

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
MONROE COUNTY  
FORTY THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF PA  
CIVIL ACTION  
NO. 5772 CV 2019**

Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for BCAT 2017-19TT c/o NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff vs. Frank Sion, known heir of William G. Sion Roberta Voskian, known heir of William G. Sion and Unknown Heirs of William G. Sion, Defendants

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

To: Frank Sion, known heir of William G. Sion, Roberta Voskian, known heir of William G. Sion and Unknown Heirs of William G. Sion, Defendants, whose last known address is 435 Meadowlake Road n/k/a 2555 Meadow Lake Road, Sciota, PA 18354.

Your house at 435 Meadowlake Road n/k/a 2555 Meadow Lake Road, Sciota, PA 18354 is scheduled to be sold at Sheriff's Sale on 3/26/2020 at 10:00 AM, Monroe County Courthouse, Stroudsburg, PA to enforce the court judgment of \$326,278.37, 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 Div. at 570.517.3307.

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 Div. at 570.517.3307.

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 Assn., Find a Lawyer Program, 913 Main St., 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 Div. at 570.517.3307.

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.

P - Nov. 21; R - Nov. 29

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

**DOCKET NO. 1072 CV 2019**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION  
Plaintiff,

vs.

RICHARD J. SCOTT and M. JOAN SCOTT,  
Defendants.

**TO: RICHARD J. SCOTT and M. JOAN SCOTT :**

The Plaintiff, DePuy House Property Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Interval No. 16, of DePuy Unit 84D, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$959.46 in delinquent dues, fees and assessments. 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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Fax (570) 424-8234

Jeffrey A. Durney, Esquire  
Durney & Worthington, LLC  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Nov. 29

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JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA**

**DOCKET NO. 10766 CV 2014**

DEPUY HOUSE PROPERTY OWNERS  
ASSOCIATION, INC.,  
Plaintiff,

vs.

BEVERLY M. MCINTOSH,  
Defendant.

**TO: BEVERLY M. MCINTOSH :**

The Plaintiff, DePuy House Property Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit 71D, Interval No. 2, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The

Complaint which Plaintiff has filed seeks payment of \$1,679.11 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

Jeffrey A. Durney, Esquire  
Durney & Worthington, LLC  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

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PR - Nov. 29

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FORTY-THIRD  
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COMMONWEALTH OF  
PENNSYLVANIA  
DOCKET NO. 159 CV 2015**

DEPUY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
Plaintiff,

vs.  
CIRO PICARELLI and JOSEPHINE M. PICARELLI,  
Defendants.

**TO: CIRO PICARELLI and  
JOSEPHINE M. PICARELLI :**

The Plaintiff, DePuy House Property Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Unit 104, Interval No. 11, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$6,888.66 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

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COMMONWEALTH OF  
PENNSYLVANIA  
DOCKET NO. 3874 CV 2019**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION,  
Plaintiff,

vs.  
BONDED PROPERTIES, INC.,  
Defendant.

**TO: BONDED PROPERTIES, INC. :**

The Plaintiff, Fairway House Property Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Interval No. 50, of

PR - Nov. 29

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COMMONWEALTH OF  
PENNSYLVANIA  
DOCKET NO. 1240 CV 2019**

FAIRWAY HOUSE PROPERTY OWNERS ASSOCIATION,  
Plaintiff,

vs.  
RUSTAM ZAKAROV,  
Defendant.

**TO: RUSTAM ZAKAROV :**

The Plaintiff, Fairway House Property Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Fairway House Property Owners Association by virtue of your ownership of Interval No. 16, of Fairway Unit 18A, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$2,248.90 in delinquent dues, fees and assessments. 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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Fairway Unit 41F, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$27,577.99 in delinquent dues, fees and assessments. 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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FORTY-THIRD

JUDICIAL DISTRICT

COMMONWEALTH OF

PENNSYLVANIA

DOCKET NO. 4190 CV 2015

RIDGE TOP-CRESTVIEW VACATION OWNERS

ASSOCIATION, INC.,

Plaintiff,

vs.

