

Monroe Legal Reporter

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

Vol. LXX

Stroudsburg, PA, November 28th, 2025

No. 48

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.

Todd W. Weitzmann, Editor

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Drawing Courtesy of Joyce Love

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Monroe County Bar Association

Mission Statement

The mission of the Monroe County Bar Association is to maintain the honor and dignity of the profession of the law, to cultivate social interaction among its members and to increase its usefulness in promoting the due administration of justice.

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

- Provide quality continuing legal education programs;
- Work with the Court and County government to improve administrative procedures in the Monroe County Court system and related row offices:
- Provide opportunities for collegiality and networking among its members;
- Promote high standards of civility, professionalism and ethical conduct;
- 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	HOLIDAY THANKSGIVING	HOLIDAY THANKSGIVING	29

2025 MCBA Event Calendar**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
- 22 Children’s Advocacy Committee Meeting
- 24 Court & Government Relations Committee Meeting
- 24 1:00 PM Courts and MCBA Closed
- 25 Courts and MCBA Closed
- 29 Swearing In of Elected Officials and President Judge
- 31 1:00 PM Courts and MCBA Closed

For any additional information on the events
listed above, please call the **MCBA at**

570.424.7288,

or Email: info2@monroebar.org. or

Check the Website: www.monroebar.org

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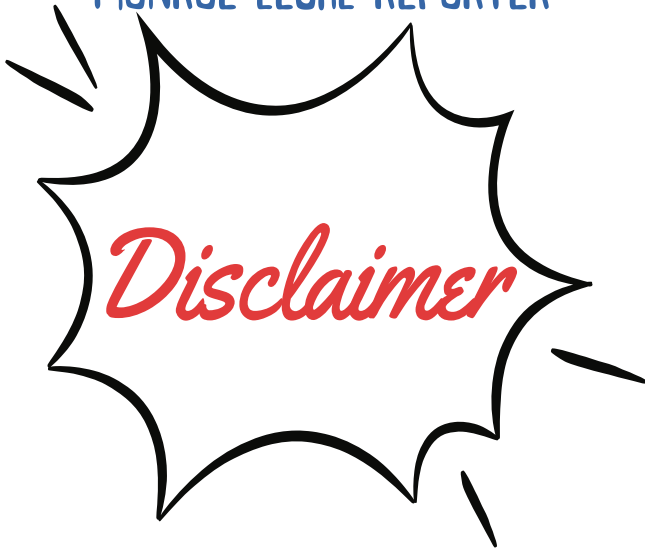
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SPELLING CORRECTIONS, ELIMINATE ERRORS IN
GRAMMAR OR MAKE ANY CHANGES TO
CONTENT.

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

007345-CV-2025 Mount Effort Development Company, LLC V Cynthia M Jones Johnnie Jones, Jr.; PA Tag & Title, LLC - Real Property - Landlord/Tenant Dispute
 007350-CV-2025 BMJ Mortgage LP V Hal H Harris UPL Inc Rotary Foundation of the Greater Poconos - Real Property - Landlord/Tenant Dispute
 007352-CV-2025 Wanda Wysocka Cieciorco V PA Treatment and Healing; Axcellent Group One LLC - Real Property - Landlord/Tenant Dispute
 007335-CV-2025 Harold J. Burton, Administrator of the Estate of Darlene Sara Gessner aka Darlene S. Gessner aka Sara D. Gessner aka Sara Darlene Gessner V Brianna Margretta Charles Margretta; John Doe Thomas Nygard - Real Property - Ejectment
 007347-CV-2025 Deal House Capital Fund II, LLC V Joseph Paul Carnevale Ursula Carnevale; Dale Connolly William J Connolly - Real Property - Ejectment
 007294-CV-2025 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc V Piotr Pienkowski - Real Property - Mortgage Foreclosure: Residential
 007310-CV-2025 Freedom Mortgage Corporation V Auria Gutierrez Enrique J Allende in his capacity as Heir of the Estate of Sonia Allende Deceased Erica Allende in her capacity as Heir of the Estate of Sonia Allende Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms Or Associations Claiming Right , Title Or Interest From Or Under Sonia Allende, Deceased - Real Property - Mortgage Foreclosure: Residential
 007317-CV-2025 Lakeview Loan Servicing, LLC V Dauzed Melgarejo, Jr; Paola Melgarejo AKA Paola A. MELGAREJO - Real Property - Mortgage Foreclosure: Residential
 007343-CV-2025 Rocket Mortgage, LLC f/k/a Quicken Loans LLC V Aaron Ross Michelle Ross - Real Property - Mortgage Foreclosure: Residential
 007351-CV-2025 Servis One, Inc. D/B/ABSI Financial Services V Attorney General of the United States Kellie Ann Lutz Secretary of Housing and Urban Development - Real Property - Mortgage Foreclosure: Residential
 007356-CV-2025 Citizens Bank, N.A. V Brenda Bannon; Ryan Bannon - Real Property - Mortgage Foreclosure: Residential
 007338-CV-2025 Clement Maisano Darryl Bynes; Gail Leef Maryann Maisano Rosanna Moquete Stephanie Bynes V Elly Hushour - Real Property - Real Property: Other
 007353-CV-2025 Damian Malodobry V Monroe County Tax Claim Bureau Sean P Boland - Real Property - Real Property: Other

007354-CV-2025 Krzysztof Malodobry V Bobbi Jo Mika; Monroe County PA Tax Claim Bureau - Real Property - Real Property: Other

MECHANICS AGREEMENTS

007287-CV-2025 Clayton Pronold Kevin Coyle V Live Free Construction - Agreement - Mechanic's Agreement

CONTRACT EMPLOYMENT DISPUTE**CONTRACT**

007311-CV-2025 Alla Leybinsky V Lior Skaler - Contract - Contract: Other
 007348-CV-2025 Casey Weiss V FCA US LLC - Contract - Contract: Other
 007360-CV-2025 Felicia Damato V Lori Grossi - Contract - Contract: Other

