

MONROE LEGAL REPORTER

**PUBLIC NOTICE
COURT OF COMMON PLEAS
MONROE COUNTY, PA
NO. 7996 CV 13**

NATIONSTAR MORTGAGE, LLC

350 Highland Drive
Lewisville, TX 75067-4177

and

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

P.O. Box 2026
Flint, MI 48501-2026

Plaintiffs

vs.

**GEORGE O. MOGAKA and
CATHERINE B. ONYONI-MOGAKA**

24 Lenape Drive
East Stroudsburg, PA 18302

Defendants

NOTICE TO DEFEND

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

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

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

Monroe County Bar Association

Find a Lawyer Program

913 Main St.

P.O. Box 786

Stroudsburg, PA 18360

570-424-7488

570-424-8234 - Telecopier

PR - Feb. 21

**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 KARL E. BUTZ, Deceased First and Partial Account of James F. Marsh, Esq., Administrator CTA

ESTATE OF DIANE J. HALE, Deceased Late of Township of Hamilton First and Final Account of Robert C. Hale, Executor

ESTATE OF PAUL IVAN FISHER, Deceased Late of Borough of Stroudsburg Account of Paula Sue

Lasher a/k/a Paul Sue Holdorff, 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 Orphans' Court on 3rd day of MARCH, 2014, at 9:30 a.m.

All objections to the above Account and/or Statements or 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 - February 14, 21

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **CARL T. BERCHAK**, late of 238 Silver Valley Road, Saylorburg, Monroe County, Pennsylvania 18353, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or 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, Monroe County Branch, Orphan's 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.

Deborah Berchak, Executrix
56 Learn Lane

East Stroudsburg, PA 18301

WILLIAM J. REASER JR., ESQ.

111 NORTH SEVENTH STREET

STROUDSBURG, PA 18360

PR - February 21, 28, March 7

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF ELEANOR L. MCGONIGAL, late of Pocono Lake, Monroe County, Pennsylvania, deceased.

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

Henry A. McGonigal, Jr., Executor
529 Chestnut St.
Perkasie, PA 18944

Lori J. Cerato, Esq.

729 Sarah Street

Stroudsburg, PA 18360

570-424-3506

PR - February 21, 28, March 7

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF FRANCIS JAMES HUBERT a/k/a F. HUBERT a/k/a FRANCIS J. HUBERT a/k/a FRANK J. HUBERT, Deceased February 1, 2013 of Kunkletown, Monroe County Letters Administration in the above named estate having been granted to the undersigned. All persons

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

Martino and Karasek, LLP
David A. Martino, Esquire
PA Route 209, P.O. Box 420
Brodheadsville, PA 18322
Administrator:
Joseph Hubert and Carole Karlson
c/o Martino and Karasek, LLP
Route 209, P.O. Box 420
Brodheadsville, PA 18322
PR - February 21, 28, March 7

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF HAROLD L. BUTZ, late of 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 his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Heath M. Butz, Executor
5631 Neola Road
Stroudsburg, PA 18360

Lori J. Cerato, Esq.
729 Sarah Street
Stroudsburg, PA 18360
570-424-3506
PR - February 21, 28, March 7

PUBLIC NOTICE ESTATE NOTICE

Estate of **HENRY JOHN CAMPBELL III**, late of 108 Field Lane, 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 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, Monroe County Branch, Orphan's 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.

Theresa F. Zatavesky, Administratrix
525 Route 47 North
Cape May Court House, NJ 08210
WILLIAM J. REASER JR., ESQ.
111 North Seventh St.
Stroudsburg, PA 18360

PR - Feb. 7, Feb. 14, Feb. 21

PUBLIC NOTICE ESTATE NOTICE

Estate of **Joseph L. Lenart**, late of the Township of Chestnuthill, County of Monroe, and Commonwealth of Pennsylvania, DECEASED.

WHEREAS, Letters of Administration in the above named 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 her 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.

Tracy L. Lenart, Administratrix
c/o her attorney:
Beth A. Dobis Beers, Esquire
315 E. Main Street
Bath, PA 18014

PR - February 14, 21, 28

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF MARIO GIOVANNI PENNETTI, late of Coolbaugh Township, Monroe County, PA, died May 23, 2013.

Letters of Administration were granted to Ralph Pennetti. Creditors present claims and debtors make payment to the Administrator and attorney for the Estate,

Scott E. Schermerhorn, Esquire
the Ritz Building
222 Wyoming Ave.
Scranton, PA 18503

PR - Feb. 7, Feb. 14, Feb. 21

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF MARY P. HANNON a/k/a MARY PATRICIA HANNON, late of POCONO PINES, PA. 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 file and present the same to the undersigned or to LAWRENCE F. FINN, ESQUIRE, P.O. Box 745, Pocono Pines, PA 18350.