PABLO RODRIGUEZ and NILDA LASANTA,

Defendants.

TO: PABLO RODRIGUEZ and NILDA LASANTA :

The Plaintiff, Ridge Top-Crestview Vacation Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Ridge Top-Crestview Vacation Owners Association by virtue of your ownership of a 8,400/137,743,500 undivided fee simple interest in Ridge Top-Crestview Units 260-272; 278-280 of Ridge Top Village, Stage II, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$907.76 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

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FORTY-THIRD

JUDICIAL DISTRICT

COMMONWEALTH OF

PENNSYLVANIA

DOCKET NO. 4642 CV 2019

RIVER VILLAGE OWNERS ASSOCIATION,

Plaintiff,

vs.

CHARLES V. SANCINITO and

ANGELINE R. SANCINITO,

Defendants.

TO: CHARLES V. SANCINITO and

ANGELINE R. SANCINITO :

The Plaintiff, River Village Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Owners Association by virtue of your ownership of Interval No. 25, of River Village Unit 22, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,123.78 in delinquent dues, fees and assessments. 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 you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

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JUDICIAL DISTRICT

COMMONWEALTH OF

PENNSYLVANIA

DOCKET NO. 4656 CV 2019

RIVER VILLAGE PHASE III-B

OWNERS ASSOCIATION,

Plaintiff,

vs.

CULLEN FAMILY VACATIONS, LLC,

Defendant.

TO: CULLEN FAMILY VACATIONS, LLC :

The Plaintiff, River Village Phase III-B Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you

owe to the River Village Phase III-B Owners Association by virtue of your ownership of Interval No. 7, of River Village Unit 122 and Interval No. 8, of River Village Unit No. 102, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$3,205.26 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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

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JUDICIAL DISTRICT  
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PENNSYLVANIA  
DOCKET NO. 5404 CV 2015**

**DEPUY HOUSE PROPERTY OWNERS ASSOCIATION, INC.,**

**Plaintiff,**

**vs.**

**STEVE LEVY,**

**Defendant.**

**TO: STEVE LEVY :**

The Plaintiff, DePuy House Property Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the DePuy House Property Owners Association by virtue of your ownership of Interval No. 25, of DePuy Unit 117, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,754.65 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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**PR - Nov. 29**

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COURT OF COMMON PLEAS  
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COMMONWEALTH OF  
PENNSYLVANIA  
DOCKET NO. 5497 CV 2018**

**RIDGE TOP VILLAGE OWNERS ASSOCIATION,**

**Plaintiff,**

**vs.**

**RICHARD JARAMILLO, DONILA JARAMILLO and**

**VIRGINIA JARAMILLO,**

**Defendants.**

**TO: RICHARD JARAMILLO, DONILA JARAMILLO and VIRGINIA JARAMILLO :**

The Plaintiff, Ridge Top Village Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Ridge Top Village Owners Association by virtue of your ownership of Interval No. 52, of River Village Unit 109, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,669.02 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

**NOTICE**

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**PR - Nov. 29**

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COMMONWEALTH OF  
PENNSYLVANIA  
DOCKET NO. 4657 CV 2019**

**RIVER VILLAGE PHASE III-B**

**OWNERS ASSOCIATION,**

**Plaintiff,**

**vs.**

**ROMA POTTER,**

**Defendant.**

**TO: ROMA POTTER :**

The Plaintiff, River Village Phase III-B Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Interval No. 52, of River Village Unit 109, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,669.02 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

ery of dues, fees, and assessments which you owe to the Ridge Top Village Owners Association by virtue of your ownership of Interval No. 14, of Ridge Top Unit 148, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,448.35 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

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JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
DOCKET NO. 5583 CV 2018**

RIDGE TOP VILLAGE OWNERS ASSOCIATION,  
Plaintiff,  
vs.

DESIREE KIRKLAN JOHNSON  
and KENNETH J. JOHNSON,  
Defendants.