CONTRACT-DEBT COLLECTION-CREDIT CARD

007286-CV-2025 Citibank NA V Helen Argiriadi - Contract - Debt Collection: Credit Card
 007300-CV-2025 Cavalry SPV I, LLC V Franklin Vanwhy - Contract - Debt Collection: Credit Card
 007316-CV-2025 Bank of America, N.A. V Anthony Wayne Lawrence - Contract - Debt Collection: Credit Card
 007318-CV-2025 Bank of America, N.A. V Asia M King - Contract - Debt Collection: Credit Card
 007319-CV-2025 Bank of America, N.A. V Shereen Sasha Lyle - Contract - Debt Collection: Credit Card
 007320-CV-2025 Bank of America, N.A. V Richard K Jackson - Contract - Debt Collection: Credit Card
 007321-CV-2025 Bank of America, N.A. V Richard K Jackson - Contract - Debt Collection: Credit Card
 007322-CV-2025 Bank of America, N.A. V Shereen Sasha Lyle - Contract - Debt Collection: Credit Card
 007327-CV-2025 Bank of America, N.A. V Asia M King - Contract - Debt Collection: Credit Card
 007329-CV-2025 Bank of America, N.A. V Shereen Sasha Lyle - Contract - Debt Collection: Credit Card
 007331-CV-2025 Capital One N.A. successor by merger to Discover Bank V Tina Pedersen - Contract - Debt Collection: Credit Card
 007333-CV-2025 Cavalry SPV I, LLC V Seanalee Lazare - Contract - Debt Collection: Credit Card
 007339-CV-2025 U.S. Bank National Association d/b/a Elan Financial Services V Orhan Tuzun Peculiar Innovation Inc - Contract - Debt Collection: Credit Card
 007367-CV-2025 U.S. Bank National Association V Harry R Laughlin, IV - Contract - Debt Collection: Credit Card
 007381-CV-2025 JPMorgan Chase Bank, N.A. V Eric D Coleman, SR. - Contract - Debt Collection: Credit Card

007382-CV-2025 JPMorgan Chase Bank, N.A. V Jennifer Grimsey - Contract - Debt Collection: Credit Card

CONTRACT-DEBT COLLECTION-OTHER

007272-CV-2025 Cavalry SPV I, LLC V Abraham Nyanti - Contract - Debt Collection: Other
 007274-CV-2025 Cavalry SPV I, LLC V Jennifer Rivera - Contract - Debt Collection: Other
 007276-CV-2025 Cavalry SPV I, LLC V Michel Claus - Contract - Debt Collection: Other
 007277-CV-2025 Cavalry SPV I, LLC V Milton Walford - Contract - Debt Collection: Other
 007284-CV-2025 The Estate of Charles A Poalillo, Jr aka Charles A Poalillo by Charles R Poalillo,, Administrator D.B.N V Cesar Gonzalez - Contract - Debt Collection: Other
 007298-CV-2025 Cavalry SPV I, LLC V Heather Field Tyrina Field - Contract - Debt Collection: Other
 007299-CV-2025 Cavalry SPV I, LLC V Lashay Sanders - Contract - Debt Collection: Other
 007302-CV-2025 Cavalry SPV I, LLC V Jose H Cortijo - Contract - Debt Collection: Other
 007308-CV-2025 Portfolio Recovery Associates, LLC V Wayne Graham, SR - Contract - Debt Collection: Other
 007330-CV-2025 Capital One N.A. successor by merger to Discover Bank V Raymond Figuereo - Contract - Debt Collection: Other
 007364-CV-2025 Capital One N.A. successor by merger to Discover Bank V Jacob Oliver - Contract - Debt Collection: Other
 TORT
 007305-CV-2025 Peter Aldrich V Thomas Schlorholtz - Tort - Motor Vehicle
 007344-CV-2025 Nationwide General Ins. Co. a/s/o Aine Shay V Critical Systems Generator Services; Thomas White - Tort - Motor Vehicle
 007362-CV-2025 Lounglavanh Souryavong V Anton Degerolamo Francis Todd; Jose A Rivas - Tort - Motor Vehicle

PREMISES LIABILITY

007349-CV-2025 Douglas Besecker; Nationwide General Ins. Co. a/s/o Aine Shay V Bryan M Schmidt Individually and D/B/A Old 209 LLC And the Old Mill Pub; Good Living Technologies LLC Old 209 LLC, d/b/a the Old Mill Pub; Thomas White - Tort - Premises Liability

PETITION

MASS TORT

PROFESSIONAL LIABILITY

MISCELLANEOUS

007273-CV-2025 Commonwealth of PA V 2015 Audi A4 VIN: WAUBGFF3F1054419 - Miscellaneous - Civil Miscellaneous: Other
 007280-CV-2025 Arrowhead Lake Community Association and Arrowhead Sewer Company, Inc V Charles V Frank, Jr Donna L Frank - Miscellaneous - Civil Miscellaneous: Other

007303-CV-2025 Arrowhead Lake Community Association Arrowhead Sewer Company, Inc. V Dale Connolly William J Connolly - Miscellaneous - Civil Miscellaneous: Other
 007342-CV-2025 Arrowhead Lake Community Association V Axcellent Group One LLC - Miscellaneous - Civil Miscellaneous: Other
 007346-CV-2025 Commonwealth of PA V \$1,387.00 U.S. Currency - Miscellaneous - Civil Miscellaneous: Other
 007380-CV-2025 Bridgecrest Credit Company LLC as agent and servicer for Carvana LLC; Joanelis A Jimenez V Eulalia Margarita Lugo Michael A. Lugo; Jonathan N Murray, Sr. - Miscellaneous - Civil Miscellaneous: Other
 007366-CV-2025 Leonard Kuchinskas V 2000 Yamaha Zuma VG54UYA001A115566 - Miscellaneous - Civil Miscellaneous: Other, Petition for Certificate of Title

WRIT OF EXECUTION

DEEDS

GRANTOR/GRANTEE

Hedberg, James D/Wendling, John Edward Braun, Helena Marie/Onofrio, Dominic Raymond Church, Cody E/Second Chance Houses LLC Tan, Alvin/Hinedi, Kareem Martin, Dakota L/Costello, Maryijo Young Mens Christian Association of Monroe County/Young Mens Christian Association of Monroe County
 CMW Properties LLC/Hidalgo, Moises Barbour, John/Desai, Pruthvi H Bailin, Molly Manin/Frank, Oleg Pagan, Evelyn/Urban Revive LLC Kang, Arline Patricia/Clarke, Arline Patricia LK Properties Inc/Cedarwood Holding LLC LK Properties Inc/Cedarwood Holding LLC Cappellano, Richard D/Salazar, Jerry Gilbert, David/Gilbert, David Taylor, William S/Taylor, William S Schmid, Melonie A/Rosenberger, Harold Kenneth Keber, Olga I/Keber, Olga I Mc Village L P/Suhani Investment LLC Craven, William M Jr/Barnes, Kenneth Coss, Claudia/Oswald, Deborah Kathleen Hill Top Estates Inc/Palace, Menachem Durand, Alexandra H/Regula, Alex Audett, Deborah Dowd/Terzieva-Zsilavec, Desislava Valerieva Marathon Property Investments LLC/Skrctic, Eric Nahuel Roman D E & S Properties Inc/Peckbrew LLC Miller, Nancy J/Schnaitman, John J Sheeley, William J/Sheeley, Karlle Copeland, Adrian/Cardenas, Carlos Choi, Lance Sung Min/Choi Family Living Trust Branco, Paul J/Club Exploria LLC Branco, Paul J/Club Exploria LLC Berwick, Matthew/Classic Quality Homes Berwick, Matthew/Classic Quality Homes

