

Monroe Legal Reporter

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

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Stroudsburg, PA, November 21st, 2025

No. 47

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

- Provide quality continuing legal education programs;
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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.

NOVEMBER 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	27	28	29	30	31	1
2	8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Present Accounts	9:00 Sentencing 9:00&1:00 Support Rules 11:45 PFA Ex Parte 3:30 PFA Ex Parte Last Day to File Accounts	9:00 Sentencing 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	9:00 Dependency Court 9:00 Summary Court 11:45 PFA Ex Parte 1:30 License Susp. Appeals 3:30 PFA Ex Parte	8:30 Final Call 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	8
9	8:30 Arraignments 8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 1:00 Plea/Sent/PTC/Omnibus 3:30 PFA Ex Parte	HOLIDAY VETERANS DAY	8:30 Jury Selection 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte Mortgage Foreclosure	9:00 Sentencing 9:00 Juvenile Court 9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	9:00 Juvenile Call of the List 11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Juvenile Dispositions 3:30 PFA Ex Parte 3:30 Memorial Ceremony	15
16	8:30 PFA 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte	Juvenile Review 9:00 Dependency Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte Mortgage Foreclosure ADOPTION DAY	9:00 Juvenile Court 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte	22
23	8:30 PFA 8:30 Arraignment 11:45 PFA Ex Parte 1:00 Bench Warrants 3:30 PFA Ex Parte Paternity Testing	9:00 & 1:00 Support Court 11:45 PFA Ex Parte 3:30 PFA Ex Parte	11:45 PFA Ex Parte 1:00 Bench Warrants 1:30 Parole 3:30 PFA Ex Parte			29

2025 MCBA Event Calendar**November**

- 22 Mock Trial Invitational Competition
Stroudsburg High School
- 24 PBI – The Litigator’s Edge: Mastering Evidence, Objections,
and Digital Proofs in Today’s Courtroom
Simulcast at MCBA
- 24 Children’s Advocacy Committee Meeting
- 26 Court & Government Relations Committee Meeting
- 27, 28 Courts and MCBA Closed in observance of Thanksgiving

December

- 4 Diversity Committee Meeting
- 12 Swearing in Ceremony – Monroe County Courthouse
- 12 MCBA Holiday Open House
- 17 MCBA Annual Meeting
- 19 MCBA Board Meeting

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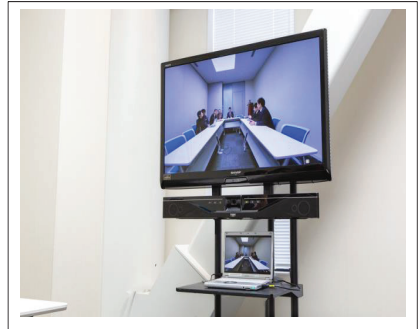
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Monroe County Bar Association

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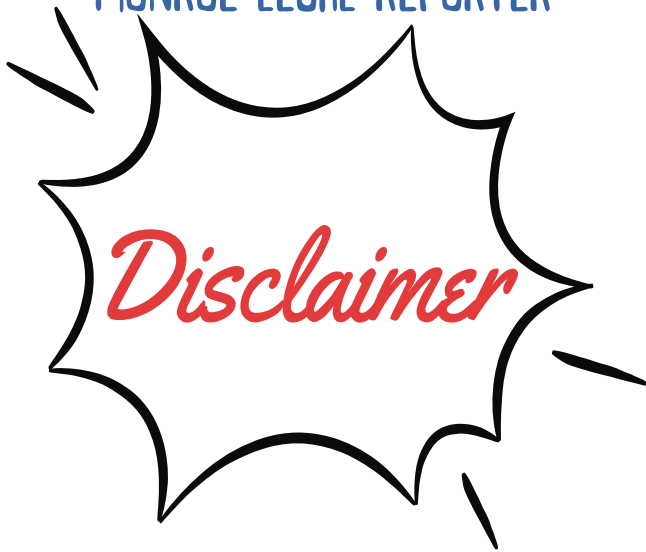
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COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA

TOWNSHIP OF STROUD,
Condemnor/Petitioner

v.

MADDAN MUSIC, LLC,
Condemnee/Respondent

Docket No. 5089 CV 2025

DECLARATION OF TAKING; PRELIMINARY OBJECTIONS

Summary:

The Township of Stroud filed a Declaration of Taking to acquire a 0.518-acre parcel owned by Maddan Music, LLC. The condemned parcel is physically separate from Maddan's main 3.776-acre studio parcel, lying across Cherry Lane Road and contiguous instead with the Township's 40-acre Evergreen Nature Preserve property. Historically, both parcels—Township and condemned—were owned by Penn Hills Enterprises and used as a single unified gravel parking area for the former golf course. After purchasing its property in 2013, the Township continued to use and maintain the condemned parcel under the mistaken belief that it owned it. Maddan later asserted ownership, posted "no parking" signs, and demanded that the Township stop use and maintenance. Upon confirming the boundary, the Township sought to purchase the parcel; Maddan refused. The Township then resolved to condemn the parcel to expand and control parking for public park users and the nonprofit organizations located in its building.

Maddan Music filed Preliminary Objections, arguing (1) the Township failed to conduct a sufficient investigation before deciding to condemn; (2) the condemnation was excessive, as alternative options such as a lease, easement, engineering redesign, or expansion elsewhere were allegedly available; and (3) the taking was not for a valid public purpose, but instead was intended to benefit private nonprofit tenants. The Township contended that it engaged in reasonable investigation, considered alternatives, and determined the condemned parcel was the only practical location for necessary public parking and park access control. It argued the it condemned only that portion of Maddan's property that was reasonably required and essential to serve the public recreation needs of the Evergreen Nature Preserve.

Held:

1. The Township conducted an adequate investigation and made an intelligent, informed judgment based on site conditions, historical use, physical constraints, and practical experience. See *In re Sch. Dist. of Pittsburgh*, 244 A.2d 42 (Pa. 1968). The Township did not abuse its discretion.
2. The Township reasonably evaluated other potential parking locations and options (lease, easement, fence, alternate construction areas) and credibly concluded they were impractical or created liability and access-control problems. The absence of engineering studies or feasibility analyses did not invalidate the taking.
3. The taking of only the 0.518-acre parcel was not excessive. The parcel is already naturally divided from Maddan's main property by a public road, was historically used for parking, and is logically integrated into the Township's existing parking area. Maddan retains full use of its 3.776-acre main property. See *Pidstawski v. S. Whitehall Twp.*, 380 A.2d 1322 (Pa. Cmwlth. 1972)(the failure to utilize other options, even if available, does not make a taking excessive).
4. The condemnation satisfied the "public use" requirement. The Township demonstrated that the taking would primarily benefit the public by providing necessary parking for the Evergreen Nature Preserve and enabling the Township to protect and regulate access to the public park.
5. Any private benefit is incidental and does not invalidate the taking. The nonprofit organizations located on the Township property may incidentally benefit from increased parking, but the primary beneficiary is the public. See *In re Condemnation of Land for Development of Area #1*, 946 A.2d 1143 (Pa. Cmwlth. 2008)(a taking is proper if the benefit to the public is primary and the benefit to a private entity is only immaterial).
6. Maddan did not meet its heavy burden to show fraud, bad faith, or abuse of discretion. The Township acted within its statutory eminent domain authority, following a well-developed plan consistent with Pennsylvania law.
7. Preliminary objections overruled and dismissed.

Todd W. Weitzmann, Esq.

Francis J. Hoegen, Esq.

William L. Byrne, Esq.

Mara Terrana, Esq.

Hon. David J. Williamson, J. November 12, 2025

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

IN RE: CONDEMNATION BY THE	:	NO. 005089-CV-2025
TOWNSHIP OF STROUD, MONROE	:	
COUNTY, PENNSYLVANIA, OF A	:	
FEE SIMPLE INTEREST IN AND TO	:	
THE LANDS NOW OR FORMERLY	:	
OF MADDAN MUSIC, LLC FOR USE	:	
IN CONNECTION WITH OPEN SPACE	:	
AND RECREATIONAL ACTIVITIES	:	
	:	
TOWNSHIP OF STROUD,	:	
	:	
Condemnor/Petitioner	:	
	:	
vs.	:	
	:	
MADDAN MUSIC, LLC,	:	DECLARATION OF TAKING
	:	
Condemnee/Respondent	:	PRELIMINARY OBJECTIONS

OPINION

This matter is before the trial court on a Declaration of Taking filed by the Township of Stroud (“Township”) and Preliminary Objections of the Condemnee/Respondent, Maddan Music, LLC (“Maddan”). The Township filed a Declaration of Taking on August 5, 2025. Maddan filed timely Preliminary Objections to the Declaration of Taking on September 5, 2025. A scheduling order was entered on September 10, 2025. The Township filed an Answer to the Preliminary Objections on October 22, 2025. A hearing was held on the objections on October 24, 2025.

FINDINGS OF FACT

1. The Condemnor is the Township of Stroud, a second class township with offices at 1211 North 5th Street, Stroudsburg, PA 18360.
2. The Condemnee is Maddan Music, LLC, the owner of real property located in Stroud Township, Monroe County, Pennsylvania at 153 Cherry Lane Road, Stroudsburg, PA 18360 ("Maddan property").
3. The principal owners of Maddan Music, LLC are Daniel and Jennifer Malsch, husband and wife.
4. Maddan Music, LLC is the owner of the real property, consisting of 4.30 acres purchased from Penn Hills Enterprises, Inc. by deed dated April 2, 2013 and recorded in Record Book 2418 p. 843 on April 3, 2013 in the Recorder of Deeds Office of Monroe County, PA. *See* Exh. T-2.
5. The Township is the owner of lands directly across Cherry Lane Road from the majority of the Maddan property. The Township purchased their parcel from Penn Hills Enterprises, Inc. by deed dated May 31, 2013 and recorded in Record Book 2420 page 9752 on May 31, 2013 in the Recorder of Deeds Office of Monroe County, Pennsylvania ("Township property"). *See* Exh. T-1.
6. The Township property consists of approximately 40 acres currently used as a passive recreation area for hiking, walking and access to fishing in the Brodhead Creek. The Township property also has a building located thereon which is utilized by three non-profits; the Brodhead Watershed Association, the Pocono Heritage Land Trust, Inc. and Penn Futures, Inc. The Township property has a gravel parking area that extends from Cherry Lane Road to the

building on the property. The Township property is now referred to as the Evergreen Nature Preserve, and is one of the Township's parks.

7. The Township property was previously a nine (9) hole public golf course operated by Penn Hills Enterprises, Inc., which owned a resort across the Broadhead Creek from this parcel.

8. The Township property is bordered by Cherry Lane Road, which is a state road; a railroad bed/tracks owned by the Monroe County Railroad Authority; the Brodhead Creek; and vacant lands of PFA Resort and Hotel, LLC. *See* Exh. T-3 and T-5.

9. The Township parcel has approximately 100' of road frontage on Cherry Lane Road. The existing access to the Township parcel from Cherry Lane Road is an approximately 25' wide driveway entrance that opens into the gravel parking area. The driveway entrance is located just prior to a turn radius on Cherry Lane Road. *See* Exh. T-4 and T-5. Any alterations to the driveway entrance would require a PennDOT permit.

10. The Maddan property was previously used by the prior owner Penn Hills Enterprises, Inc. as a commercial office. The use was a pre-existing non-conforming use in the zoning district in which it is located.

11. Maddan Music LLC now uses its property as a music recording studio.

12. The Maddan property consists of two (2) parcels, being a 3.776 acres +/- parcel located on the westerly side of Cherry Lane Road, and a .518 acre +/- located on the easterly side of Cherry Lane Road. *See* Exh. T-2; Exh. T-5. Cherry Lane Road splits the two (2) parcels.

13. Maddan's .518 acre parcel is the parcel in question ("condemned parcel") for purposes of this condemnation.

14. The condemned parcel is bordered by the Monroe County Railroad Authority tracks, the Township property, and Cherry Lane Road. *See* Exh. T-4 and T-5.

15. The condemned parcel consists of a gravel parking area contiguous with the gravel parking area on the Township parcel, and an open grass area leading up to the railroad tracks from the gravel parking area. *See* Exh. T-4 and T-8.

16. The condemned parcel does not have an existing driveway access from Cherry Lane Road to provide vehicle access to the parcel and Maddan Music, LLC must use the driveway access on the Township property and cross the gravel parking area and lands of the Township.