**TO: DESIREE KIRKLAND JOHNSON and  
KENNETH J. JOHNSON :**

The Plaintiff, Ridge Top Village Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Ridge Top Village Owners Association by virtue of your ownership of Interval No. 13, of Ridge Top Unit 9, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$3,795.06 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

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JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
DOCKET NO. 6354 CV 2018**

RIVER VILLAGE PHASE III-B  
OWNERS ASSOCIATION,  
Plaintiff,

vs.

CALVIN C. BASS and SHYRENE SIMMS,  
Defendants.

**TO: CALVIN C. BASS :**

The Plaintiff, River Village Phase III-B Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Interval No. 48, of River Village Unit 156, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$1,589.87 in delinquent dues, fees and assessments. The Court has authorized service of the Complaint upon you by publication.

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COMMONWEALTH OF  
PENNSYLVANIA  
DOCKET NO. 7441 CV 2016**

RIDGE TOP VILLAGE OWNERS ASSOCIATION,  
Plaintiff,

vs.

JUAN C. ANGULO,  
Defendant.

**TO: JUAN C. ANGULO :**

The Plaintiff, Ridge Top Village Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Ridge Top Village Owners Association by virtue of

your ownership of Interval No. 17, of Ridge Top Unit 83, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$6,060.23 in delinquent dues, fees and assessments. 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 you 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  
913 Main Street  
Stroudsburg, PA 18360  
Telephone (570) 424-7288  
Fax (570) 424-8234**

Jeffrey A. Durney, Esquire  
Durney & Worthington, LLC  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Nov. 29

Fax (570) 424-8234

Jeffrey A. Durney, Esquire  
Durney & Worthington, LLC  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Nov. 29

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
DOCKET NO. 818 CV 2019**

RIVER VILLAGE PHASE III-B  
OWNERS ASSOCIATION,  
Plaintiff,

vs.

WALTER R. SMICKLE and JUANITA SMICKLE,  
Defendants.

**TO: WALTER R. SMICKLE and  
JUANITA SMICKLE :**

The Plaintiff, River Village Phase III-B Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the River Village Phase III-B Owners Association by virtue of your ownership of Interval No. 27, of River Village Unit 53, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$542.21 in delinquent dues, fees and assessments. 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 you 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  
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913 Main Street  
Stroudsburg, PA 18360  
Telephone (570) 424-7288  
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Jeffrey A. Durney, Esquire  
Durney & Worthington, LLC  
Suite 8, Merchants Plaza  
P.O. Box 536  
Tannersville, PA 18372

PR - Nov. 29

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
NO. 9423 CV 2019  
IN RE: ALEXANDER ROBLES  
NOTICE**

NOTICE IS HEREBY GIVEN that on November 14, 2019, the Petition of Alexander Robles was filed in the Monroe County Court of Common Pleas requesting an Order changing his birth certificate from ALESANDER ROBLES to ALEXANDER ROBLES, and securing his present name as ALEXANDER ROBLES.

The Court has scheduled a hearing for the 23rd December, 2019 at 3:15 p.m. in Courtroom No. 6 of the Monroe County Courthouse, Stroudsburg, Penn-

PR - Nov. 29

**PUBLIC NOTICE  
COURT OF COMMON PLEAS  
OF MONROE COUNTY  
FORTY-THIRD  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
DOCKET NO. 8057 CV 2017**

RIDGE TOP VILLAGE  
OWNERS ASSOCIATION,  
Plaintiff,

vs.

JOHN EVANS,  
Defendant.

**TO: JOHN EVANS :**

The Plaintiff, Ridge Top Village Owners Association has commenced a civil action against you for recovery of dues, fees, and assessments which you owe to the Ridge Top Village Owners Association by virtue of your ownership of Interval No. 34, of Ridge Top Unit 231, of Shawnee Village Planned Residential Development, Shawnee-on-Delaware, Pennsylvania. The Complaint which Plaintiff has filed seeks payment of \$3,624.61 in delinquent dues, fees and assessments. 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 you 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  
913 Main Street  
Stroudsburg, PA 18360  
Telephone (570) 424-7288**

sylvania as the time and place for the hearing on said Petition when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

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

By: Daniel M. Corveley, Esquire  
Attorney ID No. 15803  
Petitioner  
712 Monroe Street  
Stroudsburg, PA 18360-0511

PR - Nov. 29

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Elmer D. Robbins, late of East Stroudsburg Borough, 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.

