

# Pike County LEGAL JOURNAL



The Pike County Legal Journal contains decisions of the Pike County Court, legal notices, advertisements and other matters of legal interest.

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COURT OF COMMON PLEAS  
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Gregory H. Chelak, *President Judge*  
Kelly A. Gaughan, *Judge*  
Joseph F. Kameen, *President Judge retired*   
Harold A. Thomson, Jr., *Senior Judge retired* 

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By requirement of Law and Order of Court *The Pike County Legal Journal* is made the medium for the publication of all Legal Advertisements required to be made in Pike County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Pike County, and selected Opinions and Decisions of the Courts of Pike County.

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## COURT CALENDAR

*The court calendar for next week is below. Changes can occur at any time, for up-to-date information, access the county's court calendar at: <https://cjab.pikepa.org/asp/calendar.asp>*

### INDEX

Time  
Case Information  
Court Official  
Plaintiff Attorney  
Defendant Attorney

**MONDAY, JANUARY 5, 2026**

### ***Courtroom 1***

9 AM

Final Call of the Criminal Trial List  
President Judge Gregory H. Chelak

1:30 PM

Argument – 5/10  
President Judge Gregory H. Chelak  
1 – 1225-2025 Argument on Preliminary  
Objections

Sean V. Kemether v. Michael P. Lydon,  
Patricia Nichelle Irene Parachinni  
President Judge Gregory H. Chelak  
WOODROW MARTIN

2 – 1477-2018 Hearing on Petition for  
Special Relief

Janine A. Crouthamel v.

Andrew Karl Crouthamel  
President Judge Gregory H. Chelak  
MATTHEW J. GALASSO  
RICHARD B. HENRY

3 – 1245-2018 Hearing

John K. Heck v. Diane C. Johns-Heck  
President Judge Gregory H. Chelak  
MATTHEW J. GALASSO

JOHN LALLEY

4 – 1460-2017 Custody Status  
Conference and Hearing on Petition for  
Special Relief

Zachary J. Ayres v. Catherine Horner  
President Judge Gregory H. Chelak  
SHANNON L. MUIR  
THOMAS E. MINCER

5 – 327-2025 Hearing

In re: Appointment of Scott Kuddar  
President Judge Gregory H. Chelak  
JANET K. MARSH-CATINA  
2:30 PM

C & Y Hearing – 0/10

President Judge Gregory H. Chelak

### ***Courtroom 2***

9 AM

1546-2025 PennDOT Hearing  
Jaime D. Rodriguez v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
ROBERT J. KOPACZ

10 AM

76-2025 OR Petition for Incapacity  
Hearing and Guardianship Hearing  
In re: Maria Hentschel, an  
Alleged Incapacitated Person  
Judge Kelly A. Gaughan  
ORESSA P. CAMPBELL  
LINDSEY M. COLLINS

11 AM

54-2017 OC Hearing  
Pike County Area Agency on Aging v.  
Jesse Gottlieb  
Judge Kelly A. Gaughan  
ORESSA P. CAMPBELL  
STACEY BEECHER

1:30 PM

254-2020 Civil Pre-Trial Conference  
Tori St. John v.  
Michael Bernstein, D.P.M.  
Judge Kelly A. Gaughan  
JASON R. OHLIGER  
ADAM L. FENSTERMAKER

1:45 PM  
1036-2019, 681-2020 Civil Pre-Trial  
Conference  
Jesse Frazer v.  
Michael & Patrick Falvey  
Judge Kelly A. Gaughan  
CHARLES KANNEBECKER  
MICHAEL J. CONNOLLY  
KEVIN R. MCNULTY  
2 PM  
122-2021 Civil Pre-Trial Conference  
Karen A. Goss, Executrix of the Estate  
of Margaret C. Seeney, Deceased v.  
Harold W. Seeney, Individually and  
as Executor of the Estate of  
Harold F. Seeney  
Judge Kelly A. Gaughan  
RONALD M. BUGAJ  
JAMES SCANLON

