found at § 201-2(4)(xxi). The Court noted that proof of intent is necessary under § 201-2(4)(ix), but not under the catch-all provision of § 201-2(4)(xxi), to establish “deceptive conduct”. To establish a violation under § 201-2(4)(ix), proof of intent not to sell goods and services as advertised is required. *Id.* at 650. Here the Commonwealth has alleged intentional conduct on the part of Vivid Seats. (Complaint, page 28, ¶¶ 69,70; 73-75.)

Allegations of Violations of § 201-2(4)(xxi)

By contrast, in construing § 201-2(4)(xxi), the “catch-all” provision, the Court in *Gregg, supra* opined:

“Mindful of our task liberally to construe the CPL in accord with the General Assembly's intent to eradicate unfairness and deception in consumer transactions, *Monumental*, 329 A.2d at 817, we are bound to conclude again that the plain language of the amended provision eliminates the state of mind element that was required prior to the amendment. The plain language of the current statute imposes liability on commercial vendors who engage in conduct that has the potential to deceive and which creates a likelihood of confusion or misunderstanding. That is all that is required. The legislature required neither carelessness nor intent when a cause of action is premised upon deceptive conduct.”

Gregg v. Ameriprise Financial, Inc., Supra, 664 Pa. at 587, 245 A.3d at 649.

The court in *Gregg* continued, "(w)ithout a state of mind requirement, the amended catch-all provision fairly may be characterized as a strict liability offense," for which proof of intent is not required. *Gregg, Supra* at 588-589, 650-651. The court specifically held that its analysis in regard to the catch-all provision at § 201-2(4)(xxi) applies equally to public enforcement actions as it does to private actions. *Id.*, at 590, 651.

In so ruling on the proper construction of the UTPCPL's catch-all provision at § 201-2(4)(xxi), the court in *Gregg* cited with approval the definition of deceptive conduct found in the case *Commonwealth by Shapiro v. Golden Gate National Senior Care LLC*, 194 A. 3d 1010 (Pa.2018):

"...an act or a practice is deceptive or unfair if it has the capacity or tendency to deceive, and neither the intention to deceive nor actual deception must be proved; rather, it need only be shown that the acts and practices are capable of being interpreted in a misleading way." [citing *Golden Gate*, 194 A.3d at 625, 1023.]

Gregg, 245 A.3d at 648.

The Commonwealth alleges a violation of "§ 201-2(4)(xxi), in that Vivid Seats is: (1) "advertising ticket prices that do not include Vivid Seats' mandatory fees;" (2) "failing to adequately disclose material information to consumers concerning the true price of the tickets;" (3) "failing to adequately disclose the amount of the fees at the outset of the transaction, which constitutes ambiguity as to material facts which creates a likelihood of confusion or of misunderstanding;" and (4) "misrepresenting the nature and purpose of its mandatory fees, and failing to adequately disclose and making ambiguous statements regarding how its mandatory fees are calculated and what they are used for." (Complaint, pp. 27-28, ¶¶ 68(a),(b),(c),(e).)

The Commonwealth has alleged facts sufficient to show a violation of § 201-2(4)(xxi). In addition to these allegations found in the complaint at p. 3, ¶¶ 7,8, the complaint further alleges:

“Vivid Seats uses digital “dark patterns”, online practices that trick or manipulate consumers into making choices that they would not otherwise make, to obscure the true price of tickets, influencing consumers to buy tickets at higher prices and preventing consumers from comparison shopping period rather than allowing consumers to make informed decisions by providing clear, upfront disclosures of the true price of tickets that Vivid Seats offers, the company engages in a series of deceptive, manipulative, and unfair practices.”
(*Complaint*, p. 3, ¶ 6.)

“On its website, when Vivid Seats does eventually display the full price (including its hefty variable fees), it does so on the side of the screen and far from the “Place Order” button. As a result, a consumer is likely to miss the true total price and make the purchase without even having seen Vivid Seats’ added fees.
(*Complaint*, p. 4, ¶ 10.)

“Second, even when Vivid Seats finally displays its mandatory-fee amount, it misrepresents and omits the purpose of the fee and how it is calculated. Vivid Seats represents that the purpose of the fee is to cover certain customer service expenses, but the fee amounts vary widely and can total upwards of 40% of the ticket price and are not a set percentage or flat fee...”
(*Complaint*, p. 4, ¶ 12.)

These allegations refer to a failure to disclose to consumers material information regarding the true price of the tickets; the ambiguity, confusion, and misunderstanding which can result from Vivid Seats’ practices; and the alleged misrepresentation by Vivid Seats of the purpose of its fees.

Applying the holding in *Gregg*, the plain language of § 201-2(4)(xxi) imposes liability on Vivid Seats for conduct that has the potential to deceive, and which creates a likelihood of confusion or misunderstanding. Nothing more is required. § 201-2(4)(xii) is to be construed as a strict liability offense, for which no proof of intent is

required. To be deceptive or unfair under § 201-2(4)(xxi), Vivid Seats' practices need only have the capacity or tendency to deceive, and neither the intention to deceive nor actual deception must be proved. The Commonwealth need only show that Vivid Seats' practices are capable of being interpreted in a misleading way. The complaint satisfies this standard, and Vivid Seats' preliminary objections on the third ground raised will therefore be denied.

COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

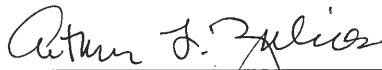
COMMONWEALTH OF PENNSYLVANIA :	No. 3090 CV 2025
BY MONROE COUNTY DISTRICT :	
ATTORNEY MICHAEL MANCUSO, :	
	:
Plaintiff, :	
	:
vs. :	
	:
VIVID SEATS, INC. and :	
VIVID SEATS, LLC, :	
	:
Defendants. :	

ORDER

AND NOW, this 23rd day of December, 2025, upon consideration of Defendants' preliminary objections filed June 30, 2025, to the Commonwealth's one-count complaint filed May 8, 2025, made on the ground of legal insufficiency of a pleading pursuant to Pa.R.Civ.P. 1028 (a)(4), and after consideration of the parties' arguments and briefs, **IT IS ORDERED** as follows:

1. Defendants' preliminary objections to Count I of the complaint are **denied**.
2. Defendants shall file an answer to the complaint within twenty days.

BY THE COURT:



 ARTHUR L. ZULICK, P.J.

cc: Patrick J. Best, Esquire
Samuel W. Silver, Esquire
Abigail T. Burton, Esquire
Timothy B. Hardwicke, Esquire
Miranda E. Wargo, Esquire
Glenna E. Siegel, Esquire
Kathryn E. Couey, Esquire

ALZ2025-027

Monroe County Prothonotary Filed December 23, 2025 11:00 AM

COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

Commonwealth of : No. 003090-CV-2025
Pennsylvania by District :
Attorney Michael
Mancuso,

Plaintiff/s, :

vs. :

Vivid Seats Inc. and :
Vivid Seats LLC, :
Defendant/s :

:
:
:

NOTICE OF ENTRY OF (ORDER)(JUDGMENT)(VERDICT)(OPINION AND ORDER)

NOTICE IS GIVEN UNDER PENNSYLVANIA RULE OF CIVIL PROCEDURE 236(a)(2) THAT AN ORDER WAS ENTERED IN THIS CASE ON December 23, 2025.

