

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lynn S. Samsel Daniels a/k/a Lynn Samsel a/k/a Lynn S. Daniels, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, October 11, 2025 deceased.

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

Logan H. Pysher
2182 N. 5th St.

Stroudsburg, PA 18360

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of WILLIAM G. FRANCIS, late of COOLBAUGH TOWNSHIP, MONROE COUNTY, Commonwealth of Pennsylvania, 02/11/2025 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.

DIANE DOOLING

8741 16TH AVENUE
BROOKLYN, NY 11214

ERIK N. DINGLE, ESQUIRE
458 WYOMING AVENUE, SUITE 201
KINGSTON, PA 18704

Nov 21, 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Valara Hartman, late of hip, Monroe County, Commonwealth of Pennsylvania, September 20, 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.

Shelley DePaul
PO Box 374
Brodheads ville, PA 18322
Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gary E. Hoffmann aka Gary Hoffmann, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, October 10, 2025 deceased.

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

Laura Palermo
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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Bryan Douglas Warner, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 01/28/2025 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.
Diane C. Collins
240 S Main St Suite 1206
Nazareth, PA 18064

DiFelice Law, LLC
240 S. Main St Suite 1206
Nazareth, PA 18064

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Noreen Purcell, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 08/10/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.
Michelle Lee Purcell
3048 Salisbury Drive
Allentown, PA 18103
Bethlehem

Kirby G. Upright, Esquire
1 West Broad Street Suite 700
Bethlehem, PA 18018

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jeanette Rivera- Soto aka Jeanette

Rivera, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, June 15, 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.
David Soto
c/o Fisher & Fisher Law Office 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 396
Gouldsboro, PA 18424

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Hazel LaMoss Bonser a/k/a Hazel Price Bonser a/k/a Hazel Bonser, late of East Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, April 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.
Harold R. Bonser, Jr., Executor
1614 Primrose Lane
Bethlehem, PA 18018

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Debra Jean Dwyer aka Debra J. Dwyer aka Debra J. Mannices, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, September 19, 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. Robert J. Mannices III
c/o Fisher & Fisher Law Offices LLC
525 Main Street
Po Box 396
Gouldsboro, PA 18424

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Elizabeth A. Richline, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, August 26, 2025 deceased.

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

Julie E. Cox
4303 Sullivan Trail
Easton, PA 18040

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Georgina Ruggiero, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, July 9, 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. Anthony J. Ruggiero
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
525 Main Street
Po Box 396
Gouldsboro, PA 18424

Nov 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Michael Montanye a/k/a Michael R. Montanye a/k/a Michael Robert Montanye, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, October 7, 2025 deceased.

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

Aimee Montanye
2571 4th Avenue
Hammonton, NJ 08037

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

Nov 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Hazel M. Cook, late of Barrett Township, Monroe County, Commonwealth of Pennsylvania, July 4, 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. Joanne Marie Maxwell

Winterbourne House, Thorngarth Lane
Barrow-Upon-Humber, North Lincolnshire
United Kingdom D19 7AW

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

Nov 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Marion Townend, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, September 30, 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. Heather Townend

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

Nov 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Maria S. Oliveira, late of Pocono Lake, Monroe County, Commonwealth of Pennsylvania, October 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. Deolinda Bond

293 N Arrow Drive
Pocono Lake, PA 18347

Michael D. Recchiuti, Esquire
60 W Broad Street, Suite 303
Bethlehem, PA 18018

Nov 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Patricia Lynn Kerwin, a/k/a Patricia Kerwin, a/k/a Patricia L. Kerwin, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 03/23/2025 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. Kelly M. Collins
304 Sundance Road
Effort, PA 18330

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

Nov 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Grace Barzydlo, Deceased, late of

Smithfield Twp., Monroe County, Commonwealth of Pennsylvania, 9/20/25 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. Cheryl Ann Monczka, Executrix
270 Music Center Dr.
E. Stroudsburg, PA 18301