17. The condemned parcel and the Township property were previously owned by the same owner, Penn Hills Enterprises, Inc.

18. Penn Hills Enterprises, Inc. used the gravel parking area on both the condemned parcel and on the Township property for parking for the golf course it previously operated on the Township property.

19. The Township was unaware that the condemned parcel was part of the lands of Maddan Music LLC when the Township purchased the Township property. The Township believed the condemned parcel was part of the property the Township had purchased, and previously used by Penn Hills Enterprises, Inc. in the operation of the golf course.

20. Maddan's 3.776 acre parcel on the westerly side of Cherry Lane Road contains a building used as a commercial recording studio and a pole barn.

21. Maddan's .518 acre parcel, being the condemned parcel, is vacant land.

22. Maddan Music, LLC has three (3) employees who regularly park behind the building on their 3.776 acre parcel.

23. Maddan Music, LLC averages about five (5) people at a time as customers who use the recording studio.

24. Maddan Music, LLC has used the condemned parcel at times for parking for their recording studio.

25. Members of the public using the Evergreen Nature Preserve and visiting the building on the Township property have parked in the gravel parking area on both the Township property and the condemned parcel.

26. The Township initially constructed a fence and gate to access the parking area to the Evergreen Nature Preserve. The fence ran along Cherry Lane Road on both the Township property and the condemned parcel. The gate could be closed to prevent vehicles from entering the properties from Cherry Lane Road.

27. The fence and gate remained up for 3-4 years after the Township purchased its property in 2013. The fence and gate were utilized to close the park to the public when needed.

28. In or about 2017, the Township tore down an existing building on its property that was previously used as a golf pro shop. The Township had a new building re-built on the same footprint. The Township removed the fence and gate along Cherry Lane Road at that time.

29. The Township had previously entered into a Lease of the building on the property to two (2) non-profit entities for use of the building. *See* Exh. T-7. Those entities are the Brodhead Watershed Association and the Pocono Heritage Land Trust, Inc. The non-profits have since subleased one office in the new building to Penn Futures, Inc., another non-profit.

30. The non-profits use space in the building for office space. They also hold public meetings and events for the public to attend.

31. The Township maintains the grounds at the Evergreen Nature Preserve. The Township also maintained the condemned parcel, including adding gravel to the parking area thereon and mowing the grass, until approximately two (2) years ago. At that time, Jennifer Malsch contacted the Township and notified it to stop maintaining the condemned parcel and to stop allowing the public to park on the condemned parcel.

32. At that time, Maddan Music, LLC also put up “no parking” signs on the condemned parcel.

33. The Township eventually confirmed the metes and bounds of the condemned parcel. *See* Exh. T-5.

34. The Township then determined that it wanted to acquire the condemned parcel. The Township inquired if Maddan Music, LLC was interested in selling the condemned parcel to the Township, but they were not interested.

35. There were no discussions at that time between the parties about a Lease, an easement or a license for use of the condemned parcel by the Township.

36. The Township then considered, but ruled out a Lease, an easement or a license due to liability and other issues limiting the Township’s use. This included the ability to erect a gate at the entrance to the Township property from Cherry Lane Road if needed.

37. The Township wants the condemned parcel for parking at its property.

38. The condemned parcel contains a large portion of the existing gravel parking area previously used by the public who came to the Evergreen Nature Preserve.

39. The remaining parking area on the Township property can accommodate 15-20 vehicles.

40. An estimated 10-15 vehicles per day utilize the park and come and go from the Township's parking area. Many more vehicles are present when public meetings and events are held at the building on the Township property.

41. The Township has determined that the condemned parcel is the only alternative to increase parking at the Township property.

42. The Township property has little room to expand parking without use of the condemned parcel. The Township property is limited due to the railway tracks, the building on its property, a flood plain, slope issues, and the existing trails and trees of the Evergreen Nature Preserve.

43. The non-profit entities that lease space in the building on the Township property area community groups that operate to serve the public.

44. The Township filed a Declaration of Taking on August 5, 2025. Exh. T-6.

45. The Declaration of Taking was authorized by Resolution No. 2025-38 of the Board of Supervisors of the Township. The Resolution was approved and adopted at a public meeting held on July 15, 2025. Exh. T-6.

46. The Declaration of Taking stated that the purpose of the taking was to acquire a fee simple ownership interest in the condemned parcel for recreation purposes and to construct and equip facilities to be used in support of and in connection with such recreational purposes. Exh. T-6. As the testifying supervisors noted, the ultimate purpose is for parking at the Township's property, for both use of the open space and for the building at the property.

47. Township Supervisor Jennnifer Shukaitis is currently the secretary of Penn Futures, Inc. She has no involvement with the local use of the room subleased by Penn Futures in the building on the Township property.

48. Ms. Shukaitis was previously a board member of the Brodhead Watershed Association from 2018-2023 and an employee of Pocono Heritage Land Trust, Inc. from 2024 – January 2025.

49. No one from any of the non-profit users of the building on the Township property requested that the Township secure ownership of the condemned parcel.

50. The Township intends to utilize the condemned parcel for parking as it has in the past, and to expand the Township park area known as the Evergreen Nature Preserve.

DISCUSSION

The purpose of the Eminent Domain Code, 26 Pa. C.S.A. Section 301 et seq. is to provide the procedure for the exercise of the sovereign's (here the municipality's) inherent power to condemn property for public purposes. In re Condemnation by Com., D.O.T. of R.O.W. for State Route 0095, 131 A.3d 625 (Pa. Cmwlth. 2016). The exclusive means for challenging a declaration of taking is by filing preliminary objections. Appeal of McKonly, 618 A.2d 1169 (Pa. Cmwlth. 1992).

In reviewing preliminary objections to a declaration of taking, the standard of review is as follows:

“In its review of a decision to condemn property and the extent of the taking, the trial court is limited to determining whether the condemnor is guilty of fraud, bad faith, or has committed an abuse of discretion. The burden of proving that the condemnor has abused its discretion is on the objector or condemnee and the burden is a heavy one. In such cases, there is a strong presumption that the condemnor has acted properly. Nevertheless, we have previously held that the issue of whether a proposed taking is excessive is a legitimate inquiry and raises an issue of fact, requiring a common pleas court to hear evidence on the issue.

In that regard, “[t]he quantum of land to be acquired is, within reasonable limitations, a matter within the condemnor’s

discretion.” Additionally, “[i]nasmuch as property cannot constitutionally [be] taken by eminent domain except for public use, no more property may be taken than the public use requires—a rule which applies both to the amount of property and the estate or interest to be acquired.”

Appeal of Dukovich, 84 A.3d 768, 776 (Pa. Cmwlth. 2014) (citation omitted).

A court has “no power to substitute [its] discretion for that of the [condemnor] nor to correct mistakes of judgment. It is presumed that officials have performed their duties in good faith . . .” Downingtown Area Sch. Dist. v. DiFrancesco, 557 A.2d 819 (Pa. Cmwlth. 1989), quoting Swartz v. Pittsburgh Pub. Parking Auth., 439 A.2d 1254, 1256 (Pa. Cmwlth. 1981). Mere evidence that a decision is unwise is not sufficient to find that a condemnor has abused its discretion in taking the property. Speicher Condemnation Appeal, 428 A.2d 282 (Pa. Cmwlth. 1981).

Maddan Music, LLC argues that there was an insufficient investigation conducted prior to the filing of the declaration of taking; that it was an excessive taking; and, that the taking was not for a public purpose. We will address these issues in the same order.

The decision to acquire property through condemnation must follow a suitable investigation leading to an intelligent, informed judgment by the condemnee. In re Sch. Dist. of Pittsburgh, 244 A.2d 42 (Pa. 1968). However, a municipality exercising powers of condemnation does not need to follow any set criteria in choosing a property for condemnation. Downingtown Area Sch. Dist., *supra*. There is nothing that mandates the level of consideration that must be given; rather, it must be for a proper purpose and it must evidence a well-developed plan of proper scope to qualify as significant proof that an authorized purpose has truly motivated the taking. Middletown Twp. v. Lands of Stone, 939 A.2d 331 (Pa. 2007).

We find that the Township has conducted a sufficient investigation upon which it made an intelligent and informed decision to take the condemned parcel. As noted by the Township in its testimony, the condemned parcel is to be joined to an existing public park utilized as a nature preserve for walking, hiking and fishing. The condemned parcel would be added to the existing parking area and be used for additional parking. This is the same use the condemned parcel was used for previously by both Maddan Music, LLC and the Township, and by Penn Hills Enterprises, Inc., the predecessor in title to both the Maddan Music, LLC and Township properties.

The Township is not proposing a new use for the parcel. The credible and convincing testimony of Ms. Shukaitis and Mr. Cramer on behalf of the Township confirmed that the Township plans to use the condemned parcel for parking. The condemned parcel is already being used for parking and is comprised of a gravel parking area and grass. Maddan Music, LLC uses the condemned parcel at times for parking. The Township had used the condemned parcel for parking until Maddan Music, LLC asked them to stop doing so in or about 2023. Prior to Maddan Music, LLC and the Township owning these properties, Penn Hills Enterprises, Inc. owned and used both the condemned parcel and the parking area on the now Township owned property for combined parking for the golf course operated by Penn Hills Enterprises, Inc. The condemned parcel and the Township property are contiguous, both are separated or divided from the rest of Maddan Music, LLC's property by Cherry Lane Road, the vehicle access to both the condemned parcel and the Township property from Cherry Lane Road is a driveway entrance on the Township property, and anyone currently accessing the condemned parcel for parking must cross the parking area on the Township property. The Township assumed the condemned parcel was a part of the property it purchased from Penn Hills

Enterprises, Inc. It appeared to be all one contiguous parcel as the condemned parcel was a natural continuation of the gravel parking area on the Township property.

The Township determined that it needed more parking after no longer being permitted to use the condemned parcel. The Township was aware that the parking area on its property was too small for the needs of visitors to the park and to the building located on its property. The Township considered other areas on its property where it could construct additional parking. Mr. Cramer was credible and convincing as to the investigation and consideration of the Township as to alternatives. He stated that the area surrounding the existing parking area is constrained by the existing railroad bed and tracks, by the building located on the property, by Cherry Lane Road, and by the condemned parcel. The remaining areas to be considered for additional parking were either the preserved areas of woods or trails on the Township property, or areas that had slope issues or wetlands/flood plain issues. The Township considered all of those alternatives, and from practical experience, knew it would be difficult or impossible to overcome the limitations of those options, other than by taking the condemned parcel.

Maddan Music, LLC argues that the Township did not engage in any formal studies or engineering work in making its determination that other alternatives were unsuitable. Maddan Music, LLC also notes that no land development proposals, or specifications or estimates of construction, or feasibility studies, or needs assessments or zoning approvals were sought or obtained. However, there is no obligation to do so. All that is necessary is that the Township pursued the taking according to a carefully developed plan which effectuates the stated purpose for present and future requirements. *See Middletown Twp.*, *supra*. Here, the Township's stated purpose was to acquire the condemned parcel "for recreational purposes and

to construct and equip facilities to be used in support of and in connection with such purposes.” *See* Township Declaration of Taking. As the Township witnesses both testified to credibly and convincingly, the condemned parcel would be used for parking for its existing recreational park/facility. The Township investigated other alternatives on its own and determined that the taking of the condemned parcel was the most viable solution. The Township relied on its own visual inspection of its property and the surrounding limitations. This was sufficient to make its determination. Maddan Music, LLC has not cited any case law specifically requiring the studies and actions it maintains the Township should have taken.

In keeping with prior precedent, as long as the project was carefully planned, the decision of the condemnor will not be disturbed. *See Downingtown Area Sch. Dist.*, *supra*. The Township determined it needed additional parking. The Township provided ample evidence that it had considered alternatives and found the taking of the condemned parcel was the most viable alternative. The Township considered the aforementioned site limitations. The Township also considered that the condemned parcel had been used previously as parking and the contiguous nature of the parcel to the Township’s property and existing parking. The Township considered the vehicle access to the condemned parcel over the Township property. The Township considered the inability to delineate or fence off the condemned parcel if retained by Maddan Music, LLC. because of the access issue. Finally, the Township considered the need to control access to its property at times and the best way to do so was at the entrance from Cherry Lane Road, but, in so doing, the Township would block the existing vehicle access to the condemned parcel. All of these considerations by the Township led it to conclude that a taking of the condemned parcel best met its need to have sufficient parking for the park and the building on its property as well as for access and use of its park property. The Township even considered the

alternatives now proposed by Maddan Music, LLC such as an easement, a lease, or constructing a fence along the property lines. The Township had legitimate concerns about liability and not being able to control access to its property with an easement. A lease also raised liability issues with the Township. The Township rejected the idea of a fence or barrier between the properties because it still left the Township with having to locate more parking elsewhere with site limitations and/or taking away preserved park land. The alternatives were not suitable for the needs of the Township, but were considered by the Township. Furthermore, just because there are other options available does not make a taking an abuse of discretion. Pidstawski v. S. Whitehall Twp., 380 A.2d 1322 (Pa. Cmwlth. 1972; Commonwealth D.O.T. v. Bennett Family Properties, LLC, 255 A.3d 635 (Pa. Cmwlth. 2021). We find that the Township conducted a suitable investigation and did not abuse its discretion in filing the declaration of taking.