GEORGE J. WARDEN, Prothonotary



By: _____
Ninti Mateen

- cc: Patrick J. Best, Esq
- Samuel W. Silver, Esq
- Abigail T. Burton, Esq
- Timothy B. Hardwicke, Esq
- Miranda E. Wargo, Esq
- Glenna E. Siegel, Esq
- Kathryn E. Couey, Esq

**CIVIL COMPLAINTS
PLANTIFF V DEFENDANT
WRIT OF SUMMONS
REAL PROPERTY**

001705-CV-2026 Jennifer Levine Martin V Carol Babb - Real Property - Ejectment
001771-CV-2026 Easy Street Capital, LLC V Amani Brewton Ried Brandon J. Walker; Latifah Najasha Smith Tenants/Occupants - Real Property - Ejectment
001693-CV-2026 HSBC Bank USA, National Association, As Trustee For Ace Securities Corp. Home Equity Loan Trust, Series 2006-HE1 Asset Backed Pass-Through Certificates V Michael A. Hunt The United States Of America - Real Property - Mortgage Foreclosure: Residential
001706-CV-2026 Federal Home Loan Mortgage Corporation, As Trustee For The Benefit Of The Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-1 V Stephane Tremblay AKA Stefan Tremblay, Individually And Solely In Her Capacity As Heir Of Dolores Nevel, Deceased Tanya Tremblay Individually And Solely In Her Capacity As Heir Of Dolores Nevel, Deceased - Real Property - Mortgage Foreclosure: Residential
001727-CV-2026 MidFirst Bank V Kathleen S Keiper; The Secretary Of Housing And Urban Development William P Keiper - Real Property - Mortgage Foreclosure: Residential
001745-CV-2026 Freedom Mortgage Corporation V Raymond Ackerly AKA Raymond V Ackerly - Real Property - Mortgage Foreclosure: Residential
001749-CV-2026 Federal Home Loan Mortgage Corporation As Trustee For Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-1 V Araceliz Davis; Jerome Davis - Real Property - Mortgage Foreclosure: Residential
001755-CV-2026 Truist Bank V Michael T Conte - Real Property - Mortgage Foreclosure: Residential
001757-CV-2026 New American Funding LLC F/K/A Brokers Solutions, Inc., D/B/A New American Funding V David Cunha; United States Of America United States Of America C/O The United States Attorney For The Middle District Of Pa U.S. Attorney's Office - Real Property - Mortgage Foreclosure: Residential
001758-CV-2026 Deutsche Bank National Trust Company, As Trustee For Carrington Mortgage Loan Trust Series 2005-Nc5 Asset-Backed Pass-Through Certificates V Lorenzo Chase Michelle Willoughby Chase - Real Property - Mortgage Foreclosure: Residential
001796-CV-2026 Selene Finance, LP V Aaron M Sebesta - Real Property - Mortgage Foreclosure: Residential
001742-CV-2026 A Pocono Country Place Property Owners Association V Patrick J.

McAuliffe - Real Property - Real Property: Other
001781-CV-2026 A Pocono Country Place Property Owners Association V Yvonne Holtz - Real Property - Real Property: Other
001739-CV-2026 Sabrina Medunjanin V Monroe County Acting By & Through Its Office Of Assessment Monroe County Tax Claim Bureau Nihad Had Basirat - Real Property - Quiet Title
001791-CV-2026 E-Party LLC V Nova UA Federal Credit Union FKA Self Reliance (Passaic Nj) Federal Credit Union - Real Property - Quiet Title

MECHANICS AGREEMENTS

001741-CV-2026 Robert K. Ace, Jr. Construction LLC V Damon Slepian - Agreement - Mechanic's Agreement
001792-CV-2026 Oak Ridge Construction Company V Jing Yu; Steven Blake - Agreement - Mechanic's Agreement

**CONTRACT EMPLOYMENT DISPUTE
CONTRACT**

001738-CV-2026 Independence Capital Recovery LLC V Robert Bianco - Contract - Contract: Other
001770-CV-2026 Douglas Lippin; Megan McCarthy V Liberty Insurance Company Of America Liberty Insurance Corporation Liberty Mutual Fire Insurance Company Liberty Mutual Group Liberty Mutual Insurance LM Insurance Corporation; The First Liberty Insurance Corporation - Contract - Contract: Other
001721-CV-2026 Sara Bilbrey V Paul Bonaddio; Travel + Leisure Co. D/B/A Club Wyndham - Contract - Buyer Plaintiff
001778-CV-2026 Candace Middleton; Td Bank Usa, N.A. V David Reed D/B/A KMW Roofing LLC - Contract - Buyer Plaintiff

CONTRACT-DEBT COLLECTION-CREDIT CARD

001694-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Nala E Moyer - Contract - Debt Collection: Credit Card
001719-CV-2026 Citibank, N.A. V Ayana Jeffers - Contract - Debt Collection: Credit Card
001722-CV-2026 Midland Credit Management, Inc. V Marc Loughran - Contract - Debt Collection: Credit Card
001729-CV-2026 Barclays Bank Delaware V Luciano Frias - Contract - Debt Collection: Credit Card
001731-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Logan N Echols - Contract - Debt Collection: Credit Card
001732-CV-2026 Capital One N.A. V Ronald M Rovito Rovitos Fine Mens Clothing Inc - Contract - Debt Collection: Credit Card

001747-CV-2026 PCA Acquisitions V, LLC V Sabrina Gatling - Contract - Debt Collection: Credit Card
 001748-CV-2026 PNC Bank, National Association V Ester M Chung - Contract - Debt Collection: Credit Card
 001750-CV-2026 American Express National Bank V Lynwood Whichard AKA Lynwood Whichard Jr - Contract - Debt Collection: Credit Card
 001751-CV-2026 American Express National Bank V Lynwood Whichard AKA Lynwood M Whichard - Contract - Debt Collection: Credit Card
 001756-CV-2026 Jefferson Capital Systems, LLC V Stephanie Stanton - Contract - Debt Collection: Credit Card
 001762-CV-2026 Citibank, N.A. V Yelena V Kravets - Contract - Debt Collection: Credit Card
 001765-CV-2026 Citibank, N.A. V Mercedes Abad - Contract - Debt Collection: Credit Card
 001777-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Joshua Nichols - Contract - Debt Collection: Credit Card
 001779-CV-2026 PNC Bank, National Association V John W Baird - Contract - Debt Collection: Credit Card
 001780-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V John Giglio - Contract - Debt Collection: Credit Card
 001793-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Helena Irving - Contract - Debt Collection: Credit Card
 001794-CV-2026 Wells Fargo Bank Na V Samuel Vasquez - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

001699-CV-2026 M&T Bank V Nikkole Marie Pyzik - Contract - Debt Collection: Other
 001704-CV-2026 Laura Spinner; Richard Spinner V Melissa Glavich - Contract - Debt Collection: Other
 001714-CV-2026 Velocity Investments, LLC V Olivia Mercado-Hannon - Contract - Debt Collection: Other
 001716-CV-2026 Velocity Investments, LLC V Jonnie Jackson - Contract - Debt Collection: Other
 001733-CV-2026 Westlake Services LLC D/B/A Westlake Financial Services V Joseph Baker - Contract - Debt Collection: Other
 001744-CV-2026 Westlake Services LLC D/B/A Westlake Financial Services V Maritza Chavez - Contract - Debt Collection: Other
 001785-CV-2026 Velocity Investments, LLC V Thomas Colbert - Contract - Debt Collection: Other
 001786-CV-2026 Velocity Investments, LLC V Harold Sphar - Contract - Debt Collection: Other

001787-CV-2026 Velocity Investments, LLC V Michael Peckally - Contract - Debt Collection: Other
 001788-CV-2026 Velocity Investments, LLC V John Rainey - Contract - Debt Collection: Other
 001789-CV-2026 Velocity Investments, LLC V Amanda Maher; Yelena V Kravets - Contract - Debt Collection: Other

