

PUBLIC NOTICE
ESTATE NOTICE

Estate of Gloria C. D'Arnese, late of 1170 W. Main Street, Stroudsburg, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Gloria Rubino, Executrix

c/o David L. Horvath, Esquire
712 Monroe Street
P.O. Box 511
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE & FARERI, P.C.

By: David L. Horvath, Esq.
712 Monroe Street

Stroudsburg, PA 18360-0511

Feb 3, 10, 17

PUBLIC NOTICE
ESTATE NOTICE

Estate of Gary Lahr Hamill, also known as, Gary L. Hamill, late of Jackson Township, Monroe County, Pennsylvania. Letters Testamentary for 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 attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Executrix:

Cynthia M. Hamill

c/o Louis D. Powlette, Esquire
Powlette & Field, LLC
508 Park Avenue
Stroudsburg, PA 18360

Feb 3, 10, 17

PUBLIC NOTICE
ESTATE NOTICE

Estate of George Baruka, deceased

Late of Coolbaugh Township, Monroe County 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 Baruka, Executor

c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
PO Box 396
Gouldsboro, PA 18424

Feb 3, 10, 17

PUBLIC NOTICE
ESTATE NOTICE

Estate of LESLIE D. OTT, SR., late of 137

Flyte Road, Saylorsburg, Monroe County, Pennsylvania 18353, 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 attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Leslie D. Ott, Jr. Executor

234 Vista Circle
P.O. Box 349
Saylorsburg, PA. 18353

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

Feb 3, 10, 17

PUBLIC NOTICE
ESTATE NOTICE

ESTATE OF NICOLINA DOMENICI, late of Chestnuthill Township, Monroe County, Pennsylvania, 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 attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the

County where notice may be given to claimant.

George J. Domenici, Executor

442 Silver Spring Boulevard
Kunkletown, PA 18058

Lori J. Cerato, Esq.
Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360
570-424-3506

Feb 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF STEPHEN REED, late of Sciota, Monroe County, Pennsylvania, 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 within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, Commonwealth of Pennsylvania, Orphans' Court Division, a particular statement of claim duly verified by an affidavit setting forth an address within the county where notice may be given to **Claimant**.

Paula Gallagher (Executrix)

280 Shady Oaks Dr E
Saylorsburg, PA 18353
Feb 3, 10, 17

ESTATE NOTICE

Estate of Khalil Saahd, deceased

Late of Paradise Township, Monroe County
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.

Maryam Abdullah, Administratrix

c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
PO Box 396
Gouldsboro, PA 18424

Feb 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Harold T. Hyland, also known as Harry T. Hyland, late of Elmsford, New York. Letters of Administration 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 attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Administrator:

Anne Marie Hyland

c/o Elizabeth M. Field, Esquire
Powlette & Field, LLC
508 Park Avenue
Stroudsburg, PA 18360

Feb 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE Of FREDERICK A. FUHRER a/k/a FREDERICK ALLEN FUHRER, late of Tobyhanna Township, Monroe County, Pennsylvania, deceased.

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

Elsie Pletz, Executrix

P.O. Box 692
Blakeslee, PA 18610

Lori J. Cerato, Esq.
Kelly L. Lombardo, Esq.
729 Sarah Street
Stroudsburg, PA 18360
570-424-3506

Feb 3, 10, 17

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Miriam Jimenez late of the Township of Stroud, County of Monroe Commonwealth of Pennsylvania, 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 attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular

statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Jose R. Vazquez, Administrator

610 Avenue C
Stroudsburg, PA 18360

OR TO:

CRAMER, SWETZ, McMANUS & JORDAN, P.C.
Attorneys at Law
By: F. Andrew Wolf, Esquire
711 Sarah Street
Stroudsburg, PA 18360

Feb 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Patricia A. Davis, late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, deceased. Letters of Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, 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.

Barbara Mrozinski

8 Autumn Lane
Hackettstown, NJ 07840
or to:

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

Feb 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of John L. Lorentzen, deceased
Late of Chestnuthill Township, Monroe County

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.