We next find that the taking was not excessive. A condemnation may be overturned if it is excessive. Winger v. Aires, 89 A.2d 521 (Pa. 1952); In re Appeal of Waite, 641 A.2d 25 (Pa. Cmwlth. 1994), appeal denied, 651 A.2d 543 (Pa. 1994).

Here, the Township was taking fee simple title in the .518 acre condemned parcel for parking. The condemned parcel is already subject to a natural subdivision from other lands of Maddan Music, LLC by Cherry Lane Road. The condemned parcel is described separately in Maddan Music, LLC's deed. The condemned parcel is mostly gravel and grass, used as parking by Maddan Music, LLC, and previously used as parking by the Township and by the predecessor in title to both properties, Penn Hills Enterprises, Inc. Most of the condemned parcel has been used for parking and will continue to be used as such by the Township. By acquiring the condemned parcel, the Township would have adequate parking, can control access to the

Township property, with limited liability. There was ample evidence by the Township to support the taking as not being excessive.

Furthermore, Maddan Music, LLC would still have full ownership and use of its 3.776 acre property on the other side of Cherry Lane Road from the condemned parcel. Mr. Malsch testified there was room to park vehicles on the 3.776 acre parcel, which his employees currently do. Mr. Malsch testified that guests/users of the studio parked at times across Cherry Lane Road on the condemned parcel to decrease noise at the music studio. However, the taking of the parcel and Maddan Music, LLC's preference regarding parking does not make the taking excessive. Nor does the fact that the Township is unwilling to obtain an easement or to lease the condemned parcel, or erect a fence between the condemned parcel and the Township property make the taking excessive. The failure to utilize other options, even if available, does not make a taking excessive. Pidstawski v. S. Whitehall Twp., supra. The Township's declaration of taking was reasonable under all of the circumstances presented and the taking will not be excessive.

The final objection of Maddan Music, LLC is that the Township has abused its discretion by failing to file the declaration of taking for a public purpose. We find that the Township has met the requirements of a taking for a public purpose. Section 2201 of the Second Class Township Code authorizes the Township to exercise the right to eminent domain for recreational purposes and to construct and equip facilities for such recreational purposes. 53 Pa. C.S.A. Section 67201.

A "public use" is required for land that is taken. *See* United States Constitution Amendment V; Pennsylvania Constitution Article 1 Section 10; In re Condemnation by City of Coatesville, 822 A.2d 846 (Pa. Cmwlth. 2003). The definition of "public use" is left to varying circumstances and situations that arise. Id. The United States Supreme Court expanded the

definition of “public use” to include a private benefit that creates economic growth because the public good is enhanced. See Kelo v. City of New Haven, 545 U.S. 469 (2005). In Pennsylvania, if the public good is advanced, a private interest may also benefit. In re Redevel. Auth. of Phil., 891 A.2d 820 (Pa. Cmwlth. 2006); Condemnation of Fee Simple Title to .069 Acres of Vacant Land, 2018 WL 3213113 (Pa. Cmwlth. 2018). A taking is proper if the benefit to the public is primary and the benefit to a private entity is only immaterial. In re Condemnation of Land for the Development of Area #1, 946 A.2d 1143 (Pa. Cmwlth. 2008). The public purpose must be paramount as the primary beneficiary. In re Forrester, 575 Pa. 365, 836 A.2d 102 (2003).

In this case, the Township provided ample evidence that the taking will directly benefit the public, with some private interest that will also benefit. The current use of the Township property is as a public park for walking, hiking and fishing. There is access and a parking area for public visitors to the 40 + acre park. There is also a building on the property, leased in part to three (3) non-profit groups, all of which are concerned with the local preservation of land and water ways. The non-profits lease office space in the building for nominal rent and also hold public meetings and public events at the building.

The Township seeks to take the condemned parcel to increase parking for the public who use the park. The increased parking will also benefit the non-profits. But, the non-profits serve the public in many ways, including by holding public meetings, public events and activities open to the public at the building on the Township property. This is a primarily public use with some benefit to the private non-profit groups.

The Township also seeks to take the condemned parcel to allow the Township to secure the park and close it off when necessary. By acquiring the condemned parcel, the

Township could close off access to the park with a fence and a gate, which it plans to do.

Without ownership of the condemned parcel, the Township is subject to access across its lands by vehicles using the condemned parcel for private parking. This is a wholly public purpose in acquiring the condemned parcel. The use as parking is primarily a public purpose. For these reasons, the Township has met the “public use” requirement for the taking. We will deny the preliminary objections.

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

N RE: CONDEMNATION BY THE : NO. 005089-CV-2025
TOWNSHIP OF STROUD, MONROE :
COUNTY, PENNSYLVANIA, OF A :
FEE SIMPLE INTEREST IN AND TO :
THE LANDS NOW OR FORMERLY :
OF MADDAN MUSIC, LLC FOR USE :
IN CONNECTION WITH OPEN SPACE :
AND RECREATIONAL ACTIVITIES :

TOWNSHIP OF STROUD, :

Condemnor/Petitioner :

vs. :

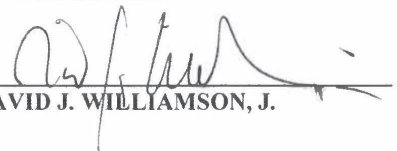
MADDAN MUSIC, LLC, :

Condemnee/Respondent :

ORDER

AND NOW, this 12th day of November, 2025, following a hearing in this matter, the Preliminary Objections to the Declaration of Taking filed by Stroud Township on August 5, 2025 are OVERRULED and DISMISSED.

BY THE COURT:



DAVID J. WILLIAMSON, J.

cc: Todd W. Weitzmann, Esquire
Francis J. Hoegen, Esquire
William L. Byrne, Esquire
Mara Terrana, Esquire

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

007186-CV-2025 New GVPT, LLC V Tonnette Hightower; Occupants - Real Property - Landlord/Tenant Dispute
 007225-CV-2025 Lakeview Loan Servicing, LLC V Jolena Chante Stewart; Occupants - Real Property - Ejectment
 007241-CV-2025 Wilmington Savings Fund Society, FSB, as owner trustee of the Residential Credit Opportunities Trust IX-A V Occupants - Real Property - Ejectment
 007258-CV-2025 Olga Terlitsky V Hali Starr Renner; Eloisio Freitas - Real Property - Ejectment
 007132-CV-2025 AmeriHome Mortgage Company, LLC V the Secretary of Housing & Urban Development Walter F Hubbard, Jr. - Real Property - Mortgage Foreclosure: Residential
 007179-CV-2025 Citizens Bank, N.A. V Ajai Little Personal Representative of the Estate of Clifton Little Jr Deceased - Real Property - Mortgage Foreclosure: Residential
 007195-CV-2025 NewRez LLC d/b/a Shellpoint Mortgage Servicing V Unknown Heirs, and/or Administrators to the Estate of Mitchell Smith - Real Property - Mortgage Foreclosure: Residential
 007208-CV-2025 Lakeview Loan Servicing, LLC V Marco Colon - Real Property - Mortgage Foreclosure: Residential
 007221-CV-2025 NewRez LLC d/b/a Shellpoint Mortgage Servicing V James A Gilliam a/k/a James Gilliam - Real Property - Mortgage Foreclosure: Residential
 007234-CV-2025 Certificates Series 2005-BC3; the Bank of New York Mellon Trust Company NA as Successor-in-Interest to All Permitted Successors and Assigns of JPMorgan Chase Bank National Association as Trustee For Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed V Carol Campbell; Mario Campbell - Real Property - Mortgage Foreclosure: Residential
 007152-CV-2025 Citizens Bank, N.A. V HSBC Mortgage Corporation (USA), N.A. - Real Property - Quiet Title

MECHANICS AGREEMENTS

007182-CV-2025 Michael Utnick V Fitzpatrick Drywall - Agreement - Mechanic's Agreement

CONTRACT EMPLOYMENT DISPUTE**CONTRACT**

007160-CV-2025 Lucia Lanzo V Tobias Lanzo - Contract - Contract: Other
 007189-CV-2025 Sharon Deberardinis V Bradford Long Jon Campbell Team, LLC Real Broker, LLC d/b/a Real of Pennsylvania; the

Real Brokerage, Inc. - Contract - Contract: Other

007222-CV-2025 Brayana Suzanne Patterson Daquan Tymel Carter; Twana D Brown-Carter V Progressive Insurance Company - Contract - Contract: Other
 007233-CV-2025 JPMorgan Chase Bank, N.A. V Katarzyna J Styka - Contract - Contract: Other

CONTRACT-DEBT COLLECTION-CREDIT CARD

007124-CV-2025 Cavalry SPV I, LLC V Victor Vargas - Contract - Debt Collection: Credit Card
 007125-CV-2025 Cavalry SPV I, LLC V Ivelise Rodriguez-Mann - Contract - Debt Collection: Credit Card
 007127-CV-2025 Cavalry SPV I, LLC V Linda Adams - Contract - Debt Collection: Credit Card
 007128-CV-2025 Cavalry SPV I, LLC V Maria Blackburne - Contract - Debt Collection: Credit Card
 007151-CV-2025 Citibank, N.A. V Marc McKenniss - Contract - Debt Collection: Credit Card
 007168-CV-2025 Cavalry SPV I, LLC V Robert J Hartley - Contract - Debt Collection: Credit Card
 007169-CV-2025 Cavalry SPV I, LLC V Danni Vasquez - Contract - Debt Collection: Credit Card
 007170-CV-2025 Cavalry SPV I, LLC V Stephanie Cave - Contract - Debt Collection: Credit Card
 007178-CV-2025 Capital One N.A. V Anthony Cummings - Contract - Debt Collection: Credit Card
 007180-CV-2025 Cavalry SPV I, LLC V Arlene Kwasnica - Contract - Debt Collection: Credit Card
 007187-CV-2025 Citibank, N.A. V Dyani Massa - Contract - Debt Collection: Credit Card
 007188-CV-2025 Citibank NA V Cardinald Donald - Contract - Debt Collection: Credit Card
 007190-CV-2025 Citibank NA V Lance J Parker - Contract - Debt Collection: Credit Card
 007194-CV-2025 American Express National Bank V Dawn Eilber A/K/A Dawn M Eilber - Contract - Debt Collection: Credit Card
 007196-CV-2025 American Express National Bank V Jeffrey Grieves AKA Jeffrey D Grieves - Contract - Debt Collection: Credit Card
 007197-CV-2025 American Express National Bank V Mackenzie Van Schouwenburg A/K/A M Van Schouwenberg - Contract - Debt Collection: Credit Card
 007199-CV-2025 American Express National Bank V Brettney Ramsour A/K/A Brettney R Ramsour - Contract - Debt Collection: Credit Card