TORT

001692-CV-2026 Dashney Joseph; Peter W. Deneus V ABC Corporations 1-9; Donald P. Hobar John Does And/Or Jane Does 1-9 - Tort - Motor Vehicle
 001696-CV-2026 Carlos Delgado-Gonzalez V Yoonjong M. Chang - Tort - Motor Vehicle

PREMISES LIABILITY PETITION

MASS TORT PROFESSIONAL LIABILITY

001703-CV-2026 Margaret M Pugh, Executrix Of The Estate Of Douglas E. Pugh, Executrix V Asbury Living Inc. D/B/A Asbury Grace Park - Professional Liability Action - Medical

MISCELLANEOUS

001710-CV-2026 Marshall Thomas Williams; United States District Court Southern District Of New York V - Miscellaneous - Civil
 Miscellaneous: Other, Petition For Certificate Of Title

WRIT OF EXECUTION DEEDS

GRANTOR/GRANTEE

Jurcak, Peter/Berdiev, Azizjon
 Linderman, Adam Joseph/Gross, Rachel Ann Rolong, Denise/Kelsey, Gregory Allen Guayaquil 1 LLC/Peifly, Claire
 Chaer, Judy/Jeremiah, Wendy Susan Ferguson
 ABC Pocono Properties LLC/Morales, Evette
 Newtek Small Business Finance LLC/CCC Real Estate Holding Co LLC
 Burgoa, Hector/Four Seasons Getaway LLC
 Chavez, Norah/Strapbro Holdings LLC
 Collado, David/Strapbro Holdings LLC
 Richards, Dolores/Dang, Chau Bao
 Brown, Michael A/Streamline Estates LLC
 Johnson, Jesse/MacLauchlan, Alik
 Osipov, Anthony/Clements, Wyatt
 Mesko, Gregory/Extra Special Units LLC
 Toribio, Yajaira/Pereira, Maria Nieto
 Wanderlust Getaways LLC/Resort Slopeside Retreat LLC
 Byrne, Lawrence G/Byrne, Meaghan M
 Bruscella, Mark/Smith, Christopher
 Semmelmann, Stephen Est/Miller, Luke W
 Watson, Thomas J/Watson, Thomas J
 Mantzoukas, Thomas/Liviapoma, John Steve
 Kasdaglis, Juanita/Windy Acres Investments LLC
 241 Wyalusing LLC/Taylor, Corey

Standley, William/Standley, William
 Bluestar Construction LLC/Godnig, Douglas A
 Maloney, Kevin/Rodriguez, Elba
 Drekovic, Amela/Dapolito, Justin
 Morgan, Marie Jean Est/Cartusciello, Roc
 Anthony
 Swietkowski, Ireneusz/Swietkowski, Ireneusz
 Montalvo, Rosa M/Montalvo, Rosa M
 Koppenhoefer, Peter Est/Koppenhoefer, Peter
 A
 Koppenhoefer, Peter A/Koppenhoefer, Peter A
 Koppenhoefer, Peter Est/Carignan, Christa K
 Orda Sharanut LLC/Fadil, Hanane
 Motyka, Monika/Motyka, Monika
 Motyka, Marcin/Motyka, Marcin
 Wengerd, David S/D E & S Properties Inc
 Motyka, Marcin/Motyka, Marcin
 McCann, Peggy Joann/Frisch, Kameron Charles
 McFarland, Renee/Bakke, James F
 Cavallaro, Richard/Jones, Rosemarie A
 Campbell, Colleen A/Nomad House LLC
 1497 N Rocky Mountain Sr Trust/Cerini,
 Anthony
 Schaar, Conor/Schaar, Conor
 ABC Pocono Homes LLC/ABC Pocono Homes
 LLC
 Stout, Melissa A/Mullaney, Melissa A
 Fisher, Jonathan/Fisher Living Trust
 Holder, Albert/Albert And Gwendolyn Holder
 Trust
 Castro, Tabatha L/Lehwego LLC
 Ebrahiminejad, Hossein/Ebrahiminejad,
 Hossein
 Oprey, Mark/Erin Property & Development
 LLC
 Bautz, Donald C Jr/Donald C Bautz Jr And
 Joanne Bautz Family Trust
 vin
 J
 Horan, Christopher/Pocono Prime Properties
 LLC
 Jones, Larry M/Terziev, Milko
 Barabas, Jeffery M/Barabas, Jeffery M
 Balla, Ernst/Ramos, Julie
 Potskhoraja, Irene/Munster, Jeffry
 Hughes, Astrea/Hughes, Evan
 Noonan, Danielle/Pawlikowski, Darin
 Webster, Richard C/Hearn, Dale Alan
 Dangelo, Bernadette M/Diaz, Erica Marie
 Amundsen, David/Sopich, Kristopher
 Wagner, Charles A III Est/Kuchinos, Greg
 Miller, Sven/Tamayo, Edwin David
 Hartman, John R Jr/John R And Lisa M
 Hartman Revocable Living Trust
 Hartman, John R/John R And Lisa M Hartman
 Revocable Living Trust
 Marathon Property Investments LLC/Sd Rental
 Group LLC
 Valderrama, Kayla-Time/Valderrama, Kayla-
 Time
 Hollows, Tyler R/Reeves, Elizabeth

Gaidon, Diane/Schick, Michael
 Stimpson, Peter/Stimpson, Peter
 Dangelo, Philip/Dangelo, Philip Donald Jr
 GIS C ARE LLC/Tran, Chiu Chi Chen
 Koerner, Marsha S/Benner, Nicolas
 Czerwinski, Jerzy/Flock, Kaleigh Marie
 Kuchinskas, Leo/Kuchinskas Family Trust
 Budnyk, Wanda/Valhalla Road Maintenance
 Fund Inc
 D & M Ruddy Irrevocable Trust/Stall, Bronwyn
 R
 Wilson, Glenn/Cruz, Eduardo Luis Mena
 Ciampittiello, Donato Sr/Huffman, Cameron
 Kendall, Kevin N/Kendall Living Trust
 Grigore, Violeta/Ataboeva, Lola
 Naf Cash LLC/Jordan, Lionel Delafield
 Pope, Gary L Est/Cetta, Phyllis R
 Pope, Gary L Est/Cetta, Phyllis R
 Pope, Gary L Est/Cetta, Phyllis R
 Schubert, Andrew J/McNulty, Alexander
 Lewis, Jennifer/Pena, Daniel V
 Stone Tree LLC/Stone Tree Drive Trust
 Cairone, Marie M Est/Arrowhead Lake
 Community Association Inc
 Zabowski, Diane M/Arrowhead Lake
 Community Association
 Valente, Linda/Radu, Elizabeth J
 Valente, Linda/Radu, Elizabeth J
 Theobald, Jason/Nathanson, Erica
 Goetz, Robert Edward/Goetz, Robert Edward
 Kuchinskas, Leonard S/Kuchinskas Family Trust
 Integrity Constructs & Homes Ltd
 LLC/Rinkevich, Carl George
 Covarrubias, Alfredo/Covarrubias, Alfredo
 Zechman, Robert Scott/Dunn, Ke

