

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

The following Executors, Administrators, Trustees, or Guardians have filed Accounts and Statements of Proposed Distribution in the Office of the Clerk of the Orphans' Court Division:

In Re:

• **ESTATE OF JOHN H. BREINING, JR., DECEASED**
Late of Township of Stroud
First and Final Account of
John H. Breining III, Administrator

• **ESTATE OF ELEANOR SCHADE, DECEASED**
Late of Township of Tunkhannock
Account of Eleanore L. Schutz, Executrix
NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphan's Court on 5th day of August, 2019, at 9:30 a.m.

All objections to the above Account and/or Statements of Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

GEORGE J. WARDEN
Clerk of Orphans' Court

PR - July 19, July 26

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF ALBERT C. TRANSUE, late of East 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 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.

Janet L. Lewis, Executrix
749 Blue Mountain Drive
Bangor, PA 18013

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

PR - July 12, July 19, July 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of ALICE M. GETZ
Late of Polk Township, Monroe County, Pennsylvania.

Letters of Testamentary in the above estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payment, without delay to:

Robert B. Getz, Executor
Anna Lou Smale, Executor
Glen L. Getz, Executor
Lawrence G. Getz II, Executor
Barry A. Getz, Executor

c/o

Nanovic Law Offices
attn: James R. Nanovic
57 Broadway
P.O. Box 359
Jim Thorpe, PA 18229

PR - July 12, July 19, July 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of ALVESTA E. GOUGER, late of 604 Wiza Avenue, Stroudsburg, Monroe County, Pennsylvania 18360, 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 without the County where notice may be given to Claimant.

Ronald F. Gouger, Executor
1522 Wallace Street
Stroudsburg, PA 18360

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

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Anthony John Regan, Sr. a/k/a Anthony J. Regan, 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 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 within the County where notice may be given to Claimant.

Ryan Keith Ellis, Executor
c/o

Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
P.O. Box 396
Gouldsboro, PA 18424

PR - July 12, July 19, July 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Audrey E. Frantz a/k/a Audrey Frantz, deceased

Late of Chestnuthill 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 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 within the County where notice may be given to Claimant.

Wayne Winterberg, Executor
c/o

Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
P.O. Box 396
Gouldsboro, PA 18424

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Charles Sass a/k/a Charles E. Sass , deceased
Late of East Stroudsburg 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 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.
Debra A. North, Executrix
c/o

Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
P.O. Box 396
Gouldsboro, PA 18424

PR - July 5, July 12, July 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Charlotte Hank , late of Ross Township, Monroe County, Commonwealth of 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 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.
PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Dany Felix , late of Coolbaugh Township, Monroe County, 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 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.
Gladys Felix, Administratrix of the Estate of
Dany Felix, Deceased
2005 Jackson Drive
Blakeslee, PA 18610
or to:

Bernard Tully, Esquire
Law Office of Bernard Tully
428 Forbes Ave, Suite 2301
Pittsburgh, PA 15219

PR - July 5, July 12, July 19

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF DERRICK WILSON , late of Smithfield 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 her attorney within four 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 M. Wilson, Administrator
3000 Bronx Pike East, 1H
Bronx, NY 10467

JOSEPH P. McDONALD, JR., ESQ.
1651 West Main Street
Stroudsburg, PA 18360

PR - July 12, July 19, July 26

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF ELEANOR F. SCHMIT , late of Stroud 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.
Susan J. Faulkner, Executrix
873 Tice Place
Westfield, NJ 07090

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

PR - July 5, July 12, July 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of James Pasquale Provitera , late of Hamilton 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.
Robert Provitera
2004 Bernard Lane
Stroudsburg, PA 18360
or to:

ARM Lawyers
Jason R. Costanzo, Esq.
18 North 8th Street
Stroudsburg, PA 18360

PR - July 5, July 12, July 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Kenneth Wagner a/k/a Kenneth Lee Wagner , 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 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.

Joseph A. Wagner, Executor
c/o

Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
P.O. Box 396
Gouldsboro, PA 18424

PR - July 12, July 19, July 26

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Lyndon Newel a/k/a Lyndon R. Newell, late of Hamilton 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 (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.

Robyne J. Newell, Executrix
c/o

Daniel M. Corveleyn, Esquire
712 Monroe Street
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE & FARERI, P.C.
By: Daniel M. Corveleyn, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511

PR - July 12, July 19, July 26

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF Margaret M. Vitosky, Deceased April 28, 2018, of Kunkletown, Monroe County.

