

Monroe Legal Reporter

Containing decisions of the Court of Monroe County, Pennsylvania,
Legal Notices. Advertisements, and other Matters of Legal interest.

Vol. LXXI

Stroudsburg, PA, January 2nd, 2026

No. 01

THE BENCH: Hon. Arthur L. Zulick, President Judge; Hon. Jonathan Mark; Hon. Jennifer H. Sibum;
Hon. Stephen M. Higgins; Hon. David J. Williamson; Hon. C. Daniel Higgins, Jr.

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Drawing Courtesy of Joyce Love

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

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- Keep the community informed of the role and work of the legal profession; and
- Provide opportunities for its membership to contribute to the community through public education and charitable giving.

2026 MCBA Event Calendar

January

- 16 MCBA Board Meeting
- 19 MLK Jr Day Courts and MCBA Closed
- 22 Diversity Committee Meeting
- 26 Children's Advocacy Meeting
- 28 Court & Government Relations Committee Meeting

For any additional information on the events listed above, please call the **MCBA at 570.424.7288**, or **Email: info2@monroebar.org**, or **Check the Website: www.monroebar.org**

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Monroe County Bar Association

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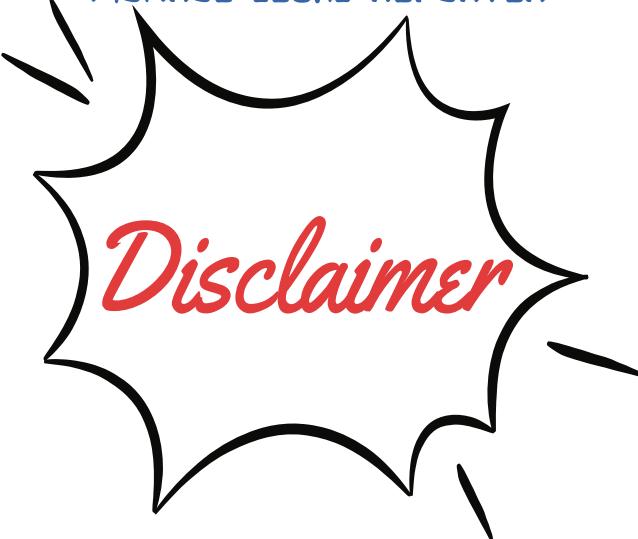


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MONROE COUNTY BAR ASSOCIATION
MONROE LEGAL REPORTER



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CONTENT.

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

ROBERT DONER,
Plaintiff

v.

KAREN ANDERSON,
Defendant

Docket No. 5598 CV 2023

Summary:

Robert Doner commenced this action against his niece, Karen Anderson, by complaint filed August 21, 2024, seeking to have declared null and void a deed dated August 18, 2021, by which Doner conveyed a one-half interest in his Polk Township residence to himself and Anderson as joint tenants with right of survivorship. Doner alleged that the deed was a forgery. Anderson denied the allegation and asserted that the conveyance was voluntary and intentional. The matter proceeded as a non-jury trial held on October 22, 2025, and December 3, 2025.

The evidence showed that following the death of Doner's wife in 2017, Doner granted Anderson a durable power of attorney, placed her on his bank account, and relied upon her to assist with his finances for several years. In August 2021, the parties met with Attorney David Martino, who prepared and notarized the deed after confirming Doner's intent. Doner later claimed he did not remember executing the deed and asserted that the signature was not his. Both parties presented handwriting experts with conflicting opinions. After weighing the testimony, credibility, and documentary evidence, the Court entered judgment in favor of Anderson and denied Doner's request for equitable relief.

Held:

1. This case should be characterized as an action to quiet title rather than ejectment. Doner remained in possession of the property throughout and sought a determination of title validity rather than possession. Under Pennsylvania law, a quiet title action is appropriate where ejectment will not lie. Citing Pa.R.C.P. 1061(b)(1)–(2); *Plauchak v. Boling*, 653 A.2d 671, 674 (Pa. Super. 1995); *Tugboat Investments, LLC v. Lares Properties, LLC*, 319 A.3d 34 (Pa. Super. 2024).

2. The August 18, 2021 deed was presumed valid and the burden rested on Doner to rebut that presumption. Citing *Nebesho v. Brown*, 846 A.2d 721, 727 (Pa. Super. 2004).
3. Doner failed to establish by clear and convincing evidence that the deed was a forgery. Court opined that Doner's testimony was undermined by acknowledged memory issues, inconsistencies, and contrary expert testimony.
4. The defense's handwriting expert's testimony found credible. That expert analyzed nineteen known signatures and persuasively explained natural variation consistent with age and tremor, while Doner's expert's conclusions were weakened by internal inconsistencies and concessions. The Court also found Anderson to be a credible fact witness and expressed concerns about Doner's credibility.
5. Doner was not entitled to equitable relief voiding the deed because he failed to meet his burden of proof.
6. Judgment entered in favor of Defendant Karen Anderson; Plaintiff's request to declare the deed null and void was denied.

Kat Kathleen E. Walters, Esq.

Bret Brett J. Riegel, Esq.

Hon. Hon. Arthur L. Zulick, P.J. December 11, 2025

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

ROBERT DONER,	:	No. 5598 CV 2024
Plaintiff,	:	
vs.	:	
KAREN ANDERSON,	:	
Defendant.	:	

OPINION

Robert Doner commenced this action against his niece, Karen Anderson, by complaint filed on August 21, 2024, seeking to have a deed in which he transferred a one-half interest in his residence to her declared null and void as a forgery. Ms. Anderson filed an answer denying the forgery and stating that her uncle voluntarily transferred a joint tenancy with right of survivorship interest in the property to her. The parties appeared for a non-jury trial, which was held on October 22, 2025 and December 3, 2025.

FINDINGS OF FACT

1. Robert Doner and Rita Doner, his wife, purchased a residence in Polk Township on two tracts of land, Parcel no. 1 containing 1.178 acres and Parcel no. 2 containing 0.123 acres of land from Carola A. Heppa by deed dated November 1, 2016, and recorded November 28, 2016, in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Record Book volume 2482, page 4076. *Plaintiff's Exhibit 1.*

2. Robert Doner has at all times been in possession of his home which is the subject of this action.

3. Rita Doner passed away on January 12, 2017, vesting title in Robert Doner, individually as the surviving tenant by entirety.

4. Robert Doner gave his niece, Karen Anderson, a written durable general power of attorney over his affairs dated January 26, 2017. The power of attorney was prepared by Robert Doner's lawyer, Connie J. Merwine, Esq. *Plaintiff's Exhibit 2.*

5. Mr. Doner placed Ms. Anderson as a joint signatory on his bank account in 2017. She monitored his account and made sure his bills were paid.

6. Ms. Anderson assisted Mr. Doner with his affairs from 2017 until Mr. Doner revoked her power of attorney by a written revocation of power of attorney dated August 18, 2023. This revocation was also prepared by Mr. Doner's lawyer, Attorney Merwine. *Plaintiff's Exhibit 3.*

7. Mr. Doner had a will prepared in 2017 which made Karen Anderson a beneficiary.

8. Mr. Doner testified that he loved and trusted Ms. Anderson until 2023 when he reviewed his bank statements and believed that she was mishandling his funds.

9. Mr. Doner told Ms. Anderson that he wanted to give her his house. At that time, she was the only one assisting Mr. Doner with his financial affairs. She was a beneficiary under his Will and he wanted to avoid inheritance tax on a testamentary transfer.

10. Ms. Anderson called David Martino, Esq. and asked him to prepare a deed.

11. On August 18, 2021, Mr. Doner and Ms. Anderson travelled to Attorney Martino's office to carry out a deed transfer from Mr. Doner to Ms. Anderson.
12. They travelled to the Martino office in separate automobiles.
13. Attorney Martino spoke to Mr. Doner and ascertained his intention to transfer a one-half interest in his property to Ms. Anderson.
14. Attorney Martino prepared the deed and Mr. Doner signed it.
15. The deed, dated August 18, 2021 and recorded on August 26, 2021, in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Record Book volume 2586, page 3336, transferred the property to Robert Doner and Karen A. Anderson as joint tenants with right of survivorship. *Plaintiff's Exhibit 4.*
16. The deed stated that it was a parent-child transaction and was therefore exempt from transfer tax. This was a false statement because Ms. Anderson is Mr. Doner's niece.
17. Attorney Martino obtained a copy of Mr. Doner's driver's license to ascertain Mr. Doner's identity before he notarized the deed. The attorney kept a copy of the Robert Doner driver's license for the file, and produced a copy during the hearing. *Plaintiff's Exhibit 10, Defendant's Exhibit 1.*
18. Attorney Martino signed the notary public block on the last page of the deed stating that Robert Doner personally appeared before him and acknowledged that he signed the deed. *Id.*
19. Attorney Martino sent a letter dated August 19, 2021, to the Recorder of Deeds with the executed deed attached to have it recorded.

20. Attorney Martino sent a letter to Mr. Doner dated September 24, 2021, to his 1109 Interchange Road, Gilbert, Pennsylvania address with the original deed enclosed.

21. Mr. Doner did not produce the original deed at the time of the trial. He testified that he was not sure if he got the transmittal letter.

22. Mr. Doner was 79 at the time of the hearing and testified that he had fallen on his head many times, and "doesn't remember a lot of things." He testified that he had never met David Martino, Esq. and had never been to his office. He did not remember signing the deed and the signature was not his. He testified that when his wife passed away, his "memory issues" started. He testified that there are some things he wants to forget and some things he wants to remember.

23. The parties each called handwriting experts to give their opinion as to whether the Doner signature on the deed was genuine or a forgery. Amanda Stevenson testified for Mr. Doner that the signature was a forgery. She examined the signature on the deed with other known signatures of Mr. Doner, and gave her opinion on each letter of the signature and how it differed from the six known signatures she used for comparison.

24. J. Wright Leonard testified as Ms. Anderson's expert and compared the Doner signature to 19 signatures she obtained from bank withdrawal slips he had signed. She opined that the signature on the August 18, 2021 deed was genuine.

DISCUSSION

Plaintiff Robert Doner has not identified the form of this action; he has been in possession of the property throughout the events described here and he contends that the deed Karen Anderson relies upon was a forgery. The proper form of action appears

to be an action to quiet title. An action to quiet title may be brought either to compel an adverse party to commence an action of ejectment, or, where an action of ejectment will not lie, to determine the interest in a title in the land. See Pa.R.C.P. 1061(b)(1)-(2). Ordinarily, the plaintiff in an action to quiet title must be in possession of the land in controversy; if he is out of possession, his sole remedy is an action in ejectment. An action to quiet title may be brought only where an action in ejectment will not lie. Ejectment, being a possessory action, can be maintained if the plaintiff has a right to immediate possession with the concomitant right to demand that the defendant vacate the land. *Plauchak v. Boling*, 653 A.2d 671, 674 (Pa. Super. 1995) (citations omitted and emphasis added). *Tugboat Investments, LLC v. Lares Properties, LLC*, 2024 WL 1619387, 319 A.3d 34, at pp. 3-4 (Pa.Super. 2024).

As a general rule, there is a presumption that deeds are valid. "(T)o rebut the presumption of the due execution of a deed, one must prove forgery by clear and convincing evidence." *Nebesho v. Brown*, 846 A.2d 721, 727 (Pa. Super. 2004) (citation omitted). "Forgery is the fraudulent making or altering of a writing to the prejudice of another's right." *Ford v. Oliver*, 176 A.3d 891, 901 (Pa.Super.2017); see also *Smith v. Markland*, 72 A. 1047, 1049 (Pa. 1909) (the same); accord 18 Pa.C.S. § 4101(a)(1)-(2) (defining the crime of forgery as "with intent to defraud or injure anyone, or with knowledge that he is facilitating a fraud or injury to be perpetrated by anyone, the actor ... alters any writing of another without his authority;" or "makes, completes, executes, authenticates, issues or transfers any writing so that it purports to be the act of another who did not authorize that act"). *Tugboat Investments, supra*, at p. 8.

The evidence offered by Mr. Doner that the deed was a forgery was not clear and convincing. Mr. Doner acknowledged that he has had difficult memory problems since his wife passed away. At the time the deed was signed, Mr. Doner was getting along well with Ms. Anderson and she was the only relative helping him with his finances. He testified that he loved her and trusted her during the years she assisted him until 2023. The deed transferring his interest in his home to the joint tenancy was done at a time when Ms. Anderson was a beneficiary of his Will. Ms. Anderson testified that he transferred his interest to her as an estate planning maneuver to avoid inheritance tax. She was present at the closing, having travelled there by a separate vehicle.

Attorney Martino did not remember the meeting he had with Mr. Doner to sign the deed, although he testified that Mr. Doner looked familiar. He did have the contents of his file, which showed that he obtained Mr. Doner's driver's license to verify his identity before Attorney Martino witnessed Mr. Doner's signature and notarized the deed. He sent Mr. Doner the original deed by letter dated September 24, 2021, to Mr. Doner's address of 1109 Interchange Road, Gilbert, Pennsylvania 18331, which was the address of the property and where Mr. Doner resided. It was not the residence of Ms. Anderson, and she was not copied on the letter.

I found Ms. Anderson to be a credible witness about these events, and I was left with serious questions about Mr. Doner's credibility. He testified that he had had numerous head injuries and that his memory was faulty. On the second day of the hearing, Mr. Doner denied that a signature was his, although his expert, Amanda

Stevenson had used it as an undisputed signature. He changed his mind when Attorney Walters questioned him further about it, and acknowledged that it was his signature.

Ms. Stevenson looked at each letter of the signature on the deed and compared it to the six samples of known signatures she used. She noted differences found in these six signatures as compared to the questioned signature. However, looking at the questioned signature and the known signatures on her report, there were many signature characteristics that appeared to have been written by the same hand.

I found Ms. Leonard's analysis of the disputed signature to be more credible. She used nineteen signatures of Mr. Doner taken from bank withdrawal slips. She testified that the signature on the deed appears to have been written by an older person with a tremor, and the bank withdrawal signatures appeared that way as well. She testified that a feature of a signature does not need to appear in every known signature, but just needs to appear somewhere within the entire collection to be considered within the range of natural variation of the writer. Features of the deed signature were found within the nineteen signatures from the bank withdrawal slips. She found that it is highly probable that the signature on the deed was signed by the same person who signed the bank withdrawal slips - Mr. Doner. Her opinion was qualified because the original deed was not available for examination.

Looking at the deed signature, the first name "Robert" appeared to be similar to many of the known signatures used by both experts. The last name was a bit more crowded than many of the known signatures, but the "D" and the "o" looked similar. The "n" is there in the deed signature, but it is squashed by the loop of the "e", which goes

right into the final letter "r", which is thinner than all the known signatures, but is similar to the "r" in K-10 of the Wright report. The loop on that last "r" sweeps out, which Mr. Doner also did in K-6 of the known signatures in the Wright report. Ms. Wright also pointed out that the deed signature was tremulous, and all of the known signatures were also tremulous.

I find that Mr. Doner did sign the deed before Attorney Martino, and that the original deed was mailed to him after it was recorded in the Monroe County Recorder of Deeds office in 2021. He did not establish by clear and convincing evidence that his deed was forged, and he is not entitled to equitable relief on this point.