DIVORCE

001701-CV-2026 Ashleigh Marie Santiago V
 Ashley Marie Santiago - Divorce - Divorce With
 1 Count
 001730-CV-2026 Thurston Bosket V Shanell
 Green - Divorce - Divorce With 1 Count
 001735-CV-2026 Chelby Lee Young V Kevin J
 Young - Divorce - Divorce With 1 Count
 001736-CV-2026 Rachel Keane V Alexus
 Werkheiser - Divorce - Divorce With 1 Count
 001752-CV-2026 David Michael Muir V Cody
 Allen Kidd - Divorce - Divorce With 1 Count
 001761-CV-2026 Michael Saldivar-Hernandez
 V Katherine Acosta-Mejia - Divorce - Divorce
 With 1 Count
 001767-CV-2026 Michael Gower V Tracie
 Baker-Gower - Divorce - Divorce With 1 Count
 001776-CV-2026 Beverly Rodriguez V Ricardo
 Rodriguez; Tiffany Smith - Divorce - Divorce
 With 1 Count
 001763-CV-2026 Andrew Deegan V Kerian
 Deegan - Divorce - Divorce With 2 Counts

SUPPORT

001723-CV-2026 Myra Guzman V Robert Butler - Support - Support
 001724-CV-2026 Heather C Dunn V Edward Hernandez-Garza Sr - Support - Support
 001725-CV-2026 Rachel Audet V Jonathan W Lane - Support - Support
 001726-CV-2026 Shanice Lancaster Bramwell V Oliver Bramwell - Support - Support
 001753-CV-2026 Amanda Gianna Gray V Kendall Davis - Support - Support
 001815-CV-2026 Shaye Mckenzie Sickles V Ellijah J Robinson-King - Support - Support
 001817-CV-2026 Angela P Torres V Luis Vera - Support - Support

CUSTODY AND VISITATION

001702-CV-2026 Luther Tolson V Kristina Morales - Custody - Custody / Partial Custody / Shared Custody / Visitation
 001711-CV-2026 Sierra Stolzenberg V David Stolzenberg - Custody - Custody / Partial Custody / Shared Custody / Visitation
 001734-CV-2026 Ashley Cahill V Idris Korkmaz - Custody - Custody / Partial Custody / Shared Custody / Visitation
 001743-CV-2026 Dylan Eck V Destinee Nicole Learn; Jennifer Counterman - Custody - Custody / Partial Custody / Shared Custody / Visitation
 001746-CV-2026 Ryan M Gursky V Carine N Gursky - Custody - Custody / Partial Custody / Shared Custody / Visitation
 001754-CV-2026 Terry Kinney, Jr. V Tiffany Smith - Custody - Custody / Partial Custody / Shared Custody / Visitation
 001782-CV-2026 Tajaelea Sealy V Jose Alvarado - Custody - Custody / Partial Custody / Shared Custody / Visitation

PLAINTIFF V DEFENDANT JUDGMENTS

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

JUDGMENT ON TRANSCRIPT

001697-CV-2026 Birch Hollow Estates Poa V Jessica Kutzler - Judgment - Judgment / Transcript - \$928.25
 001698-CV-2026 Birch Hollow Estates Poa V Andrew Wilchuck; Ricki Nesbitt - Judgment - Judgment / Transcript - \$928.25
 001707-CV-2026 Mariner Finance LLC V Molita Woodley - Judgment - Judgment / Transcript - \$3,825.76
 001708-CV-2026 Mariner Finance LLC V Tonia Rodriguez - Judgment - Judgment / Transcript - \$7,254.40
 001713-CV-2026 Mariner Finance LLC V Robert Matson - Judgment - Judgment / Transcript - \$11,199.79
 001715-CV-2026 Mariner Finance LLC V David Hardy - Judgment - Judgment / Transcript - \$2,531.71

001766-CV-2026 Mount Pocono Municipal Authority V Nelda Raye Davis - Judgment - Judgment / Transcript - \$3,464.09
 001769-CV-2026 Mount Pocono Municipal Authority V Karl A. Small - Judgment - Judgment / Transcript - \$3,023.02
 001772-CV-2026 Citizens Bank, N.A. V Daniel G Johnson - Judgment - Judgment / Transcript - \$1,554.01
 001773-CV-2026 Citizens Bank, N.A. V Mervan Sabovic - Judgment - Judgment / Transcript - \$8,831.66
 001774-CV-2026 Mount Pocono Municipal Authority V Carol A. Fitzsimmons - Judgment - Judgment / Transcript - \$2,723.28
 001790-CV-2026 Regions Bank As Successor By Merger To Enerbank Usa V Albury Judith; Mercedes Abad - Judgment - Judgment / Transcript - \$9,026.13

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

001740-CV-2026 Tunkhannock Township V Christopher D. Gulliksen Tammy Morkshesfski - Civil Appeal - Zoning Hearing Board
 001759-CV-2026 Lucas Goncalves V Commonwealth Of Pa Dept Of Transportation Bureau Of Driver Licensing - Civil Appeal - Department Of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

001717-CV-2026 Holly Orth Michael C Orth V Barbara Kuntzman - Civil Appeal - Civil Appeal: Other
 001783-CV-2026 Capital One, N.A., Successor By Merger To Discover Bank V Antonio Ramos - Civil Appeal - Civil Appeal: Other
 001784-CV-2026 Td Bank Usa, N.A. V Joanne Ricedorf - Civil Appeal - Civil Appeal: Other
 001795-CV-2026 Capital One, N.A. V Jayson X Santiago - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

CERTIFIED COPY LIENS

001720-CV-2026 Commonwealth Of Pa Dept Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Comprehensive Family Practice P C (A Corporation) - Judgment - Certified Copy Of Lien - \$536.97
 001768-CV-2026 Department Of Labor And Industry To The Use Of The Unemployment Compensation Fund V Lee Decorating Inc - Judgment - Certified Copy Of Lien - \$7,416.98

FEDERAL TAX LIENS

001775-CV-2026 United States District Court Southern District Of New York V Segundo Torres - Lien - Federal Tax - \$42,800.00

MUNICIPAL LIENS

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

WAIVER OF LIENS**MISCELLANEOUS****GRANTOR/GRANTEE**

Urena, Jennifer Mariam/Commonwealth Of Pennsylvania/Notr
Mortgage Electronic Registration Systems Inc/Levine, Jordan/Sat
Utilities Employees Credit Union/Cardone, Peter/Sat
Mortgage Electronic Registration Systems Inc/Lopez, Girlie Michelle/Sat
Secretary Of Housing And Urban Development/Perez, Heriberto/Sat
Bank Of America N A/James, Darren A/Sat
Mortgage Electronic Registration Systems Inc/Ferrer, Melissa/Sat
Mortgage Electronic Registration Systems Inc/Nunez, Louis F/Sat
Newrez LLC/ABC Pocono Prime LLC/Sat
Secretary Of Housing And Urban Development/Perez, Heriberto/Sat
Olive Branch Group LLC/Ppl Electric Utilities Corporation/Rway
Rivera, Edgar E/Wells Fargo Bank N A/Ccorder
Heritage Financial Credit Union/Gonzalez, John A/Sat
Defazio, Charles/Ppl Electric Utilities Corporation/Rway
Vinson, Rita/GoodLeap LLC/Ucc1
Wayne Bank/Tobey Development Partners LLC/Sat
Wayne Bank/Tobey Development Partners LLC/Trms
Ramos, James P/Perez, Carmen/Rvoc
Ramos, James P/Perez, Carmen/Rvoc
Gvoth, Danielle Marie/Commonwealth Of Pennsylvania/Notr
Mortgage Electronic Registration Systems Inc/Costanzo, Charles/Sat
JPMorgan Chase Bank N A/Baker, Otto E/Sat
Mortgage Electronic Registration Systems Inc/Cloma, Benilda/Sat
Mortgage Electronic Registration Systems Inc/Hawkins, Leslie D/Sat
Tower Federal Credit Union/Pernia, Alan/Sat
Bank Of America N A/Gustofson, Robert/Sat
Tapia, Elijah Jose/Commonwealth Of Pennsylvania/Notr
Wells Fargo Bank N A/Chapman, Edward D/Sat
Mortgage Electronic Registration Systems Inc/Petruzzi, Derek J/Sat
Mortgage Electronic Registration Systems Inc/Wild, William/Sat
Coffin, Bonnie/Metropolitan Edison Company/Ease
Wells Fargo Bank N A/Biggins, Lucia
DiSimone/Sat
Mortgage Electronic Registration Systems Inc/Kraja, Hysen/Sat
First National Bank Of Pennsylvania/L&T Business Enterprises LLC/Sat
Mortgage Electronic Registration Systems Inc/Thompson, Richard W Jr/Sat