2:15 PM  
928-2021 Civil Pre-Trial Conference  
Christopher & Debra Murphy v.  
Kelly Stettler  
Judge Kelly A. Gaughan  
THOMAS J. FOLEY  
NICHOLAS D. MAXYMUIK

### ***Hearing Room***

9:30 AM  
1492-2024 Divorce Master Pre-Hearing  
Conference  
Jennifer McEheny Swisher v.  
Scott Swisher  
Master Oressa P. Campbell  
RONALD M. BUGAJ  
JOHN J MARTIN

10:30 AM  
2-2022 Divorce Master Pre-Hearing  
Conference  
Patrick Caccese v. Jill Caccese  
Master Oressa P. Campbell  
THOMAS E. MINCER  
ASHLEY G. ZIMMERMAN

11:30 AM  
1494-2025 Mediation  
Micah Ash v. Barri Ash  
Mediator Oressa P. Campbell

1:30 PM  
308-2020 Divorce Master Hearing  
Erik Story v. Shannon Story  
Master Oressa P. Campbell  
MATTHEW J. GALASSO  
DONALD E. SOUDERS  
3:30 PM  
1960-2009 Divorce Master Pre-Hearing  
Conference  
David Cielinski v Patricia Cielinski  
Master Oressa P. Campbell  
THOMAS E. MINCER  
MATTHEW J. GALASSO

### **TUESDAY, JANUARY 6, 2026** ***Courtroom 2***

9 AM  
Argument – 13/15  
Judge Kelly A. Gaughan  
1 – 824-2025 Hearing  
Darnell & Shanell Harris v.  
Jennifer Cartegena  
Judge Kelly A. Gaughan  
THOMAS E. MINCER  
2 – 1012-2022 Hearing on Petition for  
Contempt  
Leslie L. Mears v. John D. Mears  
Judge Kelly A. Gaughan  
THOMAS E. MINCER  
DONALD M. LEETH  
3 – 69-2025 OC Hearing  
In re: James M. Brown Revocable Trust  
Judge Kelly A. Gaughan  
JEFFREY B. JONES  
4 – 826-2025 Argument on Preliminary  
Objections  
Barbara Woods v. Melanie Goocher &  
James Oakes  
Judge Kelly A. Gaughan  
JAMES V. FARERI  
5 – 375-2024 Argument  
Southwest Stage Funding, LLC. v.  
Michael Romero  
Judge Kelly A. Gaughan  
BROOKE WOODWARD-BUCHAN  
NICHOLAS J. MCINTYRE  
MARK E. MOULTON  
RONALD M. BUGAJ

6 – 200-2022 Hearing on Petition for Contempt  
Sara Harvey v. Jonathan Harvey  
Judge Kelly A. Gaughan  
MATTHEW J. GALASSO  
RONALD M. BUGAJ  
7 – 64-2023 Argument  
Terrylynn & Thomas Stoughton v. Susan Stroker, Trumbull Insurance Company, and Economy Premier Assurance Company  
Judge Kelly A. Gaughan  
CHARLES KANNEBECKER  
MEGAN A. DAVIS  
JEFFREY M. POLLOCK  
8 – 168-2018 Argument  
Sylvia Kropilak v. Kishor Kumar Rao & Poornima Kishor  
Judge Kelly A. Gaughan  
JEFFREY S. TREAT  
9 – 45474-2024 J Hearing  
Spruce Run Creek Community Association, Inc. v. Domenica O'Bara & Mark Stanislaw  
Judge Kelly A. Gaughan  
EDWARD HOFFMAN  
10 – 207-2021 Argument  
David Moyer & Valerie Moyer, as Natural Parents and Guardians of D.M. v. Karen Puiu, State Farm, and Conashaugh Lakes  
Judge Kelly A. Gaughan  
JASON R. OHLIGER  
JENNIFER STAUFFER  
EDWARD S. NEYHART  
JEFFREY HAVRAN  
11 – 250-2021 Hearing on Petition for Contempt  
Susan Janssens & Kevin Miele v. William Janssens, Joanne Purcell, and Frank Ferrante  
Judge Kelly A. Gaughan  
THOMAS F. FARLEY  
RONALD M. BUGAJ  
12 – 12-2024 OR Hearing  
In re: Janice Motts, an Alleged Incapacitated Person  
Judge Kelly A. Gaughan  
RAYMOND W. FERRARIO