Joanne R. Barbera  
Christopher D. Robbins  
106 Helen Street  
Stroudsburg, PA 18360

PR - Nov. 22, Nov. 29, Dec. 6

**PUBLIC NOTICE  
ESTATE NOTICE**

ESTATE OF FRANCES E. PETERSON, late of Middle Smithfield 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 its 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.

CCP Property Owners Association, Administrator  
331 Inverness Road  
East Stroudsburg, PA 18302

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

PR - Nov. 29, Dec. 6, Dec. 13

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Jeffrey S. Gilbert  
Late of the Township of Hamilton, Monroe County, Pennsylvania, deceased

Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment, and those having legal claims to present the same without delay to:

Brenda S. Gilbert  
737 Lower Cherry Valley Road  
Stroudsburg, PA 18360  
Executrix

Derek P. Richmond, Esquire  
Holzinger, Harak & Scomillio, Attorneys  
1216 Linden Street  
P.O. Box 1409  
Bethlehem, PA 18016

PR - Nov. 15, Nov. 22, Nov. 29

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of Jerome Kaplan, late of Albrightsville, 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.

Anthony Cortigiano, Executor  
1943 West 12 Street  
Brooklyn, NY 11223

PR - Dec. 6, Dec. 13, Dec. 20

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of John Costenbader Sr.  
Late of Eldred Township, Monroe County, Commonwealth of Pennsylvania

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 the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

John Costenbader Jr.  
497 Meixsell Valley Road  
Saylorsburg, PA 18533

PR - Nov. 15, Nov. 22, Nov. 29

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of John V. Adams, late of East Stroudsburg, 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 within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Jane Day  
144 Lake Drive  
Stanhope, NJ 07874

PR - Nov. 22, Nov. 29, Dec. 6

**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of LESLIE K. DEUBLER  
Late of Polk Township, Monroe County, Commonwealth of Pennsylvania, Sept. 24, 2019.

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.

**KENNETH DEUBLER, EXECUTOR**  
c/o

Peter J. Gilbert, Esq.  
200 Highpoint Drive  
Suite 211  
Chalfont, PA 18914

PR - Nov. 15, Nov. 22, Nov. 22

**PUBLIC NOTICE**  
**ESTATE NOTICE**

Estate of **Lillian A. Hoffman**, late of Stroudsburg, 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 its attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, 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.

ESSA Bank & Trust  
744 Main Street  
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN,  
CORVELEYN, WOLFE & FARERI, P.C.  
By: David L. Horvath, Esquire  
712 Monroe Street  
P.O. Box 511  
Stroudsburg, PA 18360-0511

PR - Nov. 29, Dec. 6, Dec. 13

**PUBLIC NOTICE**  
**ESTATE NOTICE**

Estate of **Mary L. Koons**, late of Polk 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, those having claims are directed to present same without delay to the undersigned within four months from date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Teresa M. Phillips  
81 Gravel Pike  
Red Hill, PA 18076

PR - Nov. 15, Nov. 22, Nov. 29

**PUBLIC NOTICE**  
**ESTATE NOTICE**

Estate of **Michael John Toth**, late of Ross 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 thosen 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.

Kathleen Lynch-Toth  
P.O. Box 29  
Saylorsburg PA 18353

PR - Nov. 15, Nov. 22, Nov. 29

**PUBLIC NOTICE**  
**ESTATE NOTICE**

Estate of **Michael Kowalewski**, late of Middle Smithfield 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 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.

**Madelyn Kowalewski**, Administratrix  
206 Heritage Blvd.  
Milton, DE 19968

Elizabeth Bensinger Weekes, Esq.  
Bensinger & Weekes, LLC  
529 Sarah Street  
Stroudsburg, PA 18360

PR - Nov. 22, Nov. 29, Dec. 6

**PUBLIC NOTICE**  
**ESTATE NOTICE**

ESTATE OF **PETER D. MURRAY**, late of Pocono 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, 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.