Letters Testamentary in the above named estate have 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 their attorney 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, c/o Executrix.

Executrix: Margaret M. Horn

Law Office of David A. Martino, Esquire
1854 PA Rte 209, P.O. Box 420
Brodheadsville, PA 18322

PR - July 12, July 19, July 26

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF Norman W. Kolment a/k/a Norman Kolmente, Deceased May 6, 2019, of Ross Township, Monroe County.

Letters Testamentary in the above named estate have 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 their attorney 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, c/o

Executor: Ronald Kolment

Law Office of David A. Martino, Esquire
1854 PA Rte 209, P.O. Box 420
Brodheadsville, PA 18322

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Paul D. Wallace Jr., late of 267 Correll Road, Kunkletown, County of Monroe, State of Pennsylvania.

Letters Testamentary 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:

Michael P. Wallace
405 Lonesome Lane
Palmerton, PA 18071
or to her attorney:

Matthew G. Schnell, Esquire
Strubinger Law, P.C.
505 Delaware Avenue
P.O. Box 158
Palmerton, PA 18071-0158

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF PAUL E. SMEE, late of Tobyhanna, Coolbaugh Township, Monroe County, Pennsylvania.

LETTERS OF ADMINISTRATION in the above named estate having been granted to the undersigned on June 11th 2019, 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, 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.

Brian Smeed, Administrator
6521 Dibble Avenue NW
Seattle, Washington 98117

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

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Paul S. Turcsik, late of Stroudsburg Township, Monroe County, Commonwealth of Pennsylvania, Date of Death 02/04/19

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 executrix 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 with the County where notice may be given to Claimant.

Margaret Joyce, Executrix
8 Trevino Road
Flanders, NJ 07836

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF RONALD W. LAKE, late of East 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 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.
 Mary MacDevette, Executrix
 c/o
 Kelly Lombardo, Esq.
 729 Sarah Street
 Stroudsburg, PA 18360

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

PR - July 5, July 12, July 19

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of **Roy K. Ericksen, a/k/a Roy Kenneth Ericksen**, late of the Township of Polk, County of Monroe, and Commonwealth of Pennsylvania, DECEASED:

WHEREAS, Letters Testamentary in the above estate have been granted to the undersigned, all persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same without delay to his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas, Orphans' Court Division, Monroe County, 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 Roy Ericksen, Executor
 c/o his attorney:

Beth A. Dobis Beers
 Attorney at Law
 315 E. Main Street
 Bath, PA 18014

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE
 ESTATE NOTICE**

ESTATE OF **Ruth C. Lipyanic**, Deceased May 14, 2019, of Saylorsburg, Monroe County.

Letters Testamentary in the above named estate have 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 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, c/o Executrix.

Executrix: Janet Lipyanic
 Law Office of David A. Martino, Esquire
 1854 PA Rte 209, P.O. Box 420
 Brodheadsville, PA 18322

PR - July 5, July 12, July 19

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of **Virginia Rolser** late of Pocono Township, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters Testamentary have been granted to the undersigned, who requests that all persons having claims or demands against the Estate of the Decedent to make known the same and all persons indebted to Decedent to make payments without delay to:

Jennifer Ann Petrelli
 2793 Pocono Circle
 Bartonsville, PA 18321

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE
 ESTATE NOTICE**

Estate of **William Rhyder McClure a/k/a W. Rhyder McClure a/k/a Rhyder McClure**, deceased
 Late of New York, NY

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 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.

Susan McClure, Executrix
 c/o

Timothy B. Fisher II, Esquire
 FISHER & FISHER LAW OFFICES
 P.O. Box 396
 Gouldsboro, PA 18424

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE
 ESTATE NOTICE**

Letters Testamentary have been granted on the Estate of **Cecilia Jaworski**, Deceased, late of Monroe County, who died on April 27, 2019 to **Kathy Kay Beller**, Executrix.

Connie J. Merwine, Esquire, 501 New Brodheadsville Blvd. N., Brodheadsville, PA 18322 is counsel.

All persons having claims against the estate are requested to present them in writing within four months and all person indebted to the estate to make payment to it in care of the Attorney noted.