13 – 1394-2025 Argument on Preliminary Objections  
Jane Insinga v. Cawford Park, LLC., and Peter Pychynski  
Judge Kelly A. Gaughan  
JAMES P. BARON  
  
11 AM  
99-2025 OR Guardianship Hearing  
In re: Richard Petrie, an Alleged incapacitated Person  
Judge Kelly A. Gaughan  
STACEY BEECHER  
JUSTIN E. PFAFF  
  
1:30 PM  
Custody Status Conference – 7/10  
Judge Kelly A. Gaughan  
1 – 321-2022 Custody Status Conference  
Tabitha Osborne v. Christopher Ramm  
Judge Kelly A. Gaughan  
MATTHEW J. GALASSO  
JAMES P. BARON  
2 – 200-2022 Custody Status Conference  
Sara Harvey v. Jonathan Harvey  
Judge Kelly A. Gaughan  
MATTHEW J. GALASSO  
RONALD M. BUGAJ  
3 – 178-2025 Custody Status Conference  
Wayne Vorster v. Monique Vorster  
Judge Kelly A. Gaughan  
MATTHEW J. GALASSO  
JAMES A. BUTZ  
4 – 1093-2019 Custody Status Conference  
Venessa Hughes v. Shawn Webber  
Judge Kelly A. Gaughan  
CHRISTIAN E. WEED  
THOMAS E. MINCER  
5 – 980-2022 Custody Status Conference  
James Naughton v. Samantha Conklin  
Judge Kelly A. Gaughan  
THOMAS E. MINCER  
CHRISTIAN E. WEED  
6 – 1307-2025 Custody Status Conference  
Timothy Daniels v. Tiffany Chavis  
Judge Kelly A. Gaughan

7 – 1047-2020 Custody Status  
Conference  
Jason Carota v. Kayla Murphy  
Judge Kelly A. Gaughan

2:30 PM  
13-2023 OC Review Hearing  
In re: Estate of Jeffrey Eisenberg, an  
Alleged Incapacitated Person  
Judge Kelly A. Gaughan  
SCOTT K. HAMPTON  
LINDSEY M. COLLINS

### ***Hearing Room***

9:30 AM  
1252-2025 Custody Conference  
Sonia Machalica v. Phillip Sokol  
Hearing Officer Samantha G Venditti  
ASHLEY G. ZIMMERMAN

10:30 AM  
404-2024 Custody Hearing  
Katelyn Donahue v. Michael Albano  
Hearing Officer Samantha G Venditti  
MATTHEW J. GALASSO  
JAMES P. BARON

### **WEDNESDAY, JANUARY 7, 2026** ***Courtroom 1***

9 AM  
Juvenile Hearings – 10/25  
President Judge Gregory H. Chelak  
1 – 45-2025 JV Adjudication Hearing  
In re: A.S.  
President Judge Gregory H. Chelak  
THOMAS E. MINCER  
2 – 56-2025 JV Adjudication Hearing  
In re: G.B.  
President Judge Gregory H. Chelak  
ERIC L. HAMILL  
3 – 37-2025 JV Adjudication Hearing  
In re: C.P.  
President Judge Gregory H. Chelak  
THOMAS E. MINCER  
4 – 68-2025 JV Adjudication Hearing  
In re: S.E.  
President Judge Gregory H. Chelak