007209-CV-2025 American Express National Bank V Eugene Leslie - Contract - Debt Collection: Credit Card
 007211-CV-2025 Bank of America, N.A. V Robert L Napolitano - Contract - Debt Collection: Credit Card
 007212-CV-2025 Bank of America, N.A. V Aracelio Caban - Contract - Debt Collection: Credit Card
 007215-CV-2025 Bank of America, N.A. V Donald Branch - Contract - Debt Collection: Credit Card
 007216-CV-2025 Bank of America, N.A. V Robert L Napolitano - Contract - Debt Collection: Credit Card
 007226-CV-2025 American Express National Bank V Joanna Lewicki - Contract - Debt Collection: Credit Card
 007228-CV-2025 JPMorgan Chase Bank, N.A. V Thony Kareth - Contract - Debt Collection: Credit Card
 007230-CV-2025 American Express National Bank V Camreon Hufault a/k/a Cameron P Hufault - Contract - Debt Collection: Credit Card
 007231-CV-2025 Capital One N.A. Successor by Merger to Discover Bank V Cassandra Adams - Contract - Debt Collection: Credit Card
 007232-CV-2025 JPMorgan Chase Bank, N.A. V Evelyn Giordano - Contract - Debt Collection: Credit Card
 007235-CV-2025 JPMorgan Chase Bank, N.A. V Wendy Marsh - Contract - Debt Collection: Credit Card
 007237-CV-2025 American Express National Bank V Archivalue LLC Jake Udeh AKA Jake C Udeh - Contract - Debt Collection: Credit Card
 007240-CV-2025 TD Bank USA, N.A. as Successor In Interest to Target National Bank V Vicki Roth - Contract - Debt Collection: Credit Card
 007255-CV-2025 CAPITAL ONE N.A. successor by merger to DISCOVER BANK V Daniel A Miller - Contract - Debt Collection: Credit Card
 007257-CV-2025 Capital One, N.A., Successor by Merger to Discover Bank V John Piccirillo Nanette L Piccirillo - Contract - Debt Collection: Credit Card
 007259-CV-2025 Capital One, N.A., Successor by Merger to Discover Bank V Thomas D Sawoe - Contract - Debt Collection: Credit Card
 007260-CV-2025 Capital One, N.A., Successor by Merger to Discover Bank V Marcos Nunez - Contract - Debt Collection: Credit Card
 007261-CV-2025 Capital One, N.A., Successor by Merger to Discover Bank V Michael Barleston - Contract - Debt Collection: Credit Card
 007262-CV-2025 Capital One, N.A., Successor by Merger to Discover BANK V Patrick R

Gaughan - Contract - Debt Collection: Credit Card
 007263-CV-2025 Capital One, N.A., Successor by Merger to Discover Bank V Kimberly Rivera - Contract - Debt Collection: Credit Card
 007266-CV-2025 JPMorgan Chase Bank, N.A. V Gary Chizmadia - Contract - Debt Collection: Credit Card
 007267-CV-2025 JPMorgan Chase Bank, N.A. V Roger C Stephens - Contract - Debt Collection: Credit Card
 007268-CV-2025 JPMorgan Chase Bank, N.A. V Tina M Angradi - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

007130-CV-2025 Forsythe Finance, LLC V Dawn Marie Dzedovich; Thomas Dzedovich - Contract - Debt Collection: Other
 007131-CV-2025 Forsythe Finance, LLC V Demont Maivia Clark; Quilene Gaskin - Contract - Debt Collection: Other
 007136-CV-2025 Tracey Road Equipment, Inc. V Kobalt Construction Inc. - Contract - Debt Collection: Other
 007149-CV-2025 Future Forest Timber Management, LLC V River Pointe Logistics Center, LLC - Contract - Debt Collection: Other
 007154-CV-2025 First Commonwealth Federal Credit Union V Caeli Kay Nortz - Contract - Debt Collection: Other
 007156-CV-2025 Portfolio Recovery Associates, LLC V Justin Landes - Contract - Debt Collection: Other
 007204-CV-2025 Red Target LLC d/b/a SCJ Commercial Financial Services V Kristoff Johnson Non-Fixtion Performance LLC - Contract - Debt Collection: Other

TORT

007133-CV-2025 Brian S. Thomas; Melissa Thomas V Gabriel F. Baroudi - Tort - Motor Vehicle
 007210-CV-2025 Douglas DePiano V New Jersey Manufacturers Insurance Company - Tort - Motor Vehicle
 007224-CV-2025 Debra Weidtman; Michael T Weidtman V Emre Bilgic - Tort - Motor Vehicle
 007243-CV-2025 Kaleb Coffland Lisa Coffland; Victoria Figueroa V Environmental Field Services Inc Herc Rentals, Inc.; Scotty A Sims - Tort - Motor Vehicle
 007142-CV-2025 Carol Hackett Melissa Lear Nancy Lenz; Richard Hackett; Robin Orrego V Noemi Mirra - Tort - Intentional Tort

PREMISES LIABILITY

007185-CV-2025 State Farm Fire and Casualty Company a/s/o Krystyna Rutkowska V LVR Home Remodeling, LLC Robert Kieta - Tort - Premises Liability
 007271-CV-2025 Glen Paisley V Chateau Pak LLC; John Doe 1-10 - Tort - Premises Liability

**PETITION
MASS TORT
PROFESSIONAL LIABILITY
MISCELLANEOUS**

007193-CV-2025 Katelyn Smith V Dylan Rivera - Miscellaneous - Civil Miscellaneous: Other
007213-CV-2025 Arrowhead Lake Community Association V Jay Kim - Miscellaneous - Civil Miscellaneous: Other
007252-CV-2025 Country Club at the Poconos Community Association, Inc. V Paul Walker - Miscellaneous - Civil Miscellaneous: Other
007191-CV-2025 2018 Toyota Rav4, 2T3BFREV3JW825723 Jonathon Watt; Katelyn Smith V - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title

**WRIT OF EXECUTION
DEEDS**

GRANTOR/GRANTEE
Sandt, Donna M/Fischl, Renee A
Skaly LLC/Jasopersad, Daryl
Ivory, John T Sr Est/Effectus Clothing LLC
Legesse, Sabira/Sabira Legesse Living Trust
Hagerty, Eugene H Sr/Hagerty, Eugene H Jr
Porretti, Johanne E/Czerwinski, Jerzy
Boeman, Ethan Thomas/Morris, Debra
Bailin, Molly Manin/Yusifov, Elshad
Mattimore, Kevin/744 Pinecrest LLC
Hagner, John K/Hagner, John K
Hanna, Eric D/Lemon Soda LLC
Stank, Robert/Malozovsky, Irene
Forzato, Michael/Fezza, Michael C
Rossi, Peter J/Scheinfeldt, Laura
Classic Quality Homes/Patel, Rajeshkumar D
Alan R Rybarchyk Revocable Trust/Cegelka, Robert T
Asanashvili, Shota/Brothers Quality General Construction Inc
Aghayev, Rustam/Classic Quality Homes
Vignone, Chris/4138 Overlook Ct LLC
Pusztai, Laurie/Meivogel, Spencer
Costa, Fernando A Jr/2009 LLC
Prime NYC Group Corp Inc/Ottey, Brian
Scarola, Leonard/Arnholdt, Kaitlyn Michelle
Solomowitz, Stuart B Est/Tsha, LLC
Willie, Karen/Mostiva LLC
Roberson, Melvyn/Rodriguez, Maria P Escobar
Skyland LLC/Valdez, Yecenia A Peralta
Hagerty, Eugene H Sr/Hagerty, Eugene H Jr
Georgevich, Joseph N Est/T M Builders Inc
Carter, Sarah J/Silva, Pedro M
Wells Fargo Bank N A/Rjresidential LLC
Randall, Conrad D Est/Bhola, Jonathan
Schatz, Keith S Est/Edlini Properties LLC
Kimler, William Charles Est/Ali, Ann M
Bonaccorso, Mario/Mariscal, Luz Zapata
Hobbs, Wayne Est/Cabin Nest LLC
Merwine, Connie J/Merwine, Connie J
Fagan, Kareem Gayle/Vinokur, Natalia
Mohte Berli Inc/Todd H Boggess LLC
Owens, Christian M/Landin, John Elvis

Capozzoli, Joseph M/Capozzoli, Joseph M
Velez, Alfonso Jr/Kruegel, John George
Alan R Rybarchyk Revocable Trust/Klein, Michael
Transue, Cassie/Sutton-Walwyn, Cicely L
Sierra View Corporation/Tunkhannock Township
The Shadow Ridge Corporation/Ruehle, Ernest H Jr
Messenkopf, Richard E Est/Tunkhannock Township
Calco, Gloria J/Calco, Gloria J
Saldarriaga, Orlando S/Rosario, Ariah Lee
Pugh, John Est/Sarisky, Michael Jr
Carnevale Living Trust/Deal House Capital Fund II LLC
Lama, Dolma/Marsh, James
Hernandez, Luis/Hernandez, Kathleen Tina
Melis Properties LLC/Sobarex Services Inc
Coar, Geralyn/Scattone, Christopher
Wilton, William Est/Louis, Nathalie
Albano, Stephen J/Gonzalez, John H
Ardizoni, Christopher J/Graebel Relocation Services Worldwide Inc
Kaminski, Pawel/Kaminski, Pawel
Bemabustiers/Delossantos, Wilmer M
Bemabustiers/Ecovision Solution LLC
Daniels, Terence/Uplifting Property Solutions LLC
Daniels, Terence/Uplifting Property Solutions LLC
Classic Quality Homes/Rivas, Ramon
Samuels, Jacqueline/Marathon Property Investments LLC
Eliland LLC/Wta Properties LLC
Hadzibrahimovic, Besnik/Marathon Property Investments LLC
James, Raj A/Valish, Andrew Alan
Rutherford, Carl/Valish, Andrew Alan
Avery, Jeffrey Lynn/Haese, Darlene
Berend, Eric/Ecovision Solution LLC
Bailey, Charles/Ecovision Solution LLC
Currie, William/Marathon Property Investments LLC
Neeb, Scott M/WTA Properties LLC
Perez, Anthony/Babcock, Candy
Bluestar Construction LLC/Pierce, Meredith
Delorbe, Julio Cesar Jr/Stroup, Donna
Deutsche Bank National Trust Company/Ihb Homes LLC
Galitsis, James/Perez, Katia F
Jagnarine, Baijantie M/Rivas, Ramon
Batchler, Cyrenues J/Blakaj, Kreshnik
Lancaster Reclamation LLC/Kasimov, Zafarbek
Sixth Street Partners Inc/Tashlik, Jesse
Moscat, Octavio/Kabul Services LLC
Moscat, Octavio/Gant, Tyrone Jr
Drebych, George/Delossantos, Wilmer M
Gqomo, Enoch/Cress LLC
Armour, Dennis L/Fiorino, Dominick
Peca, Ornela/Everlake Property LLC
JP Property Buyers LLC/Stewardship At Nadine LLC

Christensen, Robert W/Third Gen Home Builders Inc
 Graebel Relocation Services Worldwide Inc/Hoke, Kyle Bradford
 Warchulski, Adam/Siergiej, Matthew
 Jones, Thaddeus M/Naroushvil, Levan
 Geddes, David J/Kriegworks LLC
 Elko, David Brian/Calle, Franklin
 Marista Properties LLC/Calle, Franklin
 Lancaster Reclamation LLC/ECOVISION SOLUTION LLC
 Douglass, Lauri/HC Pro LLC
 Morales, Josephine/Mika, Bobbi Jo
 Lancaster Reclamation LLC/ECOVISION SOLUTION LLC
 Wright, Stefen/Jennings, Wayne
 Webb, Charles R/Marathon Property Investments LLC
 Patricia A Gorman Living Trust/Brotherton, Philippa
 Roberts, Terrana M/Roberts, Fitzwilliam A
 ADSP Management LLC/WTa Properties LLC
 Bonser, Hazel/Keller, David
 Merchant, Todd T/Berwick, Matthew Jr
 Helder, John S/WTa Properties LLC
 KR Lakehouse LLC/Fleur, Laforest St
 KR Lakehouse LLC/Boland, Sean
 Shak, Jacob/ECOVISION SOLUTION LLC
 Le, Vu/Boland, Sean
 Gill, Gaganpreet/Ortenzi, Kathleen A
 John and Grace Santo Family Living Trust/Bestinvest LLC
 Espinoza, William F Banchon Est/Golan, David
 UGI Utilities Inc/UGI Utilities Inc
 UGI Utilities Inc/UGI Utilities Inc
 Bryson, Alexander/Bryson, Alexander
 Compass Geographic LLC/Singh, Richard
 9 Pilgrim Way LP/Ozkul, Hursut
 Roes, Mimi/Burrell, Traceyann Tamara
 Beagell, David G/Williams, Richard
 Famiglietti, Peter John/Famiglietti, Peter John
 Barclays 2021-NPL, Reo Corp/Kotex Construction LLC
 142 Daffodil Dr E Revocable Trust/Mammen, Adrin O
 Schuler, Janet M/Schuler, Jeffrey
 Loiacono, Anthony/Loiacono, Anthony
 Mickens, Jennifer M/Mickens, Jonathan Michael
 Pocono Prime Properties LLC/Cohn, Jeffrey S
 Desciora, Matthew A/Young In Corp
 Varcadipane, Ruth/Brand, Susan M
 Hoag, Richard/Imam, Zimma
 Smale, Vernon E Est/Drapala, Leszek
 Duka, Ramazan/Robinson, Carl R
 Daniels, Christopher J/Christopher and Doreen Daniels Living Trust
 Daniels, Christopher J/Christopher and Doreen Daniels Living Trust
 Musto, Maria Nora B/Macedo, Zhulia
 Rodgers, Connor/Guerrero, Marcus C
 Chandarjit, Amanda/Fehrenbacher, Christian
 Davis-Day, Denise/Gant, Tyrone Jr