Lisa M. Cicconi, Administratrix

c/o Timothy B. Fisher II, Esquire

FISHER & FISHER LAW OFFICES
PO Box 396
Gouldsboro, PA 18424

Feb 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of James L. Jones, Jr a/k/a James Jones, deceased

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

Brian W. Jones, Executor

c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
PO Box 396
Gouldsboro, PA 18424

Feb 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Carolyn Anderton, late of Stroud Township, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters of 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 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.

Leon Hunter, Jr.

1 Shonnard Terrace 4D
Yonkers, NY 10701

or to:

ARM Lawyers

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

Feb 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dennis James Steaklin, Late of Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania 05/03/2019 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.

Dennis Thomas Steakin
1332 Chancellor Drive
Claremont, NC 28610
Feb 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

LETTERS TESTAMENTARY have been granted to Frank T. Dennis, Executor of the Estate of Jennifer R. Dennis, a/k/a Jennifer Dennis, deceased, who died on September 18, 2022. Geoffrey S. Worthington, Attorney, P.O. Box 536, Tannersville, Pennsylvania 18372 is counsel. All persons having claims against the estate are requested to present them in writing within four (4) months from the date hereof and all persons indebted to the estate are requested to make payment to it in care of the Attorney noted above.

Frank T. Dennis- Executor

Geoffrey S. Worthington, Esq.
DURNEY, WORTHINGTON & Madden, LLC
P.O. Box 536
Tannersville, PA 18372

Feb 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Robert L. Altomose, deceased
Late of Mount Pocono Borough, Monroe County

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.

Randal L. Altomose, Executor

c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
PO Box 396
Gouldsboro, PA 18424

Feb 10, 17, 24

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Robert L. Altomose, deceased
Late of Mount Pocono Borough, Monroe County

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.

Randal L. Altomose, Executor

c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
PO Box 396
Gouldsboro, PA 18424

Feb 10, 17, 24

PUBLIC NOTICE

PETITION FOR PRIVATE DETECTIVES LICENSE NOTICE IS HEREBY GIVEN that on January 17, 2023, the Petition for Private Detective's License, was filed in the Monroe County Court of Common Pleas on behalf of Abdullah Karim Muhammad Muqarrabin.

The Court has fixed the day of February 23, 2023, at 1:30 p.m. at a Courtroom to be Determined, at the Monroe County Court of Common Pleas.

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

Feb 10, 17

PUBLIC NOTICE

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to PACCAR FINANCIAL CORP of Horsham, PA. If you need more information, contact 570-534-0469 during business hours.

Feb 10, 17, 24, Mar 3

PUBLIC NOTICE

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to Extensia Financial LLC of Simi Valley, CA. For more information contact 570-534-0469

Feb 17, 24, Mar 3, 10

PUBLIC NOTICE

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to Balboa Capital of Costa Mesa, CA. For more information contact 570-534-0469.

Feb 17, 24, Mar 3, 10

PUBLIC NOTICE

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to Amur Equipment Finance, Inc of Grand Island, NE. For more information contact 570-534-0469.
Feb 17, 24, Mar 3, 10

PUBLIC NOTICE

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to ENGS Commercial Finance Co. of Itasca, IL. For more information contact 570-534-0469.
Feb 17, 24, Mar 3, 10

PUBLIC NOTICE

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to Slim Capital, LLC of Beverly Hills, CA. For more information contact 570-534-0469.
Feb 17, 24, Mar 3, 10

PUBLIC NOTICE

This serves as notice that Danny Fortuna, of Stroudsburg, PA, will be tendering payment in the following weeks to Point Leasing LLC of Hartford, CT. For more information contact 570-534-0469.
Feb 17, 24, Mar 3, 10

PUBLIC NOTICE**ESTATE NOTICE**

ESTATE OF **DEBORAH LYNN SCOTT** a/k/a **DEBORAH L. SCOTT**, late of Jackson Township, Monroe County, Pennsylvania, 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 her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, Commonwealth of Pennsylvania, Orphans' Court Division, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Susan R. Bovie, Administratrix
2641 Mondamin Farm Road
Lancaster, PA 17601

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

Feb 17, 24, Mar 3

PUBLIC NOTICE**ESTATE NOTICE**

Estate of **Massimo Viancillo Gcra, a/k/a Max Gcra**, late of 221 Hcllcrs Lane, Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania.