5 – 62-2025 JV Adjudication Hearing  
In re: K.C.  
President Judge Gregory H. Chelak  
6 – 69-2025 JV Adjudication Hearing  
In re: V.I.  
President Judge Gregory H. Chelak  
7 – 70-2025 JV Adjudication Hearing  
In re: A.R.  
President Judge Gregory H. Chelak  
8 – 74-2025 JV Adjudication Hearing  
In re: A.W.  
President Judge Gregory H. Chelak  
9 – 29-2025 JV Dispositional Review  
Hearing  
In re: E.C.  
President Judge Gregory H. Chelak  
ERIC L. HAMILL  
10 – 57-2025 JV Disposition Hearing  
In re: J.H.  
President Judge Gregory H. Chelak  
ERIC L. HAMILL

1:30 PM  
239, 341, 655-2023 Competency  
Review Hearing  
Commonwealth v. Daniel Weed  
President Judge Gregory H. Chelak  
ANDREW J. KATSOCK

### ***Courtroom 2***

9 AM  
Protection from Abuse Hearing – 4/10  
Judge Kelly A. Gaughan  
1 – 549-2025 Protection from Sexual  
Violence Hearing  
Emily Regar v. Michael Murtagh  
Judge Kelly A. Gaughan  
SHANNON L. MUIR  
THOMAS E. MINCER  
2 – 1343-2025 Protection from Abuse  
Hearing  
Megan A. Segelbacher v.  
Conrad J. Segelbacher  
Judge Kelly A. Gaughan  
SHANNON L. MUIR  
JUSTIN E. PFAFF  
3 – 1617-2025 Protection from Abuse  
Hearing  
Kathleen Callaghan v. Phil Chuck  
Judge Kelly A. Gaughan

4 – 1657-2025 Protection from Abuse  
Hearing  
Angel Knight v. Tony Spates  
Judge Kelly A. Gaughan

11 AM  
94-2025 OC Hearing  
In re: A.R.  
Judge Kelly A. Gaughan

1:30 PM  
ARD – 6/25  
Judge Kelly A. Gaughan  
1 – 438-2024 Termination of ARD  
Hearing  
Commonwealth v.  
Charles H. Chilton, Jr.  
Judge Kelly A. Gaughan  
ERIC L. HAMILL  
2 – 160-2025 Termination of ARD  
Hearing  
Commonwealth v. Bridget M. Dempsey  
Judge Kelly A. Gaughan  
Pike County Public Defenders Office  
3 – 379-2025 ARD  
Commonwealth v. Andrew S. Tursi  
Judge Kelly A. Gaughan  
MATTHEW J. GALASSO  
4 – 237-2025 ARD  
Commonwealth v. Fehr J. Carranza  
Judge Kelly A. Gaughan  
DOMINIC J. MASTRI  
5 – 420-2025 ARD  
Commonwealth v. Wyatt J. Anderson  
Judge Kelly A. Gaughan  
MATTHEW J. GALASSO  
6 – 393-2025 ARD  
Commonwealth v. Ryan T. Sweeney  
Judge Kelly A. Gaughan  
ORESSA P. CAMPBELL

2 PM  
Sentencing – 0/5  
Judge Kelly A. Gaughan

2:30 PM  
Criminal Pre-Trial Conference – 1/10  
Judge Kelly A. Gaughan  
1 – 325-2025 Criminal Pre-Trial  
Conference  
Commonwealth v. Frank J. Meglio  
Judge Kelly A. Gaughan  
ANDREW J. KATSOCK

### *Hearing Room*

9 AM  
444-2025 Divorce Master Pre-Hearing  
Conference  
Shirley Ferrer v Luis Ferrer  
Master Oressa P. Campbell  
JOSEPH PLAVIN  
MATTHEW J. GALASSO

9:30 AM  
1456-2024 Divorce Master Hearing  
Wayne Kurpell v. Sally Ann Kurpell  
Master Oressa P. Campbell  
MATTHEW J. GALASSO  
THOMAS E. MINCER

11:30 AM  
842-2021 Divorce Master Hearing  
Jeanette Gallo v. Joseph Gallo  
Master Oressa P. Campbell  
THOMAS E. MINCER

3:30 PM  
1637-2025 Mediation  
Diamarina Mills v. Jared Wolfe  
Mediator Oressa P. Campbell