CAROLYN HALING, EXECUTRIX
136 CEDAR WOODS TRAIL
CANTON, GA 30114

Lawrence F. Finn, Esq.
Pocono Pines, PA

PR - Feb. 14, Feb. 21, Feb. 28

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF MICHAEL J. SULLIVAN, JR., aka MICHAEL J. SULLIVAN, aka MICHAEL SULLIVAN, Late of the Borough of Stroudsburg, County of Monroe, Commonwealth of Pennsylvania, Deceased.

Letters Testamentary in the above Estate having been granted to the undersigned, all persons indebted to said Estate are requested to make payment; and those having claims or demands against it, to make the same known without delay to:

Patricia A. Sullivan, Executrix
c/o Littner, Deschler & Littner
512 North New Street
Bethlehem, PA 18018

OR

Littner, Deschler & Littner

MONROE LEGAL REPORTER

512 North New Street
Bethlehem, PA 18018

PR - February 21, 28, March 7

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **NICHOLAS R. SCERBO a/k/a NICHOLAS ROY SCERBO, SR.**, Deceased April 7, 2013, of Saylorburg, 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 their attorney and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant.

Martino and Karasek, LLP
David A. Martino, Esquire
PA Route 209, P.O. Box 420
Brodheadsville, PA 18322
Administrator:
Bonnie Yost

c/o Martino and Karasek, LLP
Route 209, P.O. Box 420
Brodheadsville, PA 18322

PR - February 14, 21, 28

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **ROBERT W. KUNKLE, a/k/a ROBERT W. KUNKLE**, of Chestnuthill Township, Monroe County, Pennsylvania.

LETTERS OF TESTAMENTARY in the above-named Estate have been granted to the undersigned, filed at No. 4514-0055, all persons indebted to the estate are directed to make immediate payment and those having claims are directed to present the same without delay to the undersigned within four (4) months from the date hereof and to file with the Clerk of Courts of Common Pleas of the Forty-Third Judicial District, Orphan's Court Division, Monroe County, Pennsylvania, a particular statement of claim duly verified by an Affidavit setting forth an address within the county where notice may be given to Claimant.

Robert W. Kunkle Jr.
Executor for Estate
2109 Eaton Ave.
Bethlehem, PA 18108

Robert M. Maskrey Jr., Esquire
27 North Sixth St.
Stroudsburg, PA 18360
Attorney for Estate

PR - Feb. 14, Feb. 21, Feb. 28

PUBLIC NOTICE ESTATE NOTICE

Estate of **ROSE PAULA KENNEDY**, late of 4 South Kistler St., East Stroudsburg, Monroe County, Pennsylvania 18301, 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 the Forty-Third Judicial

District, Monroe County Branch, Orphan's 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.

Carol Ann Huffman, Executrix
1234 Dreher Ave.
Stroudsburg, PA 18360

WILLIAM J. REASER JR., ESQ.
111 North Seventh St.
Stroudsburg, PA 18360

PR - Feb. 7, Feb. 14, Feb. 21

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **WILLIAM R. MELONE**, Deceased Jan. 8, 2014, of Sciota, Monroe County.

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 their attorney and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant.

Martino and Karasek, LLP
David A. Martino, Esquire
PA Route 209, P.O. Box 420
Brodheadsville, PA 18322

Administrator: William R. Melone Jr.
c/o Martino and Karasek, LLP
Route 209, P.O. Box 420
Brodheadsville, PA 18322

PR - Feb. 7, Feb. 14, Feb. 21

PUBLIC NOTICE ESTATE NOTICE

The Estate of Ditmar Boetticher, late of Jackson Township, Monroe County, Pennsylvania. Letters Testamentary have been granted to the undersigned, who requests 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 Rose Ann Boetticher, or to her attorney, NICHOLAS R. SABATINE, III, ESQUIRE, 16 S. Broadway, Suite 1, Wind Gap, Pennsylvania, 18091.

PR - February 21, 28, March 7

PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **719 MOUNTAIN LAUREL DRIVE, EAST STROUDSBURG, PA 18301**

SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on FEBRUARY 25, 2014 AT 10 a.m. all the right, title and interest of **CESAR VARGAS & MARIA MERCADO**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

MONROE LEGAL REPORTER

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land located in Smithfield Township, County of Monroe and Commonwealth of Pennsylvania, and known as Estate Lot Site Number 719, as shown in the Final Plan Phase II, Blue Mountain Lake Development, filed of record in the Office for the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book 73 at Pages 228 and 229.