Mortgage Electronic Registration Systems Inc/Januszewski, Andrew B/Sat
Univest Bank And Trust Co/Rosendale, Peggy Joann/Sat
Mortgage Electronic Registration Systems Inc/Weiss, Darren/Sat
Citizens Bank N A/Hinton, Robert G/Sat
First National Bank Of Pennsylvania/L&T Business Enterprises LLC/Trms
Dart Collateral Manager LLC/MacDonough, Clifford/Sat
Mortgage Electronic Registration Systems Inc/McNicholas, Christopher Thomas/Sat
Mortgage Electronic Registration Systems Inc/Cressman, John P/Sat
Bank Of America N A/Select Portfolio Servicing Inc/Powr
Towd Point Mortgage Trust 2021-Sj1 /Bottrel, Paul/Sat
Belanger, Colette M/Commonwealth Of Pennsylvania/Notr
Tesla Inc/Petre, Mihaela/Ucc3term
Bank Of New York Mellon Trust Company National Association/Cruz, Angel L/Sat
Cross River Bank/Czahor, David Martin/Ucc3term
Kiavi Funding Inc/Lehigh Development Group LLC/Sat
Newrez LLC/Barkley, James A/Sat
Citizens Bank N A/Wenck, William Taylor/Sat
Tompkins Community Bank/Mount Pocono Partners LLC/Sat
Ajhar, Brian J/Rosendale, Peggy Joann/Agre Frisch, Kameron Charles/Ixonia Bank/Agre
Tompkins Community Bank/Mount Pocono Partners LLC/Trms
Amato Industries Inc/Krevitskie, Steven P/Sat
Mortgage Electronic Registration Systems Inc/Cassidy, Matthew D/Sat
Mortgage Electronic Registration Systems Inc/Sutton, Joseph/Sat
Mortgage Electronic Registration Systems Inc/Coppinger, Edmund R/Sat
Mortgage Electronic Registration Systems Inc/Wagoner, Michael/Sat
Secretary Of Housing And Urban Development/Tessoro, Joseph J/Sat
Nomad House LLC/Hard Money Pa LLC/Arnt
Mortgage Electronic Registration Systems Inc/Hilbert, Jacob J/Sat
Newrez LLC/Harper, Jeanette/Sat
Citizens Bank N A/Crossroads Mall Limited Partnership/Sat
Citizens Bank N A/Crossroads Mall Limited Partnership/Trms
Amalgamated Bank/Nuttall, Jason/Sat
Extra Special Units Llc/Fidelity Deposit & Discount Bank/Arnt
Truist Bank/Colletti, Gregory Thomas/Sat
Bank Of America N A/Nationstar Mortgage LLC/Powr
Kiavi Funding Inc/Devils Hole Road LLC/Sat
Solar Mosaic LLC/Reyes, Shaun/Ucc3term

Jurasits, Steve/Loanpal LLC/Ucc3cont
First Keystone Community Bank/Kautz,
Kimberly M Repsher/Sat
Boone, Rose Ann/Strunk, Cheryl/Pow
Victory Bank/Michael James Builders &
Developers LLC/Sat
Kiavi Funding Inc/1497 N Rocky Mountain Dr
Trust/Sat
HomeBridge Financial Services Inc/Carrington
Mortgage Services LLC/Pow
HomeBridge Financial Services Inc/Strube,
Eugene P/Sat
Borough Of Mount Pocono/Pennsylvania
American Water Company/Agre
Pennsylvania American Water
Company/Pennsylvania American Water
Company/Maps
Pennsylvania American Water
Company/Pennsylvania American Water
Company/Maps
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Company/Maps
Pennsylvania American Water
Company/Pennsylvania American Water
Company/Maps
Mortgage Electronic Registration Systems
Inc/Umrso, Rishidat/Sat
Mortgage Electronic Registration Systems
Inc/Bernard, John/Sat
Rocket Mortgage LLC/Roberson, Sandy/Sat
Wells Fargo Bank N A/Power, John David/Sat
Mortgage Electronic Registration Systems
Inc/Strauch, Jennifer L/Sat
Mortgage Electronic Registration Systems
Inc/Hutauruk, Jessica/Sat
Monroe County Transportation
Authority/Monroe County Transportation
Authority/Dec
FNCB Bank/Murray, Robin L/Trms
Randall, Orlando K/Randall, Orlando K/Maps
Mortgage Electronic Registration Systems
Inc/Leasiolagi, Daniel/Sat
Mortgage Electronic Registration Systems
Inc/Dixon, James E/Sat
Ukrainian National Federal Credit Union/Pitel,
Galina/Sat
Peoples Security Bank And Trust
Company/Delano, Norman/Sat
Wells Fargo Bank N A/Ridley, Thomas/Sat
Mortgage Electronic Registration Systems
Inc/Savino, Derek Douglas/Sat
Mortgage Electronic Registration Systems
Inc/Ignatyshyn, Vasyi/Sat
Mortgage Electronic Registration Systems
Inc/McCarthy, Michael/Sat
Mortgage Electronic Registration Systems
Inc/Sullivan, Falon C/Sat
Mortgage Electronic Registration Systems
Inc/Richards, Nicholas/Sat
Mortgage Electronic Registration Systems
Inc/Huffman, Lawrence/Sat
Citizens Bank N A/Rosa, Sarah/Sat
Mortgage Electronic Registration Systems
Inc/Nunez, Amanda/Sat
Brodheads ville Properties L P/Fidelity Deposit
& Discount Bank/Asle
GoodLeap Llc/Goetz, Isabelle/Ucc3term
Cp Mt Pocono LLC/Borough Of Mount
Pocono/Deedd
Cp Mt Pocono LLC/Borough Of Mount
Pocono/Deedd
Citizens Bank N A/Bulas, Kathy L/Sat
Valley National Bank/Jet Realty Investments
LLC/Sat
Mortgage Electronic Registration Systems
Inc/Patel, Ashishkumar M/Sat
Mortgage Electronic Registration Systems
Inc/Bellamy, Adolph/Sat
Wells Fargo Bank N A/Duska, Ronald Jr/Sat
Citizens Bank N A/Large, Robert M/Sat
Newrez LLC/Gianna, Linda M/Sat
Wells Fargo Bank N A/Serpe, Salvatore A/Sat
Mortgage Electronic Registration Systems
Inc/Graziano, Megan/Sat
Wells Fargo Bank N A/Lewis, Jennifer/Sat
Mortgage Electronic Registration Systems
Inc/Rujulu, Varad M/Sat
Galarcep, Frank/Galarcep, Frank/Sat
Mortgage Electronic Registration Systems
Inc/Kuchemba, Caitlin Maloney/Sat
Dart Collateral Manager LLC/Myers,
Teresa/Sat
Bank Of America N A/Select Portfolio Servicing
Inc/Pow
Towd Point Mortgage 2021 -Sj1 /Golab,
Janusz/Sat
Third Federal Savings And Loan Association Of
Cleveland/Dashkewich, Mary Kathryn/Sat
Deutsche Bank National Trust
Company/Johnson, Simone/Sat
Mortgage Electronic Registration Systems
Inc/Bier, George F III/Sat
Igneri, Christopher/Honesdale National
Bank/Arnt
Bittenbender, Floyd R/Monroe County/Prefast
Bender, Pamela A/Mitic, Bogoliub/Sat
Hatch Bank/Cruz, Jose/Ucc3term
Whiteley, Franceska/Revampopco Trust/Ucc1
Marki, Robert L/Fidelity Deposit & Discount
Bank/Arnt
Marki, Robert L/Fidelity Deposit & Discount
Bank/Arnt