Powell, Tyler D/Phillips, Spencer D
 Petersen, Karl A/Velastegui, Concepcion
 Pascarello, Andrea J/Pascarello, Andrea J
 Stern, Shawn Kenneth/Metrik, Madyson
 Ortiz, Edwal/Ortiz, Edwal E
 Burgos, David/Coombs, Jennifer Ryan
 Planer, William H/Ellis, Robert Kent
 Swiecicki, James Joseph Est/Swiecicki, John
 Joseph
 Avagliano, Goffredo D/Vet Home LLC
 Kalogridis, Anthony/Monsul, Andy
 Ahmemulic, Suad Est/Morgan, Catherine
 Kenny, Mark A/Elkashef, Ashrf
 Heffernan, Gelsomina/Gelsomina Hefferman
 Living Trust
 Mignosi, Jack/65D Lower Ridge View Circle LLC
 LTS Homes LLC/Richardson, Alan
 Pennsylvania-American Water
 Company/Pennsylvania-American Water
 Company
 Hermann, Robert/Reilly, Melisa
 Fairbanks, Jonathan/Singh, Manjit
 Pflingstler, James R/Durst, Terry
 AE Equities Inc/Minacapelli, Maria S
 Blackfoot Trl Re LLC/Yu, Jing
 Castillo, Juan J/Castillo, Juan D
 Bair, Jeffrey F/Bair, Craig S
 Steinmetz, Eric/PLP Solutions LLC
 Guliyev, Elshan/Hutchinson, Robert N
 Barna, Elsie Est/Pasco, Michael
 Matase, Richard A/Zaccanini, Jan Marie
 Millen-El, Sequoia/Plandemllc, LLC
 Giraldo, Andres J/Gramcapelli, Gerardo
 Jackson, Meghan E/Siple, Russell
 Bodys, Marta/Malaj, Marta E
 Scheib, Andrew C/Martin, Daniel
 Kulp, Mercedes/Moyer, Dean Alan
 McBride, Regina Marie Est/McBride, Michael P
 Connallon, James J Jr/Stellaris Properties LLC
 Strausberger, Blanche E Est/Strausberger,
 Blanche E Est
 Strausberger, Blanche E Est/543 Real Estate
 Development LLC
 Strausberger, Blanche E Est/Kresgeville Real
 Estate Development LLC
 Marchuk, Ihor/Nest House LLC
 Gole, Mary/Vasami, Ralph J Jr
 Vanaken, John Francis III/Jones, Kenneth John
 Seeberger, Timothy/Jahaj, Gilbert
 Eccleston, Barbara/Eccleston, Raymond J
 CMC Development Corporation/Tranquility
 Trust
 Didonato, Vincent J/Srinivasan, Vedhapriya
 Sapienza, Victor J/Kiknavelidze, Tamari
 Gogoladze George
 Milton G Newberry Living Trust/Meyerson,
 David
 Carl L Hughes Jr Marital Trust/Holder, Brigitte
 Wilhite, Jacob/Capone, Thomas J
 Austin, Phil/Austin, Phil
 Sharkaeva, Zulfiya/Sumin, Sergey
 Devlin, John T/Patton, Robert
 Pocono Dream Home LLC/Pitock, Todd

Almquist, Tamara D/Law, Elizabeth
 Boyd, Laura I/Fruehsamer, John
 Califano, Felicia Ann/Califano, Felicia Ann
 Ozkul, Remzi/Ozkul, Michael Ali
 Alan R Rybarchyk Revocable Trust/Ten & Fair
 Revocable Living Trust
 Siglin, Jeffrey F/Jeffrey F Siglin Revocable Trust
 Hoey, Patricia A/Patricia A Hoey Castle Trust
 McLord LLC/Zebryk, Andrzej

DIVORCE

007306-CV-2025 Lesly Estil V Djoubelki
 Thibault - Divorce - Divorce with 1 Count
 007326-CV-2025 Cesar Del Moral V Dolly
 Santana - Divorce - Divorce with 1 Count
 007375-CV-2025 Isaiah Gonzalez V Leah
 Gonzalez - Divorce - Divorce with 1 Count
 007379-CV-2025 Eliud Merquiced Cabral
 Cuevas V Leidy Racel Castillo Urena; Keri
 Deegan - Divorce - Divorce with 1 Count
 007363-CV-2025 Jaclyn Kreshock V Patrick
 Kreshock - Divorce - Divorce with 2 Counts
 007288-CV-2025 Toni-Lynne Donohue V John
 Thomas Donohue - Divorce - Divorce with 3
 Counts
 007289-CV-2025 John M Schaffer V Christy L
 Schaffer - Divorce - Divorce with 3 Counts
 007358-CV-2025 Sharlene Sandy V Tyrone M
 Sandy - Divorce - Divorce with 4 Counts

SUPPORT

007275-CV-2025 Fernanda Dugve V Rivadovia
 P DeCostro - Support - Support
 007301-CV-2025 Alexah Fernandez V Maurice
 Thomas - Support - Support
 007323-CV-2025 Yasmine L Marcus V Antonio
 S Chancy - Support - Support
 007325-CV-2025 Arbelin Herrera V Jose A
 Rivas - Support - Support
 007336-CV-2025 Sierra A Homere V Edward W
 Wilson - Support - Support
 007337-CV-2025 Tyler Nelson V Ryan Schenk -
 Support - Support
 007355-CV-2025 Amily Crischlow V Tristan
 Cadogan - Support - Support
 007359-CV-2025 Erika Risso V Adolfo Garcia -
 Support - Support
 007372-CV-2025 Thurston Bosket V Shanell
 Green - Support - Support