Connie J. Merwine, Esquire
 501 New Brodheadsville Blvd. N.
 Brodheadsville, PA 18322

PR - July 5, July 12, July 19

**PUBLIC NOTICE
 ESTATE NOTICE**

Letters Testamentary have been granted on the ESTATE OF **VERNA K. DENNIS, a/k/aVERNA KAY DENNIS, DECEASED**, late of Stroudsburg, Pennsylvania, who died on May 29, 2019, to **John H. Dennis**, Personal Representative. Kirby G. Upright, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018, is counsel.

All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate to make payment to it in care of the Attorney noted above.

KING SPRY HERMAN FREUND & FAUL LLC
 By: Kirby G. Upright, Esquire
 One West Broad Street, Suite 700
 Bethlehem, PA 18018
 610-332-0390

PR - July 19, July 26, Aug. 2

**PUBLIC NOTICE
 ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to **Victoria Keiper**, Executrix, in the Estate of **Pauline E. Keiper**, late of Paradise Township, Monroe County, Pennsylvania, who died on May 12, 2019.

All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administrator, c/o **Biagio V. Musto II**, Esquire, 171 William Street, Pittston, PA 18640.

PR - July 5, July 12, July 19

**PUBLIC NOTICE
ESTATE NOTICE**

The Estate of **CARMELLA THERESA EVERITT**, late of the Township of Hamilton, Monroe County, Pennsylvania.

Letters Testamentary have been granted to the undersigned, who requests that all persons having claims or demands against the Estate of the Decedent to make known the same and all persons indebted to Decedent to make payments without delay to Executor Joseph E. Everitt or his attorney:

Nicholas R. Sabatine III, Esq.
16 S. Broadway, Suite 1
Wind Gap, PA 18091

PR - July 12, July 19, July 26

**PUBLIC NOTICE
INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that the Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on June 28, 2019, for **KPOP BBQ INC.** for the purpose of obtaining an Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

PR - July 19

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY
FORTY-THIRD
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
No. 4458 Civil 2018**

RIDGE TOP OWNERS ASSOCIATION INC.

Plaintiff
vs.

**CHAD ADAMS
BNS ENTERPRISE, LLC
JUAN GARCIA
TIMESHARE TRADE INS
n/k/a TIMESHARE TRADE INS, LLC
RAFAT B. OLAJIDE
SOLADEMI OLAJIDE
ELVIRA CASTRO**
Defendants

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

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **INTERVAL NO. 28, UNIT NO. RT-208 OF RIDGE TOP VILLAGE, SHAWNEE VILLAGE, SHAWNEE-ON-DELAWARE, PA 18356** is scheduled to be sold at Sheriff's sale on **Aug. 29, 2019** at 10 a.m. in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 28 of Unit No. RT-208**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated Jan. 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE same premises conveyed by deed recorded **June 23, 2016** in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2473**, Page **5456** granted and conveyed unto the Judgment Debtors.

TAX CODE # 16/110789

PIN NO.: 16732102593870U208

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
monroebar.org
570-424-7288

PR - July 19

PUBLIC NOTICE

LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on June 24, 2019 for the purposes of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106.

The name of the Limited Liability Company is **J. Berry Enterprises, LLC**.

Alfred S. Pierce, Esquire
PIERCE & STEIRER, LLC
124 Belvidere Street
Nazareth, PA 18064

PR - July 19

**PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
No. 2019-03667**

WELLS FARGO BANK, N.A.

Plaintiff

vs.

**SOLILIANA CINTRON-MORALES
THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA**
Defendants

NOTICE

To SOLILIANA CINTRON-MORALES

You are hereby notified that on May 13, 2019, 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, docketed to No. 2019-03667. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at **138 LEE RUN CIRCLE, A/K/A 310 LEES RUN CIRCLE, EAST STROUDSBURG, PA 18302-9412** 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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER,

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

Lawyer Referral Service:

Monroe County Bar Association
Find a Lawyer Program
 913 Main Street
 Stroudsburg, PA 18360
 Telephone (570) 424-7288
 Fax (570) 424-8234

PR - July 19

PUBLIC NOTICE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW NO.
1846-CV-2018

PENNYMAC LOAN SERVICES, LLC

vs.

Victor Padilla and Ana Caquias

NOTICE

TO: Victor Padilla and Ana Caquias

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TAKE NOTICE that the real estate located at 2195 Meadowlake Road, Sciota, Pennsylvania 18354, is scheduled to be sold at Sheriff's Sale on **October 31, 2019 at 10:00 A.M. at Monroe County Courthouse, 610 Monroe Street, Stroudsburg, PA 18360**, to enforce the Court Judgment of \$230,433.50 obtained by PENNYMAC LOAN SERVICES, LLC against you.