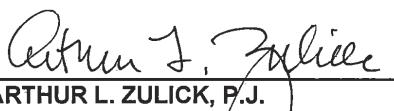
COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

ROBERT DONER, : No. 5598 CV 2024
Plaintiff, :
vs. :
KAREN ANDERSON, :
Defendant. :

DECISION

AND NOW, this 11th day of December, 2025, following a non-jury trial held on two dates, October 22, 2025 and December 3, 2025, the court finds in favor of the Defendant Karen A. Anderson and against the Plaintiff Robert Doner. IT IS ORDERED that Robert Doner's request for equitable relief to declare as null and void his deed of August 18, 2021, conveying his two parcels in Polk Township of 1.178 acres and 0.123 acres, to himself and Karen A. Anderson as joint tenants with right of survivorship, which deed was recorded in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania in Record Book volume 2586, page 3336, is denied.

BY THE COURT:


ARTHUR L. ZULICK, P.J.

cc: Kathleen E. Walters, Esquire
Brett J. Riegel, Esquire

Monroe County PA Prothonotary
DEC 11 '25 PM4:01

Monroe County Prothonotary Filed December 11, 2025 4:01 PM

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

Robert Doner,	:	No. 005598-CV-2024
Plaintiff/s,	:	
VS.	:	
Karen Anderson,	:	
Defendant/s	:	
	:	

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

NOTICE IS GIVEN UNDER PENNSYLVANIA RULE OF CIVIL PROCEDURE 236(a)(2) THAT AN ORDER WAS ENTERED IN THIS CASE ON December 11, 2025.

GEORGE J. WARDEN, Prothonotary



By: _____
Ninti Mateen

cc: Kathleen E Walters, Esq
Brett J Riegel, Esq

CIVIL COMPLAINTS

008171-CV-2025 Michael Burnley V 2012
Forest River Trailer - VIN
4X4TSVG21CL02074 - Miscellaneous - Civil
Miscellaneous: Other, Petition for
Certificate of Title

PLAINTIFF V DEFENDANT**WRIT OF SUMMONS****REAL PROPERTY**

008147-CV-2025 David Indie Enkelejda Indie
V Johnna Palladino-Watson Kyle Watson -
Real Property - Landlord/Tenant Dispute -
\$4,943.75
008056-CV-2025 Amerihome Mortgage
Company LLC C/O Servicemac V Leslie Ruiz -
Real Property - Mortgage Foreclosure:
Residential

008078-CV-2025 NewRez LLC d/b/a
Shellpoint Mortgage Servicing V Safeta
Radoncic - Real Property - Mortgage
Foreclosure: Residential

008110-CV-2025 The Bank of New York
Mellon fka the Bank of New York as Trustee
for the Benefit of the Certificate Holders of
the CWALT, Inc. Alternative Loan Trust
2005-11CB, Mortgage Pass- through
Certificates, Series 2005-11CB V Kathie L
Smith O'Connell - Real Property - Mortgage
Foreclosure: Residential

008114-CV-2025 Citizens Bank, N.A. V Lillian
Deluccio - Real Property - Mortgage
Foreclosure: Residential

008119-CV-2025 Wells Fargo Bank, N.A. V
Brian Garis - Real Property - Mortgage
Foreclosure: Residential

008131-CV-2025 Fairway Consumer
Discount Co. V Davonna J Howell; Guily
Watson - Real Property - Mortgage
Foreclosure: Residential

008139-CV-2025 Wilmington Savings Fund
Society, FSB, Not In Its Individual Capacity
But Solely as Owner Trustee For Verus
Securitization Trust 2023-8 V Elizabeth
Gonzalez Luis Gonzalez - Real Property -
Mortgage Foreclosure: Residential

008159-CV-2025 Pennymac Loan Services,
LLC V Marcia Isabel Ordonez Aka Marcia
Ordonez; Victor A Ordonez aka Victor
Ordonez - Real Property - Mortgage
Foreclosure: Residential

008174-CV-2025 PennyMac Loan Service,
LLC V Noel Rivera; Yajaira M. Martinez
Millan a/k/a Yajaira Marie Martinez Millan -
Real Property - Mortgage Foreclosure:
Residential

008108-CV-2025 in Re: Condemnation by
the Commonwealth of Pennsylvania,
Department of Transportation, of Right-of-
Way for State Route 0080, Section 17M, In
the Township of Stroud V Theodore Herbst,
III - Real Property - Eminent
Domain/Condemnation

008087-CV-2025 Wilmington Savings Fund
Society, FSB, not in its individual capacity,
but solely as Trustee for Ibis Holdings A
Trust V Premiere II Realty Holdings LLC -
Real Property - Mortgage Foreclosure:
Commercial

008090-CV-2025 Lamp E. Donald V Barbara
Wentz Heather Wentz Heidi Wentz Jennifer
Wentz; Noreen B. Wentz Unknown Heirs of
William Wentz; Safeta Radoncic - Real
Property - Real Property: Other

008069-CV-2025 Levan Naroushvili V
Thaddeus M. Jones, his respective heirs,
Personal representative, assigns , devisees
and all persons claiming by through or
under them or any of them - Real Property -
Quiet Title

MECHANICS AGREEMENTS**CONTRACT EMPLOYMENT DISPUTE****CONTRACT**

008066-CV-2025 PNC Bank N.A. V Eastern
Seal, LLC Edward Geromanos - Contract -
Contract: Other

008094-CV-2025 Travis Taber V AWL In One
Construction, LLC Dene Davis, individually
and d/b/a AWL In One Construction, LLC, -
Contract - Contract: Other

008146-CV-2025 Teel Realty V Gina
Kennedy Robert Kennedy - Contract -
Contract: Other

**CONTRACT-DEBT COLLECTION-CREDIT
CARD**

008076-CV-2025 Citibank NA V Juan A
Carranza - Contract - Debt Collection: Credit
Card

008092-CV-2025 PCA Acquisitions V, LLC V
LeRoy D Jennings - Contract - Debt
Collection: Credit Card

008095-CV-2025 Bank of America, N.A. V
Williams Roger Lebrun - Contract - Debt
Collection: Credit Card

008098-CV-2025 Citibank, N.A. V Barbra E
Deneka - Contract - Debt Collection: Credit
Card

008100-CV-2025 JPMorgan Chase Bank,
N.A. V Amy L Kreckman - Contract - Debt
Collection: Credit Card

008102-CV-2025 Citizens Bank, N.A. V David
J. Klein - Contract - Debt Collection: Credit
Card

008103-CV-2025 David Senick V LVNV
Funding LLC - Contract - Debt Collection:
Credit Card

008106-CV-2025 JPMorgan Chase Bank,
N.A. V Alicia Jeter-El - Contract - Debt
Collection: Credit Card

008124-CV-2025 Capital One, N.A.
Successor by Merger to Discover Bank V
Angela K. Borden - Contract - Debt
Collection: Credit Card

008148-CV-2025 American Express National Bank V Hammered Steel Jill Murphy - Contract - Debt Collection: Credit Card
 008151-CV-2025 Capital One N.A. Successor by Merger to Discover Bank V Elissa Harris - Contract - Debt Collection: Credit Card
 008152-CV-2025 American Express National Bank V John Baptist aka John D Baptist - Contract - Debt Collection: Credit Card
 008153-CV-2025 American Express National Bank f/k/a American Express Centurion Bank V Cody Litts aka Cody J Litts - Contract - Debt Collection: Credit Card
 008155-CV-2025 American Express National Bank as Successor By Merger to American Express Bank FSB V John Baptist aka John D Baptist - Contract - Debt Collection: Credit Card
 008158-CV-2025 Capital One N.A. Successor By Merger to Discover Bank V Tia Cofer - Contract - Debt Collection: Credit Card
 008160-CV-2025 Capital One N.A. Successor By Merger to Discover Bank V Marianne Hassing - Contract - Debt Collection: Credit Card
 008165-CV-2025 First National Bank of Omaha V Norris Singleton - Contract - Debt Collection: Credit Card
 008166-CV-2025 First National Bank of Omaha V Agineszka W Kotara - Contract - Debt Collection: Credit Card
 008167-CV-2025 First National Bank of Omaha V Salvatore Battista - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

008096-CV-2025 LVNV Funding LLC V Roberto Quintero - Contract - Debt Collection: Other
 008156-CV-2025 Fawn Ridge Estates Homeowners Association, Inc. V Felicia Roberts John P. Roberts, Jr. - Contract - Debt Collection: Other
 008161-CV-2025 Cavalry SPV I, LLC V Tay Vaughn Malique Reavers aka Tayvaughn Reavers - Contract - Debt Collection: Other
 008162-CV-2025 Cavalry SPV I, LLC V Sarah Seltzer - Contract - Debt Collection: Other
 008163-CV-2025 Cavalry SPV I, LLC V Darrell Lueders - Contract - Debt Collection: Other
 008164-CV-2025 Cavalry SPV I, LLC V Donald Morgan Mary Louise Powell-Ellerby - Contract - Debt Collection: Other
 008168-CV-2025 Homevestors of America, Inc.; JPMorgan Chase Bank, N.A. V Carlton L Butts; Sandy L Francis - Contract - Debt Collection: Other

TORT

008093-CV-2025 Leonard Veski Lynda Veski V Moshe M Mitchell - Tort - Motor Vehicle
 008097-CV-2025 Jabrille Willis V Angelo Cangelosi Bianca Leon-Forte; K.J., a minor,

by and through Dana Jones, Mother and Natural Guardian Progressive Direct Insurance Zachary Lebar - Tort - Motor Vehicle
 008118-CV-2025 Shakir Dilmohamad V John Protheroe - Tort - Motor Vehicle
 008122-CV-2025 Latasha McCrimmon V Mark Lovett; Eddie Polo Pagan - Tort - Motor Vehicle
 008086-CV-2025 Johanna Marrero V Kingspan Divisional Engineering Kingspan Insulated Panels Kingspan Insulated Panels Inc. Kingspan Insulated Panels LTD Kingspan Insulation LLC - Tort - Product Liability
 008172-CV-2025 Lynne Foglio Timothy Foglio V Waste Management Waste Management Disposal Services of Pennsylvania, Inc. Waste Management of Pennsylvania, Inc. Waste Management, Inc. WM Grand Central Landfill WM Intellectual Property Holdings, LLC; K.J., a minor, by and through Dana Jones, Mother and Natural Guardian Progressive Direct Insurance Zachary Lebar - Tort - Product Liability

PREMISES LIABILITY

008099-CV-2025 Matthew Lucente V Ferrandino & Son, Inc. Ferrandino and Son Development Group, LLC - Tort - Premises Liability

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

008113-CV-2025 Country Meadows of Northampton Associates, LP d/b/a Country Meadows of Bethlehem V Theodore Herbst, III - Miscellaneous - Declaratory Judgment - \$38,871.40

008109-CV-2025 The Estates at Great Bear Community Association V Jaya Rallapalli Sarma Rallapalli - Miscellaneous - Civil Miscellaneous: Other

008142-CV-2025 Pleasant Valley School District V - Miscellaneous - Civil Miscellaneous: Other

008177-CV-2025 Miggys Corp. Six; the Blue Mountain Lake Club V Taylor Group Plumbing Heating Mechanical and Sprinkler, Inc. - Miscellaneous - Civil Miscellaneous: Other

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Wyant, Jeffrey N/Rider Holdings Inc Yacuboski, Marianne M/Yacuboski, Trevor D Lobel, Kerry Meren/Lobel, Bailey Meren Plonski, Henryk/Barragan, Javier Green Pine Revocable Family Trust/White Sand RE LLC

Serafin, Louis Marion III/Serafin, Louis Marion III
Dickerson, Dennis G/Dickerson, Dennis G
Molina, Yochio Mike/Sonmez, Sal Miller
Sanchez, Dariel Cruz/Sawyers, Jassett
Patricia
Monks, Bruce J Est/Spensberger, David
Brendahl, Kim L/Serfass, Matthew Steven
Harris, Courtney Price/Magras, Zachary J
Martino, Gilberto Jr/Byrd, Milan
Spanh, Sandra Est/Gebhardt, William W
Morgan, William Est/Morgan, Karen J
Kennedy, Catharina/Kennedy, Catharina
Quinn, Dorothy M Est/Arredondo, Fernando
Kaelin, Brendan/Quinn, Rasheed
Osborne, Caroline/Gemma, Salvatore
DCHH Holdings LLC/Palermo, John Victor Sr
Zarzosa, Alexander Jesus/Zarzosa, Giovanna
Williams, Tara/Wynn, John
Grabowska, Aneta/Marchese, Salvatore
Almontaser, Adil/Karmouta, Ryan
Potrykus, Mark/Tamburello, Andrea B
Widdis, Alexandra Nicole/Colon, Lisa
Nomad House LLC/Martinez, Melanie
Cahuana, Jose/Pocono Builders USA LLC
Felix A Martinez & Dorothy G Martinez
Irrevocable Asset Protection
Trust/Donovan, Kathleen
Roussos, Kostantinos/Emery, Julie
Polhill, Brian D/Sisk, James H
NLL Property LLC/Gier, Joshua
Hauss, Joseph/Durst, Terry
Yeow, Ken/Yeow, Ken
Hu, Miaojuan/Mediate, John
Fantuzzi, Gregory C/Rosetti, William Jr
Wilson, Kenneth J/Bego Properties LLC
Torres, Carlos Manuel/Weerasinghe,
Harshana
Graber, Lisa/Kahn, Joshua
Tierney, Francis John Est/Tierney, John F
Fleming, Barbara K/Willever, Ashley
Diaz, Eric/Zizzo, Jerome F
Labar, David/Hinduja, Vinay
Graham, Eugenia/Graham, Ferdinand
Poster, Aaron/Gap Pocono Properties LLC
Poster, Aaron/Gap Pocono Properties LLC
Poster, Aaron/Gap Pocono Properties LLC
Graham, Jonathan/Rockoff, Aaron C
Herrick, Richard/Janiec, Edward
Baldwin, Christine/Macpherson, Nolan
Maitra, Tanvi Mukesh/Chellin, Catherine
Franz
Rondinelli, Sam S/JLH Hilltop Ventures LLC
JLFJJ LLC/Kind River Land PA LLC
Kabacinski, Heather/L & B Management
Partners LLC
Danny Lee Vealey Revocable Living
Trust/Gillard, William
Berwick, Matthew/Sameer Kulkarni and
Rasika Kulkarni Joint Living Trust
LTS Homes LLC/Korpita, Gianna
Semente, Candice/Grafal, Candice Diane
Gillard, William/Heron Manimal LLC

Summers, Ian/Perez, Jesus J
Barton, Gerard O/Barton, Gerard O
Schmid, Melonie/Pagano, Christopher
Collins, Julia/Ayala-Faya, Otisha
Bond, Simon/Roenbeck, Joseph Paul
LTS Homes LLC/Brown, Florette
541 Upper Deer Valley LLC/Campbell,
Alexander
Driebe, Charlotte A Est/Nauman, Ronald T
Lusk, David/Rother, Leah
Covetskie, Walter F Est/Belew, Alexander
Houston
Kalimootoo, Chitrakha/Leslie Richard
Kalimootoo and Chitrakha S Kalimootoo
Revocable Living Trust
Kalimootoo, Chitrakha/Leslie Richard
Kalimootoo and Chitrakha S Kalimootoo
Revocable Living Trust
G1 Investment Group LLC/Four Peaks Realty
LLC
Cedillo, Isabel/Mohte Berli Inc
Maksym, John Jr/Parker, Robert Hayes Jr
Gorski, Stanislaw/AF Investing Group
General Land Acquisition Inc/Compass
Geographic LLC
General Land Acquisition Inc/Compass
Geographic LLC
Goncalves, Dominic/Compass Geographic
LLC
Gogoly, Ann/Compass Geographic LLC
Williams, Roger/Compass Geographic LLC
Liu, Qi/Compass Geographic LLC
Todes, Daniel D/Compass Geographic LLC
Mattco/Compass Geographic LLC
Mattco Inc/Compass Geographic LLC
Mattco Inc/Compass Geographic LLC
Masresha, Etsegenet/Compass Geographic
LLC
Pietra, Virgilio/Compass Geographic LLC
Bennett, Shane A/Compass Geographic LLC
Designer Homes Inc/Compass Geographic
LLC
Field, Harold J Jr/Compass Geographic LLC
Pessino, Nely Santos/Compass Geographic
LLC
Joesal Trucking Inc/Edison, Alain
David and Elizabeth Schroeder Family Living
Trust 104 Prophet LLC
Bushkill DG LLC/Howe, Harry Clay
Persaud, Bidesh A/Zambri, Tara
Daning, Thomas D/Cochran, Rachelle Lynn
Fume Inc/AF Investing Group
Myownco Inc/Compass Geographic LLC
Cise, John P/Compass Geographic LLC
Wilkins, Thomas J/Zayas, Amy Colon
Rysztogi, Ronald M/Zayas, Amy Colon
Lare, Carl/Spannagel, Kari
Neilson, Sidnee R/Espinosa, Maria
Duma, Gabriela/Af Investing Group
Medvedskaya, Svetlana/Mustafaev, Umer
Percudani House L P/Rivas, Ramon
Majcher, William Est/Harkins, Nancy J
Krutsick, Joseph J Est/Jagnarine, Stellon