Nancy Torgersen, Executrix  
5248 Route 447  
Canadensis, PA 18325

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

PR - Nov. 15, Nov. 22, Nov. 29

**PUBLIC NOTICE**  
**ESTATE NOTICE**

Estate of **Thomas Giardina**, late of Tunkhannock 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.

Pattianna Giardina  
1 Parkway, Apt.302  
Wallington, NJ 07057

P - Nov. 29, Dec. 6, 13; R - Nov. 22, Nov. 29, Dec. 6

**PUBLIC NOTICE**  
**FICTITIOUS NAME**

An application for registration of the fictitious name **Dorissa's Cleaning Service**, 1719 Roberts Rd., Effort, PA 18330 has been filed in the Department of State at Harrisburg, PA, File Date 09/06/2019 pursuant to the Fictitious Names Act, Act 1982-295.

The name and address of the person who is a party to the registration is Dorissa Pitti, 1719 Roberts Rd., Effort, PA 18330.

PR - Nov. 29



**PUBLIC NOTICE  
FICTITIOUS NAME**

An application for registration of the fictitious name **Verbateen & Co.**, 522 Thomas St., Stroudsburg, PA 18360 has been filed in the Department of State at Harrisburg, PA, File Date 09/16/2019 pursuant to the Fictitious Names Act, Act 1982-295.

The name and address of the person who is a party to the registration is Verbateen Wilson, 522 Thomas St., Stroudsburg, PA 18360.

PR - Nov. 29

**PUBLIC NOTICE  
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Katherine Jendral of Monroe County, Pennsylvania, has filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania as of April 1, 2018 an application for a certificate to do business under the assumed or fictitious name of **Clear CPR**, said business to be carried on at 103 N. Seventh St., Stroudsburg, PA 18360.

PR - Nov. 29

**PUBLIC NOTICE  
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Katherine Jendral of Monroe County, Pennsylvania, has filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania as of Sept. 9, 2019 an application for a certificate to do business under the assumed or fictitious name of **Clear Mountain Wellness**, said business to be carried on at 103 N. Seventh St., Stroudsburg, PA 18360

PR - Nov. 29

**PUBLIC NOTICE  
INCORPORATION NOTICE**

Unlimited Home Repairs Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Robert H. Jacobs, Esq.  
400 Northampton Street  
Suite 408  
Easton, PA 18042

PR - Nov. 29

**PUBLIC NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
MONROE COUNTY  
43RD JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
NO. 6572 CIVIL 2016**

IN RE:  
PETITION FOR APPOINTMENT OF SCHOOL POLICE OFFICERS FOR THE EAST STROUDSBURG AREA SCHOOL DISTRICT

PLEASE TAKE NOTICE that a hearing shall be held before the Honorable Jonathan Mark, on **December 19, 2019** at 9 a.m. in Courtroom No. 6, upon consideration of a Petition for Appointment of School Police Officer for the East Stroudsburg Area School District being, Erica Sanchez-Rivera who has satisfactorily completed the requirements of the Municipal Police Education and Training Law, Act 120, 53 Pa.C.S. § 1261 et. seq., in order for said school police officer to exercise the same powers under authority of law or ordinance by the police of the municipalities wherein the school property is located; and issue summary citations and/or detain individuals until local law enforcement is notified, and be authorized to carry a firearm in accordance with the provisions of § 778 of the Pennsylvania Public School Code of 1949, as amended (24 P.S. § 7-778).

An Affidavit of Publication, together with proofs of

advertising, shall be filed with the clerk of courts of Monroe County prior to or at the time of the hearing.

Christopher S. Brown Law Offices  
11 North Eighth Street  
Stroudsburg, PA 18360  
Solicitor

PR - Nov. 22, Nov. 29

**PUBLIC NOTICE  
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on Nov. 5, 2019, the Petition for Change of Name was filed in the Monroe County Court of Common Pleas requesting an order to change the name of **Daniel Allen Mitchell** to **Daniel Allen Dunleavy**.