### **THURSDAY, JANUARY 8, 2026** *Courtroom 1*

9 AM  
5/25  
President Judge Gregory H. Chelak  
1 – 156-2025 Guilty Plea  
Commonwealth v.  
Yeudison Cantalico-Bulduan  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT

2 – 415-2025 Guilty Plea  
Commonwealth v. Deanna Soultanakis  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
3 – 431-2025 Hearing on  
Modification/Increase of Bail & ICC  
Commonwealth v. Vladislav Alexandrov  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
4 – 334-2024 Hearing  
Commonwealth v. Lana Campos  
President Judge Gregory H. Chelak  
ERIC L. HAMILL  
5 – 28-2025 Reconsideration of  
Sentence  
Commonwealth v. Christopher Falvey  
President Judge Gregory H. Chelak  
LINDSEY M. COLLINS

9:30 AM  
5/25  
President Judge Gregory H. Chelak  
1 – 38-2024 Hearing on  
Modification/Increase of Bail & ICC  
Commonwealth v. Michael Rivera  
President Judge Gregory H. Chelak  
CHRISTIAN E. WEED  
2 – 22-2024 Hearing on  
Modification/Increase of Bail & ICC  
Commonwealth v. Robert Gurliacci  
President Judge Gregory H. Chelak  
THOMAS E. MINCER  
3 – 630, 631-2023, 363, 364-2024 Bail  
Modification Hearing  
Commonwealth v. Kenneth J. Soule  
President Judge Gregory H. Chelak  
THOMAS E. MINCER  
4 – 522-2020 Hearing  
Commonwealth v. Kelley J. Maney  
President Judge Gregory H. Chelak  
JAMES P. BARON  
5 – 60-2024 Reconsideration of  
Sentence  
Commonwealth v. Rebecca L. Kestler  
President Judge Gregory H. Chelak  
THOMAS E. MINCER

10 AM  
8/25  
President Judge Gregory H. Chelak  
1 – 402-2025 Guilty Plea  
Commonwealth v. Alexander Rafaniello  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
2 – 317-2025 Guilty Plea  
Commonwealth v.  
Christina M. Hernandez  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
3 – 411-2025 Guilty Plea and Hearing  
on Modification/Increase of Bail & ICC  
Commonwealth v. Catherine M. Menzo  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
4 – 387-2025 Guilty Plea  
Commonwealth v. Alison F. Paolicelli  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
5 – 267-2025 Guilty Plea  
Commonwealth v. Mateusz Wojnas  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
6 – 659-2023 Hearing on  
Modification/Increase of Bail & ICC  
Commonwealth v. William A. Swendsen  
President Judge Gregory H. Chelak  
7 – 569, 570-2024 Reconsideration of  
Sentence  
Commonwealth v. Scott J. Swisher  
President Judge Gregory H. Chelak  
ROBERT A. SAURMAN  
8 – 489-2025 Bail Modification  
Hearing  
Commonwealth v.  
Juan D. Guterrez-Ortiz  
President Judge Gregory H. Chelak  
MARK E. MOULTON  
10:30 AM  
Violation Hearing – 3/25  
President Judge Gregory H. Chelak  
1 – 646-2023 Violation of Parole  
Hearing  
Commonwealth v. Christine M. Sylak  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN

2 – 557-2023 Sanctions Hearing  
Commonwealth v.  
Deonna M. Debo-Ortega  
President Judge Gregory H. Chelak  
ERIC L. HAMILL  
3 – 208-2025 MD Indirect Criminal  
Contempt Hearing  
Commonwealth v. Robert J. Thorn  
President Judge Gregory H. Chelak