Hwang, Dae/Kotlyar, Roman
 Krawec, Olga/Tutovic, Dina
 Vance, Vivian/Mika, Bobbi Jo
 Frantz, David/Barr, Dominique
 Lancaster Reclamation LLC/Dacunto, Richard
 Gomez, Miguel Sr/Berwick, Matthew Jr
 Danner, James L/Able Solutions LLC
 Connolly, William J/Sussman, Robyn Tovah
 Ihde, Mark/Mika, Bobbi Jo
 Giving Center/Fehrenbacher, Christian
 Olsommer, Jeri Lynn/Fehrenbacher, Christian
 Long, Thomas L/Barr, Dominique
 Long, Thomas L/Gant, Tyrone Jr
 Malodobry, Damian/Boland, Sean
 Jennings, Richard J/St Fleur, Laforest
 Joly, Bernard J Jr/Nieves, Steven
 DeMatteo, Tony/Cornell, Kenneth E
 Labresco, Dominick J Est/Dobrzyn-Cebelinska, Renata
 Rivera, Janice/Pajilla, Anthony Smith Atanacio
 Witt, Mark/Aslan, Rami
 Smith, David C/David C Smith Living Trust
 Taliaferro, Tony Angelo/Hartmann, Helen M
 Humphrey, Doris Davenport/Doris D
 Humphrey Living Trust
 DiBello, Philip/Lantigua, Kirsy
 Cop, Roslyn/Roman, Esther
 Watters, Larry I Est/Caterina, Angelo
 Hayes, Gregory/Gregory A Hayes Sr Living Trust
 R and R PA Investments LLC/Rudra Properties LLC
 Frantz, Carl D/Frantz, Carl D
 Graham, Ross/42 Slalom Way LLC
 Hinrichs, Katharine/Windy Acres Investments LLC
 Egan, Richard Thomas Jr/Egan, Richard Thomas Jr
 Kaelin, Margaret A/Rivers A - Cabins LLC
 Wellington-Cuff, Naomi/Wellington, Naomi J
 Jani, Harshank G/2926 Melody Lane Realty LLC
 RSB Solutions Inc/Zubrzycki, Jeanine
 Theise, Tod/Abv Alpine LLC
 Rimland, Marshall/Morro, John

DIVORCE

007166-CV-2025 Saika Qureshi V Dale Stacy
 Creveling - Divorce - Divorce with 1 Count
 007175-CV-2025 Susan Marie Gower V Paul T
 Gower - Divorce - Divorce with 1 Count
 007181-CV-2025 Darcie Myers V Christopher
 Okula - Divorce - Divorce with 1 Count
 007229-CV-2025 Christian Christoffersen V
 Amanda Slakaityte - Divorce - Divorce with 1
 Count
 007148-CV-2025 Hira Allen V Emily Allen -
 Divorce - Divorce with 2 Counts
 007171-CV-2025 Kayla Bordner V Darrell
 Bordner, Jr. - Divorce - Divorce with 2 Counts
 007192-CV-2025 Linda Silverberg V James
 Silverberg - Divorce - Divorce with 2 Counts
 007220-CV-2025 Nicholas Gentile V Brooke
 Marchini - Divorce - Divorce with 2 Counts

007163-CV-2025 Jessica A Hagen V Trissa Telesky - Divorce - Divorce with 3 Counts
 007254-CV-2025 Reyad Ali V Hyeincinthe Ali - Divorce - Divorce with 3 Counts
 007227-CV-2025 Olivia M Belden V James Belden - Divorce - Divorce with 4 Counts
 007242-CV-2025 Roland Wilder V Chantel N Wilder - Divorce - Divorce with 5 Counts

SUPPORT

007140-CV-2025 Yolanda Fernandez V Quvelvin Lopez Sr - Support - Support
 007150-CV-2025 Robin Orrego V John M Nagy Jr - Support - Support
 007159-CV-2025 Katharine Hinson V Jeremy Hinson - Support - Support
 007161-CV-2025 Yolanda Fernandez V Raquel Fernandez - Support - Support
 007176-CV-2025 Nochalín Nova V Joel Garrett Ings - Support - Support
 007183-CV-2025 Victoria Figueroa V Nicholas Virella - Support - Support
 007200-CV-2025 Lauren A Hazlett V Thomas E Farmer II - Support - Support
 007201-CV-2025 Krystle A Figueroa V Thomas L Vargas - Support - Support
 007202-CV-2025 Naomi Griffin V Devon Maxwell - Support - Support
 007203-CV-2025 Jessica Falcon V Angel Falcon - Support - Support
 007206-CV-2025 Mia Gee Casiano V Gabriel Correa - Support - Support
 007236-CV-2025 Barbara Wilson V John Auten Jr - Support - Support
 007238-CV-2025 Naomi Griffin V Diana McNeil - Support - Support
 007239-CV-2025 Monroe County Children and Youth Services V Robert Mirenda - Support - Support
 007245-CV-2025 Christopher M Maria V Sarah A Lewis - Support - Support
 007246-CV-2025 Anjanette Elmain V Anthony Ronya Hall - Support - Support
 007251-CV-2025 Brandon Coffey V Anastasia Coffey - Support - Support

CUSTODY AND VISITATION

007139-CV-2025 Ebony Walton V Michael Anthony Ianniello - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007144-CV-2025 Hira Allen V Emily Allen - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007157-CV-2025 Elizabeth Harrigan V Joseph Harrigan - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007165-CV-2025 Stephanie Hernandez V Peterson Olivier - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007172-CV-2025 Stephanie Carr V James Gaily - Custody - Custody / Partial Custody / Shared Custody / Visitation

007198-CV-2025 Autumn Drury V Michael Eurich - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007248-CV-2025 Alexah Fernandez V Maurice Thomas - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007256-CV-2025 Claudia Reyes V Shaun Reyes; Dyani Massa - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007177-CV-2025 Larry Keiser V Devon Schlegel Jason Keiser; Michael Anthony Ianniello - Custody - Grandparent/Third Party Complaint for Custody/Partial Custody/Shared Custody/Visitation

PLAINTIFF V DEFENDANT

JUDGMENTS

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

007129-CV-2025 Commonwealth of Pennsylvania V Michael Duane Grenon - Judgment - Criminal Cost Judgment- Adult - \$1,188.00
 007138-CV-2025 Commonwealth of Pennsylvania V Shandeel Precious Warrick - Judgment - Criminal Cost Judgment- Adult - \$1,119.17
 007153-CV-2025 Commonwealth of Pennsylvania V Dorota Zabeck - Judgment - Criminal Cost Judgment- Adult - \$1,213.00
 007155-CV-2025 Commonwealth of Pennsylvania V Mireille Patrice Chesimard - Judgment - Criminal Cost Judgment- Adult - \$1,113.00
 007174-CV-2025 Commonwealth of Pennsylvania; Stephanie Hernandez V Harris Azhar Bilal - Judgment - Criminal Cost Judgment- Adult - \$1,242.17

JUDGMENT ON TRANSCRIPT

007135-CV-2025 Delux Dental Laboratory, Inc. V Michael A Hunt, DDS - Judgment - Judgment / Transcript - \$6,915.59
 007141-CV-2025 LVNV Funding LLC V John Destafano - Judgment - Judgment / Transcript - \$1,543.68
 007244-CV-2025 Cole Davis V Eric Borukhov - Judgment - Judgment / Transcript - \$9,136.15
 007253-CV-2025 Berkheimer, Agent for Stroudsburg ASD & Stroud Twp V Eloisio Freitas - Judgment - Judgment / Transcript - \$3,189.67

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

007158-CV-2025 Isreal Jimenez V Commonwealth of PA Dept of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 007184-CV-2025 Silvia L. Terzeanovici; Panagiotis Yannaris V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation

007223-CV-2025 Equity Trust Company
Custodian FBO Barry L Katz V Monroe County
Board of Assessment Revision - Civil Appeal -
Board of Assessment
007264-CV-2025 Cheryl Yannaris; Panagiotis
Yannaris V Monroe County Board of
Assessment Revision - Civil Appeal - Board of
Assessment

CIVIL APPEALS: JUDICIAL APPEALS

007164-CV-2025 Midland Credit
Management, Inc. V Mary E Frable - Civil
Appeal - Civil Appeal: Other
007270-CV-2025 Housing Authority of Monroe
County; Panagiotis Yannaris V Briana Ramos -
Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL CERTIFIED COPY TIENS FEDERAL TAX LIENS

007143-CV-2025 Department of Treasury-
Internal Revenue Service V Rosemary Negron -
Judgment - Federal Tax Lien - \$27,383.59
007145-CV-2025 Department of Treasury-
Internal Revenue Service V Johna Palladino
Kyle Watson - Judgment - Federal Tax Lien -
\$57,181.20
007147-CV-2025 Department of Treasury-
Internal Revenue Service V Kyle Watson -
Judgment - Federal Tax Lien - \$18,304.17
007217-CV-2025 Department of Treasury-
Internal Revenue Service V Pocono Party
Rentals, An LLC - Judgment - Federal Tax Lien -
\$18,473.13
007218-CV-2025 Department of Treasury-
Internal Revenue Service V Dennis P Funk -
Judgment - Federal Tax Lien - \$190,728.15
007219-CV-2025 Department of Treasury-
Internal Revenue Service V Heather Zullick -
Judgment - Federal Tax Lien - \$26,698.86

MUNICIPAL LIENS TAX CLAIM LIENS LIEN FOR FINE MECHANIC LIEN CLAIM WAIVER OF LIENS MISCELLANEOUS GRANTOR/GRANTEE

IFP Fund I LLC/Pocono Summit Apartments
LLC/Ucc3term
Mortgage Electronic Registration Systems
Inc/Tomczak, Kelli/Sat
Utilities Employees Credit Union/Dietz,
William J/Sat
Citymark Federal Credit Union/Lombardi,
Elizabeth/Sat
Mortgage Electronic Registration Systems
Inc/Tran, Steve M/Sat
Keybank National Association/Weglarz,
Krystyna/Sat
Mortgage Electronic Registration Systems
Inc/Radzai, Austin Craig/Sat

Mortgage Electronic Registration Systems
Inc/Pudda, Johanna/Sat
Mortgage Electronic Registration Systems
Inc/Noguera, Heather M/Sat
Provident Bank/Bailey, Lennox/Sat
Mortgage Electronic Registration Systems
Inc/Gomez, Jaime R/Sat
Citizens Bank N A/Tse, Christina Y/Sat
Figure Lending LLC/Graber, Lisa/Sat
Kiavi Funding Inc/Katala Ventures LLC/Sat
Morris, Randall/Morris, Debra/Powr
Mortgage Electronic Registration Systems
Inc/Keller, Ericka/Sat
JPMorgan Chase Bank N A/Gonzalez, Antonio
J/Sat
Mortgage Electronic Registration Systems
Inc/Jensen, Paul/Sat
JPMorgan Chase Bank N A/Garrison, Vera/Sat
BMO Bank N A/Butenschoen, John R/Sat
Lemon Soda LLC/Wayne Bank/Arnt
Lemon Soda LLC/Wayne Bank/Arnt
Stank, Robert/Stank, Theresa/Powr
Secretary of Housing and Urban
Development/Carter, Sarah J/Sat
Mount Pocono Partners LLC/Tompkins
Community Bank/Asle
PNC Bank National Association/Reed, Timothy
B/Sat
Zubairu, Tejani A/Garcia, Becky L/Ccorder
Mortgage Electronic Registration Systems
Inc/Huff, Keith S/Sat
Mortgage Electronic Registration Systems
Inc/Duluc, Domingo/Sat
Mortgage Electronic Registration Systems
Inc/Gyorfi, Dale G/Sat
Mortgage Electronic Registration Systems
Inc/Rowen, Tracy/Sat
Mortgage Electronic Registration Systems
Inc/Lieberman, Joseph William/Sat
Mortgage Electronic Registration Systems
Inc/Oconnor, Teri-Lynn R/Sat
Mortgage Electronic Registration Systems
Inc/Morton, Nathan/Sat
Mortgage Electronic Registration Systems
Inc/Trezza, Alexander/Sat
Mortgage Electronic Registration Systems
Inc/Corbett, James/Sat
Manufacturers and Traders Trust
Company/Georgevich, Joseph N/Sat
T M Builders Inc/Insula Capital Group
LLC/Ucc1
Members 1st Federal Credit Union/Milioto,
Salvatore/Sat
Aimable, Zella/Commonwealth of
Pennsylvania/Notr
MCLP Asset Company Inc/Schlack, Tracy A/Sat
Iorio, Samantha/Commonwealth of
Pennsylvania/Notr
Arias, Sarah/Tarun Metha Consultants
LLC/Asle
Mortgage Electronic Registration Systems
Inc/Thompson, Jane/Sat

