

**PUBLIC NOTICE
NOTICE OF JUDICIAL TAX SALE
Monroe County Tax Claim Bureau
IN RE: 2024 JUDICIAL TAX SALE
NO. 7481 CV 2023**

On Petition of the Monroe County Tax Claim Bureau and pursuant to the Pennsylvania Real Estate Tax Sale Law of 1947, P.L. 1368, No. 542 as amended and by Order of the Court of Common Pleas of the County of Monroe at NO. 7415 CV 2022, and for the purposes set forth in Section 612 of the said Act, notice is hereby given that the properties listed in the heretofore mentioned Petition shall be sold at public tax sale on May 14, 2024 at 9:00 am at the Sherman Theater, 524 Main Street, Stroudsburg, Pennsylvania; free and clear of all tax and municipal claims, liens, mortgages, charges and estates except separately taxed ground rents, to the highest bidder. These properties have been previously exposed at an Upset Tax Sale held on September 11, 2023 and advertised in the Pocono Record, Monroe County Legal Reporter on August 12, 2023 and Journal of the Pocono Plateau on August 11, 2023. The terms and conditions of the Judicial Sale are as follows: This sale will be held in accordance with the provisions of the Act of 1947, P.L. 1368 and its amendments, known as the Real Estate Tax Sale Law. The purpose of the sale is to dispose of such properties against which delinquent taxes remain unpaid, the claims having become absolute, and the legal period of redemption having expired. The Bureau will sell the property as described on the dockets in the Tax Claim Bureau. The Bureau makes no representation or warranty as to the description or as to the marketability of title, nor will it make any survey on the property sold. The terms of the sale shall be as follows: 1. Before entering the Auction, potential purchasers shall be required to fill out a bidder's application and obtain a bidder's number. This application will contain information for recording of deed (s), including precise mailing address and phone number where purchaser(s) may be reached. 2. Purchaser shall be required to execute an Affidavit certifying that there are no delinquent county, township or school taxes owed by purchaser within any taxing district in this Commonwealth. The Affidavit must also certify that there are no delinquent municipal utility bills owed by the purchaser within the same taxing district in which purchaser proposes to bid. The Affidavit must be returned to the Bureau at the time of Registration. 3. No property scheduled for sale will be sold unless the bid equals or exceeds the costs as announced at the sale. The costs will include

state and local realty transfer taxes, calculated based on the County Assessed Value of the property. (County Assessed Value X 1.78 X 1% x 2 = Realty Transfer Tax). 4. The Tax Claim Bureau will issue a deed to the purchaser. The said deed is to be recorded before delivery to the purchaser, at the expense of the purchaser. Mobile home purchasers will only receive a bill of sale. Any title to a mobile home must be obtained from the Pennsylvania Department of Transportation by the Purchaser. The Tax Claim Bureau makes no guarantee or warranty as to the availability of title to a mobile home sold at tax sale. In addition to the bid price (which includes realty transfer tax), the purchaser will pay 2% sale expense and the recording fees. The cost of these items will be computed after the property has been sold. The bid price (including transfer tax), 2% sale expense and the recording fee must all be paid at the same time, either by money orders or cashier's checks drawn to the order of the Monroe County Tax Claim Bureau. The distribution of monies after deducting all costs received from the sale will be made in accordance with the Act. 5. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price in the allotted time, the property will again be put up for sale. Payment for all properties sold between 9:00 A.M. and the close of the session must be paid within one (1) hour after the last property is struck down or by 3:00 P.M. the day of the sale, whichever time is earlier or the property will again be put up for sale the next business day as a no pay.

6. All title searches with regard to the subject properties are limited to matters appearing of record in the Monroe County Courthouse and do not include any matters outside of such records. All potential purchasers are hereby advised that the most current title search as referenced above was completed in September, 2023. Consequently, any transactions of record occurring after September, 2023 affecting title to the premises being sold at Judicial Sale will not appear in any search conducted by or under the auspices of the Monroe County Tax Claim Bureau. All potential purchasers shall be responsible to complete their own title search in order to adequately evaluate the title to any property as of the date of the sale. The rule of Caveat Emptor applies to all sales. Properties are sold without any warranty of any kind. The Monroe County Tax Claim Bureau makes no representation as to the use or existence of any property. 7. The Land Bank Statute was enacted by the legislature of Pennsylvania providing language that allows the Land Bank to purchase property