PIN NO.: 16730304613915

TAX ID NO.: 16/196221

Being known as 719 Mountain Laurel Drive n/k/a Mountain Laurel Drive, East Stroudsburg, PA 18301

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **MARCH 10, 2014**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal
Middle District of PA

PR - Feb. 7, Feb. 14, Feb. 21

PUBLIC NOTICE INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN, of the filing of an Application for Registration of a Fictitious Name, as follows: **'DANCE 'TIL DAWN.'**

The address and principal place of business for the fictitious name in Monroe County is: 1421 SR 209, Suite 109, Brodheadsville PA 18322. Said application was filed by: Gotta Dance Productions, LLC, 1298 Brian Lane, Effort, PA 18330.

An application for fictitious name was filed on January 22, 2014 with the Pennsylvania Department of State, under the Fictitious Names Act, 54 Pa. C.S.A. 302 et seq., Act of December 16, 1982, No. 295, P.L. 1309.

PR - Feb. 21

PUBLIC NOTICE IN THE COURT OF COMMON PLEAS MONROE COUNTY CIVIL ACTION - LAW NO. 8889-13

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Green Tree Servicing LLC, Plaintiff vs. Shelton Damon & Tahira Damon, Mortgagors and Real Owners, Defendants

To: **Tahira Damon, Mortgagor and Real Owner, Defendant, whose last known address is 2318 White Oak Drive W., East Stroudsburg PA 18301.**

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

You are hereby notified that Plaintiff, Green Tree Servicing LLC, has 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. 8889-13, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 2318 White Oak Drive W., East Stroudsburg, PA 18301, whereupon your property will be sold by the Sheriff of Monroe County.

Notice: You have been sued in court. If you wish to defend against the claims set forth in the following

pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Monroe County Bar Association, Find a Lawyer Program, 913 Main St., P.O. Box 786, Stroudsburg, PA 18360; 570-424-7288.

Michael T. McKeever, Attorney for Plaintiff, KML Law Group, P.C., Suite 5000, Mellon Independence Center, 701 Market St., Philadelphia, PA 19106-1532; 215-627-1322

PR - Feb. 21

PUBLIC NOTICE IN THE COURT OF COMMON PLEAS MONROE COUNTY CIVIL ACTION - LAW NO. 9171-CV-13

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff vs. Unknown Heirs of Salvatore Laforte & Jacqueline Caffese, Solely in her capacity as Heir of Salvatore Laforte, Deceased, Mortgagor and Real Owner, Defendant(s)

To: **Unknown Heirs of Salvatore Laforte, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 4 Winding Brook Road, East Stroudsburg, PA 18301.**

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Nationstar Mortgage LLC d/b/a Champion Mortgage Company, has 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. 9171CV13, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 4 Winding Brook Road, East Stroudsburg, PA 18301, whereupon your property will be sold by the Sheriff of Monroe County.

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

MONROE LEGAL REPORTER

other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Monroe County Bar Association, Find a Lawyer Program, 913 Main St., P.O. Box 786, Stroudsburg, PA 18360; 570-424-7288.

Michael T. McKeever, Attorney for Plaintiff, KML Law Group, P.C., Suite 5000, Mellon Independence Center, 701 Market St., Philadelphia, PA 19106-1532; 215-627-1322

PR - Feb. 21

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS
MONROE COUNTY
CIVIL ACTION - LAW
NO. 9207-CV-13
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR23, Mortgage Pass-Through Certificates, Series 2005-AR23 under the Pooling and Servicing Agreement dated September 1, 2005, c/o OneWest Bank, FSB, Plaintiff vs. Kyle J. Shermock and Meredith D. Shermock, Defendants To: **Kyle J. Shermock, Defendant, whose last known addresses are RR1 Box 1424 Alpine Road n/k/a 234 Alpine Road, Henryville, PA 18332; 115 Birchwood Terrace, Clifton, NJ 07012 and 110 Cherryville Hollow Road, Flemington, NJ 08822.**

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR23, Mortgage Pass-Through Certificates, Series 2005-AR23 under the Pooling and Servicing Agreement dated September 1, 2005, c/o OneWest Bank, FSB, has 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. 9207 CV 13, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, RR1 Box 1424 Alpine Road n/k/a 234 Alpine Road, Henryville, PA 18332, whereupon your property would be sold by the Sheriff of Monroe County.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE

SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Salvatore Carollo, Harry B. Reese, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren, Jordan David & Amanda Rauer, Attorneys for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400.

PR - Feb. 21

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 3079-CV-13**

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2, Plaintiff vs. Valerie R. Yingst, Defendant

NOTICE OF SHERIFF'S SALE

OF REAL PROPERTY

TO: **Valerie R. Yingst, Defendant, whose last known address is 9 Mount Effort Drive, Effort, PA 18330.**

Your house (real estate) at: 9 Mount Effort Drive, Effort, PA 18330, Tax Id No. 2/14C/2/9 Pin No. 02633004738078, is scheduled to be sold at Sheriff's Sale on September 25, 2014, at 10:00 AM, at Monroe County Courthouse, 7th & Monroe Streets, Courthouse Sq., Stroudsburg, PA 18360, to enforce the court judgment of \$166,064.97, obtained by Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2 (the mortgagee) 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 Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2, 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 below on how to obtain an attorney.) - **YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES 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.