The Court has fixed the day of **Dec. 23, 2019** at 3:15 p.m. in Courtroom No. 6 of the Monroe County Courthouse, Stroudsburg, PA 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.

PR - Nov. 29

**PUBLIC NOTICE  
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on November 6, 2019, the Petition for Change of Name, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of **Christ Martinez Carrasco** to **Christ Diaz**.

The Court has fixed the day of **Dec. 23, 2019**, at 3:15 p.m. in Courtroom No. 6, of the Monroe County Courthouse, 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.

PR - Nov. 29

**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. 2019-07518**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3  
Plaintiff

vs.

BEVERLY DENIS PAYTON, in her capacity as Heir of JANIE WOODS, Deceased and in her capacity as Heir of DWAYNE HAZEL WOODS, Deceased and in her capacity as Heir of DEXTER W. WOODS, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANIE WOODS, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DWAYNE HAZEL WOODS, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEXTER W. WOODS, DECEASED  
Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANIE WOODS, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR AS-

**SOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DWAYNE HAZEL WOODS, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEXTER W. WOODS, DECEASED**

You are hereby notified that on September 20, 2019, Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3, 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. 2019-07518. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5429 RIDGEFIELD DRIVE, TOBYHANNA, PA 18466-3128 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 - Nov. 29

**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. 2019-06965**

**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES**  
Plaintiff

vs.  
**DANIEL THOMAS SPERLING, LISA JO SMITH**  
a/k/a LISA JO SHUMAN, a/k/a LISA J. SPERLING  
Defendants

**NOTICE**

**To DANIEL THOMAS SPERLING**  
You are hereby notified that on September 6, 2019, Plaintiff, PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ES-

**TATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES,** 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. 2019-06965. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1224 ALLEGHENY DRIVE, BLAKESLEE, PA 18610-2005 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 - Nov. 29

**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. 2019-04206**

**WELLS FARGO BANK, N.A.**  
Plaintiff

vs.  
**UTON L. NEIL  
RAMONA M. NEIL**  
Defendants

**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 RE-**

DUCEED 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 - Nov. 29

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 3011-CV-2019**

PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, D/B/A PHH MORTGAGE SERVICES

vs.  
UNKNOWN SUCCESSOR EXECUTOR OF THE ESTATE OF WILLIAM J. DEWEESE, DECEASED, DANA WOOD, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF LORENA A. DEWEESE, WILLIAM T. DEWEESE, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF LORENA A. DEWEESE, MAUREEN DEWEESE, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LORENA A. DEWEESE, EDITH GABEL, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LORENA A. DEWEESE AND HEIDI WOOD, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LORENA A. DEWEESE

NOTICE TO: UNKNOWN SUCCESSOR EXECUTOR OF THE ESTATE OF WILLIAM J. DEWEESE, DECEASED, WILLIAM T. DEWEESE, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF LORENA A. DEWEESE, MAUREEN DEWEESE, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LORENA A. DEWEESE, EDITH GABEL, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LORENA A. DEWEESE AND HEIDI WOOD, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LORENA A. DEWEESE

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

Being Premises: 1 MCMICHAELS COURT, a/k/a 105 MCMICHAELS COURT, STROUDSBURG, PA 18360

Being in CHESTNUTHILL TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 02/6A/1/2  
TAX PIN: 02634002698568

Improvements consist of residential property.  
Sold as the property of UNKNOWN SUCCESSOR EXECUTOR OF THE ESTATE OF WILLIAM J. DEWEESE, DECEASED, DANA WOOD, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF LORENA A. DEWEESE, WILLIAM T. DEWEESE, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF LORENA A. DEWEESE, MAUREEN DEWEESE, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LORENA A. DEWEESE, EDITH GABEL, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LORENA A. DEWEESE AND HEIDI WOOD, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LORENA A. DEWEESE

Your house (real estate) at 1 MCMICHAELS COURT, A/K/A 105 MCMICHAELS COURT, STROUDSBURG, PA 18360 is scheduled to be sold at the Sheriff's Sale on 02/27/2020 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$67,729.91 obtained by, PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, D/B/A PHH MORTGAGE SERVICES (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

PR - Nov. 29

**PUBLIC NOTICE  
NOTICE OF SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF MONROE COUNTY,  
PENNSYLVANIA  
NO. 7375 CV 16**

NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE COMPANY  
vs.