at a price agreed by the three taxing bodies. Those were given to the Tax Claim Bureau Director and are on file in the office. If you have any questions, you may contact the Land Bank Solicitor. PURCHASER SHALL BE RESPONSIBLE TO COMPLETE HIS/HER OWN TITLE SEARCH IN ORDER TO ADEQUATELY EVALUATE THE TITLE TO ANY PROPERTY AS OF THE DATE OF THE SALE. PROPERTIES ARE SOLD AS IS, WITHOUT ANY WARRANTY OF ANY KIND. THE MONROE COUNTY TAX CLAIM BUREAU MAKES NO REPRESENTATION AS TO THE USE, CONDITION OF TITLE, OR EXISTENCE OF ANY PROPERTY.
MONROE COUNTY TAX CLAIM BUREAU
Apr 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph Peter Russo, also known as Joseph P. Russo, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 2/10/2024 deceased.

Letters of Administration in the above named estate having been 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 address with the County where notice may be given to Claimant.

Dianne Milonas
83 Millbrook Road
Hardwick, NJ 07825

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

Mar 29, Apr 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Theresa Killeen, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 11/20/2023 deceased.

Letters of Administration in the above named estate having been 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 address with the County where notice may be given to Claimant.

Catherine Walsh
9613 Center Cross Ct
Raleigh, NC 27617

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

Mar 29, Apr 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Sharon A. Barrett, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 07/25/2023 deceased.

Letters of Administration in the above named estate having been 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 address with the County where notice may be given to Claimant.

Kimberly Lietz
1324 Bedford Drive
Pompton Plains, NJ 07444

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

Mar 29, Apr 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Wesley O. Mager, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, January 26, 2024 deceased.

Letters of Administration in the above named estate having been 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 address with the County where notice may be given to Claimant.

Keri Anna Kish
169 Mager Road
Stroudsburg, PA 18360

Ronald J. Karasek, Esquire
641 Market Street
Bangor, PA 18013

Mar 29, Apr 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jack E. Nace, late of Carlisle Borough, Cumberland County, Commonwealth of Pennsylvania, 02/13/2024 deceased.

Letters of Administration in the above named estate having been 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.

Elizabeth Ann Sawyer
Martson Law Offices
10 E High Street
Carlisle, PA 17013

Brandon T. Hughey, Esquire
Martson Law Offices
10 E High Street
Carlisle, PA 17013

Mar 29, Apr 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Anna Marie Fremount a/k/a Anna Marie Houck, late of Borough of East Stroudsburg, County of Monroe, Commonwealth of Pennsylvania, 02/14/2024 deceased.

Letters of Administration in the above named estate having been 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.

Sonya M. Burch, Executrix
630 North Courtland Street
East Stroudsburg, PA 18301

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

Mar 29, Apr 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Kenneth L. Shannon, Jr., late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, 01/11/2024 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.

Joanna L. Ortiz

Kristin Noonan Hutchins, Esq.
Noonan Law Office
526 Walnut St.
Allentown, PA 18101

Mar 29, Apr 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Harry Arthur Leibensperger, also known as Harry A. Leibensperger, also known as Harry Leibensperger, late of Barrett Township, Monroe County Commonwealth of Pennsylvania, 11/29/2023 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.

Deborah K. Martin and Patricia A. Ruth
438 Birch Road
Hellertown, PA 18055

Joseph J. Velitsky, Esquire
49 East Ludlow Street
Summit Hill, PA 18250

Mar 29, Apr 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph Vitale late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, 12/12/2023 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.

Joseph B. Vitale
2059 Lakeside Drive
Tobyhanna, PA 18466

Neil F. MacDonald, Esquire
536 East Drinker Street
Dunmore PA 18512

Mar 29, Apr 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Richard J Deuerlein, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, 01/21/2024 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.

Jestis Deuerlein
701 Walnut St
Palmyra, NJ 08065

Mar 29, Apr 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of CAROL SUE SHERIDAN-CORBO a/k/a Carol S. Corbo a/k/a Carol S. Sheridan, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, 12/20/2023

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.

Erin Fitzgerald, Jessica Grouss
and William Sheridan
303 West State Street, Apt. 332
Doylestown, PA 18901

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

Mar 29, Apr 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John C. Farmer a/k/a John C. Farmer, Sr., late of Township of Chestnuthill, Monroe County, Commonwealth of Pennsylvania, 1/18/2024 deceased.

