

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Alan David Hulsman, a/k/a Alan D. Hulsman, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, August 6, 2024 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.

Christopher Frank Hulsman
20 Milton Avenue
Stanhope, NJ 07874

Ryan J. Griffin, Esquire, CPA
623 N. Pottstown Pike
Exton, PA 19341

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Charles E. Felloni, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 9/22/24 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.

Micjele Felloni
300 Betty Street, Suite 2
Eynon, PA 18403

Lance J. Fanucci, Esq.
300 Betty Street, Suite 2
Eynon, PA 18403

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gerald R. Griffin, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 7/17/2023 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.

Jeanie F. Griffin
22 E. Grant St
New Castle, PA, 16101

Brian F. Levine, Esq.
22 E. Grant St
New Castle, PA, 16101

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Teresa M. Kurnik aka Teresa Kurnik, late of Suffolk County, NY, with probate assets only in Monroe County, PA, Commonwealth of Pennsylvania, 12/29/2024 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.

Zbigniew Sawicki
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

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Adell L. Jiles, Jr., late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, 5/29/2024 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.

Sally Ann Jiles
141 Lexington Lane
Blakeslee, PA 18610

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

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph DeFalco, Jr., late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, 07/06/2024 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.

Kara Mudge
7 Campfire Lane
Gouldsboro, PA 18424

Mattes & Mattes, P.C.
P.O. Box 222
Dalton, PA 18414

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John T. Onderko a/k/a John Onderko, late of Polk Township, Monroe County,

Commonwealth of Pennsylvania, 02/18/2025 deceased.

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

Michael J. Onderko
102 James Street
Leola, PA 17540

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

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Drupad Dilipkumar Bhatt a/k/a Drupad D. Bhatt a/k/a Drupad Bhatt, late of Township of Hamilton, Monroe County, Commonwealth of Pennsylvania, 10/14/2024 deceased.

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

Raksha D. Bhatt, Executrix
983 Summit Drive
Stroudsburg, PA 18360

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

May 2, 9, 16

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph Anthony Guerra, a/k/a Joseph Guerra, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania,

11/19/2024 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.

Robin Cartagena
1220 Valley Forge Road, Ste. 37B
Phoenixville, PA 19460

Law Offices of Leo T. White, LLC
1220 Valley Forge Road
Phoenixville, PA 19460

May 9, 16, 23

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Michael Lee, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, 4/1/2025 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.

Olivia Lee
2001 Bellflower Ln
Center Valley, PA 18034

Courtney Wiggins, Esq.
211 N Walnut St, 1st Floor
West Chester, PA 19380

May 9, 16, 23

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Harvey Franklin Lyon, aka Harvey F. Lyon, late of Hamilton, Monroe County, Commonwealth of Pennsylvania, March 27, 2025 deceased.

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

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

Donna Ace
108 Ace Ln
Strousburg PA 18360
May 9, 16, 23

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Thomas Cornelius Curry a/k/a Thomas C. Curry a/k/a Thomas Curry, late of Paradise Township, Monroe County, Commonwealth of Pennsylvania, May 5, 2024 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.

Sharon Curry
P.O. Box 265
Cresco, PA 18326

Jason R. Costanzo, Esq.
115 E Broad St
Bethlehem, PA 18018

May 9, 16, 23

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Ronald J. Petro, late of Pocono Lake, Monroe County, Commonwealth of Pennsylvania, 3/17/2025 deceased.

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

the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Michael Polgar
85 Red Maple Drive
Brick NJ 08724

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

May 9, 16, 23

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Rose E. Felker a/k/a Rose Felker, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 4/7/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Diane Chafin Fudjinski
17 North Sixth Street
Stroudsburg, PA 18058

Mark A. Primrose, Esq.
17 North Sixth Street
Stroudsburg, PA 18058

May 9, 16, 23

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Patricia A. Clark, late of Mount Pocono, Monroe County, Commonwealth of Pennsylvania, 12/29/2024 deceased.

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

County where notice may be given to Claimant. Melissa D. St. Hilaire
31 Holly Forest Road
Mt Pocono, PA 18344

Zoe Otway, Esq.
2573 Route 6
Hawley, PA 18428

May 9, 16, 23

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF NANCY J. SHERICH-GREEN, deceased, late of Eldred Township, Kunkletown, Monroe County, PA, Letters Testamentary have been granted to the undersigned, who requests all persons having claims or demands against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments without delay to:

CAROL JANE MOORE
c/o Keith W. Strohl
Steckel and Stopp LLC
125 S. Walnut Street, Suite 210
Slatington PA 18080

May 9, 16, 23

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Ted William Armstrong, a/k/a Ted W. Armstrong, late of East Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, 02/28/2025 deceased.

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

David L. Horvath, Esquire
712 Monroe Street
Stroudsburg, PA 18360

May 16, 23, 30

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John J. Kline, Sr. a/k/a John J. Kline,

late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 03/02/25 deceased.

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

Kevin J. Kline

135 Majestic Dr.

Saylorsburg, PA 18353

John Kline, Jr.

5 Barbara Ave.

Leighton, PA 18235

Yary L. Ledee de Leon, Esquire

1935 Center Street

Northampton, PA 18067

May 16, 23, 30

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of James Wilbur Hay, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 04/23/2025 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.

Peggy Pomerleau

712 Monroe Street

Stroudsburg, PA 18360

David L. Horvath, Esquire

712 Monroe Street

Stroudsburg, PA 18360

May 16, 23, 30

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dorothy N. Perio, late of Borough of

Saylorsburg, Monroe County, Commonwealth of Pennsylvania, 03/24/2025 deceased.