Hildebrand, Ruth P/Dacunha, Pedro Andre
Vincente
Brainy Academy 11 Inc/Pereira, Jose C
Bonded Properties Inc/Mustafaev, Umer
Hughes, Everard V/Silva, Alexandre M
Sekol, Neil T/Wifey LLC
Bartel, Michael/Slocumb-Fells, Tianeshia
Petrovic, Ruzdo/Slocumb-Fells, Tianeshia
Shields, Baldwin A/Pereira, Jose C
Hirsch, John/Mohte Berli Inc
Cajucom, Rolando D/Mohte Berli Inc
Loiacono, Girolamo/Lester, Tommy
Edwards, Michael/Troise, Steven A
Tomczyk, Adam/1250 Brentwood Dr LLC
Kornegay, Andrew/Shylahs Rest & Retreat
LLC
Lindsley, Herbert C/Lupine Development
LLC
Aghayev, Namig/Okumus, Meryem
Designer Homes Inc/Compass Geographic
LLC
Marais Terre Corp/Mayaguari, Beatriz N
Brooks, Jared Evan/Mayaguari, Beatriz N
Begley, Peter/Mayaguari, Beatriz N
Bryant, Mike/Noel, Cheryl L
Sell, Leon M/Scalone, Lawrence Jr
Krzysztof, Lapinski/Scalone, Lawrence Jr
Works of Life International Ministries
Inc/Shields, Antony
Tang, Yongchao/Shields, Antony
Keuler, Daniel W/Fernandez, Nora Helena
Yoo, John/Fernandez, Nora Helena
Paduano, Lawrence A/Fernandez, Nora
Helena
Domocc LLC/Zvarych, Tetyana
Love, Babby/Shields, Antony
Hynes, Michael D/Shields, Antony
Azad, Md Abul Kalam/Af Investing Group
AKS Realty LLC/100 North 9th Street LLC
Morelli, Thomas/Cincotta, David
Sinett Holdings LLC/Rojas, Yasser Yapul
Rustamov, Shuhrat/Sciangula, Dorinda L
Rubin, Susan/Thrasher, Rodney Lee
Lathroum, David L Jr/Arrowhead Lake
Community Association
Silva, Linda/Klemo, Marinela
Silva, Joaquim/Klemo, Leonat
Babcock, Candy/Wachala, Marcin Alfred
Davis, Charles/Bacon, Jennifer
Sommers, Gale/Sommers, Jeffrey T
Dotta, John R Est/Dotta, Anthony J
Ross, Terry L Est/Strelko, Megan
Colello, Wayne/Silva, Mario Roberto Castro
Colletti, Frances/Fichtl, Richard
Smith, Anja K Est/Seltzer, Margaret S
Percaccio, Krysta/Werbell, Zachary B
Mark Spangler Revocable Trust/Bonnie
Spangler Revocable Trust
Gallagher, Sherry L/Sherman, Steven
Ortiz, Victor/Fernandes, Carlos M
Vap Pro LLC/Pratts-Molloy, Leslie
McCollum, Katie/Goldblatt, Erica Danya
Orantes, Diana Guerrero/Acevedo, Dominic

Upton, Michael/Upton, Michael
Zavelskaya, Svetlana/Prasad, Mithil
Carpenter, Jeannette/Bradley, Danielle Ann
Vignone, Christopher/GT Logix LLC
Bibiano, Hudson A/Bibiano, Hudson A
Pineda, Alex/Dempsey, Jonathan
Classic Quality Homes/Corteslorenzo,
Reinaldo
Nolt, Justin/Dutta, Jessica
Samuel, David/Margishvili, Natia
Pocono Mountains Industries/118 Kolb LLC
Reder, David P/D & K Reder Irrevocable
Trust
Reder, David P/D & K Reder Irrevocable
Trust
William J & Mary E McGlone Family
Trust/Wyant, Jeffrey Nelson
Santucci, Andrew William/AF Investing
Group
McDowell, Stacey/Avery, Richard
Schmidt, Andrew Carl/Deoliveira, Joel
Rufino Ribeiro
Mckoy, David A/Deoliveira, Joel Rufino
Ribeiro
Xu, Wenqiang/Moliere Family Trust
Pizzola, Matthew/Franko, Brian
Martinez, Felix F/Martinez, Felix F
Wolfe, Jessica/Oswald, Colton
Powell, Rosemary/Ribando, Nancy Cusack
MJO Investments LLC/Bluestar Construction
LLC
Wolfe, Jessica/Oswald, Colton
John E Friel Family Trust/Puntillo, Emily
Mukherjee, Kingsuk/Desai, Varsha
Jagnarine, Stellon/Onish, Brian D
Rampersad, Deanash/Soman, Rituraj
Glynn, Brendan/Brendan T Glynn Family
Trust
Franks, Mark D/Franks, Mark D
D E & S Properties Inc/Singh, Lakhvir
Atanasio, Jo Ann/439 Cedar Drive LLC
Mohr, James/Stoltzfoos, Henry K
Huberdeau, Cheryl/Desiderio-Huberdeau,
Cheryl
Faught, Donna/Faught, Donna
Griffin, Richard B/Stevenson, Joseph W
Hari, Stephen J/Chiliquinga, Hector G Tarco
Kingdom Trust Company/Justus, Daniel J Jr
Dewland, Irene B/Harney, Timothy
Hartley, Frank Scott/Basch, Michael
Olah, Jeffrey T/Guide, Garrett
Porquin, Roshanna/Zygmunt, Jozef
Kotex Construction LLC/Kieraite, Inga
Manrique, Dagoberto/Hucey, Loleta
Fish, James W/Fish, James W

DIVORCE

008065-CV-2025 Jesse Rodriguez V Juliana Sierra Bedoya - Divorce - Divorce with 1 Count
008072-CV-2025 Michael A Carnegie V Denise A Carnegie - Divorce - Divorce with 1 Count
008091-CV-2025 Danielle Lindner-Cutlip V Keil Cutlip - Divorce - Divorce with 1 Count
008105-CV-2025 Benjamin H Salinas V Peter J Alfis - Divorce - Divorce with 1 Count
008120-CV-2025 Markel Mays V Jessica Mays - Divorce - Divorce with 1 Count
008150-CV-2025 Erica A Reilly; Stephanie Marie Rivera V Joseph Reilly, II - Divorce - Divorce with 1 Count
008060-CV-2025 Michael S Walkowiak V Cara Barnes - Divorce - Divorce with 2 Counts
008077-CV-2025 Michael Granat V Victoria Granat - Divorce - Divorce with 2 Counts
008073-CV-2025 George Kaulfers V Christina Kaulfers - Divorce - Divorce with 3 Counts

SUPPORT

008062-CV-2025 Megan L Campodonico V Erse Britto - Support - Support
008079-CV-2025 Dustin Gerard Thomas V Xihunett Granados - Support - Support
008083-CV-2025 Mark Carter V Marlena Armstrong - Support - Support
008101-CV-2025 Natasha Souchet V Ramon Souchet - Support - Support
008127-CV-2025 Anastasia Olivia Relethford V Eddie Polo Pagan - Support - Support
008130-CV-2025 Alexis Cedeno V Charles Terry III - Support - Support
008133-CV-2025 Emely Ianniri V Pasquale Curatolo - Support - Support
008178-CV-2025 Christina Kaulfers V George Kaulfers - Support - Support
008182-CV-2025 Shardee L Campbell V Jose Ortiz-Gonzalez Jr. - Support - Support

CUSTODY AND VISITATION

008071-CV-2025 George Kaulfers V Christina Kaulfers - Custody - Custody / Partial Custody / Shared Custody / Visitation
008082-CV-2025 Divina Herrera V Johnny Romero - Custody - Custody / Partial Custody / Shared Custody / Visitation
008084-CV-2025 Natasha Souchet V Ramon Souchet - Custody - Custody / Partial Custody / Shared Custody / Visitation
008126-CV-2025 Stephanie Marie Rivera V Andrew Justin Moy - Custody - Custody / Partial Custody / Shared Custody / Visitation
008154-CV-2025 Alexa Cruz V Dave Novajovsky - Custody - Custody / Partial Custody / Shared Custody / Visitation

008064-CV-2025 Erica McKanzie Krystlae Boyd V Dahnai Mackey - Custody - Grandparent/Third Party Complaint for Custody/Partial Custody/Shared Custody/Visitation

PLAINTIFF V DEFENDANT**JUDGMENTS**

008173-CV-2025 Miggy's Corp. Six V Taylor Group Plumbing Heating Mechanical and Sprinkler, Inc. - Judgment - Confession of Judgment: Money-Miscellaneous - \$18,906.60

DEFAULT JUDGMENT**PRAECIPE FOR JUDGMENT**

008088-CV-2025 Ardent Credit Union V Edward McNichol - Judgment - Transfer Judgment - \$43,615.98

JUDGMENT ON TRANSCRIPT

008059-CV-2025 Spruce Hill Farm Property Owners Assoc. V Kristin Hinkle - Judgment / Transcript - \$11,224.78
008061-CV-2025 Locust Lake Village Property Owners' Association V Vincent M. Marucci - Judgment - Judgment / Transcript - \$5,330.32
008104-CV-2025 The Blue Mountain Lake Club V Jeremy Dhountal - Judgment / Transcript - \$3,338.16
008107-CV-2025 The Blue Mountain Lake Club V Jason Emery - Judgment - Judgment / Transcript - \$1,688.92
008112-CV-2025 The Blue Mountain Lake Club V Ethan Riley - Judgment - Judgment / Transcript - \$2,586.70
008128-CV-2025 Westlake Services, LLC, d/b/a Westlake Financial Services V Carlotta Galindez-Thomas - Judgment - Judgment / Transcript
008129-CV-2025 Barclays Bank Delaware V Dylyn Arney - Judgment - Judgment / Transcript - \$6,447.31
008132-CV-2025 Capital One, N.A. V Chris Stewart - Judgment - Judgment / Transcript - \$3,937.34
008134-CV-2025 Barclays Bank Delaware V Osmin A Velasquez - Judgment - Judgment / Transcript - \$1,771.82
008135-CV-2025 Penn Estates Property Owners Association, Inc. V Arsenio Amalbert, Jr; Rosemary Amalbert Tatiana Amalbert - Judgment - Judgment / Transcript - \$3,995.55
008137-CV-2025 Barclays Bank Delaware V Eliora Israel - Judgment - Judgment / Transcript - \$2,213.95
008138-CV-2025 Capital One, N.A. V Devrel S Carter - Judgment - Judgment / Transcript - \$6,163.06

008149-CV-2025 Mariner Finance, LLC V

Khalid Hayat - Judgment - Judgment /

Transcript - \$3,587.77

008157-CV-2025 Penn Estates Property Owners Association, Inc. V Emely Enriquez Milton Bryan Pita - Judgment - Judgment / Transcript - \$4,789.35

008176-CV-2025 Anthony Ali V Kelly Kopp Kristin A Kopp; Marianne Hassing - Judgment - Judgment / Transcript - \$4,064.75

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

008058-CV-2025 Paul Anthony Carmona-Parrish V Commonwealth of PA Dept of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
008117-CV-2025 Jennifer Rosa V Commonwealth of PA Dept of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

008057-CV-2025 Peyser Valerrama V Ableloff Kia - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

CERTIFIED COPY LIENS

008080-CV-2025 Department of Labor and Industry to the Use of the Unemployment Compensation Fund V Cocina Dominicana LLC - Judgment - Certified Copy of Lien - \$13,493.79

008081-CV-2025 Department of Labor and Industry to the Use of the Unemployment Compensation Fund V Meadowbrook Diner LLC - Judgment - Certified Copy of Lien - \$2,660.52

008125-CV-2025 Commonwealth of PA Dept of Labor and Industry to the Use of the Unemployment Compensation Fund V Absolute Plumbing Heating & AC Inc - Judgment - Certified Copy of Lien - \$2,396.26

FEDERAL TAX LIENS

008074-CV-2025 Department of Treasury-Internal Revenue Service V Marvin I Negron Rosemary Negron - Judgment - Federal Tax Lien - \$24,472.68

008075-CV-2025 Department of Treasury-Internal Revenue Service; Commonwealth of PA Dept of Labor and Industry to the Use of the Unemployment Compensation Fund V Anthony T Trezza; Jeana Trezza - Judgment - Federal Tax Lien - \$159,315.77

