

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Charles A. Wagner a/k/a Charles A. Wagner, III, late of Late of Ross Twp., Monroe County, Commonwealth of Pennsylvania, 3/26/25 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. Richard C. Maclary, Executor

301 Par Dr.
Williamsburg, VA 23188

Daniel J. Siegel, Esq.
Daniel J. Siegel, LLC
66 W. Eagle Rd., #1
Havertown, PA 19083

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Edward J. Perkins, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, 05/31/2025 deceased.

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

Edward J. Perkins
123 Howard Court
Saylorsburg, PA 18353

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

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gloria T. Malone, late of East Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, August 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.

Kevin J. Malone
P.O. Box 394
Blakeslee, PA 18610

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

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Darrell Bamberg, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 03/29/2025 deceased.

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

Chinita Bamberg
4203 Kenwood Terrace
East Stroudsburg, PA 18301

Marshall M Hanyon, Esquire
501 New Brodheadsville Blvd N
Brodheadsville, PA 18322

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Charles Tony Taibi, Jr. a/k/a Charles T. Taibi, Jr. a/k/a Charles Taibi, Jr., late of Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, 06/23/2025 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. Charles T. Taibi, III, Administrator
21 Newton Run Drive
East Stroudsburg, PA 18302

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

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gerald Arch a/k/a Gerald G. Arch, Gerald Gregory Arch & Jerry Arch, late of E. Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania 7/4/25 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. Jennifer M. Picone, Administratrix
Andrew J. Haas, Esq.
One Logan Square 130 N. 18th St.
Phila., PA 19103-6998

Andrew J. Haas, Esq.
One Logan Square 130 N. 18th St.,
Phila., PA 19103-6998

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph P. Shea, Jr. a/k/a Joseph Patrick Shea, Jr., late of Stroud Twp., Monroe County, Commonwealth of Pennsylvania, 6/12/25 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. Jacqueline Baugh, Administratrix C.T.A.

c/o Delia A. Dougherty, Esq.
308 Harper Dr., #200
Moorestown, NJ 08057

c/o Delia A. Dougherty, Esq.
308 Harper Dr., #200
Moorestown, NJ 08057

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Elfrieda Arthur DiGiacomo, late of hip, Monroe County, Commonwealth of Pennsylvania, 02/23/2025 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. Charles Arthur
164 Byron Road
Kunkletown, PA 18058

Marshall M Hanyon, Esquire
501 New Brodheads ville Blvd N
Brodheads ville, PA 18322

Oct 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gregg W. Poskitt, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, August 18, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Edward C. Poskitt
985 State Road
Effort, PA 18330

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

Oct 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joyce May Gunn a/k/a Joyce M. Gunn a/k/a Joyce Gunn, late of Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, August 5, 2025 deceased.

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

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

Oct 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Henry M. Matheis aka Henry Matheis, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, September 23, 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. Geraldine Matheis

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

Oct 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of James C. Werkheiser, late of Middle Smithfield Township., Monroe County, Commonwealth of Pennsylvania, 4/18/25 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. Martin P. Werkheiser, Executor
c/o Erin Saulino, Esq.

600 Germantown Pike #400
Plymouth Meeting, PA 19462

Erin Saulino, Esq.
Saulino Law LLC

600 Germantown Pike #400
Plymouth Meeting, PA 19462

Oct 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Brenda D Brown, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 08/17/2025 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. Brandon Brown, Admr.

347 Fernwood Drive
E. Stroudsburg, PA 18301

William Reaser, Esq.
111 N Seventh St
Stroudsburg, PA 18360

Oct 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Carlos S. Buford, late of East Stroudsburg Township, Monroe County, Commonwealth of Pennsylvania, N/A 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. Danielle Buford, Administratrix
c/o Latisha B. Schuenemann, Esq.
2755 Century Blvd.
Wyomissing, PA 19610

c/o Latisha B. Schuenemann, Esq
2755 Century Blvd.
Wyomissing, PA 19610

Oct 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Kato E. Jenkins, Jr., late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 11/29/2024 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.

Tina Sierra Jenkins
3125 Valley View Drive
Kunkletown, PA 18058

Yekaterina Bacenet, Esq.
115 E. Broad Street
Bethlehem, PA 18018

Oct 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joan K. Colbert aka Joan Colbert, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, July 4, 2009 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 J. Colbert

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

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

Oct 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Keith S. Schatz a/k/a Keith Steven Schatz, late of Township, Monroe County, Commonwealth of Pennsylvania, March 14, 2018 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. A Pocono Country Place POA
112 Recreation Drive
Tobyhanna, PA 18466

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

Oct 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of LeRoy J. Steiger Sr. a/k/a LeRoy J. Steiger, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, September 12, 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. Deborah A. Steiger
98 Penn St.
East Stroudsburg, PA 18301