CUSTODY AND VISITATION

007278-CV-2025 Sandra Toro V Daniel Pena -
 Custody - Custody / Partial Custody / Shared
 Custody / Visitation
 007279-CV-2025 Jose M Macareno-Pulgar V
 Danielle Mokrytska - Custody - Custody /
 Partial Custody / Shared Custody / Visitation
 007282-CV-2025 Gary Storm V Dana Cady -
 Custody - Custody / Partial Custody / Shared
 Custody / Visitation
 007291-CV-2025 Andrew Deegan V Keri
 Deegan - Custody - Custody / Partial Custody /
 Shared Custody / Visitation

007315-CV-2025 Nathaniel Jackson V Jamie T. Odum - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007340-CV-2025 Joanelis A Jimenez V Jonathan N Murray, Sr. - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007369-CV-2025 Raul Capellan V Amanda M. Crespo - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007371-CV-2025 Jessica Velez V Luis Diaz - Custody - Custody / Partial Custody / Shared Custody / Visitation
 007332-CV-2025 Amily Crischlow V Tristan Cadogan - Custody - Grandparent/Third Party Complaint for Custody/Partial Custody/Shared Custody/Visitation

**PLAINTIFF V DEFENDANT
JUDGMENTS**

DEFAULT JUDGMENT

PRAECIPE FOR JUDGMENT

007290-CV-2025 REM Capital LLC V Anurag Dave - Judgment - Foreign Judgments / Registration - \$260,900.00

JUDGMENT ON TRANSCRIPT

007312-CV-2025 Berkheimer, Agent for Pocono Mountain SD V Jermaine H Whitfield - Judgment - Judgment / Transcript - \$2,271.81
 007376-CV-2025 William H. Clark Funeral Home, Inc. V Kimberly Kochanski - Judgment - Judgment / Transcript - \$1,218.98
 007377-CV-2025 William H Clark Funeral Home, Inc V Jeannetta Molyneaux - Judgment - Judgment / Transcript - \$4,799.26
 007378-CV-2025 William H Clark Funeral Home, Inc V Jerri Eckhoff; Heather Schierloh - Judgment - Judgment / Transcript - \$8,008.95

CIVIL APPEALS: ADMINISTRATIVE AGENCIES

007373-CV-2025 Stroud Mall LLC V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 007374-CV-2025 Stroud Mall LLC V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 007383-CV-2025 Stroud Mall LLC V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 007384-CV-2025 Stroud Mall LLC V Monroe County Board of Assessment Revision - Civil Appeal - Board of Assessment
 007334-CV-2025 Jesse Pacheco V Commonwealth of Pennsylvania, Department of Transportation, Bureau of Driver Licensing - Civil Appeal - Department of Transportation
 007361-CV-2025 Kost Tire & Auto Service Center V Commonwealth of PA Dept of Transportation Division of Vehicle Inspection - Civil Appeal - Department of Transportation

CIVIL APPEALS: JUDICIAL APPEALS

007365-CV-2025 Valerie Louise Adams V Commonwealth of PA Dept of Transportation, Bureau of Driver Licensing - Civil Appeal - Civil Appeal: Other

WRIT OF REVIVAL

CERTIFIED COPY LIENS

007304-CV-2025 Commonwealth of PA Dept of Labor and Industry to the Use of the Unemployment Compensation Fund V Bubba Jay's Smashburgers and More - Judgment - Certified Copy of Lien - \$2,220.49
 007341-CV-2025 Commonwealth of PA Dept of Labor and Industry to the Use of the Unemployment Compensation Fund V Rock Ridge Home Services Inc - Judgment - Certified Copy of Lien - \$3,029.14

FEDERAL TAX LIENS

007292-CV-2025 Department of Treasury- Internal Revenue Service V Albuja Carlos Carmita Avecillas - Judgment - Federal Tax Lien - \$55,915.67
 007293-CV-2025 Department of Treasury- Internal Revenue Service V Fernando Vargas - Judgment - Federal Tax Lien - \$3,481.35
 007295-CV-2025 Department of Treasury- Internal Revenue Service V Curtis D Watson; Lenora Watson - Judgment - Federal Tax Lien - \$22,546.44
 007296-CV-2025 Department of Treasury- Internal Revenue Service V Heather Schierloh - Judgment - Federal Tax Lien - \$85,944.78
 007297-CV-2025 Department of Treasury- Internal Revenue Service V Kerry Ann Sinclair Noel Sinclair - Judgment - Federal Tax Lien - \$193,869.88

MUNICIPAL LIENS

007324-CV-2025 Middle Smithfield Township V Joseph Neary - Municipal Lien - Sewer - \$2,784.69

TAX CLAIM LIENS

LIEN FOR FINE

MECHANIC LIEN CLAIM

WAIVER OF LIENS

MISCELLANEOUS

GRANTOR/GRANTEE

Mortgage Electronic Registration Systems Inc/Clancy, Michael Anthony/Sat
 Mortgage Electronic Registration Systems Inc/Baratta, James/Sat
 Mortgage Electronic Registration Systems Inc/Calicchio, Anthony/Sat
 Delacruz, Narcisco/Okinus Inc/Ucc1
 Mortgage Electronic Registration Systems Inc/Sutph, N Blvd LLC/Sat
 Citizens Bank N A/Swiecicki, John J/Sat
 Deutsche Bank National Trust Company/Kelly, John C Jr/Sat