Elizabeth B. Place, Mette
3401 N. Front St
P.O. Box 5950
Harrisburg, PA 17110

Dec 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Alfred J. DiFranco (aka Alfio DiFranco), late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, September 10, 2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Rachel DiFranco
141 Fern Avenue
Lyndhurst, NJ 07071

Qiana Murphy Lehman, Esq.
480 Pierce Street, #211
Kingston, PA 18704

Dec 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Gail Mosier, also known as Gail M. Mosier, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania,

7/16/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Monique R. Indermaur
5177 Spring Drive
Swiftwater, PA 18353
Bobette Y. Grabin
138 Roosevelt Road
East Stroudsburg, PA 18301

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

Dec 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Leroy E. Markham, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, August 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.

Catherine L. Catalano
1949 Arlington Avenue
Stroudsburg, PA, 18360

JAMES P. GREGOR, ESQUIRE
207 AMY COURT
STROUDSBURG, PA, 18360

Dec 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph Townsend Armstrong III, late of Kidder and Penn Forest, Monroe, Common-

wealth of Pennsylvania, 8/20/2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Joseph Ryan Armstrong
2233 Beaver Circle
Pocono Summit PA 18346

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

Dec 5, 12, 19

LEGAL NOTICE
NOTICE OF TRUST ADMINISTRATION

Notice is hereby given that a revocable trust, known as the Kris A. Keller and Zena A. Keller Revocable Living Trust was created by a Trust Agreement dated August 26, 2021.

Settlers and Trustees of the **Kris A. Keller and Zena A. Keller** Revocable Living Trust were KRIS A. KELLER and ZENA A. KELLER. Zena A. Keller died on June 16, 2023, and Kris A. Keller died on August 12, 2025, both late of 270 Brink Road, Saylorsburg, Monroe County, Pennsylvania 18353.

Successor Trustee: Jason A. Keller
Angela F. Stevens, Esquire
400 Third Avenue, Ste. 101
Kingston, PA 18704

Nov 21, 28, Dec 5

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 2564-CV-2025**

David A. Tyree, Sr. and Margaret M. Tyree,
Plaintiff(s),
vs.

Massena Real LLC,
defendant(s)

TO Massena Real LLC, defendant(s): The Plaintiff, David A. Tyree, Sr. and Margaret M. Tyree, has commenced a civil action against you for Adverse Possession. 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

John D Michelin, Esq.
Fisher & Fisher Law Offices, L.L.C.
3041 PA Route 940
Mt. Pocono

Dec 5

**PUBLIC NOTICE
NOTICE OF LEGAL ACTION
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION
NO. 2225 CIVIL 2025**

TIMBER HILL COMMUNITY ASSOCIATION,
Plaintiff
v.

ERIC L. CRUZ,
Defendant

NOTICE

To ERIC L. CRUZ:

You are hereby notified that Plaintiff TIMBER HILL COMMUNITY ASSOCIATION 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. 2225 CIVIL 2025. The nature of this action is the collection of homeowners association dues, assessments and charges, plus 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
PO Box 591

Stroudsburg, Pennsylvania 18360

Telephone: 570-424-1340

Fax: 570-424-8234.

YOUNG & HAROS, LLC
802 Main Street
Stroudsburg, PA 18360
(570) 424-9800
nharos@eastpennlaw.com
Attorneys for Plaintiff.

Dec 5

PUBLIC NOTICE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

CIVIL ACTION LAW

COURT OF COMMON PLEAS

MONROE COUNTY

Number 003723-CV-2023

Citizens Bank, N.A.

Plaintiff

v.

Jillianne Richardson, Ashley J. Richardson,
Known Surviving Heir of Jillianne Richardson,
and Unknown Surviving Heir of Jillianne Richardson

Defendant(s)

TO: Unknown Surviving Heir of Jillianne Richardson

Your house (real estate) at **321 Lake Road, Tobyhanna, Pennsylvania 18466-8038** is scheduled to be sold at Sheriff's Sale on **January 29, 2026** at 10:00AM, at a public on-line auction conducted by Bid4Assets, <https://www.bid4assets.com/>

to enforce the court judgment of \$189,357.57 obtained by Citizens Bank, N.A. 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 Citizens Bank, N.A. 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 grossly 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.