Letters of Administration on said estate having been granted to the undersigned, all persons indebted thereto are requested to make immediate payment, and those having claims or demands against the same will present them without delay for settlement to:

Jon Lange

6188 Springer Way
San Jose, CA 95123
or to her attorney,

Kim M. Gillen, Esquire

THE LAW OFFICE OF KIMM. GILLEN, P.C.
613 Blakeslee Boulevard Dr. E., Suite 103
Lehighton, PA 18235

Feb 17, 24, Mar 3

PUBLIC NOTICE**ESTATE NOTICE****Delores Ragin, Deceased**

Late of **Monroe** County, PA

Letters of Testamentary on the above Estate having been granted to the **Administrator, Glenn Ragin**, all persons indebted to the Estate are requested to make payment, and those having claims to present same without delay, to Brian F. Levine, Esquire.

Brian F. Levine, Esquire

Levine Law, LLC

Attorney for the Executrix

22 E Grant St

New Castle, PA 16101-2279

Feb 17, 24, Mar 3

PUBLIC NOTICE**ESTATE NOTICE**

Estate of **Susan J. Bohl** A/K/A Susan Joan Bohl, late of Monroe County, Pennsylvania, 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 month from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

C/O

James Bohl

23 Kempshall Place
Elizabeth, NJ 07208

Connie J. Merwine, Esquire

**501 New Brodheadsville Blvd N.
Brodheadsville, PA 18322**

Feb 17, 24, Mar 3

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF DOROTHY JANE DURHAM a/k/a DOROTHY J. DURHAM, Deceased, late of the Township of Middle Smithfield, Monroe County, Pennsylvania.

WHEREAS, Letters Testamentary in the above-named Estate have been granted to David J. Ceraul. All persons indebted to the said Estate are requested to make immediate payment and those having claims or demands to present them without delay to:

David J. Ceraul, Executor
22 Market Street
P.O. Box 19
Bangor, PA 18013-0019

David J. Ceraul, Esquire
22 Market Street
P.O. Box 19
Bangor, A 18013-0019

Feb 17. 24, Mar 3

**PUBLIC NOTICE
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
NO: 2019-10353**

Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1

PLAINTIFF
VS.

Peter O. Nelson
DEFENDANT

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

TO: Peter O. Nelson
5071 Pine Ridge Road North
East Stroudsburg, PA 18302
Your house (real estate) at:
5071 Pine Ridge Road North, East
Stroudsburg, PA 18302
Parcel ID: 09.4C.1.14

is scheduled to be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on March 30, 2023 at 10:00AM to enforce the court judgment of \$107,108.14 obtained by Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1 against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE

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

The sale will be cancelled if you pay back to Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1 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: LOGS Legal Group, LLC. (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.

Feb 17

**PUBLIC NOTICE
NOTICE OF INTENT TO REGISTER
FICTITIOUS NAME**

NOTICE IS HERBY GIVEN that a Registration of Fictitious Name was filed with and has been approved by the Pennsylvania Department of State for "**FULL CIRCLE AUTOBODY**" having a principal place of business at 1122 Route 115 Saylorsburg PA 18353. The name and address of the party to this Registration is 1122 RTE 115 LLC, a Pennsylvania Limited Liability Company, 1122 Route 115 Saylorsburg PA 18353.