JPMorgan Chase Bank N A/Madjarcic, Lidija/Sat
Mortgage Electronic Registration Systems Inc/Barbour, John/Sat
Bank of New York Mellon Trust Company N A/Dyce, Tim F/Sat
Secretary of Housing and Urban Development/Taveras, Jhancel/Sat
Mortgage Electronic Registration Systems Inc/Ferlanie, Sandra Regina/Sat
Mortgage Electronic Registration Systems Inc/Baumgartner, Frank M/Sat
Mortgage Electronic Registration Systems Inc/Futchko, Jacqueline/Sat
Mortgage Electronic Registration Systems Inc/Ramu, Ravi/Sat
Mortgage Electronic Registration Systems Inc/Ventresca, Vincent/Sat
Albinski, Michael/Cross River Bank/Ucc1
Krammes, Barry/Cross River Bank/Ucc1
Mortgage Electronic Registration Systems Inc/Dhillon, Navinder/Sat
McAndrew, Sean Timothy/Cross River Bank/Ucc1
Citizens Bank N A/Patton, James/Sat
Mortgage Electronic Registration Systems Inc/Valerio, William Antonio/Sat
Mortgage Electronic Registration Systems Inc/Garcia, Ernesto/Sat
Mortgage Electronic Registration Systems Inc/Brown, Latarsha E/Sat
Mortgage Electronic Registration Systems Inc/Oconnell, Robert W/Sat
Coastal Community Bank/Gadecki, Martha/Sat
Barclays Mortgage Loan Trust 2024-NQM3/Citadel Servicing Corporation/Powr
Ackerman, Dawn/Commonwealth of Pennsylvania/Notr
Mortgage Electronic Registration Systems Inc/Stanton, Jolie/Sat
Mortgage Electronic Registration Systems Inc/Stokes, Phillip/Sat
Mortgage Electronic Registration Systems Inc/Zabatino, Salvatore/Sat
Wells Fargo Bank N A/McCauley, Kevin A/Sat
Mortgage Electronic Registration Systems Inc/Andrews, Pamela/Sat
Young Mens Christian Association of the Stroudsburgs/Young Mens Christian Association of the Stroudsburgs/Maps
Young Mens Christian Association of Stroudsburg/Young Mens Christian Association of Stroudsburg/Maps
Young Mens Christian Association of Stroudsburg/Maps
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Young Mens Christian Association of Stroudsburg/Maps

Young Mens Christian Association of Stroudsburg/Young Mens Christian Association of Stroudsburg/Maps
Young Mens Christian Association of Stroudsburg/Young Mens Christian Association of Stroudsburg/Maps
Young Mens Christian Association of Monroe County/Borough of Stroudsburg/Agre
Young Mens Christian Association of Monroe County/Borough of Stroudsburg/Agre
Walker, Thomas L/Commonwealth of Pennsylvania/Notr
Mortgage Electronic Registration Systems Inc/White, Jeffrey/Sat
Mortgage Electronic Registration Systems Inc/Bryant, Michael E/Sat
First Northern Bank and Trust Co/Brookdale Enterprises LLC/Sat
PNC Bank National Association/Fitzmaurice Residential Services Inc/Sat
PNC Bank National Association/Fitzmaurice Community Services Inc/Sat
Boyce, Gregory/Clean Energy Federal Credit Union/Ucc1
Suhani Investment LLC/Presence Bank/Arnt
Papillon, Conni Catherine/Cardinal Financial Company Limited Partnership/Affd
Honesdale National Bank/Jenisha Real Estate LLC/Sat
Honesdale National Bank/Jenisha Real Estate LLC/Trms
Brookdale Enterprises LLC/PPL Electric Utilities Corporation/Rway
Wilhelm, Edwin/Chowder Inc/Ucc1
First Northern Bank and Trust Co/Brookdale Enterprises LLC/Trms
Goodleap LLC/Richmond, David/Ucc3term
New GVPT LLC/Borough of East Stroudsburg/Ease
First Northern Bank and Trust Co/Mcgrath, John M Jr/Sat
Bailey, Latasha/Commonwealth of Pennsylvania/Notr
Mortgage Electronic Registration Systems Inc/Johnson, Delva R/Sat
Mortgage Electronic Registration Systems Inc/Russell, Monique/Sat
Mortgage Electronic Registration Systems Inc/Dorsey, Doris A/Sat
Mortgage Electronic Registration Systems Inc/Wishnic, Marshall D/Sat
Cavaliere, Chris/PPL Electric Utilities Corporation/Rway
Chase-Mutual Inc/PPL Electric Utilities Corporation/Rway
Mortgage Electronic Registration Systems Inc/Dunlap, Joshua David/Sat
Wells Fargo Bank N A/Mutch, Julia M/Sat
Klein, Michael V/Rybarchyk, Alan R/Ease
American Heritage Federal Credit Union/Lopez, John/Sat
Planer, William Hubert/Planer, Constance
Gerringer/Powr

Mortgage Electronic Registration Systems
 Inc/Davis, Clyde/Sat
 McKee, Katie R/Commonwealth of
 Pennsylvania/Notr
 Mortgage Electronic Registration Systems
 Inc/Rios, Daniel J/Sat
 Mortgage Electronic Registration Systems
 Inc/Malone, Kevin J/Sat
 Mortgage Electronic Registration Systems
 Inc/Garcia, Samuel/Sat
 Ruja LLC/R and R PA Investments LLC/Sat
 D E & S Properties Inc/Franklin Hill
 Manor/Maps
 D E & S Properties Inc/Township of
 Smithfield/Agre
 Lamont, Lizbeth N/Commonwealth of
 Pennsylvania/Notr
 Mortgage Electronic Registration Systems
 Inc/Kato, Devin/Sat
 JPMorgan Chase Bank N A/Eulo, Richard A/Sat
 JPMorgan Chase Bank National
 Association/Grubb, Erle Spencer/Sat
 Mount Pocono Hotel LLC/Dime Bank/Arnt
 Annan, Vivian/Credit Human Federal Credit
 Union/Ucc3term
 Citizens Bank N A/Sicilia, Charles J/Sat
 First Northern Bank and Trust Co/Mucha,
 Scott L/Sat
 Maysonet, Angel/Burgos, David/Powr
 Mortgage Electronic Registration Systems
 Inc/Begum, Nurun N/Sat
 Mortgage Electronic Registration Systems
 Inc/Gomez, Andres F/Sat
 Mortgage Electronic Registration Systems
 Inc/Alexander, Debra L/Sat
 PNC Bank National Association/Sebring, Curtis
 W/Sat
 PNC Bank National Association/Donchez, Jane
 May/Sat
 New Residential Mortgage LLC/Newsom,
 Ronald S/Sat
 JPMorgan Chase Bank National
 Association/Fuller, Darren/Sat
 First National Bank of Pennsylvania/Skylark
 Holdings Inc/Sat
 FNB Properties Company Inc/Fawcett, Oscar
 Harold/Sat
 Mortgage Electronic Registration Systems
 Inc/Harris, Velma/Sat
 Mortgage Electronic Registration Systems
 Inc/Curran, Yolanda/Sat
 Mortgage Electronic Registration Systems
 Inc/Jones, Bryan E/Sat
 PLP Solutions LLC/Steinmetz, Eric/Sat
 Loandepot.Com LLC/Lockhart, David/Sat
 Mortgage Electronic Registration Systems
 Inc/Haughton, Elizabeth M/Sat
 Mortgage Electronic Registration Systems
 Inc/Crespo, Carlos/Sat
 Mortgage Electronic Registration Systems
 Inc/Napolitano, Gerald M/Sat
 Secretary of Housing and Urban
 Development/Robles, Daniel A/Sat