MUNICIPAL LIENS

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

Bradley-McCabe, Erica/Commonwealth of Pennsylvania/Notr

USAA Federal Savings Bank/Parent, Kevin/Sat

Pennymac Loan Services LLC/Garcia, Jacob/Sat

U S Bank National Association/Boyd, Laura I/Sat

Mortgage Electronic Registration Systems Inc/Brewington, Eugenia/Sat

Mortgage Electronic Registration Systems Inc/Logan, Todd/Sat

Mortgage Electronic Registration Systems Inc/Pogrebnyak, Maria/Sat

Mortgage Electronic Registration Systems Inc/Rosado, Samantha/Sat

Secretary of Housing and Urban Development/Grah, Franck K/Sat

Secretary of Housing and Urban Development/Summers, Ian/Sat

Mortgage Electronic Registration Systems Inc/Baumlin, Gary/Sat

Mortgage Electronic Registration Systems Inc/Stone, Kendell M/Sat

Mortgage Electronic Registration Systems Inc/Reid, Lloyd/Sat

Wells Fargo Bank N A/Coryell, Brett R/Sat

Deleon, Jeffrey/Aqua Finance Inc/Ucc1

Mortgage Electronic Registration Systems Inc/Cardinez, Anthony/Sat

Reish, Gary O/PPL Electric Utilities Corporation/Amen

Klenke, Patricia/Youssouf, Michael/Agre

JPMorgan Chase Bank N A/Seepersad,

Darren/Sat

Smith, Floyd D/Wells Fargo Bank N A/Affd

Mortgage Electronic Registration Systems Inc/Mcelroy, Kevin C/Sat

JPMorgan Chase Bank N A/Ferraz, Jorge/Sat

Mortgage Electronic Registration Systems Inc/Howles, Kevin R/Sat

Mortgage Electronic Registration Systems Inc/Downer, Nakia/Sat

Bond, Timothy/PPL Electric Utilities

Corporation/Misc

David, John P/PPL Electric Utilities

Corporation/Amen

Michel, Richard W/PPL Electric Utilities

Corporation/Amen

Scaltrito, Frank S Jr/PPL Electric Utilities

Corporation/Amen

Mortgage Electronic Registration Systems Inc/Betcourt, Modesto/Sat

Singh, Lakhvir/Singh, Japundee/Powr

Kaur, Kirandeep/Singh, Japundee/Powr

Newrez LLC/Lutz, Linda K/Sat

Sapienza, Jennifer/Commonwealth of

Pennsylvania/Notr

Quality , Home LLC/Athene Annuity and Life

Company/Ucc1

U S Bank Trust National Association/Gross, Travis/Sat
Elie, Kathleen/Blue Ridge Cable Technologies Inc/Rway
Mortgage Electronic Registration Systems Inc/Sartorius, Jeffrey/Sat
Firstrust Bank/Baby Bear Enterprise LLC/Sat
Marchese, Lisa/Marchese, Salvatore/Powr Feneck, Lori/Blue Ridge Cable Technologies Inc/Rway
Hoffman, Laura H/Blue Ridge Cable Technologies Inc/Rway
Tweedy LLC/Blue Ridge Cable Technologies Inc/Rway
Dross, Colin T/Blue Ridge Cable Technologies Inc/Rway
Pennsylvania-American Water Company/Blue Ridge Cable Technologies/Rway
U S Bank National Association/Boyd, Laura I/Sat
U S Bank National Association/Traci Meakem Richmond Revocable Trust/Sat
Mortgage Electronic Registration Systems Inc/Pfeifer, Viktor/Sat
PNC Bank National Association/Washington, William/Sat
PHH Mortgage Corporation/Delaurenzo, Crystal B/Sat
Miles, Martin/Watercress Financial Group LLC/Ucc1
Amerihome Mortgage Company LLC/Diangelis, Keri/Sat
Utilities Employees Credit Union/Trilleras, Leyda/Sat
Citizens Bank N A/Kiprovska, Alen/Sat
Branch Banking and Trust Company/Guernsey, Raymond C/Sat
Kahn, Mirtha/Kahn, Joshua/Powr Trap Enterprises L L C/Dime Bank/Arnt
Trap Enterprises L L C/Dime Bank/Ucc1
Pennsylvania Housing Finance Agency/Beck, Pamela F/Sat
Fidelity Deposit and Discount Bank/Tucker, Jason W H/Sat
Mortgage Electronic Registration Systems Inc/Shivers, Barbara/Sat
Mortgage Electronic Registration Systems Inc/Chieffo, Salvatore M/Sat
BMJ Mortgage L P/Commonwealth of Pennsylvania/Cond
Mount Airy , LLC/Blue Ridge Cable Technologies Inc/Rway
Mortgage Electronic Registration Systems Inc/Dicandia, Joseph Charles/Sat
Mortgage Electronic Registration Systems Inc/Derek Anthony LLC/Sat
PNC Bank National Association/Ketterer, Deborah/Sat
ESSA Bank/Wetze, George Joseph/Sat
ESSA Bank/Sawicki, Mary Jane/Sat
ESSA Bank/Tietjen, James J/Sat
ESSA Bank/Ring, Rachel J/Sat

PNC Bank National Association/Batas, Isidoros/Sat
PNC Bank National Association/Martin, James J/Sat
PNC Mortgage/Warren, David R/Sat
Feinberg, Adrielle/Commonwealth of Pennsylvania/Notr
MV Realty of Pennsylvania/Goldstein, Harold/Sat
Pennsylvania Housing Finance Agency/Beck, Pamela F/Sat
Mortgage Electronic Registration Systems Inc/Polovets, Oleg/Sat
Mortgage Electronic Registration Systems Inc/Lamzoudi, Khadija/Sat
Wells Fargo Bank National Association/McGillian, Joseph M/Sat
Trexler Veterans Initiative LLC/Trexler Veterans Initiative LLC/Maps
Trexler Veterans Initiative LLC/Trexler Veterans Initiative LLC/Maps
ESSA Bank/Setar, Lynda M/Sat
Mortgage Electronic Registration Systems Inc/Walgren, Dean/Sat
Lowe, William/Nasa Federal Credit Union/Ucc1
Mortgage Electronic Registration Systems Inc/Otero, Genaro/Sat
First Northern Bank and Trust Co/Missal, John P/Sat
Lupine Development LLC/Miller, Robert B/Arnt
Legacy Mortgage Asset Trust 2019-Rpl3/Dailey, Douglas W Jr/Sat
100 North 9th Street LLC/AKS Realty Limited Liability Company/Asle
100 North 9th Street LLC/AKS Realty Limited Liability Company/Asig
Harrisburg Bookkeeping LLC/A & M Property Holdings LLC/Sat
The Route 209 Partnership/The Route 209 Partnership/Maps
The Route 209 Partnership/The Route 209 Partnership/Maps
Wilmington Savings Fund Society FSB/Dyck-Oneal Inc/Powr
PSF2 Trust Series 2023-2/Toubi, Jacob/Sat
Penn Vista Associates LLC/Fessenden, Timothy B/Rele
Penn Vista Associates LLC/Harris, Wesley/Rele
Mortgage Electronic Registration Systems Inc/Bonnin, Janis A/Sat
U S Bank National Association/Murphy, Charles Iv/Sat
Mortgage Electronic Registration Systems Inc/Hansen, Patrick J/Sat
Citizens Bank N A/Barry, Erica/Sat
Firstrust Bank/Pocono 57 Management Corp LLC/Sat
Bank of America N A/Bruneio, James A Sr/Sat

New Glenbrook East II L P/Northfield
Bank/Ucc3cont
Mortgage Electronic Registration Systems
Inc/Gannon, Richard J/Sat
Mortgage Electronic Registration Systems
Inc/Henry, Guy W/Sat
Bank of America N A/Blackmon, Edna L/Sat
Mortgage Electronic Registration Systems
Inc/Pillier, Luis R/Sat
Citizens Bank N A/Focarelli, Gianfranco/Sat
Klingel, Darlene A/PPL Electric Utilities
Corporation/Amen
Mortgage Electronic Registration Systems
Inc/Frias, Angel/Sat
Wells Fargo Bank N A/Alvarez, Marco/Sat
Polish & Slavic FCU/Okrasinska, Iwona/Sat
Possinger, Joshua/PPL Electric Utilities
Corporation/Misc
Mortgage Electronic Registration Systems
Inc/Cmarada, Stephen/Sat
Gallagher, Sherry/Gallagher, Sherry/Trms
Mortgage Electronic Registration Systems
Inc/Augustine, Anne L/Sat
Mountain Vista Partners LLC/Ortiz,
Victor/Rele
Nunez, Carlos A/Ortiz, Victor/Sat
U S Bank National Association/Select
Portfolio Servicing Inc/Power
U S Bank Trust Company National
Association/Juliano, David J/Sat
Mortgage Electronic Registration Systems
Inc/Larsen, Eric L/Sat
Prime Funding Group LLC/A & M Property
Holdings LLC/Sat
Pocono Family YMCA/Pocono Family
YMCA/Dec
Geisinger System Services/Weltmer,
Todd/Corder
Secretary of Housing and Urban
Development/Hussein, Imzan/Sat
Secretary of Housing and Urban
Development/Brown, Lisa Michelle/Sat
Wells Fargo Bank N A/Duggan, Kevin M/Sat
Recycle Logistics Holdings
LLC/Commonwealth of Pennsylvania/Misc
Mithil, Neethi/Prasad, Mithil/Power
Redevelopment Authority of the County of
Monroe/Keeth, Karen/Sat
Redevelopment Authority of the County of
Monroe/Fontanez, Sussette/Sat
Redevelopment Authority of the County of
Monroe/Fontanez, Sussette/Sat
Redevelopment Authority of the County of
Monroe/Pratt, Rodell E/Sat
Redevelopment Authority of the County of
Monroe/Pratt, Rodell E/Sat
Mortgage Electronic Registration Systems
Inc/Freitas, Erick/Sat
Mauch Chunk Trust Company/Dougherty,
Thomas J/Sat
Mortgage Electronic Registration Systems
Inc/Maxwell, Christopher/Sat
Kiavi Funding Inc/Baikal Construction
LLC/Sat
Appleby, Daniel/PPL Electric Utilities
Corporation/Amen
Mortgage Electronic Registration Systems
Inc/Cardona, William/Sat
Truist Bank/Shosh, David/Sat
Powell, Rosemary/Powell, Craig/Power
Mortgage Electronic Registration Systems
Inc/Diaz, Regino/Sat
Mortgage Electronic Registration Systems
Inc/Sharkaeva, Zulfiya/Sat
Mortgage Electronic Registration Systems
Inc/Schaeffer, Stephen/Sat
Mortgage Electronic Registration Systems
Inc/Fitzgerald, Joshua/Sat
Citizens Bank N A/Wells, Jeffrey F/Sat
Mortgage Electronic Registration Systems
Inc/Hamidovic, Smail/Sat
Mortgage Electronic Registration Systems
Inc/Kornegay, Andrew J/Sat
Wells Fargo Bank N A/Bate, Elizabeth/Sat
Wells Fargo Bank N A/Brybag, Denise M/Sat
U S Bank National Association/Hussein,
Imzan/Sat
Mortgage Electronic Registration Systems
Inc/Thomas-Moore, Kelly/Sat
Select Portfolio Servicing Inc/Porton,
Thomas J/Sat
U S Bank Trust Company National
Association/Figueroa, Jacqueline/Sat
U S Bank Trust Company National
Association/Soto, Anthony/Sat
Wells Fargo Bank N A/Sibilia, John/Sat
Utilities Employees Credit Union/Caruso,
Joseph/Sat
Secretary of Housing and Urban
Development/Purcell, Jeffrey/Sat
First Northern Bank and Trust Co/Griffith,
Scott D/Sat
Motko, Dennis/Citizens & Northern
Bank/Affd
Northeast Pennsylvania SMSA Limited
Partnership/VB Acquisitions LLC/Memo
First Northern Bank and Trust Co/Lewis,
Lawrence/Sat
First Northern Bank and Trust Co/Thomas,
Ashley/Sat
First Northern Bank and Trust Co/Strunk,
Michael J Jr/Sat
Gilbert 116 Group LLC/Mauch Chunk Trust
Company/Agre
Weidenbaum, Anne/PPL Electric Utilities
Corporation/Misc
DEPG Mosier Associates L P/Exchangeright
Net-Leased All-Cash 12 Dst/Misc
First Northern Bank and Trust Co/Perfetti,
Guy W/Sat
First Northern Bank and Trust
Co/Courtright, Daniel J/Sat
Mirzai, Christopher M/Pocono Summit
Apartments LLC/Sat

JPMorgan Chase Bank N A/Howard, George
A/Sat
Mortgage Electronic Registration Systems
Inc/Romero, Tatiana Mae Lino/Sat
Pintal, Mariusz/Pintal, Mariusz/Maps
Mortgage Electronic Registration Systems
Inc/Alderfer, Michael/Sat
Lakeview Loan Servicing LLC/Altreche,
Nelson/Sat
Sun Valley Lake Inc/Hari, Stephen J/Rightfr
Mortgage Electronic Registration Systems
Inc/Driscoli, Robert/Sat
Wayne Bank/Touka Hibachi Steak House
Inc/Sat
Pennsylvania Housing Finance
Agency/Carrelli, Marguerite/Sat
First Keystone Community Bank/Linuci,
Barbara A/Sat
First Keystone Community Bank/Llasi,
Richard N/Sat
First Keystone Community Bank/JP Property
Buyers LLC/Sat
First Keystone Community Bank/Foti, Daniel
Jr/Sat
First Keystone Community Bank/Gould,
Russell A/Sat
First Keystone Community
Bank/Ksiaskiewicz, Joseph F/Sat
First Keystone Community
Bank/Ksiaskiewicz, Joseph F/Trms
First Keystone Community Bank/6085
Boardwalk LLC/Sat
Mortgage Electronic Registration Systems
Inc/Gega, Genci/Sat
Mortgage Electronic Registration Systems
Inc/Burek, Przemyslaw W/Sat
Mortgage Electronic Registration Systems
Inc/Coletti, Steven L/Sat
Mortgage Electronic Registration Systems
Inc/Martino, Gilberto Jr/Sat
U S Bank N A/Rendano, Jeffrey/Sat
Wells Fargo Bank N A/Charles, Gervais
M/Sat
Yacuboski, Marianne M/Yacuboski, Cheryl
L/Rvoc

MORTGAGES
GRANTOR/GRANTEE

Kulesza, Catherine Louise/Mortgage
Electronic Registration Systems Inc
Ramirez, Oswaldo/Secretary of Housing and
Urban Development
Seabron, William J/Secretary of Housing
and Urban Development
Jackson, Joseph/PNC Bank National
Association
Yacuboski, Trevor D/Utilities Employees
Credit Union
Simon, Garvey/Secretary of Housing and
Urban Development
Lobel, Bailey Meren/Mortgage Electronic
Registration Systems Inc

Vandewater, Darla S/Mortgage Electronic
Registration Systems Inc
Barragan, Javier/Mortgage Electronic
Registration Systems Inc
Murray, Jeffrey Jr/Secretary of Housing and
Urban Development
Carey, Haley Renee/Secretary of Housing
and Urban Development
Wood, Justin/Wells Fargo Bank N A
White Sand Re LLC/Mortgage Electronic
Registration Systems Inc
Hinton, Robert G/Citizens Bank N A
Ahmed, Asya/Carrington Mortgage Services
LLC/Modm
Pratt, Rodel E/Mortgage Electronic
Registration Systems Inc
Sonmez, Sal Miller/Mortgage Electronic
Registration Systems Inc
Merced, Jorel C/Secretary of Housing and
Urban Development
Ferraro, James V/Miller, Robert B
Sawyers, Jassett Patricia/Mortgage
Electronic Registration Systems Inc
Serfass, Matthew Steven/Mortgage
Electronic Registration Systems Inc
Magras, Zachary J/Mortgage Electronic
Registration Systems Inc
Byrd, Milan/Mortgage Electronic
Registration Systems Inc
Washington, William/Mortgage Electronic
Registration Systems Inc
Vargas, Nicolas/Newrez LLC/Modm
Quinn, Rasheed/Mortgage Electronic
Registration Systems Inc
Palermo, John Victor Sr/Mortgage
Electronic Registration Systems Inc
Blundell, Graham/Mortgage Electronic
Registration Systems Inc
Marchese, Salvatore/Mortgage Electronic
Registration Systems Inc
Lauture, Nixon/Mortgage Electronic
Registration Systems Inc
Karmouta, Ryan/Fidelity Deposit & Discount
Bank
Faulkner, Dean/JPMorgan Chase Bank N A
Colon, Lisa/SWBC Mortgage Corp
Martinez, Melanie/Mortgage Electronic
Registration Systems Inc
Martinez, Melanie/Redevelopment
Authority of the County of Monroe
Bellinger, Shermean/Mortgage Electronic
Registration Systems Inc
Hemsworth, Maryanne/Mortgage
Electronic Registration Systems Inc
Donovan, Kathleen/Mortgage Electronic
Registration Systems Inc
Emery, Julie/Fidelity Deposit & Discount
Bank
Pillier, Luis Ramon/Mortgage Electronic
Registration Systems Inc
Carty, Timothy S/Mortgage Electronic
Registration Systems Inc

