
PUBLIC NOTICE
ESTATE NOTICE

Estate of Darlene Sara Gessner aka Darlene S. Gessner aka Sara D. Gessner aka Sara Darlene Gessner, late of Jackson Township, Monroe County, Commonwealth of Pennsylvania, July 30, 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. Harold J. Burton
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

Oct 24, 31, Nov 7

PUBLIC NOTICE
ESTATE NOTICE

Estate of Estate of Mary Dodd Strunk a/k/a Mary A. Strunk, late of East Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, September 13, 2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Mary Beth Brush, Executrix
411 N. 8th Street
Stroudsburg, PA 18360

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

Oct 24, 31, Nov 7

PUBLIC NOTICE
ESTATE NOTICE

Estate of Russell Raymond Unangst, late of Kunkletown, Monroe County, Commonwealth of Pennsylvania, August 21, 2025 deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Elizabeth Marie Grace
8743 Little John Drive
Kunkletown, PA, 18058

Matthew G. Schnell, Esq.
505 Delaware Avenue
Palmerton, PA, 18071

Oct 24, 31, Nov 7

PUBLIC NOTICE
ESTATE NOTICE

Estate of Gary Carl Lyons, a/k/a Gary C. Lyons, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 08/23/2025 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. Patricia F. O'Donnell
43 Reynolds Street
Huntington Station, NY 11746

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

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Jeannette E. Rinehimer a/k/a Jeannette E. Rinehimer, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, August 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. William Earl Rinehimer, III
265 Selkirk Street
Canton, Michigan 48187

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

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Earle Elbert Hodge, late of Coolbaugh 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. Lovette Hodge Allen
808 Trinity Park Drive
Wake Forest, North Carolina 27587

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

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Vernon W. Nelson, late of Chestnut Hill Township, Monroe County, Commonwealth of Pennsylvania, April 13, 2025 deceased.

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

Tracy M. Nelson
3234 Bridlepath Lane
Dresher, PA 19025

Peter J. Gilbert, Esq.
200 Highpoint Dr., Ste 211
Chalfont, PA 18914

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Keith S. Schatz a/k/a Keith Steven Schatz, late of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, March 14, 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. A Pocono Country Place POA
112 Recreation Drive
Tobyhanna, PA 18466

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

Oct 24, 31, Nov 7

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Vernon E. Smale a/k/a Vernon

Smale, Deceased, late of Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, 08/11/2025 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. Harley D. Fish, Jr., Executor
263 Strawberry Hill Road
Sciota, PA 18354

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

Oct 31, Nov 7, 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Sally B. Lutz aka Sally Lutz, late of Ross Township, Monroe County, Commonwealth of Pennsylvania, September 8, 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. Joshua Lutz

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

Oct 31, Nov 7, 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of MaryMargaret Ann Bower aka MaryMargaret A. Bower aka Mary Margaret A. Bower, late of Tunkhannock Township, Monroe County, Commonwealth of Pennsylvania, August 23, 2025 deceased.

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

Oct 31, Nov 7, 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Joseph R. Lanza aka Dick Lanza, late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, 08/03/2025 deceased.

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

Oct 31, Nov 7, 14

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lee Edwin Shupp aka Lee E. Shupp, late of Chestnuthill Township, Monroe County, Commonwealth of Pennsylvania, September 16, 2025 deceased.

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

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

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

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

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

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

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

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

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

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

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

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third

Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.
Kevin L. Hobbs, Executor
34 S. Woodlawn Ave.
Aldan, PA 19018

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

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

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

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

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

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

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Renjun Zhou, late of Beijing, China, Commonwealth of Pennsylvania, 04/30/2022 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned

or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.
Xiao Pei Lu Gilliland
107 Penn Street
East Stroudsburg

Christopher S. Brown
607 Monroe Street
Stroudsburg

Nov 7, 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

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

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.
Maureen Milo
492 Cranberry Creek Road
Cresco, PA 18326

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

Nov 7, 14, 21

**PUBLIC NOTICE
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 **Franshesca Davila to Franchesca Davila**.

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

Nov 7

PUBLIC NOTICE**PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on 10/14/2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Rianna Kasmalee Savi Persaud to Rianna Leiya Ortiz**. The Court has fixed the day of 12/05/2025 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 7

PUBLIC NOTICE**PETITION FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on October 16, 2025, the Petition for Change of Name, was filed at Monroe County Court of Common Pleas, request an order to change the name of **Chad Richard Crane Slutterm to Chad Richard Crane**.

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

Nov 7

PUBLIC NOTICE**ORGANIZATION NOTICE**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization-Domestic Limited Liability Company has been filed and approved with the Department of State, Harrisburg, Pennsylvania, on September 26, 2025, under the Business Corporation Law of 1988, as amended, for the organization of: **JMM Main Holdings LLC**.

Mark A. Primrose, Esquire
17 North Sixth Street
Stroudsburg, PA 18360
Nov 7

PUBLIC NOTICE**CORPORATE DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **J.A. KARMILOWICZ, INC.**, a Pennsylvania corporation, with the registered office originally located at 185 Clermont

Avenue, Stroudsburg, PA 18360 and currently located at 225 Colbert Street, Stroudsburg, PA 18360, have adopted and filed a proposal that the corporation voluntarily dissolve, pursuant to Title 15 Pa. C.S. §1974(a) and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

PUBLIC NOTICE**COURT OF COMMON****PLEAS OF MONROE COUNTY****FORTY-THIRD JUDICIAL DISTRICT****COMMONWEALTH OF PENNSYLVANIA****NO. 1471-CV-2025**

Wilderness Acres Property Owners Association,
Plaintiff(s),
vs.