Mortgage Electronic Registration Systems
 Inc/Keber, Olga I/Sat
 Mortgage Electronic Registration Systems
 Inc/Wiswall, Wade/Sat
 Mortgage Electronic Registration Systems
 Inc/Perez, Alfonsina/Sat
 Mortgage Electronic Registration Systems
 Inc/Araf, Abdul R/Sat
 Mortgage Electronic Registration Systems
 Inc/Angelikas, Spiros/Sat
 Dg Properties of Monroe LLC/Dg Properties of
 Monroe LLC/Ease
 Levy, Jamie B/Dime Bank/Arnt
 Wells Fargo Bank N A/Ziegenfus, Tommy
 Jay/Sat
 JPMorgan Chase Bank National
 Association/Hall, Anthony W/Sat
 Wells Fargo Bank N A/Russo, Rocky R/Sat
 Mortgage Electronic Registration Systems
 Inc/Santiago, Rosemarie/Sat
 Univest Bank and Trust Co/Franconia
 Mennonite Camp Association Inc/Sat
 Wells Fargo Bank N A/Cormack, Robert F/Sat
 Heeter, Florence/Goodleap LLC/Ucc1
 Mortgage Electronic Registration Systems
 Inc/Riley, Corina/Sat
 Wayne Bank/Tannersville Realty Company
 LLC/Sat
 Wayne Bank/Tannersville Realty Company
 LLC/Trms
 Strausberger, Blanche E Est/Doyle, Edward
 James Sr/Ease
 Nest House LLC/TBS Solutions Inc/Arnt
 PNC Bank National Association/Burger, John H
 Jr/Sat
 PNC Bank N A/Gaydos, Ann/Sat
 New Residential Mortgage LLC/Lynch, John
 P/Sat
 Mortgage Electronic Registration Systems
 Inc/Hansen, Richard/Sat
 Mortgage Electronic Registration Systems
 Inc/Hickey, Thomas P/Sat
 Nationstar Mortgage LLC/Generose,
 William/Sat
 Wells Fargo Bank N A/Smith, John D/Sat
 Mortgage Electronic Registration Systems
 Inc/Fairbanks, Jonathan W/Sat
 Huntington National Bank/242 Trout Creek
 LLC/Sat
 Wells Fargo Bank N A/Sciver, David R Van/Sat
 Wells Fargo Bank N A/Coar, Geralyn/Sat
 Dividend Solar Finance LLC/Christian, Maurice
 E/Ucc3term
 Mortgage Electronic Registration Systems
 Inc/Sokolova, Margarita/Sat
 Wells Fargo Bank N A/Stanley, Amanda A/Sat
 Mortgage Electronic Registration Systems
 Inc/Urizar, Ana Lucia/Sat
 Mortgage Electronic Registration Systems
 Inc/Kunz, Jennifer C/Sat
 Wells Fargo Bank N A/McDermott,
 Matthew/Sat

Mortgage Electronic Registration Systems Inc/McCartney, Thomas/Sat
 Stapleton, Francine/Jay Verai LLC/Sat
 Mortgage Electronic Registration Systems Inc/Bradford, Johnnie/Sat
 Boodie Irrevocable Grantor Trust/Tesla Inc/Ucc1
 Kemmerer, Sterling Clayton/Tesla Inc/Ucc1
 TD Bank N A/Urizar, Ana Lucia/Sat
 Mortgage Electronic Registration Systems Inc/Peralta, Jose M/Sat
 Mortgage Electronic Registration Systems Inc/Owens, Christian M/Sat
 Pentagon Federal C U/Godshalk, Kenneth A/Sat
 Mortgage Electronic Registration Systems Inc/Burke, Alec Joseph/Sat
 Free, Lakisha/ISPC/Ucc1
 Mortgage Electronic Registration Systems Inc/Khaira, Navjit Singh/Sat
 Goodleap LLC/Alicea-Leong, Jeanette/Ucc3term
 Pennsylvania Housing Finance Agency/Wallace, Jessica A/Sat
 Wells Fargo Bank N A/Misiewicz, Marianela/Sat
 Mortgage Electronic Registration Systems Inc/Brelsford, Judith M/Sat
 Wells Fargo Bank N A/Gilbert, David/Sat
 Ozkul, Remzi/Ozkul, Hursut/Powr
 Persaud, Basmattie/Time Investment Company Inc/Ucc3cont
 Anderson, Patricia L/Commonwealth of Pennsylvania/Notr
 Marshalls Creek Fire Company/BRP Properties LLC/Sat

MORTGAGE

GRANTOR/GRANTEE

Schmid, Elizabeth/Mortgage Electronic Registration Systems Inc
 Second Chance Houses LLC/Tierco Trust
 McDermott, Matthew/Wells Fargo Bank N A
 Vari, Tiborne/Mortgage Electronic Registration Systems Inc
 Gadecki, Kasimierz J/Mortgage Electronic Registration Systems Inc
 News, Bernard/Dart Collateral Manager LLC
 Shumakovich, Aleh/Mortgage Electronic Registration Systems Inc
 Deleon, Julio C/Mortgage Electronic Registration Systems Inc
 Peters, Cody Matthew/Mortgage Electronic Registration Systems Inc
 Hinedi, Kareem/Mortgage Electronic Registration Systems Inc
 Layton, Devon/Service Federal Credit Union
 Hayward, Jacob/Mortgage Electronic Registration Systems Inc
 Selnekovic, John H/Mortgage Electronic Registration Systems Inc
 Stasiak, Joseph M/Citizens Savings Bank