LAWYER REFERRAL SERVICE

ASSOCIATION DE LICENCIADOS

Monroe County Bar Assoc.

Find a Lawyer Program

P.O. Box 591

Stroudsburg, Pennsylvania 18360

(570) 424-1340

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

1420 Walnut St., Suite 1501

Phila., PA 19102

215-790-1010

Dec 5

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

NO. 7204 CIVIL 2019

REVIVED TO NO. 3139 CIVIL 2025

TIMBER HILL COMMUNITY ASSOCIATION,
Plaintiff

v.

AMANDA REBECCA GRAHAM,
Defendant

NOTICE

To AMANDA REBECCA GRAHAM:

You are hereby notified that Plaintiff TIMBER HILL COMMUNITY ASSOCIATION has filed a Praecipe for Writ of Revival of the judgment previously docketed at 7204 CV 2019 against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed now to No.

3139 Civil 2025. The nature of this action is revival of the prior judgment entered against you on March 11, 2020, for the collection of homeowners association dues, assessments and charges, plus attorney fees and costs. You are hereby notified to plead to the above referenced Writ of Revival on or before 20 days from the date of this publication or a Judgment may be entered against you reviving the judgment.

NOTICE

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

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

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

Monroe County Bar Association

Lawyer Referral Service

PO Box 591

Stroudsburg, Pennsylvania 18360

Telephone: 570-424-1340

Fax: 570-424-8234.

YOUNG & HAROS, LLC

802 Main Street

Stroudsburg, PA 18360

(570) 424-9800

Attorneys for Plaintiff

Dec 5

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

NO. 6110 CIVIL 2025

**A POCONO COUNTRY PLACE PROPERTY
OWNERS ASSOCIATION,**

Plaintiff

v.

SHAWN T PUBLIK and JUDY L PANKO,

Defendants

NOTICE

To SHAWN T PUBLIK and JUDY L PANKO:

You are hereby notified that Plaintiff A POCONO COUNTRY PLACE PROPERTY OWNERS ASSOCIATION has filed a Complaint against you, endorsed with a Notice to Defend, in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 6110 Civil 2025. The nature of this action is the collection of homeowners association dues, assessments and charges, plus 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

PO Box 591

Stroudsburg, Pennsylvania 18360,

Telephone: 570-424-1340

Fax: 570-424-8234

YOUNG & HAROS, LLC

802 Main Street

Stroudsburg, PA 18360

(570) 424-9800

Attorneys for Plaintiff

Dec 5

PUBLIC NOTICE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
006143 CIVIL 2024**

Servbank, SB

Plaintiff(s)

Vs.

Renean Gamble

Defendant(s)

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at 1201 Clover Road, Long Pond, PA 18334 is scheduled to be sold at Sheriff's sale on January 29, 2026 at 10:00 AM at public online auction conducted by Bid4assets (www.bid4assets.com/monroecountysheriffsales).

In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Tunkhannock, County of Monroe, Commonwealth of Pennsylvania, being known and designated as Lot No. 5944, Section D1, according to Plan of Emerald Lakes, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, PA, in Plot Book Volume 19, Page 109, bounded and described as follows, to wit:

In Plot Book Volume and Page Number according to aforementioned plan of record. Property Commonly Known As: 1201 Clover Road, Long Pond, PA 18334

Tax Parcel Number: 20.1C.1.315 Tax Map

Code: 20634301499204

Title is vested in Renean Gamble by Deed from D, E & S Properties, Inc. t/a Classic Quality Homes dated October 23, 2015 and recorded November 4, 2015 with the Monroe County Recorder of Deeds as Book 2462, Page 4854 and Instrument Number 202236974.

Tax code #: 20634301499204

PIN #: 20.1C.1.315

YOU SHOULD TAKE THIS PAPER 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

monroebar.org

(570) 424-1340

Dec 5