Letters of Administration in the above named estate having been 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 for than address with the County where notice may be given to Claimant.

Melissa C. Farmer
22 Market Street
Bangor, PA 18013

David J. Ceraul, Esquire
22 Market Street
Bangor, PA 18013

Mar 29, Apr 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Richard Wiercinski a/k/a Richard B. Wiercinski, late of Chestnuthill Township, Commonwealth of Pennsylvania, September 27, 2021 deceased.

Letters of Administration in the above named estate having been 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.

Pawel Wiercinski

Joseph S. Wiesmeth, Esquire
919 Main Street
Stroudsburg, PA 18360

Apr 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Audrey McLaughlin a/k/a Audrey A. McLaughlin, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, March 5, 2024 deceased.

Letters of Administration in the above named estate having been 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.

Ellen M. Walsh
10 Mossy Lane
Saylorsburg, PA 18353

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

Apr 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Donald C. Learn, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, 10/22/2023 deceased.

Letters of Administration in the above named estate having been 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.

Janet M. Bertilacci
712 Monroe Street
Stroudsburg

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

Apr 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of JOSEPH ZACKOWSKI, late of 175 Alger Avenue, Tannersville, Monroe County, Pennsylvania 18372, 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 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, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Bonnie J. Mrozek, Executrix
293 Alpha Drive
Stroudsburg, PA. 18360

WILLIAM J. REASER, JR., ESQ.
111 NORTH SEVENTH STREET
STROUDSBURG, PA. 18360

Apr 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Frank J. Wisniewski, IV, Deceased. Late of Polk Twp., Monroe County, PA. D.O.D. 1/29/24. Letters of Administration on the above Estate have been granted to the undersigned, who request 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 payment without delay to:

Craig J. Wisniewski, Administrator.

Stephanie M. Shortall, Esq.
Drake, Hileman & Davis
Bailiwick Office Campus
252 W. Swamp Rd., Ste. 15
P.O. Box 1306
Doylestown, PA 18901

Apr 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Patricia Jean Meadus, late of Tunkhannock Twp., Monroe County, Commonwealth of Pennsylvania, 8/7/2023 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.

Scott Michael Meadus

David W. Crosson, Esq.
Crosson Richetti & Daigle, LLC
609 W. Hamilton St., Suite 301
Allentown, PA 18101

Apr 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Robert T. Arezzi a/k/a Robert Arezzi, late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, 02/19/2024 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.

Anthony J. O'Dowd, Administrator
5 Sybil Place
Smithtown, NY 11787

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

Apr 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of JOSEPH A. BONGARZONE aka JOSEPH ANTHONY BONGARZONE, late of HAMILTON TWP., MONROE COUNTY, Commonwealth of Pennsylvania, 11/9/2023 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.

TAYLOR GAUSMANN BONGARZONE
30 SPRING VALLEY
IRVINE, CA 92602

CHARLOTTE A. HUNSBERGER, ESQ.
114 E. BROAD ST.
SOUDERTON, PA 18964

Apr 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Denise M. Wisniewski, Deceased. Late of Polk Twp., Monroe County, PA. D.O.D. 3/23/22.

Letters of Administration on the above Estate have been granted to the undersigned, who request 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 payment without delay to:

Craig J. Wisniewski, Administrator.

Stephanie M. Shortall, Esq.
Drake, Hileman & Davis
Bailiwick Office Campus
252 W. Swamp Rd., Ste. 15
P.O. Box 1306
Doylestown, PA 18901

Apr 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Margaret Morell, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, January 11, 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.

Charles Faltermayer
1337 Byerland Church Road
P.O. Box 465
Willow Street, PA 17584

Gretchen M. Curran, Esquire
1337 Byerland Church Road
P.O. Box 465
Willow Street, PA 17584

Apr 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Wayne Satmary, late of Middle Smithfield Township, Monroe, Commonwealth of Pennsylvania, 12/16/23 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.

Nicole Smedley
112 Loysen RD
Stroudsburg, PA 18360

Apr 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Geoffry Graham, late of Tobyhanna Township, Monroe County, Commonwealth of Pennsylvania, October 12, 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.

Matthew W. Graham
2209 West 25th Street, Unit 1
San Pedro, CA 90732

Jason R. Costanzo, Esquire
115 E. Broad Street
Bethlehem, PA 18018

Apr 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Franklin L. Barlieb, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 11/18/2023 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.