MONROE LEGAL REPORTER

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.

Monroe County Bar Association, Find a Lawyer Program, 913 Main St., 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.

CHRISTOPHER A. DeNARDO, CAITLIN M. DONNELLY & KASSIA FIALKOFF, Attorneys for Plaintiff, SHAPIRO & DeNARDO, LLC, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406; 610-278-6800.

PR - Feb. 21

**PUBLIC NOTICE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO.: 6544-CV-09**

**NOTICE OF SHERIFF SALE
OF REAL ESTATE PURSUANT
TO Pa.R.C.P. 3129**

JPMorgan Chase Bank, National Association,
Plaintiff

vs.

Cynthia G., Overland; James A. Overland,,
Defendant(s)

TO: Cynthia G., Overland

That the Sheriff's Sale of Real Property (Real Estate) will be held at Monroe County Courthouse Hearing Room Two (2) 610 Monroe Street, Stroudsburg, PA 18360 on 3/27/2014 at 10:00am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and

any other major improvements erected on the land. The LOCATION of your property to be sold is:

3638 Blackberry Lane, Cresco, PA 18326

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No.: 6544-CV-09

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dietterick, Esquire, Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street, Mountainside, NJ 07092, 908-233-8500

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY. IF HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU. IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

**MONROE COUNTY LAWYER
REFERRAL SERVICE**

Monroe County Bar Association

913 Main Street

Stroudsburg, PA 18360

Phone (570) 424-7288

PR - February 21

**PUBLIC NOTICE
MONROE COUNTY
COURT OF COMMON PLEAS
NO. 10394 CV 13**

McCABE, WEISBERG and CONWAY, P.C.

BY: TERENCE J. McCABE, ESQUIRE - ID #16496

MARC S. WEISBERG, ESQUIRE - ID #17616

EDWARD D. CONWAY, ESQUIRE - ID #34687

MARGARET GAIRO, ESQUIRE - ID #34419

ANDREW L. MARKOWITZ, ESQUIRE - ID #28009

HEIDI R. SPIVAK, ESQUIRE - ID #74770

MARISA J. COHEN, ESQUIRE - ID #87830

CHRISTINE L. GRAHAM, ESQUIRE - ID #309480

BRIAN T. LaMANNNA, ESQUIRE - ID #310321

ANN E. SWARTZ, ESQUIRE, - ID #201926

JOSEPH F. RIGA, ESQUIRE - ID #57716

JOSEPH I. FOLEY, ESQUIRE - ID #314675

CELINE P. DERKRIKORIAN, ESQUIRE - ID #313673

JENNIFER L. WUNDER, ESQUIRE - ID #315954

LENA KRAVETS, ESQUIRE - ID #316421

123 South Broad Street., Suite 1400, Philadelphia, PA 19109

(215) 790-1010

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

Plaintiff

v.

Steven Marks, Known Surviving Heir of Steve Marks, Deceased Mortgagor and Real Owner, Dawn M. Marks, Known Surviving Heir of Steve Marks, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Steve Marks, Deceased Mortgagor and Real Owner

Defendants

TO: UNKNOWN SURVIVING HEIRS OF STEVE MAKRS, DECEASED MORTGAGOR AND REAL OWNER

MONROE LEGAL REPORTER

TYPE OF ACTION: CIVIL ACTION/COMPLAINT
IN MORTGAGE FORECLOSURE
PREMISES SUBJECT TO FORECLOSURE:
2793 WINDING WAY, TOBYHANNA, PENNSYLVANIA 18466

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.

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Stroudsburg, PA 18360
570-424-7288

PR - February 21

PUBLIC NOTICE MONROE COUNTY COURT OF COMMON PLEAS NO. 10831 CV 2010

McCABE, WEISBERG and CONWAY, P.C.
BY: TERENCE J. McCABE, ESQUIRE - ID #16496

MARC S. WEISBERG, ESQUIRE - ID #17616
EDWARD D. CONWAY, ESQUIRE - ID #34687
MARGARET GAIRO, ESQUIRE - ID #34419
ANDREW L. MARKOWITZ, ESQUIRE - ID #28009

HEIDI R. SPIVAK, ESQUIRE - ID #74770
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BRIAN T. LaMANNNA, ESQUIRE - ID #310321
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CELINE P. DERKRIKORIAN, ESQUIRE - ID #313673

JENNIFER L. WUNDER, ESQUIRE - ID #315954
LENA KRAVETS, ESQUIRE - ID #316421
123 South Broad Street., Suite 1400, Philadelphia, PA 19109
(215) 790-1010

CIVIL ACTION LAW

HSBC Mortgage Services, Inc.

v.