Marki, Robert L Sr/Fidelity Deposit & Discount Bank/Arnt
 Marki, Robert L Sr/Fidelity Deposit & Discount Bank/Arnt
 Castillo, Stephanie/Service Finance Company LLC/Ucc1
 Etienne, Steve/GoodLeap LLC/Ucc1
 First Northern Bank And Trust Co/Defino, Richard E/Sat
 PNC Bank National Association/Butler, Marjorie J/Sat
 PNC Bank National Association/Kozzarek, Lorena/Sat
 First Northern Bank And Trust Co/Hill, Charles S/Sat
 Burch, Mark/GoodLeap Llc/Ucc1
 First Keystone Community Bank/Walters, Raymond C Jr/Sat
 Mortgage Electronic Registration Systems Inc/Masel, Jennifer P/Sat
 Mortgage Electronic Registration Systems Inc/Yonten, Tenzin/Sat
 Rivera, Stephanie/GoodLeap LLC/Ucc1
 Shoemaker, Kelly/GoodLeap LLC/Ucc1
 Mortgage Electronic Registration Systems Inc/Baicu, Iosana/Sat
 Manufacturers And Traders Trust Company/Demirhan, Bayram/Sat
 Pennsylvania Central Federal Credit Union/Urash, Andrew S/Sat

MORTGAGE GRANTOR/GRANTEE

Gares, David L Jr/Mortgage Electronic Registration Systems Inc
 Smith, Gloria/Mortgage Electronic Registration Systems Inc
 Landis, John Michael/JPMorgan Chase Bank N A
 Cerezo, Jimmy/Mortgage Electronic Registration Systems Inc
 Everett, Chad S/Dart Collateral Manager LLC
 Levitsky, Nicholas W/S&T Bank
 Gomes, Jeanette/Wells Fargo Bank N A/Modm
 Hoffman, Robert B/Lakeview Loan Servicing LLC/Modm
 Eckman, Chester E W Iv/Mortgage Electronic Registration Systems Inc
 Garrett, Walter/Mortgage Electronic Registration Systems Inc
 Smith, Ian/Secretary Of Housing And Urban Development
 Jeremiah, Wendy Susan Ferguson/Mortgage Electronic Registration Systems Inc
 Morales, Evette/Mortgage Electronic Registration Systems Inc
 Walsh, Nicholas W/Utilities Employees Credit Union
 Wiszowaty, Tomasz/Mortgage Electronic Registration Systems Inc
 Rutt, Peter H/PNC Bank N A
 330 Learn LLC/Pocono Villa LLC

Maschek, Nakia/Secretary Of Housing And Urban Development
 Blandon, Akia S/Freedom Mortgage Corporation/Modm
 ABC Pocono Homes LLC/Mortgage Electronic Registration Systems Inc
 Four Seasons Getaway LLC/Mortgage Electronic Registration Systems Inc
 Dang, Chau Bao/Mortgage Electronic Registration Systems Inc
 Streamline Estates LLC/Kaplan Lending LLC
 MacLauchlan, Alik/Mortgage Electronic Registration Systems Inc
 Federer, Billy John/Mortgage Electronic Registration Systems Inc
 Cressman, John P/Mortgage Electronic Registration Systems Inc
 Clements, Wyatt/Mortgage Electronic Registration Systems Inc
 ABC Pocono Homes LLC/Mortgage Electronic Registration Systems Inc
 Extra Special Units LLC/Fidelity Deposit & Discount Bank
 Ramos, Stephanie/Mortgage Electronic Registration Systems Inc
 Teke, Cheryl A/First Northern Bank And Trust Co
 Smith, Christopher/Mortgage Electronic Registration Systems Inc
 Disante, Anthony/Mortgage Electronic Registration Systems Inc
 Vengersammy, Shrimatie D/Secretary Of Housing And Urban Development
 Miller, Luke W/Mortgage Electronic Registration Systems Inc
 Tretheway, Michael S/Mortgage Electronic Registration Systems Inc
 Livziey, Matthew L/PSECU
 Methfessel, Donald Herman Jr/Td Bank N A
 Liviapoma, John Steve/Mortgage Electronic Registration Systems Inc
 Mata-Inoa, Eladio/Mortgage Electronic Registration Systems Inc
 Windy Acres Investments LLC/Kiavi Funding Inc
 Oddy, Clayton/ESSA Bank
 Gonzalez, Mauricio/Truist Bank
 Taylor, Corey/Mortgage Electronic Registration Systems Inc
 Dapolito, Justin/Mortgage Electronic Registration Systems Inc
 Diaz, Jose/Secretary Of Housing And Urban Development
 Stroud Rehab LLC/Mortgage Electronic Registration Systems Inc
 Fadil, Hanane/Mortgage Electronic Registration Systems Inc
 Frisch, Kameron Charles/Mortgage Electronic Registration Systems Inc
 Ma, James/Coastal Community Bank
 Nomad House LLC/Hard Money Pa LLC
 Suarez, Shirley/Mortgage Electronic Registration Systems Inc