11 AM  
Contempt Hearing – 12/25  
President Judge Gregory H. Chelak  
1 – 105-2022 Sanctions Hearing  
Commonwealth v. Kenyetta M. Paine  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
2 – 603-2022 Sanctions Hearing  
Commonwealth v. Mindy Lee Shumko  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
3 – 612-2020 Sanctions Hearing  
Commonwealth v. Stephanie N. Bruno  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
4 – 703-2022 Sanctions Hearing  
Commonwealth v. Douglas Dolshun  
President Judge Gregory H. Chelak  
ERIC L. HAMILL  
5 – 443-2020 Contempt Hearing  
Commonwealth v. Heather A. Babcock  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
6 – 179, 651-2023 Contempt Hearing  
Commonwealth v. Sherry A. Pajalich  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
7 – 61-2022 SA, 19-2024 Contempt  
Hearing  
Commonwealth v.  
Sevontae D. Whitehead  
President Judge Gregory H. Chelak  
Pike County Public Defenders Office  
8 – 226-2020 Contempt Hearing  
Commonwealth v. Ashley C. Smedley  
President Judge Gregory H. Chelak  
JUSTIN E. PFAFF  
9 – 575-2020 Contempt Hearing  
Commonwealth v. Philip A. Brunetti  
President Judge Gregory H. Chelak  
Pike County Public Defenders Office  
10 – 560, 561-2020 Contempt Hearing

Commonwealth v. Joan Jaust  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE  
11 – 592-2020, 618-2022 Contempt  
Hearing  
Commonwealth v. Amber Newell  
President Judge Gregory H. Chelak  
Pike County Public Defenders Office  
12 – 365-2016, 199-2018, 148-2019,  
20-2025 SA Contempt Hearing  
Commonwealth v. Joshua J. Helwig  
President Judge Gregory H. Chelak

1 PM  
28/30  
President Judge Gregory H. Chelak  
1 – 193-2024 Parole Hearing  
Commonwealth v. Nancy Sandoval  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
2 – 428-2024 Parole Hearing  
Commonwealth v. Halsey Miller  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
3 – 146-2025 Parole Hearing  
Commonwealth v.  
Christopher M. Dorney  
President Judge Gregory H. Chelak  
ERIC L. HAMILL  
4 – 642-2019 Parole Hearing  
Commonwealth v.  
Christopher J. Gaffney  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
5 – 578-2024 Parole Hearing  
Commonwealth v. Dante M. Graziani  
President Judge Gregory H. Chelak  
BRETT J. RIEGEL  
6 – 364-2025 Arraignment on a Bench  
Warrant  
Commonwealth v. Robert L. Pidi  
President Judge Gregory H. Chelak  
ERIC L. HAMILL  
7 – 36-2025 Arraignment on a Bench  
Warrant  
Commonwealth v. Devin L. Froelich  
President Judge Gregory H. Chelak  
8 – 71-2020 Arraignment on a Bench  
Warrant  
Commonwealth v. Leander R. Mike  
President Judge Gregory H. Chelak  
THOMAS E. MINCER

9 – 567-2024 Arraignment on a Bench Warrant  
Commonwealth v. Ray W. Loomis  
President Judge Gregory H. Chelak  
10 – 18-2023 Arraignment  
Commonwealth v. Mugabe Baker  
President Judge Gregory H. Chelak  
11 – 448-2025 Arraignment  
Commonwealth v.  
Elizabeth A. Richardson  
President Judge Gregory H. Chelak  
12 – 452-2025 Arraignment  
Commonwealth v. Jailyne I. Gutierrez  
President Judge Gregory H. Chelak  
13 – 472, 474-2022 Arraignment  
Commonwealth v. Brandon E. Daub  
President Judge Gregory H. Chelak  
LINDSEY M. COLLINS  
14 – 396-2024, 454-2025 Arraignment  
Commonwealth v. Hunter J. Kirsch  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE  
15 – 441-2025 Arraignment  
Commonwealth v. Deividas Dumpis  
President Judge Gregory H. Chelak  
PATRICK C. O'HARA  
16 – 472-2025 Arraignment  
Commonwealth v. Paige Chapman  
President Judge Gregory H. Chelak  
JAMES P. BARON  
17 – 468-2025 Arraignment  
Commonwealth v.  
Dominick B. Hernandez  
President Judge Gregory H. Chelak  
18 – 485-2025 Arraignment  
Commonwealth v. Jerome M. Covart  
President Judge Gregory H. Chelak  
MATTHEW J. GALASSO  
19 – 480-2025 Arraignment  
Commonwealth v. Oleg Baida  
President Judge Gregory H. Chelak  
LEONARD B. ZOFTIS  
20 – 478-2025 Arraignment  
Commonwealth v. Anila Ali  
President Judge Gregory H. Chelak  
JUSTIN E. PFAFF  
21 – 449-2025 Arraignment  
Commonwealth v. Christian Parrales  
President Judge Gregory H. Chelak