Mortgage Electronic Registration Systems Inc/Torres, Phillip T/Sat
 Mortgage Electronic Registration Systems Inc/Husband, Ryan W/Sat
 Northeastern Operating Engineers Federal Credit Union/Paquette, Patrick/Sat
 Northeastern Operating Engineers Federal Credit Union/Paquette, Patrick/Sat
 Mortgage Electronic Registration Systems Inc/Galloway, Louis William/Sat
 Mortgage Electronic Registration Systems Inc/Regina, Jesse/Sat
 Mortgage Electronic Registration Systems Inc/Kalch, Erich/Sat
 Varcadipane, Ruth/Varcadipane, Robert/Powr
 Pennstar Bank/Princetta, Concetta/Sat
 Heaven Number Seven LLC/Neilson, Sindee R/Sat
 Roberts, Terranna M/Roberts, Fitzwilliam A/Powr
 Trap Enterprises L L C/Dime Bank/Amen
 Trap Enterprises L L C/Dime Bank/Amen
 Trap Enterprises L L C/Dime Bank/Arnt
 Trap Enterprises L L C/Dime Bank/Ucc1
 Members 1st Federal Credit Union/Kreitlow, Amanda/Sat
 Members 1st Federal Credit Union/Knapp, Brandon/Sat
 Mortgage Electronic Registration Systems Inc/Kreykenbohm, Edyta/Sat
 Mortgage Electronic Registration Systems Inc/Keber, Olga I/Sat
 Mortgage Electronic Registration Systems Inc/Negron, Charles A/Sat
 Mortgage Electronic Registration Systems Inc/Williams, Claudette/Sat
 Bank of New York Mellon Trust Company N A/Select Portfolio Servicing Inc/Powr
 Citizens Bank N A/Victory, Juliette W/Sat
 Citizens Bank N A/Babu, Laurettiu/Sat
 Nelson, Melanie Ann/Commonwealth of Pennsylvania/Notr
 Northwest Savings Bank/Dassaro, Charles/Sat
 Sharonview Federal Credit Union/Gordon, Paula E/Sat
 JPMorgan Chase Bank National Association/Select Portfolio Servicing Inc/Powr
 Towd Point Mortgage Trust 2019-4/Quinn, Patrick/Sat
 Gower, Phillip M/Chestnuthill Township/Agre
 Mountain Vista Partners LLC/Deihl, Rhonda/Rele
 Rivera, Elise I/Commonwealth of Pennsylvania/Notr
 Tloczkowski, Mary P/Metropolitan Edison Company/Ease
 Township of Smithfield/Blue Ridge Cable Technologies Inc/Rway
 Township of Smithfield/Blue Ridge Cable Technologies Inc/Rway
 Borough of Mt Pocono/Blue Ridge Cable Technologies Inc/Rway
 Girza, John Richard II/Blue Ridge Cable Technologies Inc/Rway
 Mortgage Electronic Registration Systems Inc/Rendano, Albert L/Sat
 Sandander Bank National Association/Liberti, Joseph R/Sat
 Deutsche Bank National Trust Company/Newrez LLC/Powr
 Urban, Pedro/Mendez, Carols A/Taxclmbs
 Fabre, Hector Ruben Delacruz/Utilities
 Employees Credit Union/Arnt
 Dk Stroudsburg Limited Liability Company/Dime Bank/Arnt
 Deutsche Bank National Trust Company/Mishoe, Luna I II/Sat
 Truist Bank/Wisniewski, Michael E/Sat
 Mortgage Electronic Registration Systems Inc/Pusztai, Laurie/Sat
 Mortgage Electronic Registration Systems Inc/Pepper, Christopher P/Sat
 Mortgage Electronic Registration Systems Inc/Achiron, Edward Arthur/Sat
 Mortgage Electronic Registration Systems Inc/Wilson, Jonathan/Sat
 Mortgage Electronic Registration Systems Inc/Alty, Jimmy/Sat
 Rocket Mortgage LLC/Cheesman, Rolland T III/Sat
 Mortgage Electronic Registration Systems Inc/Jasinski, Jeffrey L/Sat
 Lambert, Stephen J/Greater Lakes Group LLC/Taxclmbs
 Price, Michael/Greater Lakes Group LLC/Taxclmbs
 Mortgage Electronic Registration Systems Inc/James, Billy/Sat
 Mortgage Electronic Registration Systems Inc/Garcia, Jose M/Sat
 CSMC 2017-RPL2 Trust/Louizaire, Jean Y/Sat
 ESSA Bank & Trust/Sanders, Joan/Sat
 ESSA Bank & Trust/Belfie, Joseph/Sat
 ESSA Bank & Trust/Gordon, David R/Sat
 ESSA Bank & Trust/McFarland, Dale A/Sat
 ESSA Bank & Trust/Walcott, Patrick/Sat
 ESSA Bank & Trust/Quinn, Jeremiah/Sat
 ESSA Bank & Trust/Reed, J Michael/Sat
 ESSA Bank & Trust/Pensyl-Knauf, Lisa Rae/Sat
 ESSA Bank & Trust/Maisano, Clem J/Sat
 ESSA Bank & Trust/Dennis, Ellen L/Sat
 ESSA Bank & Trust/Fetherman, Royce W/Sat
 ESSA Bank & Trust/Chen, Fiona/Sat
 ESSA Bank & Trust/Zarelli, Paul/Sat
 ESSA Bank & Trust/Johnson, Edward A/Sat
 ESSA Bank & Trust/Yarnall, Robert Allan/Sat
 ESSA Bank & Trust/Helwig, Larry/Sat
 ESSA Bank & Trust/Petrilak, Melissa A/Sat
 ESSA Bank & Trust/McGuire, Robert L/Sat
 ESSA Bank & Trust/Greenberg, Myra Renee/Sat
 Citizens Bank N A/Gray, James B Jr/Sat
 Mortgage Electronic Registration Systems Inc/Hansen, Gregory A/Sat

Mortgage Electronic Registration Systems
 Inc/Tan, Alvin/Sat
 Mortgage Electronic Registration Systems
 Inc/Belteton, Ostilio/Sat
 Segarra, Nancy/Nasa Federal Credit
 Union/Ucc1
 Blue Sail Investments LLC/Jim Thorpe
 Neighborhood Bank/Arnt
 Roes, Mimi/Roes, Nicholas/Powr
 Deleon, Sandra/Commonwealth of
 Pennsylvania/Notr
 Keiper, Marlin Vanroy/940 Business Center
 LLC/Sat
 ESSA Bank & Trust/Everdean, Daniel P/Sat
 ESSA Bank & Trust/Jensen, Thomas H/Sat
 ESSA Bank & Trust/Rosenblatt, Robert L/Sat
 Fidelity Deposit and Discount Bank/Zampano,
 Gary/Sat
 Keybank National Association/Mark Raymond
 Wicknick and Diane L Wicknick Revocable
 Living/Sat
 JPMorgan Chase Bank National
 Association/Goldberg, Michael Lee/Sat
 Mortgage Electronic Registration Systems
 Inc/Emerson, Bunsuraini/Sat
 Mortgage Electronic Registration Systems
 Inc/Dorsey, Doris A/Sat
 Scheller, Christina M/Commonwealth of
 Pennsylvania/Notr
 Mortgage Electronic Registration Systems
 Inc/Mahoney, Nicole Amanda/Sat
 Bonser, Harold/Zayas, Amy Colon/Taxclmbs
 Young, Robert Sr/Laurent, John/Taxclmbs
 Custard, Hazel/Gant, Tyrone Jr/Taxclmbs
 Utilities Employees Credit Union/Fulmer,
 Perry B/Sat
 Rbi Private Lending LLC/Orda Sharanut LLC/Sat
 CMT Trucking Corp/Re Trucking Corp/Maps
 Provident Bank/HPIII Lehigh Valley 1405
 LLC/Sat
 Alместica, Jennifer/Commonwealth of
 Pennsylvania/Notr
 PSECU/Tagliaferri, Cindy/Sat
 PSECU/Bell, Michael/Sat
 ESSA Bank & Trust/Kasperek, Janusz/Sat
 ESSA Bank & Trust/Modzelewski,
 Maureen/Sat
 ESSA Bank & Trust/Bastos, John/Sat
 ESSA Bank & Trust/Kurnas, Denise A/Sat
 Pocono Summit Apartments LLC/Philadelphia
 Federal Credit Union/Arnt
 Rudra Properties LLC/Capital Stack Fund 4
 LLC/Asle
 Secretary of Housing and Urban
 Development/Bheir, Ganesh P/Sat
 Secretary of Housing and Urban
 Development/Steinmetz, Eric/Sat
 Secretary of Housing and Urban
 Development/Steinmetz, Eric/Sat
 Secretary of Housing and Urban
 Development/Bheir, Ganesh P/Sat
 Secretary of Housing and Urban
 Development/Steinmetz, Amy/Sat

Lima One Capital LLC/ABC Pocono Prime
 LLC/Trms
 Wells Fargo Bank N A/MacDonald,
 Andrew/Sat
 Mortgage Electronic Registration Systems
 Inc/Nixon, Nathaniel B/Sat
 Nationstar Mortgage LLC/Colon, Mayra/Sat
 Baffi, Tula/Palmetto Solar LLC/Ucc1
 Mortgage Electronic Registration Systems
 Inc/West, James Matthew/Sat
 Carter, Justin/Monroe County/Prefast
 Dimarco, Fedele/Monroe County/Prefast
 M&T Bank/King, Jerome/Sat

MORTGAGES

GRANTOR/GRANTEE

Jasopersad, Daryl/Mortgage Electronic
 Registration Systems Inc
 Effectus Clothing LLC/Dipietro, Philip
 Connelly, Robert F/Mortgage Electronic
 Registration Systems Inc
 Villaronga, Luz M/Nationstar Mortgage LLC
 Esteves, Kathryn J/Mortgage Electronic
 Registration Systems Inc
 Demaris, Michael/Mortgage Electronic
 Registration Systems Inc
 Riviello, Matthew/Mortgage Electronic
 Registration Systems Inc
 Riley, Corina/Mortgage Electronic Registration
 Systems Inc
 Crutchmer, Andrea Margaret Zagata/PNC
 Bank National Association
 Brown, Latarsha E/Mortgage Electronic
 Registration Systems Inc
 Tavaras, Jhancel/Mortgage Electronic
 Registration Systems Inc
 Morris, Debra/Mortgage Electronic
 Registration Systems Inc
 Yusifov, Elshad/Mortgage Electronic
 Registration Systems Inc
 Dallas, Patsy A/ESSA Bank
 Opperee, Robin W/Mortgage Electronic
 Registration Systems Inc
 Lemon Soda LLC/Wayne Bank
 Lemon Soda LLC/Economic Development
 Council of Northeastern Pennsylvania
 Lemon Soda LLC/Wayne Bank
 Gilbert, Jennifer/Mortgage Electronic
 Registration Systems Inc/Modm
 Mount Pocono Partners LLC/Tompkins
 Community Bank
 Crawford, Shawn/Mauch Chunk Trust
 Company
 Gilbert, Jennifer/Secretary of Housing and
 Urban Development
 Fauerbach, Richard C/Andrews Federal Credit
 Union
 Kelley, Donna/Nationstar Mortgage
 LLC/Modm
 Patel, Rajeshkumar D/Mortgage Electronic
 Registration Systems Inc
 Lyons, James J/Citizens Bank N A