Donna Campbell,
defendant(s)

TO Donna Campbell, defendant(s): The Plaintiff, Wilderness Acres Property Owners Association, has commenced a civil action against you for Planned Community Debt Collection. The Court has authorized service of the Complaint upon you by publication.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

Monroe County Bar Association
Find a Lawyer Program
P.O. Box 591
Stroudsburg, PA 18360
Telephone (570) 424-1340
Fax (570) 424-8234

Robert J. Kidwell, Esq.
Newman Williams, P.C.

712 Monroe Street
Stroudsburg, PA 18360

Nov 7

Sean M. Gresh, Esquire
680 Middletown Blvd.
Langhorne PA 19047

Nov 7, 14, 21

**PUBLIC NOTICE
ACTION TO QUIET TITLE
IN THE COURT OF COMMON PLEAS
OF MONROE COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
DOCKET NO. 001803-cv-2025**

TO: FastTrack Leisure Lane, LLC, and Five Seasons Country Club, Inc., their heirs, personal representatives, executors, administrators, successors and assigns and all persons having or claiming to have any right, lien, title, interest in or claim against Parcel of land known as Tax Map Parcel 09.7A.1.2, situated in Middle Smithfield Township, Monroe County, Pennsylvania.

TAKE NOTICE THAT RAJ Investments, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, averring their interest based on and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by 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.

Find a Lawyer Program
Monroe Bar Association
PO Box 591
Stroudsburg PA 18360
570.424.1340

**PUBLIC NOTICE
CIVIL ACTION
COURT OF COMMON PLEAS
MONROE COUNTY, PA
CIVIL ACTION-LAW
NO. 004186-CV-2024**

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

SELENE FINANCE, LP

Plaintiff
v.

LENNOX CALLENDER, IN HIS CAPACITY AS HEIR OF LORETTA FERGUSON; JANOVIA SPRUILL, IN HER CAPACITY AS HEIR OF LORETTA FERGUSON; JAMAL SPRUILL, IN HIS CAPACITY AS HEIR OF LORETTA FERGUSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LORETTA FERGUSON

Defendants

To: JANOVIA SPRUILL, IN HER CAPACITY AS HEIR OF LORETTA FERGUSON and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LORETTA FERGUSON Defendant(s), 1002 ALPINE DR EAST STROUDSBURG, PA 18302

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, SELENE FINANCE, LP, 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. 004186-CV-2024, seeking to foreclose the mortgage secured on your property located, 1002 ALPINE DR EAST STROUDSBURG, PA 18302.

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

Troy Freedman, Esq. ID No. 85165

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

Nov 7

PUBLIC NOTICE

NOTICE OF LEGAL ACTION

**IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA**

CIVIL ACTION

NO. 3852 CIVIL 2019

REVIVED TO NO. 4075 CIVIL 2025

A POCONO COUNTRY PLACE POA

Plaintiff

v.

SHAWN T PUBLIK and JUDY L PANKO

Defendants

NOTICE

To SHAWN T PUBLIK and JUDY L PANKO:

You are hereby notified that Plaintiff A POCONO COUNTRY PLACE POA has filed a Praecipe for Writ of Revival of the judgment previously docketed at 3852 CV 2019 against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed now to No. 4075 Civil 2025. The nature of this action is revival of the prior judgment entered against you on May 21, 2019, for the collection of homeowners association dues, assessments and charges, plus attorney fees and costs. You are hereby notified to plead to the above referenced Writ of Revival on or before 20 days

from the date of this publication or a Judgment may be entered against you reviving the judgment.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

Monroe County Bar Association

Lawyer Referral Service

913 Main Street

Stroudsburg, Pennsylvania 18360

Telephone: 570-424-1340

Fax: 570-424-8234

Notice by YOUNG & HAROS, LLC

802 Main Street

Stroudsburg, PA 18360

(570) 424-9800

Nov 7

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS
OF MONROE COUNTY, PENNSYLVANIA**

MORTGAGE FORECLOSURE

**CASE NO.: 001117-CV-2025 CIVIL ACTION
U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR DETERMINATION
MORTGAGE TRUST,**

Plaintiff

vs.

**ANDREA HOLSTON-LEWIS A/K/A ANDREA
HOLSTON, KNOWN HEIR OF MARCELL LEWIS,
DECEASED; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER MARCELL
LEWIS,**

Defendants

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Andrea Holston-Lewis A/K/A Andrea Holston, Known Heir of Marcell Lewis, Deceased at 9892 Breezeway Terrace, Tobyhanna, PA, 18466 and 443 Grove Street, Irvington, NJ 07111, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marcell Lewis, Deceased at 9892 Breezeway Terrace, Tobyhanna, PA 18466, and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 9892 Breezeway Terrace, Tobyhanna, PA 18466, owned by Marcell Lewis, scheduled to be sold at Sheriff's Sale on February 26, 2026 at 10:00am, prevailing time, will be sold at a public on-line auction conducted by Bid4Assets, 8757 Georgia Avenue, Suite 520, Silver Springs, MD 20910, at <https://www.bid4assets.com/monroecountysheriffsales> (advance registration required), to enforce the court judgment of \$244,123.05, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee for Determination Mortgage Trust against Andrea Holston-Lewis A/K/A Andrea Holston, Known Heir of Marcell Lewis, Deceased; et al.

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 U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee for Determination Mortgage Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pfigures@friedmanvartolo.com.

2.You may be able to stop the sale by filing a petition asking the Court to strike or open 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.

4.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 notice below 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 NOT 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 bid price by calling 212-471-5100.

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 212-471-5100.

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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7.You may also have other rights and defenses, or ways of getting your house 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 Lawyer Referral Service
Monroe County Bar Association
913 Main Street
Stroudsburg, PA 18360
570-424-7288

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