NEWMAN WILLIAMS P.C.
By: DAVID L. HORVATH, Esquire
712 Monroe Street
Stroudsburg, PA 18360

Feb 17

**PUBLIC NOTICE
NOTICE OF FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that an application was filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg under the Fictitious Names Act on February 1, 2023, to register the fictitious name "**Bovino's Brewery**", in relation to the conduct of a business with a principal office at 610 Main Street, Stroudsburg, Pennsylvania 18360. The name and address of the limited liability company owning or interested in said business is: Bovino's Pizzeria & Restaurant, LLC, 331 North Courtland Street, East Stroudsburg, Pennsylvania 18301.

CRAMER, SWETZ, McMANUS & JORDAN, P.C.
By: William B. Cramer, Esquire
711 Sarah Street
Stroudsburg, Pennsylvania 18360

Feb 17

**PUBLIC NOTICE
IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
No. 2899 CV 2022**

WELLS FARGO BANK, N.A.

Plaintiff

vs.

Fabian Praino, Individually and As
Administrator of the Estate of Luigi Praino,
Deceased

Defendant

NOTICE TO:

Fabian Praino, Individually and as
Administrator of the Estate of Luigi Praino,
Deceased

You are hereby notified that on May 18, 2022,
Plaintiff, WELLS FARGO BANK, N.A. filed a
Mortgage Foreclosure Complaint endorsed
with a Notice to Defend, against you in the
Court of Common Pleas of Monroe County
Pennsylvania, docket to TERM, No. 2899 CV
2022. Wherein Plaintiff seeks to foreclose on
the mortgage secured on your property
located at 2159 Lakeside Drive, Township of
Coolbaugh, PA 18466 whereupon your
property would be sold by the Sheriff of
Monroe County.

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 will be entered against you.

NOTICE

You have been sued in Court. If you wish to
defend against the claims set forth in the
following pages, you must take action within
twenty (20) days after this Complaint and
notice are served, by entering a written
appearance personally or by attorney and
filing in writing with the court your defenses
or objections to the claims set forth against
you. You are warned that if you fail to do so
the case may proceed without further notice
for any money claimed in the complaint or for
any other claim or relief requested by the
Plaintiff. you may lose money or property or
other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR
LAWYER AT ONCE. IF YOU DO NOT HAVE 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
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PENNSYLVANIA 18360
(570) 424-7288

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY INFORMATION WE
OBTAIN WILL BE USED FOR THAT PURPOSE. IF
YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS
CORRESPONDENCE IS NOT AND SHOULD NOT
BE CONSTRUED TO BE AN ATTEMPT TO
COLLECT A DEBT, BUT ONLY ENFORCEMENT
OF A LIEN AGAINST PROPERTY.

Feb 17

**PUBLIC NOTICE
CIVIL ACTION
COURT OF COMMON PLEAS
MONROE COUNTY, PA
CIVIL ACTION-LAW
NO. 005112-CV-2022**

**NOTICE OF ACTION IN MORTGAGE
FORECLOSURE**

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING, Plaintiff

v.

JAMES P VANVOORHIS; et al, Defendants

To: JAMES P VANVOORHIS; SANDRA M.

VANVOORHIS Defendant(s), 1700 ROLLING
HILLS DR TOBYHANNA, PA 18466

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, NEWREZ
LLC D/B/A SHELLPOINT MORTGAGE
SERVICING, has filed a Mortgage Foreclosure
Complaint endorsed with a Notice to Defend,
against you in the Court of Common Pleas of
MONROE County, PA docketed to No. 005112-
CV-2022, seeking to foreclose the mortgage
secured on your property located, 1700
ROLLING HILLS DR TOBYHANNA, PA 18466.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish
to defend against the claims set forth in this
notice you must take action within twenty
(20) days after the Complaint and Notice are
served, by entering a written appearance
personally or by attorney and filing in writing
with the Court your defenses or objections to
the claims set forth against you. You are
warned that if you fail to do so, the case may
proceed without you, and a judgment may be
entered against you by the Court without
further notice for any money claimed in the
Complaint or for any other claim or relief
requested by the plaintiff. You may lose
money or property or other rights important
to you.