Cegelka, Robert T/Mortgage Electronic
Registration Systems Inc
Niklas, Logan/Mortgage Electronic
Registration Systems Inc
4138 Overlook Ct LLC/Mortgage Electronic
Registration Systems Inc
Meivogel, Spencer/Mortgage Electronic
Registration Systems Inc
Hilliard, Jason/Mortgage Electronic
Registration Systems Inc
Ottey, Brian/Mortgage Electronic Registration
Systems Inc
Sturzeneker, Denio/Dart Collateral Manager
LLC
Polovets, Oleg/Mortgage Electronic
Registration Systems Inc
Liew, John H/Mortgage Electronic Registration
Systems Inc
3PV Opportunity LLC/Cf Fund II LLC
Mujica, Luz/Pennsylvania Housing Finance
Agency
Toro, Margaret M/Carrington Mortgage
Services LLC
Valdez, Yecenia A Peralta/Mortgage Electronic
Registration Systems Inc
T M Builders Inc/Mortgage Electronic
Registration Systems Inc
Silva, Pedro M/Mortgage Electronic
Registration Systems Inc
Russell, Monique/Mortgage Electronic
Registration Systems Inc
Edlin Properties LLC/RCN Capital LLC
Ali, Ann M/Mortgage Electronic Registration
Systems Inc
Mariscal, Luz Zapata/Mortgage Electronic
Registration Systems Inc
McKinsey, Malcolm B/Utilities Employees
Credit Union
Vinokur, Natalia/Mortgage Electronic
Registration Systems Inc
Boes, Brian D/Point Titling Trust
Mathews, Mariuxi/Unlock Partnership
Solutions Ao, Inc
Prendergast, Martin/Police and Fire Federal
Credit Union
Cheesman, Rolland T III/Mortgage Electronic
Registration Systems Inc
Arias, Sarah/Tarun Mehta Consultants LLC
Valentin, Ivan/Mortgage Electronic
Registration Systems Inc
Landin, John Elvis/Mortgage Electronic
Registration Systems Inc
Brelsford, Judith M/Mortgage Electronic
Registration Systems Inc
Sutton-Walwyn, Cicely L/PNC Bank N A
Begum, Nurun N/Mortgage Electronic
Registration Systems Inc
Trap Enterprises L L C/Dime Bank/Modm
Trap Enterprises L L C/Dime Bank/Modm
Trap Enterprises L L C/Dime Bank
Deal House Capital Fund II LLC/Trophy Point
Investment Group LLC

Marsh, James/Mortgage Electronic
Registration Systems Inc
Rivas, Omar/Mortgage Electronic Registration
Systems Inc/Modm
Baker, Ronald B/PNC Bank National
Association
Scattone, Christopher/Mortgage Electronic
Registration Systems Inc
Cruz, Romeo F/JPMorgan Chase Bank N A
Lopez, John/Td Bank N A
Louis, Nathalie/Mortgage Electronic
Registration Systems Inc
Angelikas, Spiros/Mortgage Electronic
Registration Systems Inc
Kaminski, Pawel/Mortgage Electronic
Registration Systems Inc
Babcock, Candy/Mortgage Electronic
Registration Systems Inc
Pierce, Meredith/Mortgage Electronic
Registration Systems Inc
Stroup, Donna/Mortgage Electronic
Registration Systems Inc
Robles, Daniel A/Mortgage Electronic
Registration Systems Inc
Jaramillo, Juan/Mortgage Electronic
Registration Systems Inc
Hibbert, Winston/Mortgage Electronic
Registration Systems Inc
Fiorino, Dominick/Mortgage Electronic
Registration Systems Inc
Fabre, Hector Ruben Delacruz/Utilities
Employees Credit Union
Dk Stroudsburg Limited Liability
Company/Dime Bank
Foote, Gary/Mortgage Electronic Registration
Systems Inc
Laing, Timothy M/Mortgage Electronic
Registration Systems Inc
Stewardship At Nadine LLC/Mortgage
Electronic Registration Systems Inc
Hoke, Kyle Bradford/Mortgage Electronic
Registration Systems Inc
Free, Lakisha/Mortgage Electronic
Registration Systems Inc
Mullins, Sheree/Mortgage Electronic
Registration Systems Inc
Gonzalez, John A/Utilities Employees Credit
Union
Hilgert, Justin C/Mortgage Electronic
Registration Systems Inc
Golan, David/Mortgage Electronic Registration
Systems Inc
Laudano, Julie A/Utilities Employees Credit
Union
Rivera, George/NE PA Community Federal
Credit Union
Saffioti, Frank/Mortgage Electronic
Registration Systems Inc
Blue Sail Investments LLC/Jim Thorpe
Neighborhood Bank
Huge, Christopher/ESSA Bank
Illuminated Enterprises LLC/Saska
Investments LLC

Lombardo, Leonard A Est/Lakeview Loan
 Servicing LLC/Modm
 Williams, Richard/Mortgage Electronic
 Registration Systems Inc
 Abreu, Paola/Mortgage Electronic Registration
 Systems Inc/Modm
 Mammen, Adrin O/Mortgage Electronic
 Registration Systems Inc
 Cohn, Jeffrey S/Mortgage Electronic
 Registration Systems Inc
 Thomson, Robert/Mortgage Electronic
 Registration Systems Inc
 Imam, Zimmad/Mortgage Electronic
 Registration Systems Inc
 Robinson, Carl R/Mortgage Electronic
 Registration Systems Inc
 Caccese, Philip Charles/Mortgage Electronic
 Registration Systems Inc
 Peralta, Jose M/Mortgage Electronic
 Registration Systems Inc
 Macedo, Zhulia/PNC Bank N A
 Banks, Clyde Jr/Mortgage Electronic
 Registration Systems Inc
 Palmieri, Daniel/Mortgage Electronic
 Registration Systems Inc
 Pogue, Thomas M III/Mortgage Electronic
 Registration Systems Inc
 Sepulveda, Franklin/Mortgage Electronic
 Registration Systems Inc
 Jones, Willie K/Mortgage Electronic
 Registration Systems Inc
 Nieves, Steven/Mortgage Electronic
 Registration Systems Inc
 Deemer, Glenn C/Mortgage Electronic
 Registration Systems Inc
 Pajilla, Anthony Smith Atanacio/Mortgage
 Electronic Registration Systems Inc
 Reilly, Brittany M/Mortgage Electronic
 Registration Systems Inc
 Mazzella, Joseph A/Mauch Chunk Trust
 Company
 Lantigua, Kirsy/Mortgage Electronic
 Registration Systems Inc
 Roman, Esther/JPMorgan Chase Bank N A
 Vazquez, Guillermo Jr/Upstart Mortgage LLC
 Pocono Summit Apartments LLC/Philadelphia
 Federal Credit Union
 Rudra Properties LLC/Capital Stack Fund 4 LLC
 Liguori, Francesca/Mortgage Electronic
 Registration Systems Inc
 Windy Acres Investments LLC/Kiavi Funding
 Inc
 Hersh, Joann/Truist Bank
 Zubrzycki, Jeanine/Fouleaf Federal Credit
 Union
 Kim, Taylor Hanna/U S Bank Trust National
 Association/Asgn
 Lonestar Flipco Financial LLC/Prof LLC/Relm
 Winston, Chelsea/Lakeview Loan Servicing
 LLC/Asgn
 Fifth Third Bank National Association/Select
 Portfolio Servicing Inc/Asgn
 Schlack, Tracy A/MTGLQ Investors L P/Asgn
 Hilton, Debra/Wilmington Savings Fund
 Society FSB/Asgn
 Hilton, Debra/U S Bank Trust National
 Association/Asgn
 Hilton, Debra/Goldman Sachs Mortgage
 Company/Asgn
 Wells Fargo Bank N A/Newrez LLC/Asgn
 Pennsylvania Rental Investments/U S Bank
 Trust National Association/Asgn
 Singleton, Carolyn J/Finance of America
 Reverse LLC/Asgn
 Elkind, Geoffrey M/Newrez LLC/Asgn
 Malanga, Karla M/Goldman Sachs Mortgage
 Company/Asgn
 Langway, Jason L/U S Bank National
 Association/Asgn
 Lutman, Thomas B/Goldman Sachs Mortgage
 Company/Asgn
 Hallee, Daniel R Jr/Nationstar Mortgage
 LLC/Asgn
 Symanski, Sean P/Nationstar Mortgage
 LLC/Asgn
 Kochanowski, John E/Nationstar Mortgage
 LLC/Asgn
 Burris, Edwina Shavon/Nationstar Mortgage
 LLC/Asgn
 Johnson, Hubert/Nationstar Mortgage
 LLC/Asgn
 Fawcett, Oscar Harold/FNB Properties
 Company Inc/Asgn
 Holmes, Alan F/Nationstar Mortgage LLC/Asgn
 Myerchin, Travis A/Nationstar Mortgage
 LLC/Asgn
 Napolitano, John T/Nationstar Mortgage
 LLC/Asgn
 McCloskey, James J/Nationstar Mortgage
 LLC/Asgn
 Ambrogio, Lauren/Nationstar Mortgage
 LLC/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 5960 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, December 4, 2025
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 ground situated in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 484, Section H, as shown on Map of A Pocono Country Place on File in the Records Office at Stroudsburg, Pennsylvania in Plot Book No. 19, Pages 21, 23 and 25.

TOGETHER with the right to the Grantee to use the private roadways as shown on said recorded map, together with such other rights of way over other lands of the Grantor as the Grantor may designate from time to time, for the purposes of ingress, egress and regress in common with the Grantor, its successors and assigns and other persons to and from public highways, excepting and reserving however, to the Grantor, sewer and other utility lines. The Grantor does not hereby dedicate said private road to public use.

BEING Lot No 484 as shown on said Plan.

BEING known as 8574 Bumble Bee Way, Tobyhanna, PA 18466.

BEING County Parcel 03.8E.1.639 (Map Number 03635809066625).

BEING the same premises conveyed to Aastha Real Estate Investments, LLC, under Deed from PNC Mortgage, a Division of PNC Bank, National Association, dated 12/27/2016, recorded in the Monroe Recorder of Deeds Office on 05/04/2017 in Deed Book 2490, Page 6890.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ELIS 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
Michael P. Oliverio, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Nov 7, 14, 21

**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 5953 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, December 4, 2025
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 or tract of land situate in the Township of Middle Smithfield, County of

Monroe and Commonwealth of Pennsylvania, being more particularly described as shown on Filed Map above.

BEING Lot No 2299 as shown on said Plan.

BEING known as 2306 Chatham Court, Bushkill, PA 18324.

BEING County Parcel 09.5A.2.39 (Map No. 09734501166645).

BEING the same premises conveyed to Aastha Real Estate Investments, LLC, under Deed from Sandra Bailey, dated 12/29/2017, recorded in the Monroe Recorder of Deeds Office on 07/26/2018 in Deed Book 2514, Page 1063.

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **ELIS HOLDINGS, 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
Michael P. Oliverio, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Nov 7, 14, 21

**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 5985 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, December 4, 2025
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 ground situated in Township of Coolbaugh, County of Monroe and State of Pennsylvania, being more particularly described.

BEING Lot No 430. Section L as shown on said Plan.

BEING known as 2845 Fairhaven Drive, Tobyhanna, PA 18466.

BEING County Parcel ID No. 03.9D.1.134 and Map No. 03635916944206.

BEING the same premises conveyed to Aastha

Real Estate Investments LLC, under Deed from HandM Investments Properties, Inc., dated 04/16/2019, recorded in the Monroe Recorder of Deeds Office on 05/08/2019 in Deed Book 2528, Page 4833.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **ELIS HOLDINGS, 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
Michael P. Oliverio, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Sheriff's Solicitor
Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lee Edwin Shupp aka Lee E. shupp, late of Chestnuthill 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.

Tammy Gower

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

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

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Geneva Davis Trisvan, late of late of Chesterfield County, Virginia with probate assets only in, Monroe County, Commonwealth of Pennsylvania, April 14, 2015 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 Maurice Turman

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

Timothy B. Fisher II Esq.

Fisher & Fisher Law Offices LLC
525 Main Street
Po Box 396
Gouldsboro, PA 18424

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Claire Sanders Glatz a/k/a Claire S. Glatz, Deceased, late of Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, 8/13/25 deceased.

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

Mark E. Glatz

c/o Jessica L. VanderKam, Esq.
2 N. State St., Newtown, PA 18940
Newtown, PA 18940

Jessica L. VanderKam, Esq.
2 N. State St.
Newtown, PA 18940

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Wayne Hobbs, Deceased, late of Coolbaugh Twp., Monroe County, Commonwealth of Pennsylvania, D.O.D. 8/12/25 deceased.

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

Kevin L. Hobbs, Executor
34 S. Woodlawn Ave.

Aldan, PA 19018

Stephen V. Bottiglieri, Toscani, Stathes &
Zoeller, LLC, 899 Cassatt Rd., #320, Berwyn,
PA 19312

Stephen V. Bottiglieri, Toscani, Stathes &
Zoeller, LLC, 899 Cassatt Rd., #320
Berwyn, PA 19312

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of K. Michael Boushell a/k/a Kenneth Michael Boushell, late of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, October 9, 2025 deceased.