Lamere, Lucas Richard/Dart Collateral Manager LLC
 Goeller, Robert L/PNC Bank National Association
 Grimm, Dennis A/Citizens Bank N A
 Martin, Dakota L/Martin, Dakota L/Assm
 Hidalgo, Moises/Mortgage Electronic Registration Systems Inc
 Desai, Pruthvi H/Mortgage Electronic Registration Systems Inc
 Sharaf, Sherin/PNC Bank National Association
 Nylander, Tara M/PSECU
 Clarke, Arline/Mortgage Electronic Registration Systems Inc
 Salazar, Jerry/Wilmington Savings Fund Society FSB
 Gilbert, David/Mortgage Electronic Registration Systems Inc
 Rosenberger, Harold Kenneth/Mortgage Electronic Registration Systems Inc
 Keber, Olga I/Mortgage Electronic Registration Systems Inc
 Suhani Investment LLC/Presence Bank
 Clapper, Leon/First Northern Bank and Trust Co
 Rhodes, Korey/Coastal Community Bank
 Rivera, Angelo/Mortgage Electronic Registration Systems Inc
 Oswald, Deborah Kathleen/Mortgage Electronic Registration Systems Inc
 Rodriguez, Adolfo/Mortgage Electronic Registration Systems Inc
 Dalonzo, Mark Anthony/Mortgage Electronic Registration Systems Inc
 Ruffin, James Earl/Newrez LLC/Modm
 Palace, Menachem/Mortgage Electronic Registration Systems Inc
 Terzieva-Zsilavec, Desislava
 Valerieva/Mortgage Electronic Registration Systems Inc
 Schnaitman, John J/Miller, Nancy
 Santiago, Kimberly/Mortgage Electronic Registration Systems Inc
 McDowell-Hiss, Helena W/Community Bank NA
 Ramu, Ravi/Mortgage Electronic Registration Systems Inc
 Phillips, Spencer D/Howard Hanna Mortgage Services
 Davis, Carol/First Northern Bank and Trust Co
 Repsher, Deborah L/First Northern Bank and Trust Co
 Bell, Frederick G/First Northern Bank and Trust Co
 Zuvich, Regina/Dart Collateral Manager LLC
 Rudra Properties LLC/R & R PA Investments LLC
 Sievers, Sarah/Mortgage Electronic Registration Systems Inc
 Larezza, William/TD Bank N A
 Strickland, Tatiana S/Secretary of Housing and Urban Development

Strickland, Tatyana S/Movement Mortgage LLC/Modm
Glynn, Gerardine T/Citizens Bank N A
Mount Pocono Hotel LLC/Dime Bank
Silver, Sadie/Lakeview Loan Servicing LLC/Modm
Steiner, Edwin O/Utilities Employees Credit Union
Ortiz, Edwal E/NE PA Community Federal Credit Union
Minaya, Yoel/Utilities Employees Credit Union
Vinnychenko, Yevgen/Dart Collateral Manager LLC
Ellis, Robert Kent/Mortgage Electronic Registration Systems Inc
Blanchard, Woolff/Utilities Employees Credit Union
Vet Home LLC/Mortgage Electronic Registration Systems Inc
Bitzer, John H/First Northern Bank and Trust Co
Crossley, Steve/Mortgage Electronic Registration Systems Inc/Modm
Sperling-Horowitz, Daniel/Figure Lending LLC
Morgan, Catherine/Mortgage Electronic Registration Systems Inc
Xrace LLC/Bird-In-Hand
Salaski, Benjamin John/Mortgage Electronic Registration Systems Inc
Richardson, Alan L Jr/Mortgage Electronic Registration Systems Inc
Reilly, Melisa/Mortgage Electronic Registration Systems Inc
Singh, Manjit/Mortgage Electronic Registration Systems Inc
PA Lakehouse Realty LLC/Mortgage Electronic Registration Systems Inc
Alvarez, Adrian/Mortgage Electronic Registration Systems Inc
Minacapelli, Maria S/Mortgage Electronic Registration Systems Inc
Yates, Ronald W/Mortgage Electronic Registration Systems Inc
Mccartney, Thomas/Mortgage Electronic Registration Systems Inc
Antwi, Alfred Effah/Mortgage Electronic Registration Systems Inc
PLP Solutions LLC/Kiavi Funding Inc
Thomas, Gene A/Members , St Federal Credit Union
Lake Dreams Properties LLC/Citizens Bank N A
Salemno, Patrick/Ephrata National Bank/Modm
Sancristobal, Marcos R/Hometap Equity Partners LLC
Zaccanini, Jan Marie/Mortgage Electronic Registration Systems Inc
Velazquez, Michael A/Third Federal Savings and Loan
Sipley, Russell/JPMorgan Chase Bank N A
Malaj, Marta E/Mortgage Electronic Registration Systems Inc

Moyer, Dean Alan/First Commonwealth Federal Credit Union
Levy, Jamie B/Dime Bank
543 Real Estate Development LLC/Centreville Bank
Kresgeville Real Estate Development LLC/Centreville Bank
Nest House LLC/Tbs Solutions Inc
Jones, Kenneth J/Mortgage Electronic Registration Systems Inc
Weida, Marilyn/Mortgage Electronic Registration Systems Inc
Srinivasan, Vedhapriya/Mortgage Electronic Registration Systems Inc
Taylor, Peter H/Garden Savings Federal Credit Union
Vazquez, Samuel/Dart Collateral Manager LLC
Meyerson, David/Mortgage Electronic Registration Systems Inc
Frutchey, James H Jr/Mortgage Electronic Registration Systems Inc
Stamendjievski, Zlatko/Mortgage Electronic Registration Systems Inc
Evans, David Charles Sr/PSECU
Sumin, Sergey/Ukrainian Selfreliance Federal Credit Union
Patton, Robert/Mortgage Electronic Registration Systems Inc
Pabon, Julay Jasmid/PSECU
Schmon, John W/Utilities Employees Credit Union
Law, Elizabeth/Utilities Employees Credit Union
Califano, Felicia Ann/Hometap Equity Partners LLC
Zebryk, Andrzej/Mortgage Electronic Registration Systems Inc
Mercedes, Brunilda/PHH Asset Services LLC/Asgn
Effectus Clothing LLC/U S Bank Trust National Association/Asgn
Ruiz, Leslie/Amerihome Mortgage Company LLC/Asgn
Lutz, Branden J/Nationstar Mortgage LLC/Asgn
Farley, Michael/Nationstar Mortgage LLC/Asgn
Pratt, Mark K/Nationstar Mortgage LLC/Asgn
Weber, Mark S/Deutsche Bank National Trust Company/Asgn
Hoover, Alax/Pennymac Loan Services LLC/Asgn
Dietz, Lorraine/Secretary of Housing and Urban Development/Asgn
Judeh, Ahlam/Pennymac Loan Services LLC/Asgn
Golden, Lee/Nationstar Mortgage LLC/Asgn
Demas, Guymel/Pennymac Loan Services LLC/Asgn
Welcome, Ernest/MidFirst Bank/Asgn
Bowles, Scott R/Rocket Mortgage LLC/Asgn
Nordyke, Mark Jerome Jr/Nexus Nova LLC/Asgn