Eckard, Sandra Jean/Mortgage Electronic Registration Systems Inc
Mediate, John/Mortgage Electronic Registration Systems Inc
Mariso, Flo Esabel/Mortgage Electronic Registration Systems Inc
Rodrigues, Megann/Mortgage Electronic Registration Systems Inc
Juarez, Oscar/Mortgage Electronic Registration Systems Inc
Bell-Lee, Bertha/Mortgage Electronic Registration Systems Inc
Weerasinghe, Harshana/Fidelity Deposit & Discount Bank
Kahn, Joshua/Mortgage Electronic Registration Systems Inc
Trap Enterprises L L C/Dime Bank
Willever, Ashley/Mortgage Electronic Registration Systems Inc
Loux, Carol Ann/Members , St Federal Credit Union
Hinduja, Vinay/Mortgage Electronic Registration Systems Inc
Arnick, Rachid Alex/Horizon Farm Credit
Hushour, Kimberly A/Fulton Bank N A
Rockoff, Aaron C/Mortgage Electronic Registration Systems Inc
Rockoff, Aaron C/Mortgage Electronic Registration Systems Inc
Macpherson, Nolan/Mortgage Electronic Registration Systems Inc
Raskin, Scott Andrew/Fourleaf Federal Credit Union
Sameer Kulkarni and Rasika Kulkarni Joint Living Trust/Mortgage Electronic Registration Systems Inc
Perez, Jesus J/JPMorgan Chase Bank N A
Pagano, Christopher/Fidelity Deposit & Discount Bank
Ayala-Faya, Otisha/Mortgage Electronic Registration Systems Inc
Roenbeck, Joseph Paul/ESSA Bank
Brown, Florette/Mortgage Electronic Registration Systems Inc
Campbell, Alexander/Community Bank Na
Nauman, Ronald T/Driebe, Charlotte A Est
Rother, Leah/ESSA Bank
Macgregor, Joanne/Coastal Community Bank
Belew, Alexander Houston/Mortgage Electronic Registration Systems Inc
Carrelli, Marguerite/Mortgage Electronic Registration Systems Inc
Gatto, Samantha/Dart Collateral Manager LLC
Stewart, Joseph/Dart Collateral Manager LLC
Morales, Yvette D/Mortgage Electronic Registration Systems Inc
Sinche-Palta, Angelica/Secretary of Housing and Urban Development
Jones, Lisa J/ESSA Bank

Cochran, Rachelle Lynn/Mortgage Electronic Registration Systems Inc
Harkins, Nancy J/Mortgage Electronic Registration Systems Inc
Dacunha, Pedro Andre Vincente/Mortgage Electronic Registration Systems Inc
Hineline, Robert H/First Northern Bank and Trust Co
El-Bassiouni, Alexa/Dart Collateral Manager LLC
Gonzalez, Janet/First Keystone Community Bank
Lupine Development LLC/Miller, Robert B
100 North 9th Street LLC/AKS Realty Limited Liability Company
Rojas, Yasser Yapul/Mortgage Electronic Registration Systems Inc
Sciangula, Dorinda L/Mortgage Electronic Registration Systems Inc
Thrasher, Rodney Lee/Navy Federal Credit Union
Horvath, Robert S/First Keystone Community Bank
Rivera, Cisco/People First Federal Credit Union
Stewart, Dwight C/Mortgage Electronic Registration Systems Inc
Stewart, Dwight C/Secretary of Housing and Urban Development/Subm
Gardner, Mershon M/Navy Federal Credit Union
Strelko, Megan/Mortgage Electronic Registration Systems Inc
Silva, Mario Roberto Castro/Baxter Credit Union
Michael-Melis, Lucinda/Mortgage Electronic Registration Systems Inc
Loverdi, Jessica A/PNC Bank National Association
Werbell, Zachary B/Fidelity Deposit & Discount Bank
Lapenna, Christopher/Mortgage Electronic Registration Systems Inc
Fernandes, Carlos Manuel/Mortgage Electronic Registration Systems Inc
Pratts-Molloy, Leslie/Mortgage Electronic Registration Systems Inc
Goldblatt, Erica Danya/Mortgage Electronic Registration Systems Inc
Acevedo, Dominic/Mortgage Electronic Registration Systems Inc
Ruffin, Barbara/Redevelopment Authority of the County of Monroe
Ruffin, Barbara/Redevelopment Authority of the County of Monroe
Lucas, David N/Mortgage Electronic Registration Systems Inc
Hawk, Brenda/ESSA Bank
Atkinson, Paul/Dart Collateral Manager LLC
Upton, Michael/Mortgage Electronic Registration Systems Inc
Prasad, Neethi/Mortgage Electronic Registration Systems Inc

Roman, Keri E/Redevelopment Authority of the County of Monroe
Feliciano, Christopher D/ESSA Bank
Pinson, Eugene V/People First Federal Credit Union
Dempsey, Jonathan/Mortgage Electronic Registration Systems Inc
Corteslorenzo, Reinaldo/Mortgage Electronic Registration Systems Inc
Dutta, Jessica/Mortgage Electronic Registration Systems Inc
118 Kolb LLC/JPMorgan Chase Bank N A
Wyant, Jeffrey Nelson/Mortgage Electronic Registration Systems Inc
Edwards, Margaret D/Mortgage Electronic Registration Systems Inc
Kerker, Glen/Mortgage Electronic Registration Systems Inc
Franko, Brian/Mortgage Electronic Registration Systems Inc
Himmelreich, Melissa C/Mortgage Electronic Registration Systems Inc
Glenn, Gene A Sr/Mortgage Electronic Registration Systems Inc
Walker, Daniel John/Mortgage Electronic Registration Systems Inc
Nimmons, Daniel/Utilities Employees Credit Union
Oswald, Colton/Mortgage Electronic Registration Systems Inc
Warner, Barry/ESSA Bank & Trust
Utley, Wayman B/Mortgage Electronic Registration Systems Inc
Soulinin, Phoenix/New American Funding LLC
Mainer, Dorrell E/Loandepot.Com LLC/Modm
Payan, Bruce/Rocket Mortgage LLC/Modm
Moonsammy, Shalini/Citizens Bank N A
Onish, Meghan E/Mortgage Electronic Registration Systems Inc
Soman, Rituraj/Mortgage Electronic Registration Systems Inc
Singh, Lakhvir/Mortgage Electronic Registration Systems Inc
Diaz, Hector L/Mortgage Electronic Registration Systems Inc
Stoltzfoos, Henry K/Bank of Bird-In-Hand
Gelato, Blake S/Mortgage Electronic Registration Systems Inc
Jones, Lisa J/ESSA Bank
Guide, Garrett/Mortgage Electronic Registration Systems Inc
Ferraro, James/Miller, Robert B
Jimbar Investments LLC/Miller, Robert B
Bukchin, Meir I/PHH Asset Services LLC, Asgn
Mendez, Julio/PHH Asset Services LLC, Asgn
Falcon, Angel F/Lakeview Loan Servicing LLC, Asgn
Gowon, Sharon/Nationstar Mortgage LLC, Asgn

Gable, Donna J/Planet Home Lending LLC, Asgn
Meier, Raymond J/Nationstar Mortgage LLC, Asgn
Moise, Adrian C/MCLP Asset Company Inc, Asgn
Castillo, Jorge Vera/First National Bank of America, Asgn
Stengel, Brian/Nationstar Mortgage LLC, Asgn
Sorbat, Andrey/Regions Bank, Asgn
Klinger, Harlan E/Residential Credit Opportunities Trust X-C, Asgn
Lake, Briana Synarrah Chitrarie/Pennymac Loan Services LLC, Asgn
Pacheco, Monique/Goldman Sachs Mortgage Company, Asgn
MTGLQ Investors L P/Legacy Mortgage Asset Trust 2019-RPL3, Asgn
Wells Fargo Bank N A/Nationstar Mortgage LLC, Asgn
Finocchio, Joseph A/Rocket Mortgage LLC, Asgn
Sperling-Horowitz, Daniel/Nationstar Mortgage LLC, Asgn
Pocono Mountain Homestay LLC/Mortgage Electronic Registration Systems Inc, Asgn
Roberson, Patrick/Planet Home Lending LLC, Asgn
Wells Fargo Bank N A/JPMorgan Chase Bank National Association, Asgn
Neil, Uton L/Nationstar Mortgage LLC, Asgn
Kone, Mamadou/Pennymac Loan Services, Asgn
Boateng, Jacqueline/Nationstar Mortgage LLC, Asgn
Dunn, Tyrone Robert/Data Mortgage Inc, Asgn
Porton, Thomas J/Select Portfolio Servicing Inc, Asgn
Figueroa, Jacqueline/U S Bank Trust Company National Association, Asgn
Soto, Anthony/U S Bank Trust Company National Association, Asgn
Cambanaos, Nicholaos/Select Portfolio Servicing Inc, Asgn
Chorna, Oleksandra/United Wholesale Mortgage LLC, Asgn
Pinnock, Bianca/Lakeview Loan Servicing LLC, Asgn
Sculley, Sean/Freedom Mortgage Corporation, Asgn
Agnant, Irving/Planet Home Lending LLC, Asgn
Cool, Maryanne/Real Time Resolutions Inc, Asgn

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 004021 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH-EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN tract, piece or lot of land situated in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 30 as shown on a map entitled Final Plan of Mountain View Estates, as recorded in Plot Book Volume 68, Page 92, bounded and described as follows, to wit:

BEGINNING at an iron pin in the Southerly side of Colleen Drive, being a corner of Lot No. 29, Mountain View Estates; thence along Lot No. 29, South 11 degrees 16 minutes 38 seconds West

(Magnetic Meridian) for 423.44 feet to an iron in the Northerly right-of-way of Pennsylvania Route 115, L.R. 45049, S.R. 115; thence in the Northerly right-of-way of Pennsylvania Route No. 115, L.R. 45049, S.R. 115 on a curve to THE right having a radius of 1,607.28 feet and an arc length of 214.77 feet to an iron in the Northerly right-of-way of Pennsylvania Route No. 115,

L.R. 45049, S.R. 115, and a corner of Lot No. 31, Mountain View Estates; thence along Lot No. 31, the following two courses and distances:

1. North 26 degrees 13 minutes 25 seconds East for 234.71 feet to an iron; 2. North 02 degrees 50 minutes 00 seconds West for 150.00 feet to an iron in the Southerly side of Colleen Drive; thence along the Southerly side of Colleen Drive, the following two courses

And distances:

1. On a curve to the right having a radius of 325.00 feet and an are length of 80.04 feet to

an iron; 2. South 78 degrees 43 minutes 22 seconds East for 107.39 feet to the place of beginning.

BEING Lot No. 30 as shown on the above described plan.

Being the same premises which Philippe Hogu by deed dated July 28, 2021 and September 20, 2021 in Book 2588 at Page 6758, as Instrument No. 202132236, Granted and conveyed unto 109 Colleen

Dr Holdings LLC, as Sole Owner, in fee.

Address: 109 Colleen Drive, Tunkhannock, PA 18610

Tax ID 20.90009

Pin No. 20632100931170

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: 109 Colleen Dr Holdings LLC

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Edward J. McKee, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 450 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4as

sets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN lot/lots, parcel or piece of ground situated in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania being Lot No. 275, Section F as shown on map of A Pocono County Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book 19, Pages 11,13 and 15.

PARCEL NO. 038C.1.147

BEING the same premises which Anthony Roman and Brenda Roman, husband and wife, by Deed dated 02/10/2021 and recorded 02/12/2021 in the Office of the Recorder of Deeds in and for the County of Monroe in Record Book 2569, Page 2301, granted and conveyed unto ABC Pocono Prime LLC.

6189 Colonial Lane, Tobyhanna, PA 18466

Tax Parcel Number: 03.8C.1.147

Tax PIN: 03635814333400

Sale No:

Nicole M. Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$239,606.45

Premise Being: 6189 Colonial Lane, Tobyhanna, PA 18466

Seized and sold as the property of ABC Pocono Prime LLC Judgment Number 000450-CV-2025 (U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Trustee on behalf of PRP 2022-INV1 Trust v ABC Pocono Prime LLC), with a judgment amount of \$239,606.45.

Dated: August 20, 2025

/S/ Nicole M. Francese

X Nicole M. Francese, Esq. (332253)

Friedman Vartolo LLP

Attorneys for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(T) (212) 471-5100

(F) (212) 471-5150

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ABC Pocono Prime LLC**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the proper-

ty sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Nicole M. Francese, Esquire

Sheriff's Office

Stroudsburg, PA

Jason Costanzo, Sheriff's Solicitor

Dec 26, Jan 2, 9

Sheriff's Sale

OF VALUABLE

REAL ESTATE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 003858 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 29, 2026

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF POLK, COUNTY OF MONROE AND OF COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS LOT NO. 12, SECTION 2, AS SHOWN ON A PLAT KNOWN AS POCONO PLEASANT VALLEY LAKE ESTATES AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONROE, IN MAP BOOK 20 PAGE 83.

BEING THE SAME PREMISES which Robert J. Trivett, Jr., as Executor of the Estate of Robert J. Trivett, by Deed dated 1/14/2022 and recorded in the Office of the Recorder of Deeds of Monroe County on 1/18/2022 in Deed Book Volume 2599, Page 6136, Instrument

202201937, granted and conveyed unto Malissa A. Close.

IMPROVEMENTS: Residential property.

TAX CODE NO. 13.10C.1.25

PIN # 13621902693567

BEING known as 523 Sumac Court, Kunkletown, Pennsylvania 18058

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Malissa A. Close**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Harry B. Reese, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 007488 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land situ-

ate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, designated as Lot No. 9 on a map of Green Road Estates as recorded in the Office for the Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 48, Page 51.

TOGETHER WITH the right of ingress, egress and regress to Township Route 589 upon a right-of-way to be constructed by Grantor or Grantor's successors in title upon Tract #10. Such right-of-way shall allow Grantee, his heirs and assigns access to said road at a point along the common boundary between the premises herein conveyed and Tract #10 at a point along the common boundary line no greater than 350 feet from the middle of Township Route 589. Grantee, his heirs and assigns, shall have the duty to ratably share the expense of maintenance of said right-of-way in common with Grantor, its successors and assigns.

BEING THE SAME PREMISES which David Lobato, Sr. and Doris Lobato, husband and wife, and David Lobato Sr., in trust for John Lobato and David Lobato, Jr. by Deed dated March 21, 2006 and recorded on April 3, 2006, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2262 at Page 7657, as Instrument No. 200613816 granted and conveyed unto Diane D. Daveiga and Darryl Tomer, wife and husband. The said Diane D. Daveiga departed this life on or about March 18, 2013, thereby vesting title to Darryl Tomer, by operation of law. The said Darryl Tomer departed this life on or about March 17, 2022. The Kings County Surrogate's Court of New York has confirmed that no estate has been raised. Upon information and belief, his known surviving heirs are Ikki Daveiga, Kaseam Daveiga and Resean Thrower. Whereby operation of law, title vested in Ikki Daveiga, as Surviving Heir of Darryl Tomer, Deceased, Kaseam Daveiga, as Surviving Heir of Darryl Tomer, Deceased, Resean Thrower, as Surviving Heir of Darryl Tomer, Deceased and Unknown Surviving Heirs of Darryl Tomer, Deceased.

Being Known as 2279 Green Road f/k/a 9/5 Green Roads Estates, Tobyhanna, PA 18466
Tax Code No. 03.7.1.23-3
Map No. 03635602768210
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Ikki Daveiga, as Surviving Heir of Darryl Tomer, Deceased, Kaseam Daveiga, as Surviving Heir of Darryl**

Tomer, Deceased, Resean Thrower, as Surviving Heir of Darryl Tomer, Deceased and Unknown Surviving Heirs of Darryl Tomer, Deceased

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Robert W. Williams, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3670 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

**AFTER AUCTION
LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 410, Section F as shown on map of A Pocono Country Place on file in the Recorder of Deeds Office at Strouds-

burg, Pennsylvania, in Plat Book No. 19 at Pages 11, 13 and 15.