**YOU SHOULD TAKE THIS 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 THE 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

913 Main Street
Stroudsburg PA, 18360
Telephone: 570-424-1340
Fax: (570) 424-8234

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida professional limited liability
company

ATTORNEYS FOR PLAINTIFF
Jonathan M. Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

Feb 17

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY
FORTY THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
CIVIL ACTION
DOCKET NO. 003164-CV-2022**

Rocket Mortgage, LLC f/k/a Quicken Loans,
LLC f/k/a Quicken Loans Inc.
PLAINTIFF

v.
Unknown Heirs, Devisees, and/or Personal
Representatives of Kenneth A. Arnesen,
deceased Jennifer Arnesen, solely as heir of
Kenneth A. Arnesen, deceased Lisa
Somerville, solely as heir of Kenneth A.
Arnesen, deceased
DEFENDANT(S).

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

TO: Unknown Heirs, Devisees, and/or
Personal Representatives of Kenneth A.
Arnesen, deceased

105 Jackson Drive
East Stroudsburg, PA 18302-8889
Your house (real estate) at (address) 105
Jackson Drive, East Stroudsburg, PA 18302
is scheduled to be sold at Sheriff's Sale on
(date): 05/25/2023 (time): 10:00 AM at a
public online auction found at
<https://www.bid4assets.com/monroecountysheriffsales> to enforce the court judgment of
\$140,817.27, obtained by the judgment
creditor against you.

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 of the bid by calling
the Monroe County Sheriff's Office, Real
Estate Division at (570) 517-3312.

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 in the
sale. To find out if this has happened, you may
call the Sheriff's Office, Real Estate Division at
(570) 517-3312.

4. You have the 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.

5. 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.

6. 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 OR CANNOT AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE LISTED BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL HELP.

MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE

913 MAIN STREET
STROUDSBURG, PA 18360
(570) 424-7288

monroebar.org

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the
Sheriff's Office the amount of the judgment
plus interest, late charges, all costs and
reasonable attorneys' fees due.

To find out how much you must pay, you may
call the Monroe County Sheriff's Office, Real
Estate Division at (570) 517-3312.

2. You may be able to stop the sale by filing a
petition asking the Court to strike or open the
judgment, if the judgment was improperly
entered. You may also ask the Court to
postpone the sale for good cause.

3. You may also be able to stop the sale
through other legal proceedings. You may
need an attorney to assert your rights. The
sooner you contact one, the more chance you
will have of stopping the sale.

Feb 17

**PUBLIC NOTICE
COURT OF COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 004067 CIVIL 2022
QUIET TITLE**

AIM GOLD HOMES LLC,
Plaintiff,

v.

ARNOLD FIERGANG and JEAN FIERGANG,
CHRISTOPHER W. SNARSKI and TIMOTHY J.
SNARSKI, HEIRS OF JEAN FIERGANG, and
UNKNOWN HEIRS OF JEAN FIERGANG,
Defendants

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the amended complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the amended complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
FIND A LAWYER PROGRAM**

**913 Main Street
Stroudsburg, PA 18360
Phone: 570.424.7288
Fax: 570.424.8234**

**AMERICANS WITH DISABILITIES ACT OF
1990**

The Court of Common Pleas of Monroe County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Courthouse. All arrangements must be made at least 72 hours prior to any hearing or business before the Court.

**COURT OF COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 004067 CIVIL 2022
QUIET TITLE**

AIM GOLD HOMES LLC
Plaintiff,
v.

ARNOLD FIERGANG and JEAN FIERGANG,
CHRISTOPHER W. SNARSKI and TIMOTHY J.
SNARSKI, HEIRS OF JEAN FIERGANG, and
UNKNOWN HEIRS OF JEAN FIERGANG,
Defendants.

**ACTION TO QUIET TITLE AMENDED
COMPLAINT**

1. Plaintiff AIM Gold Homes LLC is a Pennsylvania limited liability company with a registered address of 502 W. 7th ST., STE 100, Erie, PA 16502.
2. Defendants are Arnold Fiergang currently resides at 2402 Antigua Circle No. B2, Coconut Creek, FL 33066.