Lipscomb, Herbert L Sr/Morgan Stanley
Mortgage Captial Holdings LLC/Asgn
Lipscomb, Herbert L Sr/Morgan Stanley
Residential Mortgage Loan Trust 2014-
RPL1/Asgn
Krawec, Olga/NDF, LLC/Asgn
Krawec, Olga/Bequest Funds LLC/Asgn
Fuller, Darren/Chase Mortgage Holidngs
Inc/Asgn
Fuller, Darren/Chase Manhattan Mortgage
Corporation/Asgn
Ackerly, Raymond V/Freedom Mortgage
Corporation/Asgn
Breslow, Eric A/PHH Asset Services LLC/Asgn
Demeglio, Christopher/Nationstar Mortgage
LLC/Asgn
Hall, Diane R/Nationstar Mortgage LLC/Asgn
Angelopoulos, George C/Nationstar Mortgage
LLC/Asgn
Plaza 611 LLC/Lincoln National Life Insurance
Company/Asgn
Plaza 611 LLC/Lincoln National Life Insurance
Company/Asgn
Rhein, Joseph E/Federal Home Loan Mortgage
Corporation/Asgn
Aponte, Jimmy/Loandepot.Com LL/Asgn

**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. Pysher

2182 N. 5th St.

Stroudsburg, PA 18360

Joseph P. McDonald, Jr., Esq.

1651 West Main Street

Stroudsburg, PA 18360

Nov 21, 28, Dec 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of WILLIAM G. FRANCIS, late of 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
ESTATE NOTICE**

Estate of Georgina Ruggiero, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, July 9, 2024 deceased. Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

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

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

Nov 28, Dec 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

Aimee Montanye
2571 4th Avenue
Hammonton, NJ 08037

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

Nov 28, Dec 5, 12

PUBLIC NOTICE
ESTATE NOTICE

Estate of Hazel M. Cook, late of Barrett Township, Monroe County, Commonwealth of Pennsylvania, July 4, 2024 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans’ Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Joanne Marie Maxwell
Winterbourne House, Thorngarth Lane
Barrow-Upon-Humber, North Lincolnshire
United Kingdom D19 7AW

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

Nov 28, Dec 5, 12

PUBLIC NOTICE
ESTATE NOTICE

Estate of Marion Townend, late of Smithfield Township, Monroe County, Commonwealth of Pennsylvania, September 30, 2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans’ Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Heather Townend
c/o Fisher & Fisher Law Offices LLC
525 Main Street
Po Box 396
Gouldsboro, PA 18424

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

Gouldsboro, PA 18424

Nov 28, Dec 5, 12

PUBLIC NOTICE
ESTATE NOTICE

Estate of Maria S. Oliveira, late of Pocono Lake, Monroe County, Commonwealth of Pennsylvania, October 27, 2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans’ Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Deolinda Bond
293 N Arrow Drive
Pocono Lake, PA 18347

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

Nov 28, Dec 5, 12

PUBLIC NOTICE
ESTATE NOTICE

Estate of Patricia Lynn Kerwin, a/k/a Patricia Kerwin, a/k/a Patricia L. Kerwin, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, 03/23/2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans’ Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Kelly M. Collins
304 Sundance Road
Effort, PA 18330

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

Nov 28, Dec 5, 12

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 14, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Luashy Jean-Mary to Luashy Michel**.

The Court has fixed the day of December 5, 2025 at 1:30 pm in Courtroom No. TBDL, 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 28

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.

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

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

Nov 21, 28, Dec 5

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 29, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Fortunato Campesi to Michael Fortunato Campesi**.

The Court has fixed the day of December 5, 2025 at 1:30 pm in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.
Nov 28

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 22, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Ved Hetal Patel to Ved Kaushal Patel**.

The Court has fixed the day of December 5, 2025 at 1:30 PM in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.
Nov 28

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 22, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Rishabh Hetal Patel to Rishabh Kaushal Patel**.

The Court has fixed the day of December 5, 2025 at 1:30 PM in Courtroom No. TBD, of the Monroe County Courthouse, 610 Monroe Street, Stroudsburg, Pennsylvania 18360, as the time and place for the hearing on said Petition, where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.
Nov 28

PUBLIC NOTICE

COURT OF COMMON

PLEAS OF MONROE COUNTY

FORTY-THIRD JUDICIAL DISTRICT

COMMONWEALTH OF PENNSYLVANIA

NO. 6749-CV-2025

Blake Edgar,

Plaintiff(s),

vs.

Unknown Heirs, Executors, Administrators of James N. Sargent,
defendant(s)

TO Unknown Heirs, Executors, Administrators of James N. Sargent, defendant(s): The Plaintiff, Blake Edgar, has commenced a civil action against you for Quiet Title. 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

George Searfoss, Esq.
Newman Williams, P.C.
712 Monroe Street
Stroudsburg, PA 18360

Nov 28

**CIVIL ACTION LAW
COURT OF COMMON PLEAS
MONROE COUNTY
Number 000402-CV-2025**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Citizens Bank, N.A. ,
Plaintiff

v.

Mario Campbell and Carol Campbell,
Defendant

TO: Carol Campbell and Mario Campbell
Your house (real estate) at **719 Pinecrest Drive, Pocono Pines, Pennsylvania 18350** is scheduled to be sold at Sheriff's Sale on **January 29, 2026** at 10:00AM, at a public on-line auction conducted by Bid4Assets, <https://www.bid4assets.com/> to enforce the court judgment of \$107,958.78 obtained by Citizens Bank, N.A. against the above premises.

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

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

1. The sale will be canceled if you pay to Citizens Bank, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to post-

pone the sale for good cause.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
 3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
 6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
 7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.
- YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**
- IF YOU CANNOT AFFORD TO HIRE A LAWYER,**

THIS OFFICE MAY BE ABLE TO PROVIDE YOU
WITH INFORMATION ABOUT AGENCIES THAT
MAY OFFER LEGAL SERVICES TO ELIGIBLE PER-
SONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

ASSOCIATION DE LICENCIADOS

Monroe County Bar Assoc. Find a Lawyer
Program

P.O. Box 591

Stroudsburg, Pennsylvania 18360

(570) 424-1340

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

1420 Walnut St., Suite 1501

Phila., PA 19102

215-790-1010

Nov 28



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