BEING Lot No 410 as shown on said Plan.

BEING known as 6330 Ventnor Drive.

BEING County Parcel 03.8C.1.339.

BEING the same premises conveyed to Aastha Homes, LLC, under Deed from Dynasty Custom Homes, Inc., dated 01/11/2019, recorded in the Monroe Recorder of Deeds Office on 01/14/2019 in Deed Book 2522, Page 9966.

BEING the same premises which Aastha Homes LLC by Deed dated February 6, 2024 and recorded in the Official Records of Monroe County on February 9, 2024 in Deed Book Volume 2645, Page 239, as Instrument 202403122 granted and conveyed unto Elisa Holdings LLC.

6330 Ventnor Drive, Tobyhanna, PA 18466
Tax Parcel Number: 03.8C.1.339, Tax PIN: 03635814440199

Sale No:

Nicole M. Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$265,844.68

Premise Being: 6330 Ventnor Drive, Tobyhanna, PA 18466

Seized and sold as the property of Elisa Holdings LLC Judgment Number 003670-CV-2025 (Investor Mortgage Finance LLC v Elisa Holdings LLC), with a judgment amount of \$265,844.68.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Elisa Holdings LLC TO ALL PARTIES IN INTEREST AND CLAIMANTS:
Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Nicole M. Francese, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 005033 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

**AFTER AUCTION
LEGAL DESCRIPTION**

ALL THAT CERTAIN TRACT, PIECE OR LOT OF LAND SITUATED IN THE TOWNSHIP OF TUNKHANNOCK, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 64 AS SHOWN ON A MAP ENTITLED FINAL PLAN MOUNTAIN TERRACE ESTATES AT TUNKHANNOCK, RECORDED IN PLOT BOOK VOLUME 74, PAGE 38, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON IN THE NORTHERLY RIGHT-OF-WAY MOUNTAIN TERRACE DRIVE, BEING A CORNER OF LOT NO. 63 N 38 DEGREES 47' 31" W (MM) FOR 318.90 FEET TO AN IRON IN LINE OF LANDS OF W.T. FAMILY CAMPING, INC., THENCE ALONG LANDS OF W.T. FAMILY CAMPING, INC., N 62 DEGREES 31' 01" E FOR 163.17 FEET TO AN IRON, A CORNER OF LOT NO. 65, THENCE ALONG LOT NO. 65, S 38 DEGREES 47' 31" E FOR 296.90 FEET TO AN IRON IN THE NORTHERLY RIGHT OF WAY OF MOUNTAIN TERRACE DRIVE, THENCE IN NORTHERLY RIGHT-OF-WAY OF MOUNTAIN TERRACE DRIVE S 51 DEGREES 12' 29" W FOR 160.00 FEET TO THE PLACE OF BEGINNING.

BEING the same premises which Thomas Grempel, Jr., by Deed dated March 24, 2016 and recorded in the Official Records of Monroe County on April 1, 2016 in Deed Book Volume 2469, Page 2722, granted and conveyed unto Thomas Grempel, Jr and Gail R. Grempel, husband and wife.

3122 Mountain Terrace Dr, Blakeslee, PA 18610

Tax Parcel Number: 20.96385

Pin Number: 20632200113229

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: \$229,196.81

Premise Being: 3122 Mountain Terrace Dr, Blakeslee, PA 18610

Seized and sold as the property of Gail R. Grempel, Thomas Grempel Jr. Judgment Number 005033-CV-2022 (U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V v Thomas Grempel Jr and Gail Grempel)

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Gail R. Grempel and Thomas Grempel, Jr.

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Robert Flacco, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3341 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PUR-

CHASE PRICE OR SHERIFF'S COSTS, WHICH-
EVER IS HIGHER TO BID4ASSETS BY WIRE
TRANSFER NO LATER THAN 4:00PM THE DAY
AFTER AUCTION
LEGAL DESCRIPTION

PARCEL 1

ALL THAT CERTAIN piece or parcel or tract of land, situate, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, and being Lot No. 302 on the map or plan bearing title or legend "Section A. Locust Lake Village, Tobyhanna Township, Monroe County, Pennsylvania, Scale: 1" equals 100' 7 June, 1963, Revised 12 July, 1963, Leo A. Achterman, Jr. P.E. East Stroudsburg, Pa.", bounded and described as follows, to wit:

BEGINNING at an iron pipe in the westerly line of Wagner Way, and at the northeasterly corner of Lot No. 301 on said map; thence North 7 degrees 10 minutes 20 seconds, East along the said westerly line of said Wagner Way for a distance of one hundred ten (110) feet to an iron pipe in the southeasterly corner of Lot No. 303; thence North 82 degrees 49 minutes 40 seconds West along the line dividing Lots Nos. 302 and 303 for a distance of 173.98 feet to a point; thence South 19 (erroneously stated as 10 in prior deed) degrees 6 minutes 10 seconds East along the line dividing Lots Nos. 302 and 327 for a distance of 122.67 feet to a point; thence South 82 degrees 49 minutes 40 seconds East along the line dividing Lots Nos. 301 and 302 for a distance of 119.67 feet to a point, the place of BEGINNING.

PARCEL 2

ALL THAT CERTAIN piece or parcel or tract of land, situate, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, and being Lot No. 303 on the map or plan bearing title or legend "Section A Locust Lake Village, Tobyhanna Township, Monroe County, Pennsylvania, Scale: 1" equals 100', 7 June, 1963, Revised 12 July, 1963, Leo A. Achterman, Jr. P.E., East Stroudsburg, Pa.", bounded and described as follows, to wit:

BEGINNING at an iron pipe in the westerly line of Wagner Way and at the northeasterly corner of Lot No. 302 on said map; thence North 7 degrees 10 minutes 20 seconds East along the said westerly line of said Wagner Way for a distance of 90 feet to an iron pipe at the southeasterly corner of Lot No. 304; thence North 82 degrees 49 minutes 40 seconds West along the line dividing Lots Nos. 303 and 304

for a distance of 180 feet to a point; thence South 7 degrees 10 minutes 20 seconds West along the line dividing Lots Nos. 303 and 326 for a distance of 77.79 feet to a point; thence South 19 degrees 6 minutes 10 seconds East along the line dividing Lots Nos. 303 and 327 for a distance of 13.61 feet to a point; thence South 82 degrees 49 minutes 40 seconds East along the line dividing Lots Nos. 302 and 303 for a distance of 173.98 (erroneously stated as 173.93 in prior deed) feet to a point, the place of BEGINNING.

Tax ID: 19.12A.1.9; Map No. 19630502869671
Property Address: 111 Wagner Way, Pocono Lake, PA 18347

BEING the same premises which Leonard E. Boegel, by deed dated March 6, 2014 and recorded March 17, 2014 at Deed Book 2435, Page 3846, Doc No. 201406000 in the Office of the Recorder of Deeds of Monroe County, PA, granted and conveyed unto William G. Hering II and Amanda N. Hering, husband and wife, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: William G. Hering II and Amanda N. Hering, husband and wife TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Samantha Gable, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 008236 CIVIL 2015 I, Nick Cirranello , Sheriff of Mon-

roe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

**AFTER AUCTION
LEGAL DESCRIPTION**

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 5536, Section S, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss", and recorded in Monroe County, Pennsylvania, in Plot Book Volume 14, page 115.

BEING the same premises conveyed to Victor Iglesias and Gilbert Irizarry, by deed from Victor Iglesias, dated October 23, 2015, recorded October 26, 2015 in the Monroe County Clerk's/Register's Office in Deed Book 2461, Page 7794.

UNDER AND SUBJECT to covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.

Parcel ID# 03.71.2.51

PIN #03635704619310

Commonly known as 5536 Seven Nations Drive, Tobyhanna, PA 18466

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Victor Iglesias & Gilbert Irizarry, individually and in his capacity as Executor of the Estate of Minnie Hill Irizarry a/k/a Minnie Irizarry, deceased**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter un-

less exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Jill M. Fein, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 006302-CV-2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

AFTER AUCTION

LEGAL DESCRIPTION

All that certain tract, piece or lot of land situate in the Township of Chestnuthill, County of Monroe and State of Pennsylvania, being Lot No. 169, Birch Brier Estates, Section Five, recorded in Plot Book Volume 58, page 80, being described as follows, to wit: Beginning at an iron on the southerly side of Birch Brier Drive being a corner of Lot No.168, Birch Brier Estates, Section Five, thence along Lot No. 168 S 13 deg. 00' 00" E. (Magnetic Meridian) for 283.17 feet to an iron in line of Lot No. 172, Birch Brier Estates, Section Five, thence along Lot No. 172 and 171 S. 79 deg. 09' 49" W for 182.95 feet to an iron a corner of Lot No. 171, Birch Brier Estates, Section Five and Lot No. 32, Birch Brier Estates, Section One, recorded in Plot Book Volume 58, page 6, thence along Lot No. 32 N. 65 deg. 50' 14" W for 50.53 feet to an iron a corner of Lot No. 33, Birch Brier Estates, Section One, thence along Lot No. 33, N 08 deg 21' 02" E for 287.79 feet to an iron on the southerly side of Birch Brier Drive, thence along the southerly

side of Birch Brier Drive on a curve to the left having a radius of 325 feet and an arc length of 121.11 feet to the place of beginning.

Parcel 02-6331-03-00-2149

Being the same premises which Eva M. Kasziba, by Deed dated 10/27/2001 and recorded 11/06/2001, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2108, Page 835, granted and conveyed unto Paul Jacobson and Leslie Jacobson, in fee.

Tax ID #: 02.14G.1.169 a/k/a 02-6331-03-00-2149

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PAUL JACOBSON A/K/A PAUL F. JACOBSON, LESLIE JACOBSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 008202 CIVIL 2024 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 29, 2026

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PUR-

**CHASE PRICE OR SHERIFF'S COSTS, WHICH-EVER IS HIGHER TO BID4ASSETS BY WIRE
TRANSFER NO LATER THAN 4:00PM THE DAY
AFTER AUCTION
LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Polk, County of Monroe and Commonwealth of Pennsylvania, more particularly described as Lot No. 295, as shown on a map known as Birch Hollow Estates, Section Five, and recorded in Office for the recording of deeds, etc., in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book 57 page 170, being described as follows, to wit:

BEGINNING at an iron on the Northerly side of Watercrest Avenue, said iron also being a corner of Lot 296, North 28 degrees 18 minutes 01 seconds West (Magnetic Meridian 1966) for 381.57 feet to an iron; thence along Lot 284 Birch Hollow Estates, North 71 degrees 55 minutes 48 seconds East 155.00 feet to an iron; thence along Lot 294 Birch Hollow Estates, South 28 degrees 18 minutes 01 seconds East 354.04 feet to an iron on the Northerly side of Watercrest Avenue; thence along the Northerly side of Watercrest Avenue South 61 degrees 41 minutes 59 seconds West 152.54 feet to the Place of BEGINNING. **UNDER AND SUBJECT** to the covenants conditions and restrictions as found in the chain of Title.

BEING THE SAME PREMISES which Patrick R. Thompson and Karen A Thompson, husband and wife by Deed dated August 6, 2001 and recorded on August 7, 2001, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2102 at Page 0008, as Instrument No. 200151241 granted and conveyed unto Alan P. Luber.

Being Known as 537 Watercrest Avenue f/k/a 295 Watercrest Avenue, Effort, PA 18330

Tax Code No. 13.9A.1.295

Map No. 1363200330476

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Alan P. Luber

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff

within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Robert W. Williams, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000856-CV-2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH-EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

**AFTER AUCTION
LEGAL DESCRIPTION**

ALL THAT CERTAIN messuage or tenement and tract of land situate in the Borough of East Stroudsburg, Monroe County, Pennsylvania, bounded and described as follows, to wit:
BEGINNING at an iron pin driven in the ground from which iron the southerly corner of new dwelling No. 101 Henry Street bears North thirty-three degrees twenty-five minutes West, distant sixty and one-half feet and the northwesterly corner of the dwelling house of Charles S. Kistler bears South sixty-nine and one-quarter degrees West distant eighty-one and nine-tenths feet; THENCE running South twenty-seven and one-half degrees East twenty-five and eight-tenths feet to an iron post on the West side of Henry Street; THENCE along a ten foot alley and other lands of Charles S. Kistler, South thirty-two and three quarters degrees West crossing Sambo Creek, two hundred thirty-two and five-tenths

feet to a post; THENCE along lands of H.P. Van Auken, on the South side of and crossing Sambo Creek, South forty-nine degrees West one hundred fifty-one and seven-tenths feet to an iron pin driven in the ground at the base of an elm tree, on West bank of said Creek; THENCE by other lands of said Abraham J. Zabriskie and William W. L'Homedueu, of which this is a part, North forty-four degrees West one hundred seventy-eight and three-tenths feet to an iron pin driven in the ground; THENCE by the same North thirty-two and three-quarters degrees West one hundred nineteen and eight-tenths feet to an iron driven in the ground in line of E.L. Day; THENCE by land of said E.L. Day, North sixty-two and one-half degrees East one hundred ninety-eight feet to an iron post; THENCE by the same North thirty-nine and three-quarters degrees East eighty and five-tenths feet to an iron post; THENCE by the same South fifty-eight degrees East forty-six feet to a post; THENCE by the same and lands of Penn Realty Company crossing a spring run; South forty degrees East thirty-four feet to a post; THENCE by lands of said Penn Realty Company, South eighty-three and one-quarter degrees East one hundred fifty-six and three-tenths feet to the place of BEGINNING.

PARCEL NO. 5-3/1/2/11

UNDER AND SUBJECT to Agreement between William P. Miller and Clara F. Miller, his wife, and East Stroudsburg Borough Authority as recorded in the Office aforesaid, in Deed Book Volume 275, Page 435.

ALSO, UNDER AND SUBJECT to Agreement confirming condemnation between the Department of Forest and Waters of the Commonwealth of Pennsylvania, Borough of East Stroudsburg and William P. Miller and Clara E. Miller, his wife, as recorded in the Office aforesaid, in Deed Book Volume 310, Page 484.

Excepting 0.165 acres conveyed to the Housing Authority of Monroe County, in Deed Book Volume 322, Page 745.

BEING the same premises which Phyllis E. Martin and Frank D. Martin, Sr., husband and wife, by Deed dated 03/11/2023 and recorded 03/17/2023 in the Office of the Recorder of Deeds in and for the County of Monroe in Deed Book 2627 and Page 8514, and under Instrument No. 202306445, granted and conveyed unto Phyllis E. Martin and Frank D. Martin, Sr., as married tenants by the entirety and Dwayne T. Martin, as joint tenant with rights of

survivorship and not as tenants in common. NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L. 984 as amended, and is not intended as notice of unrecorded instruments, if any).