Rios, Ramon Jr/Mortgage Electronic
Registration Systems Inc
Libecap, Dawn M/Mortgage Electronic
Registration Systems Inc
Cleveland, Grover J/Mortgage Electronic
Registration Systems Inc
Rosencrance, Eric J/Mortgage Electronic
Registration Systems Inc
Champion, Eric/Secretary Of Housing And
Urban Development
Cerini, Anthony/Mortgage Electronic
Registration Systems Inc
Ficco, John/Citizens Bank N A
Lake, Ashley J/Point Titling Trust
Baker, Thomas/People First Federal Credit
Union
Camacho, Jose R/Mortgage Electronic
Registration Systems Inc
Szymczak, Andrew/Mortgage Electronic
Registration Systems Inc
Schaar, Conor/Mortgage Electronic
Registration Systems Inc
Sanchez, Pocan/ESSA Bank
ABC Pocono Homes LLC/Mortgage Electronic
Registration Systems Inc
Lehwego Llc/Kiavi Funding Inc
Knanishu, Glenn S/Citizens Bank N A
Taylor, Kirsten Ann/Mortgage Electronic
Registration Systems Inc
Sales, Edgar Theodore III/Truist Bank
Bishop, Randall J/Lower LLC
Schick, Michael/Mortgage Electronic
Registration Systems Inc
Burke, Tyler/Mortgage Electronic Registration
Systems Inc
Goulbourne, Vashiti/Secretary Of Housing And
Urban Development
Eager, Edward P/Mortgage Electronic
Registration Systems Inc
Tran, Chiu Chi Chen/Mortgage Electronic
Registration Systems Inc
Rauch, Scot A/Honesdale National Bank
Benner, Nicolas/Mortgage Electronic
Registration Systems Inc
Flock, Kaleigh Marie/Morgan Stanley Private
Bank National Association
Keibley, Robert Bruce/Mortgage Electronic
Registration Systems Inc
Constance Campanella Revocable
Trust/Utilities Employees Credit Union
Cruz, Eduardo Luis Mena/Mortgage Electronic
Registration Systems Inc
Huffman, Cameron/Mortgage Electronic
Registration Systems Inc
Harms, Ralph C/Mortgage Electronic
Registration Systems Inc
Labastide, Rolston/Secretary Of Housing And
Urban Development
Sayer, Vicki D/Mortgage Electronic
Registration Systems Inc
Wagner, Dale/Mortgage Electronic
Registration Systems Inc
Pasquale, Denise J/Mortgage Electronic
Registration Systems Inc
Ataboeva, Lola/Mortgage Electronic
Registration Systems Inc
Jordan, Lionel Delafield/Mortgage Electronic
Registration Systems Inc
Fenston, Elizabeth/Dart Collateral Manager
LLC
St Cyr, Barry E/First Northern Bank And Trust
Co
McFadden, Patrick/Mortgage Electronic
Registration Systems Inc
Entzminger-Sneed, Renee/Upstart Mortgage
LLC
Chun, Hayle/Citizens Bank N A
Knob Real Estate LLC/First Keystone
Community Bank
Cruz, Keila M/Mortgage Electronic
Registration Systems Inc
Jackson, David Kim/Mortgage Electronic
Registration Systems Inc
Pena, Daniel V/Navy Federal Credit Union
Brodheads ville Properties L P/Fidelity Deposit
& Discount Bank
Goetz, Robert Edward/Mortgage Electronic
Registration Systems Inc
Rinkevich, Carl George/Movement Mortgage
LLC
Illardi, Michael/Mortgage Electronic
Registration Systems Inc
Berrios, Justus A/Utilities Employees Credit
Union
Kelley-Mckeller, Karen/Mortgage Electronic
Registration Systems Inc
Pocono Estates V LLC/Mortgage Electronic
Registration Systems Inc
Nordmark, Charleen/Mortgage Electronic
Registration Systems Inc
Shields, Ashley Marie/JPMorgan Chase Bank N
A
Niето, Luis/Dart Collateral Manager LLC
Millama, Renan/PNC Bank National
Association
Jaraba, John E/Mortgage Electronic
Registration Systems Inc
Lyons, James P/Mortgage Electronic
Registration Systems Inc
Pierre, Jacqueder/Secretary Of Housing And
Urban Development/Modm
Barabas, Jeffery M/Mortgage Electronic
Registration Systems Inc
Ramos, Julie/Mortgage Electronic Registration
Systems Inc
Munster, Jeffrey/Mortgage Electronic
Registration Systems Inc
Hughes Astrea/Hughes, Evan/Assm
Lucrezi, Beatrice L/Utilities Employees Credit
Union
Switzer, Laurel S/PSECU
Reyna, Dwight/Secretary Of Housing And
Urban Development
Diaz, Erica Marie/Mortgage Electronic
Registration Systems Inc

Sopich, Kristopher/Mortgage Electronic
 Registration Systems Inc
 Sopich, Kristopher/Pennsylvania Housing
 Finance Agency
 Kuchinos, Greg/Mortgage Electronic
 Registration Systems Inc
 Tamayo, Edwin David/Mortgage Electronic
 Registration Systems Inc
 Igneri, Christopher/Honesdale National Bank
 Marki, Robert L/Fidelity Deposit & Discount
 Bank
 Marki, Robert L/Fidelity Deposit & Discount
 Bank
 Marki, Robert L Sr/Fidelity Deposit & Discount
 Bank
 Marki, Robert L Sr/Fidelity Deposit & Discount
 Bank
 Bucknor, Dalton/Secretary Of Housing And
 Urban Development
 McDonald, Joan T/Secretary Of Housing And
 Urban Development
 Sd Rental Group LLC/Kearny Bank
 M14 Holdings LLC/Haymarket Nsurance
 Company/Asgn
 M14 Holdings LLC/Haymarket Insurance
 Company/Asgn
 M1 Holdings LLC/Haymarket Insurance
 Company/Asgn
 Parker, Patrick/Citizens Bank N A/Asgn
 M14 Holdings LLC/Haymarket Insurance
 Company/Asgn
 Bottrel, Paul/Towd Point Mortgage Trust
 2021-SJ1 /Asgn
 Elvi, Sidedra/Rocket Mortgage LLC/Asgn
 M14 Holdings LLC/Haymarket Insurance
 Company/Asgn
 Merced, Luis C/MTGLQ Investors L P/Asgn
 Champagne, Kellie/Rocket Mortgage
 LLC/Asgn
 Morgan, Cardiffe/Goldman Sachs Mortgage
 Company/Asgn
 Swan, Trinell/Goldman Sachs Mortgage
 Company/Asgn
 Burris, Edward/Lakeview Loan Servicing
 LLC/Asgn
 Johnson, Troy/Us Bank Trust National
 Association/Asgn
 Mortgage Electronic Registration Systems
 Inc/Dahl, Stanley/Relm
 Mortgage Electronic Registration Systems
 Inc/Dacosta, Joaquim M/Relm
 Mortgage Electronic Registration Systems
 Inc/Saunders, David/Relm
 Dangren, Carl B/Us Bank Trust Company
 National Association/Asgn
 Ponce, Stacy/U S Bank National
 Association/Asgn
 Reliable Closings LLC/Sager, Scott/Asgn
 Vega, Alberto/FirstKey Mortgage LLC/Asgn
 Oldakowski, Dawid/Pennymac Loan Services
 LLC/Asgn
 Matisse, Michael/Texas Capital/Asgn

Groff, Holly/Carrington Mortgage Services
 LLC/Asgn
 Harvell, Yolanda/FirstKey Mortagge LLC/Asgn
 Wilson, Larry/Lakeview Loan Servicing
 LLC/Asgn
 Brown, Kevin L/U S Bank Trust Company
 National Association/Asgn

PUBLIC NOTICE**ESTATE NOTICE**

Estate of Virginia R. Hardy a/k/a Virginia Hardy, Deceased, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 01/31/2026 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.

Lisa Bartholomew

1505 Pine Field Road

Stroudsburg PA 18360

Gretchen Marsh Weitzmann

700 Monroe St

Stroudsburg PA 18360

Mar 27, Apr 3, 10

PUBLIC NOTICE**ESTATE NOTICE**

Estate of Patricia Ann Everett, also known as Patricia A. Meno, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 11/5/2025 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.

David A. Meno

508 Mac Lane

Stroudsburg, PA 18360

Elizabeth M. Field, Esq.

508 Park Avenue

Stroudsburg, PA 18360

Mar 27, Apr 3, 10

PUBLIC NOTICE**ESTATE NOTICE**

Estate of George P. Henning, Sr., a/k/a

George P. Henning a/k/a George Henning, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, February 3, 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.

George P. Henning, Jr.

111 Route 903

Blakeslee, PA 18610

Kelly L. Lombardo, Esq.

729 Sarah Street

Stroudsburg, PA 18360

Mar 27, Apr 3, 10

PUBLIC NOTICE**ESTATE NOTICE**

Estate of Lois M. Fredrick, late of Borough of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, January 30, 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.

Sheri L. Fredrick-Deeb

2281 Yorkshire Cir

Allentown, PA 18103

Tara A. Eckels, Esq.

4510 Bath Pike, Suite 201

Bethlehem, PA 18017

Mar 27, Apr 3, 10

PUBLIC NOTICE**ESTATE NOTICE**

Estate of Raneë Kloiber aka Raneë A. Kloiber, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, April 30,

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.

Conner Kloiber
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

Mar 27, Apr 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Margaret R. Grella aka Margaret Grella, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, December 6, 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.