Amanda Cuvo

8716 Little John Dr
Kunkletown, PA 18058

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

Apr 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lina Koerner, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, 12/31/2023 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.

Peter R. Koerner
P.O. Box 56
Clifford, PA 18413

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

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph C. Citrino, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, 08/31/2023 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.

Lindsay M. Aaronson, Executor
8464 Indian Paintbrush Way

Lorton, VA 22079

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

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph N. Keppol, Sr., late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, February 6, 2021 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.

Jay L. Keppol
236 E. Marshall Street
Norristown, PA 19401

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

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Angeline T. Keppol, late of Eldred Township, Monroe County, Commonwealth of Pennsylvania, December 4, 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.

Jay L. Keppol
236 E. Marshall Street
Norristown, PA 19401

Jason R. Costanzo, Esq.

115 E. Broad Street
Bethlehem, PA 18018

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

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Phyllis Kresge, late of Ross, Monroe County, Commonwealth of Pennsylvania, 02/15/2024 deceased.

Letters of Administration in the above named estate having been 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 address with the County where notice may be given to Claimant.

Leslie Metzger
136 Bunny Trail Road
Stroudsburg, PA 18360

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

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary E. Armitage, late of Polk Township, Monroe County Commonwealth of Pennsylvania, November 9, 2024 deceased.

Letters of Administration in the above named estate having been 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 address with the County where notice may be given to Claimant.

Steven R. Armitage
9061 Robinhood Drive
Kunkletown, PA 18058

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of ROBERT W. HESS A/K/A ROBERT HESS A/K/A ROBERT WAYNE HESS, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, March 2, 2024 deceased.

Letters of Administration in the above named estate having been 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 address with the County where notice may be given to Claimant.

CHRISTINE REPH
50 Blue Mountain View
Kunkletown, PA 18058

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

Apr 12, 19, 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary R. Ball, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 1-30-2024 deceased.

Letters of Administration in the above named estate having been 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 address with the County where notice may be given to Claimant.

Karen Sue Ball

624 Oak St
Stroudsburg, PA 18360

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

Apr 12, 19, 26

PUBLIC NOTICE

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN THAT Brett J. Riegel, Esq. of Monroe County, Pennsylvania, has filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA as of 02/21/2024, an application for a certificate to do business under the assumed or fictitious name of **Woodhaven Recovery**, said business to be carried on at 18 N. 8th Street, Stroudsburg, PA 18360.

Brett J. Riegel, Esq.
18 N. 8th Street
Stroudsburg, PA 18360

Apr 12

PUBLIC NOTICE

**ARTICLES OF INCORPORATION FOR
NON-PROFIT**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania. The Articles of Incorporation have been filed on 04/03/2024. The name of the corporation is **Woodhaven Foundation**. The purpose for which it was organized is To administer grants and donations in support of recovery..

Brett J. Riegel, Esq.
18 N. 8th Street
Stroudsburg, PA 18360

Apr 12

PUBLIC NOTICE

INCORPORATION NOTICE

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

Brett J. Riegel, Esq.
18 N. 8th Street
Stroudsburg, PA 18360

Apr 12

**PUBLIC NOTICE
INCORPORATION NOTICE**

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

Brett J. Riegel, Esq.
18 N. 8th Street
Stroudsburg, PA 18360

Apr 12

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on 03/14/2024, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **ANGEL HARRIS to JOSHUA ANGEL HARRIS ZAMLOWSKI**.

The Court has fixed the day of 05/17/2024 at 2:00 P.M. in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

STEFANIE M. STACK, ESQUIRE
Foster Plaza 7, Suite 315
661 Andersen Drive
Pittsburgh, PA 15220

Apr 12

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on 03/14/2024, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **NADINE CANDICE HARRIS to NADINE CANDICE ZAMLOWSKI HARRIS**.

The Court has fixed the day of 05/17/2024 at 2:00 P.M. in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time

and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

STEFANIE M. STACK, ESQUIRE
Foster Plaza 7, Suite 315
661 Andersen Drive
Pittsburgh, PA 15220

Apr 12

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on 03/14/2024, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **NATHANIEL JOSHUA HARRIS** to **NATHANIEL JOSHUA HARRIS ZAMLOWSKI**.