Property situated in Monroe County
 BEING premises: 2195 Meadowlake Road, Sciota, Pennsylvania 18354

Tax Parcel: 02/1A/1/98

Improvements consist of residential property.

Sold as the property of Victor Padilla and Ana Caquias

TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Monroe County conveying to the purchaser all the right, title and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale.

TAKE NOTICE that 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 10 days after the filing of the schedule.

Monroe County Bar Association
Find a Lawyer Program
 913 Main Street
 Stroudsburg, PA 18360
 570-424-7288

PR - July 19

PUBLIC NOTICE
NOTICE OF DEFAULT
AND FORECLOSURE SALE

WHEREAS, on January 19, 2004, a certain mortgage was executed by Raymond G. Gotty and Regina S. Gotty, as mortgagor in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of IndyMac Bank, FSB as mortgagee and was recorded in Office of the Recorder of Deeds of Monroe County in Mortgage Book 2180, page 1959 ("Mortgage"); and

WHEREAS, the Mortgage encumbers property located at 3 Victoria Circle Tobyhanna, PA 18466, parcel number 03/4A/1/2 ("Property"); and

WHEREAS, the Property was owned by Raymond S. Gotty and Regina S. Gotty by virtue of deed dated June 2, 1982 and recorded June 2, 1987 in Book: 1556; Page: 1474; and

WHEREAS, Mortgagor/Record Owner Raymond G. Gotty died on August 23, 2013. By operation of law title vests solely in Regina S. Gotty and Raymond G. Gotty is hereby released of liability pursuant to Pa.R.C.P. 1144. Regina S. Gotty died on April 10, 2015 intestate and is survived by his/her heir(s)-at-law, **Luann Gotty and Raymond Gotty**; and

WHEREAS, the Mortgage is now owned by the Secretary of the United States Department of Housing and Urban Development ("Secretary"), pursuant to an assignment recorded on December 10, 2018 in Book 2521, page 4325, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage (paragraph 9 (a)(i)), as Regina S. Gotty died on April 10, 2015, and that upon the death the entire principal balance becomes due and owing, and that no payment was made, and remains wholly unpaid as of the date of this Notice; and

WHEREAS, the entire amount delinquent as of April 18, 2019 is \$190,508.30 plus interest, costs and other charges through the sale date; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR Part 29, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on June 22, 2018 in Misc. Book: 2512; Page: 3232, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, notice is hereby given that on August 8, 2019 at 10:00 AM at the steps located at the Monroe Street Entrance of the Monroe County Courthouse, which is located at Monroe Street Stroudsburg, PA 18360 all real property and personal property at or used in connection with the following described premises will be sold at public action to the highest bidder.

ALL THE FOLLOWING Lot situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 3, Section 1, as shown on a map made by A. E. Smith, Registered Surveyor, situated in Coolbaugh Township, Monroe County, Pennsylvania, said map being designated as Section One, Pocono Farms Horse Center, Inc., and duly recorded in Monroe County Plot Book No. 12, Page 59.

BEING known as 341 Avon Circle f/k/a 3 Victoria Circle, Tobyhanna, PA 18466.

BEING parcel number 03/4A/1/2.

The sale will be held on **August 8, 2019 at 10:00 AM** at the steps located at the Monroe Street Entrance of the Monroe County Courthouse, which is located at Monroe Street Stroudsburg, PA 18360. The Secretary of Housing and Urban Development will bid \$190,508.30 plus interest, costs and other charges through the sale date. Ten percent (10%) of the highest bid is the deposit required at the sale.

The amount that must be paid to HUD by the mortgagors or someone acting on their behalf so that

the sale may be stayed is the total delinquent amount of \$190,508.30 as of April 18, 2019, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bid, all bidders, except the Secretary, must submit a deposit totaling ten percent (10%) of the Secretary's bid as set forth above in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyance fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) days, and a fee will be charged in the amount of \$150.00 for each fifteen (15) day extension requested. The extension fee shall be paid in the form of a certified or cashier's check made payable to the Secretary of Housing and Urban Development. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder's deposit will be forfeited, and the Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein.