3. Jean Fiergang is deceased as of April 13, 2021.

4. Defendant, Christopher W. Snarski, one of two heirs of Jean Fiergang resides at 24 Cedar Road, Wilkes-Barre, PA 18705.

5. Defendant, Timothy J. Snarski, the second of two heirs of Jean Fiergang, resides at 328 Wax Myrtle Court, Cary, NC 27513.

6. At the June 14, 2022 Monroe County Tax Claim Bureau Judicial Sale, plaintiff AIM Gold purchased improved real estate known as Lot 55, Camelot Forest, 125 King Arthur Road, Blakeslee, PA 18610, Tax ID 19.15B.1.116, last owned by Arnold and Jean Fiergang by virtue of the deed of June 14, 2001 from David C. Bryan and Susan D. Bryan, husband and wife, to Arnold Fiergang and Jean Fiergang, husband and wife. A copy of the Bryan to Fiergang deed is attached as Exhibit 1.

7. A copy of plaintiff's receipt for payment as the successful bidder at the June 14, 2022 Judicial Sale is attached as Exhibit 2. A copy of the Judicial Sale deed is attached as Exhibit 3.

8. Plaintiff's counsel has investigated the whereabouts of Arnold Fiergang, Jean Fiergang, and the heirs of Jean Fiergang. The affidavit of plaintiff's counsel is attached to this action to quiet title amended complaint as Exhibit 4.

9. Pa. R.C.P. 1061(b){3} and (4) provide that an action to quiet title may be brought "{3} to compel an adverse party to file of record, record, cancel, surrender, or satisfy of record... any document, obligation or deed affecting any right, lien, title, or interest in land" and "{4} to obtain possession of land sold at a judicial or tax sale."

WHEREFORE, plaintiff, AIM Gold Homes LLC, respectfully requests that your Honorable Court enter an order compelling defendants, Arnold Fiergang, Christopher W. Snarski, and Timothy J. Snarski, heirs of Jean Fiergang, to surrender all of their right, title, and interest in the improved real estate known as Lot 55, 125 King Arthur Road, Blakeslee, PA 18610 as described in paragraph five of this amended complaint. Dated: February 8, 2023

Respectfully submitted,
GEORGE W. WESTERVELT, JR.
Attorney I.D. No. 18195
706 Monroe Street, P.O. Box 549
Stroudsburg, PA 18360-0549
(570) 421-6100

Email: geowwest@ptd.net
Counsel for Plaintiff

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONROE:
SS:

VERIFICATION
Unsworn
(Pa. R.C.P. No. 1024)

The undersigned hereby states that the statements of fact made in the foregoing document are true and correct to the best of my knowledge, information, and belief. I understand that the statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsifications to authorities.

Dated: February 8, 2023

IGOR YAMPOLSKY, Managing Member
AIM Gold Homes LLC

**COURT OF COMMON PLEAS
OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
NO. 004067 CIVIL 2022**

QUIET TITLE

AIM GOLD HOMES LLC,

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ARNOLD FIERGANG and JEAN FIERGANG,
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SNARSKI, HEIRS OF JEAN FIERGANG, and

UNKNOWN HEIRS OF JEAN FIERGANG,

Defendants.

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

SUBMITTED BY: GEORGE W. WESTERVELT, JR.

SIGNATURE: GEORGE W. WESTERVELT, JR.

Attorney I.D. No. 18195

706 Monroe Street, P.O. Box 549

Stroudsburg, PA 18360-0549

(570) 421-6100

Email: geowwest@ptd.net

Feb 17

PUBLIC NOTICE

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 2, 2023, the Petition for Change of Name, was filed in Monroe County Court of Common Pleas, requesting an order to change the name of Falon Lee Greenzweig to Falon Lee Schaefer.

The Court has fixed the day of May 15, 2023 at 1:30 pm in Courtroom No. 7, 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.

Patrick J. Best, Esq.

18 N. 8th Street

Stroudsburg, PA 18360

Feb 17