Kim R. Plattenburg Sr and Joanne M. Plattenburg

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Kim R. Plattenburg Sr
PO Box 305
Analomink, Pennsylvania 18320
AND

32-36 Rosewood Road
East Stroudsburg, Pennsylvania 18301
Joanne M. Plattenburg
PO Box 305

Analomink, Pennsylvania 18320
AND

32-36 Rosewood Road

East Stroudsburg, Pennsylvania 18301

Your house (real estate) at **32-36 Rosewood Road, East Stroudsburg, Pennsylvania 18301** is scheduled to be sold at Sheriff's Sale on **March 27, 2014** at **10:00 a.m.** in the Monroe County Courthouse, Stroudsburg, Pennsylvania to enforce the court judgment of \$116,008.90 obtained by HSBC Mortgage Services, Inc. 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 canceled if you pay to HSBC Mortgage Services, Inc. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to 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. (See the following notice on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS 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

MONROE LEGAL REPORTER

**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 Assoc.**

913 Main Street
P.O. Box 786
Stroudsburg, PA 18360
570-424-7288

ASSOCIATION DE LICENCIADOS
Monroe County Bar Assoc. Lawyer Referral
Service
913 Main Street
P.O. Box 786
Stroudsburg, Pennsylvania 18360
(570) 424-7288

PR - February 21

**PUBLIC NOTICE
MONROE COUNTY
COURT OF COMMON PLEAS
NO. 2013-10694**

McCABE, WEISBERG and CONWAY, P.C.

**BY: TERENCE J. McCABE, ESQUIRE - ID
#16496**

MARC S. WEISBERG, ESQUIRE - ID #17616

EDWARD D. CONWAY, ESQUIRE - ID #34687

MARGARET GAIRO, ESQUIRE - ID #34419

ANDREW L. MARKOWITZ, ESQUIRE - ID

#28009

HEIDI R. SPIVAK, ESQUIRE - ID #74770

MARISA J. COHEN, ESQUIRE - ID #87830

**CHRISTINE L. GRAHAM, ESQUIRE - ID #
309480**

BRIAN T. LaMANNA, ESQUIRE - ID #310321

ANN E. SWARTZ, ESQUIRE, - ID #201926

JOSEPH F. RIGA, ESQUIRE - ID #57716

JOSEPH I. FOLEY, ESQUIRE - ID #314675

**CELINE P. DERKRIKORIAN, ESQUIRE - ID
#313673**

JENNIFER L. WUNDER, ESQUIRE - ID #315954

LENA KRAVETS, ESQUIRE - ID #316421

123 South Broad Street., Suite 1400, Phila-
delphia, PA 19109

(215) 790-1010

Green Tree Servicing LLC

Plaintiff

v.

Katie McNamara, a/k/a Katie O'Connor, known
surviving heir of John Malachi O'Connor, deceased
mortgagor and real owner, John M. O'Connor, Jr.,
known surviving heir of John Malachi O'Connor,
deceased mortgagor and real owner and All
unknown surviving heirs of John Malachi
O'Connor, deceased mortgagor and real owner
Defendants

**TO: ALL UNKNOWN SURVIVING HEIRS OF
JOHN MALACHI O'CONNOR, DECEASED
MORTGAGOR AND REAL OWNER**

**TYPE OF ACTION: CIVIL ACTION/COMPLAINT
IN MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO FORECLOSURE: 609
BUTTERCUP LANE, TOBYHANNA, PENN-
SYLVANIA 18466**

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 PRO-
VIDE YOU WITH INFORMATION ABOUT HIRING
A LAWYER.

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

Monroe County Bar Association

Find a Lawyer Program

913 Main Street
P.O. Box 786

Stroudsburg, PA 18360
570-424-7288

PR - February 21

**PUBLIC NOTICE
MONROE COUNTY
COURT OF COMMON PLEAS
NO. 512CV13**

McCABE, WEISBERG and CONWAY, P.C.