KML LAW GROUP, P.C.
Foreclosure Commissioners
(215-825-6305)

PR - July 19, July 26, Aug. 2

PUBLIC NOTICE

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **TIMBER MOUNTAIN ESTATES, INC.**, a Pennsylvania business corporation, with a registered address of 1615 Marjorie Court, East Stroudsburg, PA 18302-8927, have approved a proposal that the corporation voluntarily dissolve, 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.

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

712 Monroe Street
Stroudsburg, PA 18360

Attorneys for Timber Mountain Estates, Inc.

PR - July 19

PUBLIC NOTICE

NOTICE OF DISSOLUTION OF HAREKRISHNA CORPORATION A PENNSYLVANIA CORPORATION

TO ALL PERSONS WITH CLAIMS AGAINST
HAREKRISHNA CORPORATION

This is to notify you that Harekrishna Corporation, a Pennsylvania corporation whose registered office and principal place of business was located at corner of North Courtland Street/Grandview Avenue, East Stroudsburg, Pennsylvania, has dissolved.

All persons with claims against the dissolved corporation are requested to present their claims in writing. Each claim must contain sufficient information to enable the claimant and the substance of claim to be reasonably identified. Each claim must be mailed to Matergia & Dunn, 919 Main Street, Stroudsburg, PA 18360, and received on or before December 28, 2019.

The dissolved corporation may make distributions to other claimants and shareholders or members of the corporation or persons interested as having been such without further notice.

Ralph A. Matergia, Esq.
MATERGIA & DUNN

919 Main Street
Stroudsburg, PA 18360

PR - July 19

PUBLIC NOTICE

NOTICE OF DISSOLUTION OF KRISHNA DONUT CORP. A PENNSYLVANIA CORPORATION

TO ALL PERSONS WITH CLAIMS AGAINST
KRISHNA DONUT CORP.

This is to notify you that Krishna Donut Corp., a Pennsylvania corporation whose registered office and principal place of business was located at 8 Liberty Square, Marshalls Creek, Pennsylvania, has dissolved.

All persons with claims against the dissolved corporation are requested to present their claims in writing. Each claim must contain sufficient information to enable the claimant and the substance of claim to be reasonably identified. Each claim must be mailed to Matergia & Dunn, 919 Main Street, Stroudsburg, PA 18360, and received on or before December 28, 2019.

The dissolved corporation may make distributions to other claimants and shareholders or members of the corporation or persons interested as having been such without further notice.

Ralph A. Matergia, Esq.
MATERGIA & DUNN

919 Main Street
Stroudsburg, PA 18360

PR - July 19

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 10372-CV-2018**

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF PEOPLE'S FINANCIAL REALTY MORTGAGE SECURITIES TRUST, SERIES 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1

Vs.

BRIAN K. DIONYSIUS and DAWN M. DIONYSIUS

NOTICE TO:

BRIAN K. DIONYSIUS a/k/a BRIAN DIONYSIUS
and DAWN M. DIONYSIUS
a/k/a DAWN DIONYSIUS

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

Being Premises: LOT 511 20 SKI HAVEN LAKE ESTATES, a/k/a 241 PINE TREE DRIVE, CRESCO, PA 18326-8019

Being in POCONO TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,

TAX CODE: 12/5A/1/18

TAX PIN: 12637401366306

Improvements consist of residential property.

Sold as the property of BRIAN K. DIONYSIUS and DAWN M. DIONYSIUS

Your house (real estate) at LOT 511 20 SKI HAVEN LAKE ESTATES, a/k/a 241 PINE TREE DRIVE, CRESCO, PA 18326-8019 is scheduled to be sold at the Sheriff's Sale on 10/31/2019 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$105,774.40 obtained by, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF PEOPLE'S FINANCIAL REALTY MORTGAGE SECURITIES TRUST, SERIES 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1 (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - July 19

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
NO. 1686-CV-2019**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1

Vs.

KOUASSI KOUADIO

NOTICE TO: KOUASSI KOUADIO

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

Being Premises: 11 CEDAR ROAD, MOUNT POCONO, PA 18344-1021

Being in MOUNT POCONO BOROUGH, County of MONROE, Commonwealth of Pennsylvania,

TAX CODE: 10/1/1/34-15

TAX PIN: 10635620815781

Improvements consist of residential property.

Sold as the property of KOUASSI KOUADIO

Your house (real estate) at 11 CEDAR ROAD, MOUNT POCONO, PA 18344-1021 is scheduled to be sold at the Sheriff's Sale on 12/05/2019 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$101,923.02 obtained by, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS

TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

PR - July 19