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

Peggy Hardy, Co-Executrix
712 Monroe Street
Stroudsburg, PA 18360
Mary Winsey, Co-Executrix
712 Monroe Street
Stroudsburg, PA 18360

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

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Renjun Zhou, late of Beijing, China, Commonwealth of Pennsylvania, 04/30/2022 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.
Xiao Pei Lu Gilliland
107 Penn Street
East Stroudsburg

Christopher S. Brown
607 Monroe Street
Stroudsburg

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Florence R. Milo, late of Township, Monroe County, Commonwealth of Pennsylvania, August 31, 2021 deceased.

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

Maureen Milo
492 Cranberry Creek Road
Cresco, PA 18326

Frank A. Martens, Jr. Esq.
476 Woodland Road
Mount Pocono, PA 18344

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of David Robert Ike, a/k/a David R. Ike, a/k/a David Ike, late of Middle Smithfield, Monroe, Commonwealth of Pennsylvania, March 11, 2025 deceased.

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

Michael J. Ike
2231 Deer Track Drive
East Stroudsburg, PA 18302

Jason M. Rapa, Esquire
Rapa Law Office, P.C.
141 South First Street
Lehighton, PA 18235

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Mary E. Kerrick, late of Tobyhanna, Monroe, Commonwealth of Pennsylvania, 11/19/2023 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.

John E. Kerrick
2901 Locust Ridge Road
Pocono Lake, PA 18347

Samuel A. Falcone, Jr., Esq.
900 Rutter Avenue, Suite 24
Forty Fort, PA 18704

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Barton A. Biechy, Sr. a/k/a Barton Biechy, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, August 19, 2018 deceased.

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

Barton A. Biechy, Jr.
143 Cranberry Road
East Stroudsburg, PA 18301

Kevin A. Hardy, Esquire
P.O. Box 818

Stroudsburg, PA 18360

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Carl H. Shafer, late of Hamilton Township, Monroe County, Commonwealth of Pennsylvania, 08/10/2025 deceased.

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

Victoria Smith
4480 William Penn Highway
Easton, PA 18045

Ralph J. Bellafatto
Easton

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Thomas M Jamate, late of Delaware Water Gap, Monroe County, Commonwealth of Pennsylvania, September 3, 2025 deceased.

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

Gregory Jamate, Executor
412 Presidential Drive
Lebanon, NJ 08833

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

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Estate of Gloria Marie Skazenski a/k/a Gloria M. Skazenski a/k/a Gloria Skazenski a/k/a Gloria Wargo, late of Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, December 28, 2024 deceased.

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

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

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Louise A. Price a/k/a Louise Ann Price, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, October 9, 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. Jane Price, Executrix
833 Thomas Street
Stroudsburg, PA 18360

Kelly L. Lombardo, Esq.
729 Sarah Street

Stroudsburg, PA 18360

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Estate of Wendy Anne McDonough a/k/a Wendy A. McDonough, Deceased, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 05/18/2025 deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Kimberly Anne McDonough
c/o 127 N. 4th Street
Easton, PA 18042

Thomas McNamara Smith
c/o 127 N. 4th Street
Easton, PA 18042

Henry R. Newton, Jr., Esquire
127 N. 4th Street
Easton, PA 18042

Nov 14, 21, 28

**PUBLIC NOTICE
ESTATE NOTICE**

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

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Logan H. Pysner
2182 N. 5th St.
Stroudsburg, PA 18360

Joseph P. McDonald, Jr., Esq.

1651 West Main Street
Stroudsburg, PA 18360

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of WILLIAM G. FRANCIS, late of COOL-BAUGH TOWNSHIP, MONROE COUNTY, Commonwealth of Pennsylvania, 02/11/2025 deceased.

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

8741 16TH AVENUE
BROOKLYN, NY 11214

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

Nov 21, 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Valara Hartman, late of hip, Monroe County, Commonwealth of Pennsylvania, September 20, 2025 deceased.

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

PO Box 374
Brodheads ville, PA 18322

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

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

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Bryan Douglas Warner, late of Stroudsburg, Monroe County, Commonwealth of Pennsylvania, 01/28/2025 deceased.

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

240 S Main St Suite 1206
Nazareth, PA 18064

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

Michelle Lee Purcell
3048 Salisbury Drive
Allentown, PA 18103
Bethlehem

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jeanette Rivera- Soto aka Jeanette Rivera, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, June 15, 2025 deceased.

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

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

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Hazel LaMoss Bonser a/k/a Hazel Price Bonser a/k/a Hazel Bonser, late of East Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, April 12, 2025 deceased.

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

Harold R. Bonser, Jr., Executor
1614 Primrose Lane
Bethlehem, PA 18018

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Debra Jean Dwyer aka Debra J. Dwyer aka Debra J. Mannices, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, September 19, 2025 deceased.

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

Robert J. Mannices III
c/o Fisher & Fisher Law Offices LLC
525 Main Street
Po Box 396
Gouldsboro, PA 18424

Timothy B. Fisher II Esq
Fisher & Fisher Law Offices LLC

525 Main Street
Po Box 396
Gouldsboro, PA 18424

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

4303 Sullivan Trail
Easton, PA 18040

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

Nov 21, 28, Dec 5

**PUBLIC NOTICE
NOTICE OF APPLICATION FOR PRIVATE
DETECTIVE LICENSE**

Notice is hereby given that Pablo L. Rivera, Jr., has filed a petition for a private detective license with the Court of Common Pleas in and for Monroe County in Stroudsburg, Pennsylvania. A hearing on the application for private detective license has been scheduled for the 24th day of November 2025 at 1:30 PM in Court Room No. to be determined of Monroe County Courthouse.

This notice is given pursuant to Rule 206.8(a) with the Monroe County Rules of Civil Procedure.

Pablo L. Rivera, Jr.,
Applicant

Nov 14, 21

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on November 05, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common

Pleas, request an order to change the name of **Karley rose Flores to Karley rose Kelly**.

The Court has fixed the day of December 05, 2025 at 1:30 in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Nov 21

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on November 6, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **John Christopher Kelley Jr to John Christopher Kelly Jr**.

The Court has fixed the day of December 5, 2025 at 1:30pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Nov 21

**PUBLIC NOTICE
PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on October 24, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Patricia Anne Heintz (on Birth Certificate) to Tricia A. Heintz (on Birth Certificate)**.

The Court has fixed the day of December 5, 2025 at 1:30pm in Courtroom No. to be determined, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Victoria A. Strunk, Esq.
411 Main Street, Suite 101
Stroudsburg, PA 18360

Nov 21

**LEGAL NOTICE
NOTICE OF TRUST ADMINISTRATION**

Notice is hereby given that a revocable trust, known as the Kris A. Keller and Zena A. Keller

Revocable Living Trust was created by a Trust Agreement dated August 26, 2021. Settlor and Trustees of the **Kris A. Keller and Zena A. Keller** Revocable Living Trust were KRIS A. KELLER and ZENA A. KELLER. Zena A. Keller died on June 16, 2023, and Kris A. Keller died on August 12, 2025, both late of 270 Brink Road, Saylorsburg, Monroe County, Pennsylvania 18353. Successor Trustee: Jason A. Keller
Angela F. Stevens, Esquire
400 Third Avenue, Ste. 101
Kingston, PA 18704

Nov 21

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

The following Executors, Administrators, Trustees, or Guardians have filed Accounts and Statements of Proposed Distribution in the Office of the Clerk of the Orphans' Court Division:
In Re: Estate of **VIVIAN CLARISE COBBS, DECEASED, Late of Township of Jackson, deceased**
First & Final Account Account of Domenico Provenzano, Executor.
In Re: Estate of **DORIS IRIS WALSTON, DECEASED, Late of Township of Coolbaugh, deceased**
First & Final Account Account of Robert Wesley Johnson, Administrator.
In Re: Estate of **HUGO ALEXANDER BONILLA, DECEASED, Late of Township of Smithfield, deceased**
First & Final Account Account of Jenny I Nino-Bonillo, Administrator.

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 1st December 2025 at 9:30 AM. All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.
/s/ GEORGE J. WARDEN
Clerk of Orphans' Court
Nov 14, 21

**NOTICE OF LEGAL ACTION
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION
NO. 3154 CIVIL 2025**

TIMBER HILL COMMUNITY ASSOCIATION,
Plaintiff
v.
AMANDA REBECCA GRAHAM,
Defendant

NOTICE

To AMANDA REBECCA GRAHAM:
You are hereby notified that Plaintiff TIMBER HILL COMMUNITY ASSOCIATION has filed a Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 3154 Civil 2025. The nature of this action is the collection of homeowners association dues, assessments and charges, plus attorney fees and costs. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment may be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:
Monroe County Bar Association
Find a Lawyer Program
P.O. Box 591
Stroudsburg, PA 18360
Telephone (570) 424-1340
Fax (570) 424-8234

Notice by YOUNG & HAROS, LLC,
802 Main Street,
Stroudsburg, PA 18360,
(570) 424-9800, Attorneys for Plaintiff

Nov 21

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO.003746-CV-2025**

Mount Pocono Municipal Authority,
Plaintiff(s),

vs.

Mary A. O'Connor,
defendant(s)

TO Mary A. O'Connor, defendant(s): The Plaintiff, Mount Pocono Municipal Authority, has commenced a civil action against you for debt collection. 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

Scott R. Lipson, Esquire
Norris McLaughlin, P.A.
515 W. Hamilton Street, Suite 502
Allentown, PA 18101

Nov 21

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO.003811-CV-2025**

First Commonwealth Federal Credit Union,
Plaintiff(s),

vs.

**Isaiah D. Fitzsimmons, Grace Fitzsimmons
and Abram Fitzsimmons, in their capacity
as heirs of Lorianne Fitzsimmons a/k/a Lori-**

**anne Loch Fitzsimmons and Unknown Heirs,
Successors, Assigns, and All Persons, Firms,
or Associations, Claiming Right, Title, or In-
terest From or under Lorianne Fitzsimmons
a/k/a Lorianne Loch Fitzsimmons,**
defendant(s)

TO Isaiah D. Fitzsimmons, Grace Fitzsimmons and Abram Fitzsimmons, in their capacity as heirs of Lorianne Fitzsimmons a/k/a Lorianne Loch Fitzsimmons and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or under Lorianne Fitzsimmons a/k/a Lorianne Loch Fitzsimmons, defendant(s): The Plaintiff, First Commonwealth Federal Credit Union, has commenced a civil action against you for Mortgage Foreclosure. 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.

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Michael R. Nesfeder, Esq.
Fitzpatrick Lentz & Bubba, P.C.
645 W. Hamilton Street, Suite 800
Allentown, PA 18101

Nov 21

**PUBLIC NOTICE
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
NO: 002221-CV-2017**

**U.S. Bank National Association, as Trustee,
successor in interest to Wilmington Trust
Company, as Trustee, successor in interest
to Bank of America National Association, as**

**Trustee, successor by merger to LaSalle Bank
National Association, as Trustee for Lehman
XS Trust Mortgage Pass-Through Certificates,
Series 2006-20**

PLAINTIFF

VS.

Franz G. Paul

DEFENDANT

**NOTICE OF SHERIFF'S SALE OF REAL PROP-
ERTY**

TO: Franz G. Paul 208 Spyglass Court f/k/a
1019 Spyglass Court East Stroudsburg, PA
18302

Your house (real estate) at: 208 Spyglass Court
f/k/a 1019 Spyglass Court, East Stroudsburg,
PA 18302 09733403019384 (PIN: 09/96880)
is scheduled to be sold at a Public on-line auc-
tion conducted by Bid4Assets, 8757 Georgia
Ave., Suite 520, Silver Springs, MD 20910 on
March 26, 2026 at 10:00AM to enforce the
court judgment of \$394,476.80 obtained by
U.S. Bank National Association, as Trustee,
successor in interest to Wilmington Trust
Company, as Trustee, successor in interest
to Bank of America National Association, as
Trustee, successor by merger to LaSalle Bank
National Association, as Trustee for Lehman
XS Trust Mortgage Pass-Through Certificates,
Series 2006-20 against you.

NOTICE OF OWNER'S RIGHTS

**YOU MAY BE ABLE TO PREVENT THIS SHER-
IFF'S SALE**

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

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

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

Find A Lawyer Program

PO Box 591

Stroudsburg PA 18360

Telephone (570) 424-1340

Fax (570) 424-8234

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LLG FILE NO. CXE 17-055446

Nov 21



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.monroebar.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