Tax ID #: 05-3.1.2.11 a/k/a 5-3/1/2/11 - PIN 05730116831622

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PHYLLIS E. MARTIN A/K/A PHYLLIS MARTIN, DWAYNE T. MARTIN, FRANK D. MARTIN, SR.**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello

Sheriff of Monroe County
Pennsylvania
Carolyn Treglia, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002606

CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 29, 2026

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT, PIECE OR LOT OF LAND, SITUATED IN THE TOWNSHIP OF TUNKHANNOCK, COUNTY OF MONROE, AND STATE OF PENNSYLVANIA, BEING LOT NO. 3 AS SHOWN ON A MAP ENTITLED FINAL PLAN, INDIAN HEAD ESTATES, RECORDED IN PLOT BOOK VOLUME 60, PAGE 367, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT AN IRON IN THE WESTERLY SIDE OF TOWNSHIP ROAD NO. 628, BEING A CORNER OF LOT NO. 4 THENCE ALONG LOT NO. 4, SOUTH 75 DEGREES 17 MINUTES 27 SECONDS WEST (MAGNETIC MERIDIAN) FOR 388.16 FEET TO AN IRON PIN, A CORNER OF LOTS NO. 9 AND 10, THENCE ALONG LOT NO. 10, NORTH 25 DEGREES 53 MINUTES 43 SECONDS WEST, FOR 270.98 FEET TO AN IRON PIN, A CORNER OF LOTS NO. 2, 10, 11; THENCE ALONG LOT NO. 2, NORTH 75 DEGREE 17 MINUTES 27 SECONDS EAST, 400.94 FEET TO AN IRON PIN IN THE WESTERLY SIDE OF TOWNSHIP ROAD NO. 628, THENCE ALONG THE WESTERLY SIDE OF TOWNSHIP ROAD NO. 628, THE FOLLOWING 2 COURSES AND DISTANCES: 1) ON A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AN ARC LENGTH OF 177.47 FEET TO AN IRON PIN; 2) SOUTH 26 DEGREES 39 MINUTES 31 SECONDS EAST FOR 91.82 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 1193 TOLL RD, EFFORT, PA 18330

PROPERTY ID: 20.116233

PIN NUMBER: 20632104724873

TITLE TO SAID PREMISES IS VESTED IN DANIELLE E. MUSSelman, AN UNMARRIED WOMAN AND FRANK A. MUSSelman, AN UNMARRIED MAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM AMY B. MOULTON, AN UNMARRIED WOMAN, DATED OCTOBER 12, 2022 RECORDED OCTOBER

13, 2022 IN BOOK NO. 2619, AT PAGE 6390.
 THE SAID FRANK A. MUSSELMAN HAVING DEPARTED THIS LIFE ON NOVEMBER 19, 2023.
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DANIELLE E. MUSSELMAN**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania

M. Troy Freedman, Esquire

Sheriff's Office
 Stroudsburg, PA
 Jason Costanzo, Sheriff's Solicitor
 Dec 26, Jan 2, 9

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3672 CV 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

**AFTER AUCTION
 LEGAL DESCRIPTION**

All that certain parcel of land situate in the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania,

being more particularly described as follows: Lot No. 14, Colonial Glen, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume/Page 61/224.

TAX CODE: 09.86593

PIN NO: 09731500102844

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Kathy Ortega
 TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania

Ed E. Qaqish, Esquire

Sheriff's Office
 Stroudsburg, PA
 Jason Costanzo, Sheriff's Solicitor
 Dec 26, an 2, 9

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2024 CIVIL 7171, I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

**AFTER AUCTION
 LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land

situate in the Township of Hamilton, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the centerline of L.R. 949 (Easton-Belmont Pike), said point being the Northeasterly corner of lands of Harold and Theresa Marvin as recorded in Deed Book Vol. 223 page 549 in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania; thence (a) crossing the bed of said L.R. 949 and along lands of Harold and Theresa Marvin North 72 degrees 18 minutes 46 seconds West (at 19.86 feet passing over an iron pipe) 472.14 feet to a set iron pin; thence (b) leaving lands of said Marvin and along lands of Reinhard and Anne Marie Sombert North 50 degrees 06 minutes 59 seconds East 356.92 feet to a found iron pipe; thence (c) along the same, North 69 degrees 03 minutes 01 seconds West 50.08 feet to a found iron pipe; thence (d) along lands of Cecil and Lela Buchanan North 46 degrees 05 minutes 00 seconds East 361.57 feet to a found iron pipe; thence (e) along lands of Snydersville Corporation South 70 degrees 46 minutes 03 seconds East (at 160.62 feet passing over a found iron pipe) 179.54 feet to a point in the centerline of the aforementioned L.R. 949; thence (f) in and along said road South 18 degrees 31 minutes 39 seconds West 432.96 feet to a point; thence (g) along the same, South 22 degrees 07 minutes 56 seconds West 184.99 feet to the point of BEGINNING.

CONTAINING 4.6073 acres, more or less. Survey and description prepared by Marshall A. Phillips, B.S. June 8, 1992.

BEING THE SAME PREMISES granted and conveyed unto PMA, LLC, by virtue of a Deed of Brian J. Potcher and Hillary C. Potcher, dated October 18, 2018, and recorded in Monroe County Recorder of Deeds office on October 22, 2018, to Monroe County Record Book 2518, Page 7437, *et seq.*, Instrument No. 201825316.

UNDER AND SUBJECT to restrictions, reservations, exceptions, covenants and conditions as set forth in the chain of title.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE

TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT #4422185.1 CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IMPROVED PROPERTY BEING KNOWN AS: 3527 Middle Easton Belmont Pike, Stroudsburg, PA 18360

IMPROVED PROPERTY BEING USED FOR: Commercial

MAP/PARCEL/PLATE: 07.9.2.12

PIN NO.: 07627902860281

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **PMA, LLC**
TO ALL PARTIES IN INTEREST AND CLAIM-
ANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to Bid4Assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
James T. Shoemaker, Esquire

Sheriff's Office
Stroudsburg, PA

Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1484 CIVIL 2021 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate

to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 29, 2026
AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH-EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel, or piece of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEING Lot 14, as shown on a plan titled Frankling Hills Subdivision, Section II, recorded by the Monroe County Recorder of Deeds in Plot Book No. 60, Page 221.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES as Larysa Marie Martone-Bunn, as Executrix of the Estate of John A. Martone, Jr., a/k/a John Martone, deceased, by Deed dated December 23, 2015, and recorded on December 24, 2015, by the Monroe County Recorder of Deeds in Book 2464, at Page 8640, as Instrument No. 201530915, granted and conveyed unto Renee M. Raman, an Individual.

BEING KNOWN AND NUMBERED AS 188 Manor Drive, East Stroudsburg, PA 18301.

TAX PARCEL NO. 16.7.2.27-22 / MAP NO. 16731200510250.

BEING . by Deed dated January 9, 2024 and recorded in the Office of Recorder of Deeds of Monroe County on January 9, 2024 at Book 1, Page 1 granted and conveyed unto ..

PARCEL: Parcel ID No. 16.7.2.27-22 / Map No. 16731200510250

PIN: Map No. 16731200510250

Property Address: 188 Manor Drive, East Stroudsburg, PA 18301

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Renee M. Raman** TO ALL PARTIES IN INTEREST AND CLAIM-ANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Steven P. Kelly, Esquire

Sheriff's Office

Stroudsburg, PA

Jason Costanzo, Sheriff's Solicitor

Dec 26, 2, 9

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 003723 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 29, 2026
AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH-EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

AFTER AUCTION
LEGAL DESCRIPTION

EXHIBIT A

ALL THAT CERTAIN lot or piece of ground situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, and being Lot No. 7702, Section U. Pocono Farms as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania made by Bellante and Clauss" and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe in Stroudsburg, Pennsylvania, in Plot Book 16 page 47.

BEING the same premises which Silvio M. Vitiello by deed dated May 5, 2017 and recorded May 8, 2017 in Deed Book 2490, Page 8977 Instrument Number 201711263, granted and conveyed unto Jillianne Richardson. The said Jillianne Richardson died on January 1, 2024

without a will or appointment of an Administrator, thereby vesting title in Ashley J. Richardson, Known Surviving Heir of Jillianne Richardson and Unknown Surviving Heir of Jillianne Richardson by operation of law.

PARCEL NUMBER: 03.7G.3.20

MAP NUMBER: 03634704938851

BEING KNOWN AS: 321 LAKE ROAD, TOBYHANNA, PENNSYLVANIA 18466-8038.

Title to said premises is vested in Jillianne Richardson by deed from Silvio M. Vitiello dated May 5, 2017 and recorded May 8, 2017 in Deed Book 2490, Page 8977 Instrument Number 201711263. The said Jillianne Richardson died on January 1, 2024 without a will or appointment of an Administrator, thereby vesting title in Ashley J. Richardson, Known Surviving Heir of Jillianne Richardson and Unknown Surviving Heir of Jillianne Richardson by operation of law.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Jillianne Richardson, Ashley J. Richardson, Known Surviving Heir of Jillianne Richardson, and Unknown Surviving Heir of Jillianne Richardson**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Nathalie Paul, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 000342 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe

County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 29, 2026

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

AFTER AUCTION

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF COOLBAUGH, MONROE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1075 SALAMENCA DRIVE, TOBYHANNA, PA 18466

BEING PARCEL NUMBER: 03.7J.2.38

BEING MAP NUMBER: 03635704502180

IMPROVEMENTS: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GEAN D. RINGLING A/K/A GEAN RINGLING; ROSIBEL H. RINGLING**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
M. Troy Freedman, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe Coun-

ty, Commonwealth of Pennsylvania to 001867 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, JANUARY 29, 2026

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH-EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel and tract of land, situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 126, Section J, as shown on Map of A Pocono Country Place, Coolbaugh Township, Monroe County, Pennsylvania, on file in the Office for the Recording of Deeds, in and for Monroe County, in Map Book Volume 22, Page 11,13,15 and 17.

PARCEL No. 03.9B.1.219

BEING Luis Alberto Rivera Jr by Deed dated February 9, 2023 and recorded in the Office of Recorder of Deeds of Monroe County on February 21, 2023 at Book 2626, Page 4810 Instrument#202304135 granted and conveyed unto Hanesly Rosario.

PARCEL: 03.9B.1.219

PIN: 03635919518291

Property Address: 9155 Brandywine Dr, Tobyhanna, PA 18466-3604

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Hanesly Rosario TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to Bid4Assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County

Pennsylvania

Matthew C. Fallings, Esquire

Sheriff's Office
 Stroudsburg, PA
 Jason Costanzo, Sheriff's Solicitor
 Dec 26, Jan 2, 9

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4057 CIVIL 2025 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 29, 2026

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH-EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Mount Pocono, County of Monroe and State of Pennsylvania, known as Lot No. 98 on a Subdivision Plan of Section 4, Pine Hill Park as recorded in the Office for the Recording of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania, in Map Book Vol. 28, page 79 and 81.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

BEING KNOWN AS: 30 Brunswick Drive, Mount Pocono, PA 18344

**BEING THE SAME PREMISES WHICH Key-
 stone Development Co., Inc. BY DEED DATED
 1/14/1995 AND RECORDED 1/17/1995 IN
 THE OFFICE OF THE RECORDER OF DEEDS IN
 DEED BOOK 1990 AT PAGE 1283, GRANTED
 AND CONVEYED UNTO Walter W. Smith, NOW
 DECEASED (DATE OF DEATH 10/07/2017) and
 Ada M. Smith, husband and wife.**

PIN #: 10636617017972

TAX CODE #: 10.2A.1.36

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ADA SMITH AKA
 ADA M. SMITH**

TO ALL PARTIES IN INTEREST AND CLAIM-
ANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Geraldine M. Linn, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5665 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, JANUARY 29, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

The land referred to in the policy is situated in the State of PA, County of MONROE, City of MOUNT POCONO and described as follows: ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, SITUATE IN THE BOROUGH OF MOUNT POCONO, COUNTY OF MONROE AND STATE OF PENNSYLVANIA, BOUNDING AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEAST CORNER AT THE INTERSECTION OF CHURCH

STREET AND PARK AVENUE; THENCE, ALONG THE EAST SIDE OF PARK AVENUE, NORTH TWENTY DEGREES, THIRTY MINUTES WEST, ONE HUNDRED NINETY-TWO FEET TO A POINT ON THE SOUTH SIDE OF AN ALLEY, SIXTEEN FEET WIDE; THENCE ALONG THE SAID ALLEY, NORTH SIXTY NINE DEGREES THIRTY MINUTES EAST TWO HUNDRED FIFTY FEET TO A POINT IN LINE OF GERALD M. POSSINGER, ET UX; THENCE ALONG SAID POSSINGER'S LANDS, SOUTH TWENTY MINUTES EAST ONE HUNDRED NINETY TWO FEET TO A POINT ON THE NORTH SIDE OF SAID CHURCH STREET; THENCE, ALONG THE NORTH SIDE OF SAID CHURCH STREET, SOUTH SIXTY NINE DEGREES THIRTY MINUTES WEST TWO HUNDRED FIFTY FEET TO THE PLACE OF BEGINNING.

Parcel/Tax I.D. #: 10.8.2.29

Commonly known as: 405 Park Avenue, Mount Pocono, PA 18344
WITH THE APPURTENANCES THERETO.

APN:10.8.1.29

BEING Patricia Martz is same as grantor and grantee surviving joint tenant of Joseph F Martz by Deed dated November 19, 2007 and recorded in the Office of Recorder of Deeds of Monroe County on April 14, 2008 at Book 2331, Page 2810 Instrument# 200811017 granted and conveyed unto Patricia Martz.

PARCEL: 10.8.2.29

MAP NO: 10635512775450

Property Address: 405 Park Avenue, Mount Pocono, PA 18344

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: The Unknown Heirs of Patricia Martz, deceased and Vincent J. Carsillo Vincent J. Carsillo Sr., solely in his capacity as heir of Patricia Martz, deceased
TO ALL PARTIES IN INTEREST AND CLAIM-ANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Kenya Bates, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2644 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 29, 2026

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN tract, piece or lot of land situate in the Township of Jackson, County of Monroe and State of Pennsylvania, being Lot No. 29, shown on a map entitled Final Plan Five Springs Estates, Section Two, recorded in Plot Book Volume 74, Page 66, bounded and described as follows, to wit:

BEGINNING at a point in the northerly right of way of Township Route No. 454, Five Springs Road, being a corner of Lot No. 28, thence along Lot No. 28 North 26 degrees 33 minutes 21 seconds West (MM) for 732.29 feet to an iron in line of lands of James Lynch North 69 degrees 58 minutes 29 seconds East for 280.87 feet to an iron, a corner of Lot No. 30; thence along Lot No. 30, South 21 degrees 51 minutes 3 seconds East for 71.45 feet to an iron in the northerly right of way of Township Route No. 454, Five Springs Road; thence in the northerly right of way of Township Road No. 454, Five Springs Road, the following three courses and distances:

- (1) South 68 degrees 08 minutes 51 seconds West for 29.00 feet to an iron;
- (2) South 67 degrees 12 minutes 44 seconds West for 85.45 feet to an iron;
- (3) South 65 degrees 52 minutes 28 seconds West for 86.80 feet to the place of BEGIN-

NING.

CONTAINING 4.1488 acres more or less.
UNDER AND SUBJECT to the covenants, conditions, and restrictions of record.
BEING KNOWN AS: 325 Five Springs Road, Stroudsburg, PA 18360

BEING THE SAME PREMISES WHICH JIEMIN SHEN BY DEED DATED 8/24/2016 AND RECORDED 8/25/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2477 AT PAGE 277, GRANTED AND CONVEYED UNTO HERICSON TORRES.

PIN #: 08626900185765

TAX CODE #: 08.96442
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **HERICSON TORRES**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania

Geraldine M. Linn, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7157 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 29, 2026

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
 PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

All that certain parcel of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania bounded and described as follows:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania being Lot 56 as shown on plan entitled "Final Plan, Cobble Creek Estates East, Owner and Developer - James Gravatt, Tannersville, Pennsylvania, November 30, 1973", and recorded in the aforesaid Recorder's Office in Plot Book 22, Page 59.

UNDER AND SUBJECT to the Declaration of Mutual Sight Easement as recorded in the aforesaid Recorder's Office in Record Book Volume 2308, page 9107.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited Deed.