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

Oct 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Marjorie Louise Ortiz a/k/a Marjorie L. Ortiz a/k/a Marjorie Ortiz, late of East Stroudsburg, Monroe, Commonwealth of Pennsylvania, March 3, 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. Nanette Biljak
148 Robin Lane
East Stroudsburg, PA 18302

Christopher S. Brown, Esq.
607 Monroe Street
Stroudsburg, PA 18360

Oct 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Francis J. Ganley, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, July 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. Michelle Stillo
17 North Sixth Street
Stroudsburg, PA 18360

Mark A. Primrose, Esq.
17 North Sixth Street
Stroudsburg, PA 18360

Oct 17, 24, 31

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Arlene Patricia Maioriello, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, September 5, 2025

deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Suzann Maioriello Samet, Executrix
1021 Via Elisabetta Court
Petaluma, CA 94954

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

Oct 17, 24, 31

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 12, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Jeanette Cooper to Jeanette Lokey**.

The Court has fixed the day of December 5, 2025 at 1:30pm 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.

Oct 17

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 23, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Roshan Singh to Roshan Wayne Singh**.

The Court has fixed the day of December 5, 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.

Oct 17

PUBLIC NOTICE

PERSONAL REPRESENTATIVES NOTICE

Joseph B. Conahan, Jr., Deceased. Late of Stroudsburg Twp., Monroe County, PA. D.O.D. 6/3/25. Any persons having claims or demands against the decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to

Margaret A. Conahan
Personal Representative
c/o Roy S. Ross, Esq.
1650 Market St., #1200
Phila., PA 19103.

Atty.: Roy S. Ross
Dilworth Paxson LLP
1650 Market St., #1200
Phila., PA 19103

Oct 10, 17, 24

PUBLIC NOTICE

COURT OF COMMON

PLEAS OF MONROE COUNTY

FORTY-THIRD JUDICIAL DISTRICT

COMMONWEALTH OF PENNSYLVANIA

NO.003411-CV-2025

Angelo Revilla and Shari-Dee Revilla, as Husband and Wife,
Plaintiff(s),

vs.

Cory Willis Trucking LLC; Arye Realty Holdings, LLC; Ronald Bello; Nir Bello and Shalomit Bello,
defendant(s)

TO Cory Willis Trucking LLC; Arye Realty Holdings, LLC; Ronald Bello; Nir Bello and Shalomit Bello, defendant(s): The Plaintiff, , has commenced a civil action against you for Negligence. 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

Matthew J. Goodrich, Esquire
Law Office of Matthew J. Goodrich Attorney's
901 West Lehigh Street
Bethlehem, PA 18018

Oct 17

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

ORPHANS' COURT DIVISION

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

In Re: **ESTATE OF ROSE ANN ALBUNIO, DECEASED**

Late of Township of Polk
First and Final Account by Rose Ann Skonieczny, Executrix

ESTATE OF KATHLEEN A. BOYLE, DECEASED

Late of Borough of Stroudsburg
First and Final Account of Phyllis A. Williams, Executrix

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on the 3rd day of November, 2025, at 9:30 A.M. All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

/s/ GEORGE J. WARDEN
Clerk of Orphans' Court
Oct 17, 24

PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
No. 003103-CV-2023

PennyMac Loan Services, LLC
Plaintiff
vs.

Linda Zehner, As Administratrix of the Estate
of William Nadasky, Deceased

Defendant

TO: Linda Zehner, As Administratrix of the Estate of William Nadasky, Deceased
Your house (real estate) at 3175 Pocono Drive, East Stroudsburg, Pennsylvania 18302, is scheduled to be sold at Sheriff's Sale on January 29, 2026 at 10:00 A.M. in Monroe County, at a public online auction found at <https://www.bid4assets.com/monroecountysheriff-sales> to enforce the judgment of \$119,420.33 obtained by PennyMac Loan Services, LLC (the mortgagee), against you.

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

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

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

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

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

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

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

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

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

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

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

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

ings, if necessary, to evict you.

6. You may be entitled to a share of the proceeds which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within 30 days of the Sale. The schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the Schedule of Distribution.

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

Please be advised that this firm is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against the property.

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

Monroe County Bar Association
PO Box 591

Stroudsburg, PA 18360
570-424-1340

North Penn Legal Services, Inc.
10 N. Tenth Street
Stroudsburg, PA 18360
570-424-5338

Powers Kirn, LLC
Attorneys at Law
William M. E. Powers III
Sarah E. Powers
Jeanette J. O'Donnell
Andrew E. Kirn
Jill Manuel-Coughlin
Jolanta Pekalska
Harry B. Reese
Karina Velter
8 Neshaminy Interplex
Suite 215
Trevose, PA 19053