Margaret Grella
c/o Fisher & Fisher Law Offices LLC
525 Main Street
Po Box 369
Gouldsboro, PA 18424

Timothy B. Fisher II Esq
Fisher & Fisher Law Offices LLC
525 Main Street
Po Box 369
Gouldsboro, PA 18424

Mar 27, Apr 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Doris E. Price aka Doris Price, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, February 14, 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 Roselli
c/o Fisher & Fisher Law Offices LLC
525 Main Street Po Box 396
Gouldsboro, PA 18424
Donna Allfather
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

Mar 27, Apr 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Helen D. Hineline, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, November 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.

Joan L. Possinger
199 Brushy Mountain Road
East Stroudsburg, PA 18301

Kevin A. Hardy, Esquire

P.O. Box 818
Stroudsburg, PA 18360

Mar 27, Apr 3, 10

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Douglas E. Pugh, late of Stroudsburg, 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.
Margaret M. Pugh
88 Village Drive
Stroudsburg, PA 18360

Joseph Wiesmeth, Esquire
919 Main Street
18360

Apr 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Thomas A. Pacetta, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 01/22/2026 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.
Danielle C. Pacetta
36 Red Mill Road
Glen Gardner NJ 08826
Brodheads ville

Marshall M. Hanyon, Esquire
501 New Brodheads ville Blvd N
Brodheads ville PA 18300

Apr 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of William C. Kuhnenbeaker, late of Gilbert, PA, Monroe County, Commonwealth of Pennsylvania, 12/21/2025 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.
Ines Kuhnenbeaker
337 Weir Mountain Road
Gilbert PA 18331

Connie J. Merwine
501 New Brodheads ville Blvd N
Brodheads ville PA 18322

Apr 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Rosemary A Kindrew, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, Nov 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.
Rosemary A Kindrew
762 Greenview Drive
Stroudsburg, PA 18360

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

Apr 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Bruce D. Mack, late of Chestnuthill Township, Monroe County, Commonwealth

of Pennsylvania, February 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.

Jeanna Maria Mack
281 Andersen Road, Apt. 2
Milford, NJ 08848

Jenny Y.C. Cheng, Esquire
430 Delaware Avenue
Palmerton, PA 18071

Apr 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Stanislaw Pieklo, late of Chestnuthill, Monroe County, Commonwealth of Pennsylvania, 02/25/2026 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.

Boguslaw Pieklo
1 Beechwood Drive
Succasunna, NJ 07876

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

Apr 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of JOHN J. KOWALIK, late of Pocono Lake, Monroe County, Commonwealth of Pennsylvania, 05/30/2025 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.

Milinda V. Ziegler
2189 E. Village Road
Holland, PA 18966

Farley Law, LLC
PO Box 702
Swiftwater, PA 18370

Apr 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Michael L. Rebele, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, November 29, 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.

Christine A. Rebele
27 Winding Woods Loop
Staten Island, NY 10307
Michael S. Rebele
61 Truxton Road
Island Park, NY 11558

Nicholas R. Sabatine, III
16 S Broadway, Suite 1
Wind Gap, PA 18091

Apr 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Eileen Blieka aka Eileen A. Blieka, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, August 23, 2013 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. Thomas P. Blieka
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

Apr 3, 10, 17

PUBLIC NOTICE
ESTATE NOTICE

Estate of LINDA MERGEL RICHTER A/K/A LINDA RICHTER, late of Barrett Township, Monroe County, Commonwealth of Pennsylvania, 03/26/2023 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. Justin Peters
926 Route 390
Cresco, PA 18326

Farley Law LLC
PO Box 702
Swiftwater, PA 18370

Apr 10, 17, 24

PUBLIC NOTICE
ESTATE NOTICE

Estate of Barbara M Policastro, late of Price Township, Monroe County, Commonwealth of Pennsylvania, Feb, 14, 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. Elaine D McKenna, Executrix
35 Park Ave. Apt. 1
Bloomfield, NJ 07003

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

Apr 10, 17, 24

PUBLIC NOTICE
ESTATE NOTICE

Estate of Ruth Ann Winders, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, January 31, 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. Steven J. Shuster, Jr.
88 Red Oak Drive
Danville, PA 17821

Jenny Y.C. Cheng, Esquire
430 Delaware Avenue
Palmerton, PA 18071

Apr 10, 17, 24

PUBLIC NOTICE
ESTATE NOTICE

Estate of George J. Schreiber aka George Schreiber, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, February 15, 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. James G. Schreiber
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

Apr 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Anna J. Withers, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, 02/02/2026 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. Mary Beth Fagan
206 Annes Lane
Saylorsburg, PA 18353

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

Apr 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Louise Floria, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, January 18, 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. Leonard Floria

13 Walden Road
Milford, NJ, 08848

Megan Reaser, Esq.
111 North 7th Street
Stroudsburg, PA, 18360

Apr 10, 17, 24

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on March 13, 2026, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Brook Elen Lininger to Brooke Ellen Lininger**. The Court has fixed the day of May 4 2026 at 2:00 pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Apr 10

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on March 24, 2026, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Janine Walker Caffrey to Janine Elizabeth Walker**.

The Court has fixed the day of May 4, 2026 at 2:00 pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Apr 10

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on March 19, 2026, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Jacquelyn Nicole Mross to Jacquelyn Nicole**

Gonzalez.

The Court has fixed the day of April 7, 2026 at 01:30 pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Apr 10

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 16, 2026, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **A.D. to A.D.**

The Court has fixed the day of May 4, 2026 at 2:00 pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Apr 10

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 **M4 Muscle Gym, Inc.**

John P. Finnerty, Esquire
459 Wyoming Avenue
Kingston, Pa 18704

Apr 10

PUBLIC NOTICE

COURT OF COMMON PLEAS OF MONROE COUNTY FORTY-THIRD JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA NO. 003903-cv-2025

New Jersey Manufacturers Ins Co a/s/o Bennington Pool Services, LLC,
Plaintiff(s),
vs.
Nicholas Vargas,

defendant(s)

TO Nicholas Vargas, defendant(s): The Plaintiff, New Jersey Manufacturers Ins Co a/s/o Bennington Pool Services, LLC, has commenced a civil action against you for lawsuit. 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

Douglas Aaron, Esquire
Aaron & Prince
1628 JFK Blvd Suite 810
Philadelphia PA 19103

Apr 10

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL DIVISION NO: 000782-CV-2026

CSMC 2018-RPL9 TRUST,
Plaintiff
vs.

MIGUEL A. SANTOS, III, AS SURVIVING HEIR OF MIGUEL SANTOS A/K/A MIGUEL SANTOS, JR., DECEASED, UNKNOWN SURVIVING HEIRS OF MIGUEL SANTOS A/K/A MIGUEL A. SANTOS A/K/A MIGUEL SANTOS, JR. A/K/A MIGUEL A. SANTOS, JR., DECEASED,
Defendant

NOTICE

TO THE DEFENDANTS:

You are hereby notified CSMC 2018-RPL9 Trust, has filed a Complaint in Mortgage Foreclosure with regard to 1768 Rolling Hills Drive, Tobyhanna, PA 18466, endorsed with a

Notice to Defend, against you at No. 000782-CV-2026 in the Civil Division of the Court of Common Pleas of Monroe County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Monroe County Sheriff.

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 Lawyer Referral Services
Monroe County Bar Association
PO Box 591
Stroudsburg, PA 18360
(570)424-1340

PLAINTIFF'S ATTORNEY:

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO & FEDERMAN, LLP

298 WISSAHICKON AVENUE

NORTH WALES, PA 19454, (215) 855-9521

Apr 10



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