BEING KNOWN AS: 1645 SULLIVAN TRAIL, TANNERSVILLE, PA 18372

BEING THE SAME PREMISES WHICH EPIPHANY PROPERTIES, INC. BY DEED DATED 6/13/2018 AND RECORDED 6/21/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2512 AT PAGE 2045, GRANTED AND CONVEYED UNTO ROBERT TURNER.

PIN #: 12636303436161

TAX CODE #: 12.10A.1.13

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **ROBERT TURNER** TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter un-

less exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Geraldine M. Linn, Esquire

Sheriff's Office
 Stroudsburg, PA
 Jason Costanzo, Sheriff's Solicitor
 Dec 26, Jan 2, 9

Sheriff's Sale OF VALUABLE REAL ESTATE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3562 CIVIL 2016 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

AFTER AUCTION LEGAL DESCRIPTION

ALL THE FOLLOWING lot situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 23, Section III, as shown on "Revised Plotting Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, in Plot Book No. 18, page 19. (Said Lot was originally shown as an "OUT" Lot on Plot Book Volume 17, Page 57).

BEING KNOWN AS: 101 Kimball Court, East Stroudsburg, PA 18302

BEING THE SAME PREMISES WHICH ROMEC, INC., A CORPORATION BY DEED DATED 3/18/2007 AND RECORDED 5/3/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2304 AT PAGE 2978, GRANTED AND CONVEYED UNTO JOSEPH K. YEBOAH, (A SINGLE MAN).

PIN #: 09734403314420

TAX CODE #: 09.4C.3.26

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **JOSEPH YEBOAH A/K/A JOSEPH K. YEBOAH** TO ALL PARTIES IN INTEREST AND CLAIM-

ANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Geraldine M. Linn, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3103 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 29, 2026
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

All that certain messuage, tenement, and tract of land situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the middle of a thirty-three foot wide right-of-way said point also being the Southeasterly corner of Lot No. 114; thence along the middle of said right-of-way South eighty-seven degrees forty-five minutes East two hundred feet to a point; thence

South two degrees fifteen minutes West three hundred seventy -five feet to a point; thence North eighty-seven degrees forty-five minutes West two hundred feet to a point; thence North two degrees fifteen minutes East three hundred seventy-five feet to the place of beginning.

BEING THE SAME PREMISES which Chris Winiecki and Martha Jane Winiecki, by Deed dated 11/17/2015 and recorded in the Office of the Recorder of Deeds of Monroe County on 1/6/2016 in Deed Book Volume 2465, Page 4109, Instrument 201600320, granted and conveyed unto William Nadasky.

William Nadasky departed this life on 9/8/2022.

IMPROVEMENTS: Residential property.

TAX CODE NO. 09.10.2.49

PIN #09732403246876

BEING known as 3175 Pocono Drive, East Stroudsburg, Pennsylvania 18302

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **Linda Zehner, As Administratrix of the Estate of William Nadasky, Deceased**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Harry B. Reese, Esquire

Sheriff's Office
Stroudsburg, PA
Jason Costanzo, Sheriff's Solicitor
Dec 26, Jan 2, 9

PUBLIC NOTICE
ESTATE NOTICE

Estate of Rena V. Baumgartner aka Rena Baumgartner, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, September 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.

Bryan Baumgartner
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

Dec 19, 26, Jan 2

PUBLIC NOTICE
ESTATE NOTICE

Estate of Larry S. Rinehart, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 09/29/2025 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.

Stephen Rinehart
144 Holden Road
Gilbert, PA 18331

Connie J. Merwine, Esq.
501 New Brodheadsville Blvd N
Brodheadsville, PA 18332

Dec 19, 26, Jan 2

PUBLIC NOTICE
ESTATE NOTICE

Estate of Evelyn Joyce Papertsian, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, February 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.

Robert W. Steindl
3124 Nestlewood Drive
Herndon, VA 20171

Dec 19, 26, Jan 2

PUBLIC NOTICE
ESTATE NOTICE

Estate of James J. Waiters, late of Long Pond, Monroe County, Commonwealth of Pennsylvania, 09/21/2025 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.

Takisha L. Walker
60 Bermuda Way
Covington, GA 30016

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

Dec 19, 26, Jan 2

PUBLIC NOTICE
ESTATE NOTICE

Estate of Glenna Landi, late of Barrett Township, Monroe County, Commonwealth of Pennsylvania, November 11, 2025 deceased.

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

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

Mark A. Landi
 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

Dec 19, 26, Jan 2

PUBLIC NOTICE
ESTATE NOTICE

Estate of Larry Mason, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, January 18, 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.

Avril A. France
 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

Dec 19, 26, Jan 2

PUBLIC NOTICE
ESTATE NOTICE

ESTATE OF KARLHEINZ BEUTEL, late of Chestnut Hill Township, Monroe County, Pennsylvania

nia, 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 Monroe County, Forty-Third Judicial District, Commonwealth of Pennsylvania, 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.

Joseph J. Pula, Administrator

23 North Ninth Street
 Stroudsburg, PA 18360

Richard E. Deetz, Esq.
 1222 North Fifth Street
 Stroudsburg, PA 18360

Dec 19, 26, Jan 2

PUBLIC NOTICE
ESTATE NOTICE

Estate of Derek T. Bodell, late of Mount Pocono Borough, Monroe County, Commonwealth of Pennsylvania, 08/27/2025 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.

Michael Darren Bodell
 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

Dec 19, 26, Jan 2

PUBLIC NOTICE
ESTATE NOTICE

Estate of Stuart B. Solomowitz aka Stuart Sol-

omowitz, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, August 19, 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. Sheldon B. Solomowitz

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

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

Dec 19, 26, Jan 2

PUBLIC NOTICE
ESTATE NOTICE

Estate of Elizabeth H. Hilgert, a/k/a Elizabeth Hilgert, a/k/a Elizabeth Hilda Hilgert, late of Cresco, Monroe county, Pa, 10/03/2025 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 (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address with the County where notice may be given to Claimant. Margaret R. Campbell, Executrix
6559 Route 191
Cresco, PA 18326

Michelle F. Farley, Esq.
FARLEY LAW, LLC
PO BOX 702
SWIFTWATER, PA 18370

Dec 26, Jan 2, 9

PUBLIC NOTICE
ESTATE NOTICE

Estate of Martin P. George, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, April 22, 2025 deceased.

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

6108 Short Ridge Dr.
Kunkletown, PA 18058

James R. Nanovic, Esquire
57 Broadway
Jim Thorpe, PA 18229

Dec 26, Jan 2, 9

PUBLIC NOTICE
ESTATE NOTICE

Estate of Donald L. Small a/k/a Donald Small, late of Delaware Water Gap Borough, Monroe County, Commonwealth of Pennsylvania, August 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. David Villari, Executor
2899 NE 26th Court
Fort Lauderdale, FL 33306

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

Dec 26, Jan 2, 9

PUBLIC NOTICE
ESTATE NOTICE

Estate of Timothy L. Yerger, a/k/a Timothy

Lester Yerger, a/k/a Timothy Yerger, late of Pocono Lake, Monroe County, Commonwealth of Pennsylvania, November 14, 2025 deceased.

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

Brian Yerger

179 Albany Drive
Mooresville, NC 28115

C. Brian Crane, Esq.
238 Market Street
Bloomsburg, PA 17815

Dec 26, Jan 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Alexander Tangorra a/k/a Alex Tangorra, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, e.g. March 1, 1915): November 1, 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.

Martin J. Otte

1206 Patterson Grove Road
Apex, NC 27502

Dec 26, Jan 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Barbara Orlando-McComb, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, October 12, 2025 deceased.

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

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

Andrew Orlando

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

Dec 26, Jan 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Craig Devane Kennedy aka Craig D. Kennedy, late of the Borough of E. Stroudsburg, Monroe County, PA, Commonwealth of Pennsylvania, September 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.

Deirdre L. Kennedy, Executrix

c/o Hope Bosniak, Esq.
Dessen Moses & Rossitto
600 Easton Rd.
Willow Grove, PA 19090

Hope Bosniak, Esq.
Dessen Moses & Rossitto
600 Easton Rd.
Willow Grove, PA 19090

Dec 26, Jan 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Owen F. McCaffrey a/k/a Owen

Francis McCaffrey, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, November 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.

John McCaffrey
9691 Ash Court
Blue Ash, OH 45242

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

Dec 26, Jan 2, 9

PUBLIC NOTICE
ESTATE NOTICE

Estate of Carolyn J. Singleton a/k/a Carolyn Singleton, late of 1109 Grand Mesa Drive, Chestnuthill Township, County of Monroe, Commonwealth of Pennsylvania, 10/01/2025 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.

Kimberly A. Mullen
Blue Haze, Church Path
Lymystone, EX8 5HJ
Mark J. Singleton
70 Ruch Road
Lehighton, PA 18235

Matthew G. Schnell, Esquire
505 Delaware Avenue
PO Box 158
Palmerton, PA 18071

Dec 26, Jan 2, 9

PUBLIC NOTICE
ESTATE NOTICE

Estate of Riassa M. Lutz, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, June 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.

Brandon Craig Lutz
152 Jackson Dr
East Stroudsburg, PA 18302

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

Dec 26, Jan 2, 9

PUBLIC NOTICE
ESTATE NOTICE

Estate of Jeffrey Massicci a/k/a Jeffrey R. Massicci, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, October 18, 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.

Christopher Langelotti, Administrator
220 Cortelyou Ave
Staten Island, NY 10312

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

Dec 26, Jan 2, 9

PUBLIC NOTICE
ESTATE NOTICE

Estate of James L. Fetherman, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, October 25, 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. John Fetherman, Administrator
126 Elizabeth Street
East Stroudsburg, PA 18301

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

Dec 26, Jan 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Linda Iannacone, late of Kunkletown, Monroe County, Commonwealth of Pennsylvania, December 1, 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. Nicholas Iannacone
42-16 Ditmars Blvd
Queens, NY, 11105
Dec 26, Jan 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Robert William Vuichard aka Robert Vuichard, late of h, Monroe County, Commonwealth of Pennsylvania, October 29, 2025 deceased.

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

the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Jonathan James Gallagher 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

Dec 26, Jan 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Freeman L. Gladd III aka Freeman L. Gladd aka Freeman Gladd, late of hip, Monroe County, Commonwealth of Pennsylvania, November 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. Deborah P. Gladd
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

Dec 26, Jan 2, 9

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Glenn Arthur Batchler a/k/a Glenn A. Batchler, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, August 23, 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. Virginia Ng
1569 Teels Rd., Unit 4C
Pen Argyl, PA 18072

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

Jan 2, 9, 16

PUBLIC NOTICE
ESTATE NOTICE

Estate of Joseph R. Daigneault aka Joseph Daigneault, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, November 2, 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. Suzanne Daigneault

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

Jan 2, 9, 16

PUBLIC NOTICE
ESTATE NOTICE

Estate of Bruce James Monks aka Bruce J. Monks, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsyl-

vania, June 20, 2020 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. Elizabeth Marshall-Monks
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

Jan 2, 9, 16

PUBLIC NOTICE
ESTATE NOTICE

Estate of Albert E. Pritchard, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, October 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.

Patricia O'Shea, Executrix
1287 Paddington Road
Mahwah, NJ 07430

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

Jan 2, 9, 16

PUBLIC NOTICE
ESTATE NOTICE

Estate of William J. Maioriello, also known as William J. Morello, late of Stroud Township, Monroe County, Commonwealth of Pennsyl-

vania, 10/4/2025 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.

Wendy L. Maiorillo
1309 Meadow Lane
Stroudsburg, PA 18360

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

Jan 2, 9, 16

PUBLIC NOTICE
ESTATE NOTICE

Estate of Howard Frederick Broxson a/k/a Howard Fredrick Broxson, late of Paradise Township, Monroe County, Commonwealth of Pennsylvania, October 13, 2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Frances Ferrari, Executrix
22A East Ridge Road
Merrimack, NH 03054

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

Jan 2, 9, 16

PUBLIC NOTICE
ESTATE NOTICE

Estate of Gabriel J. Kolcun, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, July 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.

Stephanie Ann Schultz
3084 Salisbury Dr.
Allentown, PA 18103

Steven E. Krawitz, Esq.
553 Main St.
Stroudsburg, PA 18360

Jan 2, 9, 16

PUBLIC PUBLIC NOTICE
FICTITIOUS NAME REGISTRATION
NOTICE IS HEREBY GIVEN THAT Boyan Lazarov of Monroe, PA, has filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA as of 12/11/2025, an application for a certificate to do business under the assumed or fictitious name of **ZAROV Coaching**, said business to be carried on at 222 Majestic Dr. Saylorburg, PA 18353.

Jan 2

NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 5443-CV-2023

Allied Mortgage Group, Inc., c/o BSI Financial Services, Plaintiff,
Plaintiff(s),
vs.

Unknown Heirs, Successors and Assigns and All Persons, Firms or Associations Claiming Right, Title and Interest Under The Estate of Ruth Brown-Taylor, Deceased, Defendant(s), defendant(s)

TO Unknown Heirs, Successors and Assigns and All Persons, Firms or Associations Claiming Right, Title and Interest Under The Estate of Ruth Brown-Taylor, Deceased, Defendant(s), defendant(s): The Plaintiff, Daniel Beal, has commenced a civil action against you for To the Defendant(s), Unknown Heirs, Successors and Assigns and All Persons, Firms or Associa-

tions Claiming Right, Title and Interest under The Estate of Ruth Brown-Taylor, Deceased: TAKE NOTICE THAT THE Plaintiff, has filed an action Mortgage Foreclosure, as captioned above. NOTICE: IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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 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, Monroe County Bar Assn., 913 Main St., Stroudsburg, PA 18360, 570.424.7288. 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
Michael C. Milewski & Queen Stewart, Attys. for Plaintiff
PINCUS LAW GROUP, PLLC
Five Greentree Centre, 525 Rte. 73 N., #309
Marlton, NJ 08053

PUBLIC NOTICE
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 007541-CV-2025

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff,
vs.

Verna Mann-Desouza; Roger Desouza,
Defendants

TO: Roger Desouza

You are hereby notified that Plaintiff, PNC Bank, National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 007541-CV-2025, seeking to foreclose the mortgage secured by the real estate located at 5602 Broad Acre Drive AKA 5602 Broadacre Drive, Stroudsburg, PA 18360.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or 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 LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
Monroe County Bar Association
Find A Lawyer Program
P.O. Box 591
Stroudsburg, PA 18360
Telephone (570) 424-1340
Jan 2



Our panel of experienced Mediators and Arbitrators provide attorneys and their clients, businesses, and families a way to resolve legal matters.

The Monroe County Bar Association's (MCBA) ADR program provides:

- Knowledgeable and experienced professionals
- The opportunity for you to select a Mediator or Arbitrator experienced in a wide variety of legal matters such as business, contract law, personal injury, insurance, family law, civil rights, employment, planned communities, wills and estates, discrimination and more
- A professional and neutral environment for your use
- An affordable alternative to a court trial

For more information regarding the MCBA program and to review our panel of Mediators and Arbitrators go to:

www.monroobar.org
Monroe County Bar Association
913 Main Street
Stroudsburg PA 18360
570.424.7288



Jerome P. Cheslock
Retired Judge
Monroe County
Court of Common Pleas



Thomas F. Ford
Tom Ford Business
Law Office PC



Gerard J. Geiger
Newman Williams PC



Tobey Oxholm
Just Resolutions ADR



Charles J. Vogt
Law Offices of
Charles J. Vogt LLC