**BY: TERENCE J. McCABE, ESQUIRE - ID
#16496**

MARC S. WEISBERG, ESQUIRE - ID #17616

EDWARD D. CONWAY, ESQUIRE - ID #34687

MARGARET GAIRO, ESQUIRE - ID #34419

ANDREW L. MARKOWITZ, ESQUIRE - ID

#28009

HEIDI R. SPIVAK, ESQUIRE - ID #74770

MARISA J. COHEN, ESQUIRE - ID #87830

**CHRISTINE L. GRAHAM, ESQUIRE - ID #
309480**

BRIAN T. LaMANNA, ESQUIRE - ID #310321

ANN E. SWARTZ, ESQUIRE, - ID #201926

JOSEPH F. RIGA, ESQUIRE - ID #57716

JOSEPH I. FOLEY, ESQUIRE - ID #314675

**CELINE P. DERKRIKORIAN, ESQUIRE - ID
#313673**

JENNIFER L. WUNDER, ESQUIRE - ID #315954

LENA KRAVETS, ESQUIRE - ID #316421

123 South Broad Street., Suite 1400, Phila-
delphia, PA 19109

(215) 790-1010

JPMorgan Chase Bank, National Association

Plaintiff

v.

Emma Vezza and Angela Manfredi

Defendants

**TO: EMMA VEZZA AND ANGELA MANFREDI
TYPE OF ACTION: CIVIL ACTION/COMPLAINT
IN MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO FORECLOSURE: 603
WESTBROOK ROAD, EFFORT, PENNSYL-
VANIA 18330**

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.
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LAWYER, GO TO OR TELEPHONE THE OFFICE
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VIDE YOU WITH INFORMATION ABOUT HIRING
A LAWYER.

MONROE LEGAL REPORTER

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913 Main Street
P.O. Box 786
Stroudsburg, PA 18360
570-424-7288

PR - February 21

**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. 1104-CV-13**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CH1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-CH1
Plaintiff

vs.

STEVEN SPENCER
CINTHIA J. SPENCER A/K/A CINTHIA J. POWELL
A/K/A CINTHIA SPENCER
Defendants

NOTICE

To: STEVEN SPENCER and CINTHIA J. SPENCER A/K/A CINTHIA J. POWELL A/K/A CINTHIA SPENCER

You are hereby notified that on February 6, 2013, Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CH1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-CH1, 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. 1104-CV-13. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 103 FAWN ROAD, A/K/A 323 FAWN ROAD, POCONO LAKE, PA 18347 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.

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Monroe County Bar Association
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Stroudsburg, PA 18360
570-424-7288

PR - Feb. 21

**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. 4758 CV 13**

WELLS FARGO BANK, N.A.
Plaintiff

vs.

MARK W. HARDINSTINE
Defendant

NOTICE

To: MARK W. HARDINSTINE

You are hereby notified that on June 12, 2013, 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. 4758 CV 13. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3 BEARTOWN ROAD, A/K/A, 2124 BEARTOWN ROAD, CANADENSIS, PA 18325-7700 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.

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Stroudsburg, PA 18360
570-424-7288

PR - Feb. 21

MONROE LEGAL REPORTER

PUBLIC NOTICE NOTICE OF PROBATE AND GRANT OF LETTERS

NOTICE IS HEREBY GIVEN that on Dec. 3, 2013, Helen Diecidue, Monroe County Register of Wills, granted Letters Testamentary, in common form, on the **Estate of David P. Lubrani**, late of Middle Smithfield, PA, to William J. Maslar. David P. Lubrani passed on Nov. 24, 2013.

Anyone having claim against the Estate, please contact Lance J. Fanucci, Esquire, 1418 Main St., Suite 207, Peckville, PA 18452; phone: 570-489-0098.

PR - Feb. 7, Feb. 14, Feb. 21

PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, NO. 10126-CV-2011

WELLS FARGO BANK, N.A.

vs.

ROSEMARIE COLLIER, IN HER CAPACITY AS HEIR OF MARGARET T. EFFINGER, DECEASED, BEVERLY GOODMAN, IN HER CAPACITY AS HEIR OF MARGARET T. EFFINGER, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET T. EFFINGER, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET T. EFFINGER, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 9116 LAKE DRIVE, KUNKLETOWN, PA 18058

Being in the Township of Polk, County of MONROE, Commonwealth of Pennsylvania, PARCEL #1 TAX CODE: 13/10/2/137, TAX PIN: 13621905180609 PARCEL #2 TAX CODE: 13/10/2/98 TAX PIN: 13621905180751

Improvements consist of residential property.

Sold as the property of ROSEMARIE COLLIER, IN HER CAPACITY AS HEIR OF MARGARET T. EFFINGER, DECEASED, BEVERLY GOODMAN, IN HER CAPACITY AS HEIR OF MARGARET T. EFFINGER, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET T. EFFINGER, DECEASED

Your house (real estate) at 9116 LAKE DRIVE, KUNKLETOWN, PA 18058 is scheduled to be sold at the Sheriff's Sale on 05/29/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$126,089.49 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 21

PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, NO. 3087-CV-2012

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD DALTON, DECEASED, CHRISTOPHER DALTON, IN HIS CAPACITY AS HEIR OF GERALD DALTON, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD DALTON, DECEASED, CHRISTOPHER DALTON, IN HIS CAPACITY AS HEIR OF GERALD DALTON, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 6148 FREEDOM ROAD, A/K/A 34 LEISURE, LANDS A/K/A 49 SOUTHWOODS LANE, EAST STROUDSBURG, PA 18302

Being in MIDDLE SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 09/13A/1/34 TAX PIN: 09731604822721

Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD DALTON, DECEASED, CHRISTOPHER DALTON, IN HIS CAPACITY AS HEIR OF GERALD DALTON, DECEASED

Your house (real estate) at 6148 FREEDOM ROAD A/K/A 34 LEISURE, LANDS A/K/A 49 SOUTHWOODS LANE, EAST STROUDSBURG, PA 18302 is scheduled to be sold at the Sheriff's Sale on 04/24/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$57,060.12 obtained by, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 21

PUBLIC NOTICE NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, NO. 3490-CV-2012

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1

vs.

JOSEDANTES BAEZ and MAGDALENA DEL VALLE

NOTICE TO: JOSEDANTES BAEZ and MAGDALENA DEL VALLE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 116 HAZELNUT COURT, A/K/A 978 HAZELNUT COURT, LONG POND, PA 18334

MONROE LEGAL REPORTER

Being in TOBYHANNA TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania
TAX CODE: 19/3D/1/9
TAX PIN: 19634401185234
Improvements consist of residential property.
Sold as the property of JOSEDANTES BAEZ and MAGDALENA DEL VALLE
Your house (real estate) at 116 HAZELNUT COURT, LONG POND, PA 18334 is scheduled to be sold at the Sheriff's Sale on 04/24/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$138,906.65 obtained by, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1 (the mortgagee), against the above premises.
PHELAN HALLINAN, LLP
Attorney for Plaintiff
PR - Feb. 21

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
NO. 354 CV 2012**

FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION

vs.

BARBARA A. REED

NOTICE TO: BARBARA A. REED

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

Being Premises: 2143 LONGWOODS DRIVE, SAYLORSBURG, PA 18353

Being in CHESTNUTHILL TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 02/8/2/9

Improvements consist of residential property.

Sold as the property of BARBARA A. REED

TAX CODE: 02/8/2/9

TAX PIN: 02-6249-01-38-8918

Your house (real estate) at 2143 LONGWOODS DRIVE, SAYLORSBURG, PA 18353 is scheduled to be sold at the Sheriff's Sale on 04/24/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$173,132.05 obtained by, FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 21

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
NO. 4337-CV-2010**

REVERSE MORTGAGE SOLUTIONS, INC.

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM J. MEADE, DE-

CEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM J. MEADE, DECEASED

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

Being Premises: 39 MOUNTAIN TOP ROAD, EAST STROUDSBURG, PA 18302-8217

Being in TOWNSHIP OF MIDDLE SMITHFIELD, County of MONROE, Commonwealth of Pennsylvania

TAX CODE: 09/4A/1/12

TAX PIN: 09734503122560

Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM A. MEADE, DECEASED

Your house (real estate) at 39 MOUNTAIN TOP ROAD, EAST STROUDSBURG, PA 18302-8217 is scheduled to be sold at the Sheriff's Sale on 04/24/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$137,432.94 obtained by, REVERSE MORTGAGE SOLUTIONS, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 21

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
NO. 4558-CV-2012**

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BNC2

vs.

FRANK SILVESTRI

NOTICE TO: FRANK SILVESTRI

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

Being Premises: 3415 DEVILS HOLE ROAD, A/K/A 413 DEVILS HOLE ROAD, CRESCO, PA 18326

Being in PARASIDE TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 11/8/1/6-7
TAX PIN: 11636604532404

Improvements consist of residential property.

Sold as the property of FRANK SILVESTRI
Your house (real estate) at 3415 DEVILS HOLE ROAD, A/K/A 413 DEVILS HOLE ROAD, CRESCO, PA 18326 is scheduled to be sold at the Sheriff's Sale on 05/29/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$158,303.00 obtained by, US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BNC2 (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 21

PUBLIC NOTICE

MONROE LEGAL REPORTER

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
NO. 4816-CV-2009**

BANK OF AMERICA, N.C., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

vs.

AIDA RIVAS and MANUEL RIVAS

**NOTICE TO: AIDA RIVAS and MANUEL RIVAS
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

Being Premises: 87 WILDERNESS ACRES, EAST STROUDSBURG, PA 18302-8557

Being in MIDDLE SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 09/14E/1/24 TAX PIN: 09-7315-04-73-3833

Improvements consist of residential property.

Sold as the property of AIDA RIVAS and MANUEL RIVAS

Your house (real estate) at 87 WILDERNESS ACRES, EAST STROUDSBURG, PA 18302-8557 is scheduled to be sold at the Sheriff's Sale on 04/24/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$182,344.67 obtained by, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 21

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
NO. 5622-CV-2008**

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE

vs.