The Court has fixed the day of 05/17/2024 at 2:00 P.M. in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

STEFANIE M. STACK, ESQUIRE
Foster Plaza 7, Suite 315
661 Andersen Drive
Pittsburgh, PA 15220

Apr 12

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on 02/07/2024, the Petition for Change of Name, was filed on Monroe County Court of Common Pleas, request an order to change the name of **Dorielys J Acevedo** to **Dorielys J Melendez** Court Date: May 17, 2024.

The Court has fixed the day of May 17, 2024 at 13:30 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.

Dorielys J Acevedo
363 Sunrise Dr
Henryville PA, 18332

Apr 12

DISSOLUTION NOTICE

Notice is hereby given by **THE PHIL WOODS SCHOLARSHIP FUND**, a Pennsylvania non-profit corporation, that said corporation is winding up its affairs in the manner prescribed by §5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

Apr 12

PUBLIC NOTICE

COURT OF COMMON

PLEAS OF MONROE COUNTY

FORTY-THIRD JUDICIAL DISTRICT

COMMONWEALTH OF PENNSYLVANIA

NO. 006699-CV-2023 Civil

IPFS CORPORATION,

Plaintiff(s),

JABARIE SUPER SERVICE, LLC,

defendant(s)

TO IPFS CORPORATION, defendant(s): The Plaintiff, IPFS CORPORATION, has commenced a civil action against you for civil collection matter. 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, Pennsylvania 18360

Telephone (570) 424-1340

Fax (570) 424-8234

William R. Murphy, III, Esquire

Norris McLaughlin

515 W. Hamilton Street

Suite 502

Allentown, PA 18101

Apr 12

**PUBLIC NOTICE
ACTION TO QUIET TITLE
COURT OF COMMON PLEAS OF MONROE
COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
No. 1735 CV 2023**

HERMAN FETTE,
Plaintiff
vs.

**G THOMAS ALCIDE, MARK ALCIDE,
and GINA ALCIDE,**
Defendants

TO: G THOMAS ALCIDE, MARK ALCIDE and GINA ALCIDE, their heirs or assigns, and any other person claiming to have any right, interest in or claim against the hereinafter described premises.

TAKE NOTICE that the Plaintiff in the above action, has filed a Complaint in the above Court to the said term and number in an Action to Quiet Title to a certain lot or piece of land situate in the Township of Tobyhanna, Monroe County, Pennsylvania, being described as follows, to wit: Lots 73ABC, Block A-25, as set forth on a map entitled Plan of Lots, Arrowhead Lake, Section Eight, Tobyhanna Township, Monroe County, Pennsylvania dated April 1965 state 1" to 100' by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Plat Book 12, Page 21 on December 16, 1968.

In the Complaint, Plaintiff alleges that it acquired title to the above-described Property at the 2018 Monroe County Judicial Sale, conducted by the Monroe County Tax Claim Bureau. Plaintiff received a Deed to this property granted by the Tax Claim Bureau and recorded in the Monroe County Recorder of Deeds Office at Book 2597, Starting Page 7998. Plaintiff seeks an Order and Decree from the Court stating that the Plaintiff is the legal owner of the Property herein described and that such title is valid and indefeasible as against all rights, interest or claims whatsoever of the Defendants, their heirs or assigns. Plaintiff has been unable to serve G Thomas Alcide, Mark Alcide nor Gina Alcide with a copy of the Complaint.

WHEREUPON, the said Court ordered that the Notice in the above form be served by publication as provided for by the Pennsylvania Rules of Civil Procedure Rule 430. The Defendants

are hereby notified to appear and to plead to said Complaint, within twenty (20) days after the publication of this notice or a default judgment may be entered against them.

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 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
Phone (570) 424-1340
Fax (570) 424-8234

Christopher S. Brown, Esquire
11 North 8th Street
Stroudsburg, PA 18360

Apr 12

**PUBLIC NOTICE
NO: 2017-02221**

U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-20

PLAINTIFF

VS.

Franz G. Paul

DEFENDANT

TO: Franz G. Paul

208 Spyglass Court f/k/a 1019 Spyglass Court
East Stroudsburg, PA 18302

Your house (real estate) at:

208 Spyglass Court f/k/a 1019 Spyglass Court,
East Stroudsburg, PA 18302

09733403019384 (PIN: 09/96880)

is scheduled to be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on July 25, 2024 at 10:00AM to enforce the court

judgment of \$394,476.80 obtained by U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-20 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:

1. The sale will be cancelled if you pay back to U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-20 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

Apr 12