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

Tina Palenchar

c/o Bruno Law

PO Box 468

Easton, PA 18044-0468

Charles Bruno, Esquire

Bruno Law

44 N. 2nd Street

Easton, PA 18042

May 16, 23, 30

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gaetano Pace, late of Barrett Twp., Monroe County, Commonwealth of Pennsylvania, 1/30/25 deceased.

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

Stephanie A. Pace,

127 Timber Lake Dr.

Canadensis, PA 18325

Alfred J. Merlie, Atty.

422 Town Center, #193

New Britain, PA 18901

May 16, 23, 30

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Patricia Pumm, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, November 24, 2024 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Veronica Nash
180 Thomas Road
Blakeslee, PA 18610

Brian J Stone, Esq.
21509 Island Club Road
Tilghman, MD 21671

May 16, 23, 30

PUBLIC NOTICE
ESTATE NOTICE

Estate of Roland Edward Pumm, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, January 27, 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. Veronica Nash
180 Thomas Road
Blakeslee, PA 18610

Brian J Stone, Esq.
21509 Island Club Road
Tilghman, MD 21671

May 16, 23, 30

PUBLIC NOTICE
ESTATE NOTICE

Estate of Martin J. Klett aka Martin Klett aka Martin John Joseph Klett, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 03/09/2025 deceased.

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

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

Marian Nasta
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

May 16, 23, 30

PUBLIC NOTICE
ESTATE NOTICE

Estate of Sarah James Harveey, a/k/a Sarah James-Harvey, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, January 21, 2025 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Karen A. Matthew
984 Ashford St.
Brooklyn, NY 11207
Patricia D. James / Jesse Collins
767 Country Place Dr.
Tobyhanna, PA 18466

John L. Dewitsky, Jr., Esq.
17 N. 6th St.
Stroudsburg, PA 18360

May 16, 23, 30

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Benjamin Awe Apogo aka Benjamin Apogo, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, 07/31/2023 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. Sylvia Apogo

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

May 16, 23, 30

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on 03/27/2025, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Kathleen Dunn Miller to Kathleen Houser Miller**.

The Court has fixed the day of 06/06/2025 at 1:30 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.

May 16

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on April 16 2025, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Roger Wayne Weiss to Rodger Wayne Weiss**. The Court has fixed the day of 6/6/2025 at

1:30 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.

May 16

**PUBLIC NOTICE
COURT OF COMMON PLEAS
MONROE COUNTY
CIVIL DIVISION
NO.: 001117-CV-2025**

**U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR DETERMINATION MORTGAGE TRUST,**

Plaintiff
v.

ANDREA HOLSTON-LEWIS A/K/A ANDREA HOLSTON, KNOWN HEIR OF MARCELL LEWIS, DECEASED; ET AL.,

Defendants

**ACTION IN MORTGAGE FORECLOSURE
NOTICE**

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

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

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

Monroe County Bar Association
Find a Lawyer Program

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

May 16

**PUBLIC NOTICE
COURT OF COMMON PLEAS
MONROE COUNTY
CIVIL DIVISION
No.: 005912-CV-2024**

**Freedom Mortgage Corporation
v.**

Claudine Thomas

Action in Mortgage Foreclosure

To: Claudine Thomas

You are hereby notified that Plaintiff, Freedom Mortgage Corporation, filed a mortgage foreclosure complaint against you in the above-captioned matter wherein Plaintiff seeks to foreclose on the mortgage on the property at 9523 Jasmine Drive, Tobyhanna, PA 18466 whereupon your property could be sold by the Monroe County Sheriff.

NOTICE

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

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

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

Monroe County Bar Association

Find a Lawyer Program

P.O. Box 591

Stroudsburg, Pennsylvania 18360

Telephone (570) 424-1340

Fax (570) 424-8234

May 16

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

NO. 1054 CIVIL 2025

PENN ESTATES PROPER1Y OWNERS ASSOCIATION N, INC.,
Plaintiff
v.

NAOMI SPIRES and GERARD FRANKLIN,
Defendants

NOTICE

To NAOMI SPIRES and GERARD FRANKLIN:

You are hereby notified that Plaintiff PENN ESTATES PROPER1Y OWNERS ASSOCIATION, INC. has filed a Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 1054 Civil 2025. The nature of this action is the enforcement of the Penn Estates planned community's governing documents. The Complaint seeks equitable relief and an award of attorney fees and costs. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment may be entered against you.

NOTICE

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

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

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

Monroe County Bar Association

Lawyer Referral Service

P.O. Box 591

Stroudsburg, Pennsylvania 18360

Telephone: 570-424-1340

Fax: 570-424-8234.

Notice by YOUNG & HAROS, LLC

802 Main Street

Stroudsburg, PA 18360

(570) 424-9800

nharos@eastpennlaw.com

Attorneys for Plaintiff

May 16

**PUBLIC NOTICE
CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 3133-CV-2019**

Finance of America Reverse LLC,
Plaintiff

v.

Unknown Surviving Heirs of John Kanaley,
et. al.

Defendant

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Joseph Emery, Known Surviving Heir of John Kanaley

Your house (real estate) at **256 Whispering Hills Drive, East Stroudsburg, Pennsylvania 18301** is scheduled to be sold at Sheriff's Sale on **May 29, 2025** at 10:00AM, at a public on-line auction conducted by Bid4Assets, <https://www.bid4assets.com/> to enforce the court judgment of \$210,504.03 obtained by Finance of America Reverse LLC against the above premises.

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

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

1. The sale will be canceled if you pay to Finance of America Reverse LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
 3. You may also be able to stop the sale through other legal proceedings.
- You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was gross-

ly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

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

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

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.

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May 16