MARY HAMBRICK  
NOTICE TO: MARY HAMBRICK  
a/k/a MARY LOUISE HAMBRICK  
**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 428 SCHELLER HILL ROAD, a/k/a 389 SCHELLER HILL ROAD, Kunkletown, PA 18058  
Being in POLK TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania,  
TAX CODE: 13/116293  
TAX PIN: 13621700187828

Improvements consist of residential property.  
Sold as the property of MARY HAMBRICK  
Your house (real estate) at 428 SCHELLER HILL ROAD, a/k/a 389 SCHELLER HILL ROAD, Kunkletown, PA 18058 is scheduled to be sold at the Sheriff's Sale on 02/27/2020 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$178,804.70 obtained by, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

PR - Nov. 29

**PUBLIC NOTICE  
SHERIFF'S SALE**

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
MICHELLE L. McGOWAN, PA I.D. NO. 62414  
LESLIE J. RASE, PA I.D. NO. 58365  
MORRIS A. SCOTT, PA I.D. NO. 83587  
ALISON H. TULLIO, PA I.D. NO. 87075  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE  
SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S&D FILE NO. 17-057073

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT  
PLAINTIFF  
VS.

Unknown Heirs Successor, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jennifer L. Velcamp, deceased and Andrew Fleming, Known Heir of Jennifer L. Velcamp, deceased and Alexandra Velcamp, Known Heir of Jennifer L. Velcamp, deceased  
DEFENDANTS

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
MONROE COUNTY  
NO: 2017-07206**

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

TO: Andrew Fleming, Known Heir of Jennifer L. Velcamp, Deceased  
402 Butz Lane f/k/a 106 Butz Lane  
f/k/a Lot 106, Section B, Blueberry,  
Scotrun, PA 18355

Your house (real estate) at: 402 Butz Lane f/k/a 106 Butz Lane f/k/a Lot 106, Section B, Blueberry,

Scotrun, PA 18355; 19/2/2/28 (Pin#19634404934720) is scheduled to be sold at Sheriff's Sale on **January 30, 2020** at:

Monroe County Courthouse  
7th and Monroe Streets  
Courthouse Square  
Stroudsburg, PA 18360

at **10 a.m.** to enforce the court judgment of \$194,948.69 obtained by U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT 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:

1. The sale will be cancelled if you pay back to U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

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 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 on page two of how to obtain an attorney.)

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

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. 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.

7. 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 (570) 517-3309.

8. 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.

9. 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.

10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.

11. 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.**

Lawyer Referral Service

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

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR**

**ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

17-057073

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, BEING known as Lot 106, Section 1, Blueberry Estates, as shown on the map of Subdivision of Lands of Isaac B. Miller, Jr., recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plot Book Volume 10, page 93.

UNDER AND SUBJECT to covenants, conditions and restrictions of record.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 402 Butz Lane (formerly known as 106 Butz Lane), Scotrun, PA 18334

Tax Code No. 19/2/2/28; (Pin #19634404934720)

BEING the same premises which Meadow Creek, Inc. by Deed dated September 28, 2005, and recorded September 29, 2005 in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2241, page 7598, granted and conveyed unto Christian D. Velcamp and Jennifer L. Velcamp, husband and wife, in fee. And the said Christian D. Velcamp passed away on or about March 4, 2014, thereby vesting interest unto his wife, Jennifer L. Velcamp. And the said Jennifer L. Velcamp passes away on or about March 23, 2018 thereby vesting title unto Unknown Heirs Successor, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jennifer L. Velcamp, deceased; Andrew Fleming, Known Heir of Jennifer L. Velcamp, deceased; and Alexandra Velcamp, Known Heir of Jennifer L. Velcamp, deceased  
PR - Nov. 29