MARCIO PAVAN and SORAYA A. PIMENTA

NOTICE TO: MARCIO PAVAN and SORAYA A. PIMENTA

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

Being Premises: 3146 HOLLOW DRIVE A/K/A LOT 732 BLUE MOUNTAIN DRIVE A/K/A 732 BLUE MOUNTAIN LAKE A/K/A 732 HOLLOW DRIVE, EAST STROUDSBURG, PA 18301

Being in SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 016/96234 TAX PIN: 16-7303-04-60-4969

Improvements consist of residential property.

Sold as the property of MARCIO PAVAN and SORAYA A. PIMENTA

Your house (real estate) at 3146 HOLLOW DRIVE A/K/A LOT 732 BLUE MOUNTAIN DRIVE A/K/A 732 BLUE MOUNTAIN LAKE A/K/A 732 HOLLOW DRIVE, EAST STROUDSBURG, PA 18301 is scheduled to be sold at the Sheriff's Sale on 04/24/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$339,052.27 obtained by, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 21

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
NO. 6044-CV-12**

WELLS FARGO BANK, NA

vs.

DARYL CULLEN

**NOTICE TO: DARYL CULLEN
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

Being Premises: 6002 BOARDWALK DRIVE, TOBYHANNA, PA 18466-3202

Being in COOLBAUGH TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, 03/8C/1/437

Improvements consist of residential property.

Sold as the property of DARYL CULLEN

TAX CODE: 03/8C/1/437

TAX PIN: 03635814336572

Your house (real estate) at 6002 BOARDWALK DRIVE, TOBYHANNA, PA 18466-3202 is scheduled to be sold at the Sheriff's Sale on 04/24/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$88,244.84 obtained by, WELLS FARGO BANK, NA (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 21

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
NO. 8999-CV-2011**

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP

vs.

IDREES Q. WATSON, SR and TALIKA S. WATSON

NOTICE TO: IDREES Q. WATSON, SR and TALIKA S. WATSON

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

Being Premises: 860/F EMERALD LAKES, A/K/A 860 SYCAMORE LANE, LONG POND, PA 18334

Being in TOBYHANNA TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 19/3D/1/137 TAX PIN: 19-6344-01-37-2729

Improvements consist of residential property.

Sold as the property of IDREES Q. WATSON, SR and TALIKA S. WATSON

Your house (real estate) at 860/F EMERALD LAKES, A/K/A 860 SYCAMORE LANE, LONG POND, PA 18334 is scheduled to be sold at the Sheriff's Sale on 03/27/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$304,040.36 obtained by, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 21

MONROE LEGAL REPORTER

**PUBLIC NOTICE
NOTICE OF SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF MONROE COUNTY,
NO. 949-CV-2012**

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

vs.

EDWARD ADAMS and CLAUDETTE ADAMS
NOTICE TO: EDWARD ADAMS and CLAUDETTE ADAMS

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

Being Premises: 10 COURTNEY DRIVE A/K/A 20 COURTNEY DRIVE A/K/A 214 COURTNEY DRIVE, EAST STROUDSBURG, PA 18302

Being in MIDDLE SMITHFIELD TOWNSHIP, County of MONROE, Commonwealth of Pennsylvania, TAX CODE: 09/97028 TAX PIN: 09-7343-00-1731-03

Improvements consist of residential property.

Sold as the property of EDWARD ADAMS and CLAUDETTE ADAMS

Your house (real estate) at 10 COURTNEY DRIVE A/K/A 20 COURTNEY DRIVE A/K/A 214 COURTNEY DRIVE, EAST STROUDSBURG, PA 18302 is scheduled to be sold at the Sheriff's Sale on 04/24/2014 at 10:00 AM, at the MONROE County Courthouse, 610 Monroe Street, #303, Stroudsburg, PA 18360-2115, to enforce the Court Judgment of \$366,252.20 obtained by, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

PR - Feb. 21

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

EDMUND RAMM and

BERNICE RAMM,

Plaintiffs

NO. 9063 CV 2010

Vs.

**FRED L. GORDON and
CARMENZA MILLAN**, their Successors in right,
title and interest or heirs at law,

Defendants

ACTION TO QUIET TITLE

To: Fred L. Gordon and Carmenza Millan, their

Successors in right, title and interest or heirs at law

Date of Notice: February 21, 2014

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN

PROVIDE YOU WITH IMPORTANT INFORMATION ABOUT HIRING A LAWYER.

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

MONROE COUNTY BAR

ASSOCIATION

FIND A LAWYER

913 MAIN ST.

STROUDSBURG, PA 18360

570-424-7288

PR - February 21