22 – 453-2025 Arraignment  
Commonwealth v. Kaylon D. Browning  
President Judge Gregory H. Chelak  
JAMES P. BARON  
23 – 450-2025 Arraignment  
Commonwealth v. Alyssa D. Foster  
President Judge Gregory H. Chelak  
ERIC L. HAMILL  
24 – 469-2025 Arraignment  
Commonwealth v. Kevin B. Lovelace  
President Judge Gregory H. Chelak  
25 – 461-2025 Arraignment  
Commonwealth v. Shelly A. Abell  
President Judge Gregory H. Chelak  
ERIC L. HAMILL  
26 – 488, 489-2025 Arraignment  
Commonwealth v.  
Juan D. Gutierrez-Ortiz  
President Judge Gregory H. Chelak  
ERIC L. HAMILL  
27 – 499-2025 Arraignment  
Commonwealth v. Mirella M. Smith  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE  
28 – 496-2025 Arraignment  
Commonwealth v. Andy W. Rodriguez  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT

1:30 PM  
353-2025 Habeas Pre-Trial Motion  
Hearing  
Commonwealth v. Brian C. Hall  
President Judge Gregory H. Chelak  
THOMAS E. MINCER

2:30 PM  
348-2025 Habeas Pre-Trial Motion  
Hearing  
Commonwealth v.  
Julian Pisutvacharakul  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE

### ***Courtroom 2***

9 AM  
599-2023 (Susquehanna) Hearing  
Daniel Clapper v. Chelsea Gerrard  
(Susquehanna County)  
Judge Kelly A. Gaughan  
CORINNE TAYLOR

10 AM  
916-2025 Custody Trial  
Tanisha Quintana v.  
Omar A. Quintana-Baez  
Judge Kelly A. Gaughan  
MATTHEW J. GALASSO  
JAMES P. BARON

### ***Hearing Room***

10:30 AM  
1318-2025 Custody Conference  
Shirlee Jones v. Barbara Figueroa &  
Carl Jones  
Hearing Officer Samantha G Venditti

## **FRIDAY, JANUARY 9, 2026**

### ***Courtroom 1***

9 AM  
Sentencing – 12/25  
President Judge Gregory H. Chelak  
1 – 167-2024 Sentencing  
Commonwealth v. Mark D. Olcott  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
2 – 225-2025 Sentencing  
Commonwealth v.  
Christine A. Reddington  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
3 – 218, 219-2025 Sentencing  
Commonwealth v. Shawn R. Mohring  
President Judge Gregory H. Chelak  
STEVEN BENEDICT  
4 – 305-2025 Sentencing  
Commonwealth v. Jeremy D. Patten  
President Judge Gregory H. Chelak  
ERIC L. HAMILL  
5 – 588-2024, 635-2021 Sentencing  
Commonwealth v. Bobbie Spalding  
President Judge Gregory H. Chelak  
ERIC L. HAMILL  
6 – 338-2024 Sentencing  
Commonwealth v. Tyler A. Presto  
President Judge Gregory H. Chelak  
ERIC L. HAMILL  
7 – 359-2025 Sentencing  
Commonwealth v. David J. Everett  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT

8 – 374-2025 Sentencing  
Commonwealth v. Phillip W. Hedgpath  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
9 – 259-2025 Sentencing  
Commonwealth v. Ta-Kenya D. Lique  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
10 – 80-2025 Sentencing  
Commonwealth v. Regina G. Allen  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
11 – 310-2025 Sentencing  
Commonwealth v.  
Charles V. Shibetti, II.  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
12 – 189-2025 Sentencing  
Commonwealth v. Sabrena M. Potter  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT

9:30 AM  
Sentencing – 9/25  
President Judge Gregory H. Chelak  
1 – 321-2025 Sentencing  
Commonwealth v. Nicholas L. Orazzi  
President Judge Gregory H. Chelak  
THOMAS E. MINCER  
2 – 320-2025 Sentencing  
Commonwealth v.  
Theresa A. Moran-Balzano  
President Judge Gregory H. Chelak  
THOMAS E. MINCER  
3 – 67, 460-2024 Sentencing and  
Hearing on Modification/Increase of  
Bail & ICC  
Commonwealth v. Andrew J. Conroy  
President Judge Gregory H. Chelak  
CHRISTIAN E. WEED  
4 – 38-2024 Sentencing  
Commonwealth v. Michael A. Rivera  
President Judge Gregory H. Chelak  
CHRISTIAN E. WEED  
5 – 32-2025 Sentencing  
Commonwealth v. Daniel M. Rivardo  
President Judge Gregory H. Chelak  
JAMES P. BARON  
6 – 286-2025 Sentencing  
Commonwealth v. Craig Slawinski  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE

7 – 327-2025 Sentencing  
Commonwealth v. Steven L. McConnell  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE  
8 – 318-2025 Sentencing  
Commonwealth v. Jean P. Arboleda  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE  
9 – 134-2025 Sentencing  
Commonwealth v.  
Jennifer De Los Santos  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE

10 AM  
Sentencing – 11/25  
President Judge Gregory H. Chelak  
1 – 281-2025 Sentencing  
Commonwealth v. Blaise F. Melofchik  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
2 – 274-2025 Sentencing  
Commonwealth v. Jonathan Kriss  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
3 – 369-2025 Sentencing  
Commonwealth v. Andrew F. Krivak  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
4 – 356-2025 Sentencing  
Commonwealth v.  
Alexander J. Rodriguez  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
5 – 372-2025 Sentencing  
Commonwealth v. Bonaventura R. Potts  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN

6 – 301-2025 Sentencing  
Commonwealth v. Jesus Pastor  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
7 – 282-2025 Sentencing  
Commonwealth v.  
Jose R. Morales-Muentes  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
8 – 306-2025 Sentencing  
Commonwealth v. Anthony S. Demeo  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
9 – 236-2021 Sentencing  
Commonwealth v. William E. Floystad  
President Judge Gregory H. Chelak  
STEVEN R. MILLS  
10 – 41, 42-2025 Sentencing  
Commonwealth v. Michael D. Rice  
President Judge Gregory H. Chelak  
THOMAS P. SUNDMAKER  
11 – 86-2025 Sentencing  
Commonwealth v. Kouame Kouakou  
President Judge Gregory H. Chelak

11 AM  
0/10  
President Judge Gregory H. Chelak

### *Courtroom 2*

9 AM  
520-2021 Custody Trial and Relocation  
Hearing  
Carrie Scharff, a/k/a Carrie McCollough  
v. Dakota Erway  
Judge Kelly A. Gaughan  
THOMAS E. MINCER

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Pike County Bar Association



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Pike County Bar Association • P.O. Box 553 • Milford, PA 18337  
(570) 500-2954 • pikecountybar@gmail.com

## LEGAL NOTICES

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*In The Court Of Common Pleas Of Pike County Commonwealth Of Pennsylvania*

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### ESTATE NOTICES

*Notice is hereby given that, in the Estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said Estates are requested to present the same without delay and all persons indebted to said Estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

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### ESTATE NOTICE

Estate of John Beardman, Late of Delaware Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Stephanie Beardman all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

1/2/2026 • 1/9/2026 • 1/16/2026

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### LETTERS OF ADMINISTRATION

Estate of Patrick Purcell, Deceased, late of 105 Olympus Lane, Milford, PA 18337.

Letters of Administration on the above estate have been granted to the undersigned. All persons

indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

Joseph Purcell  
105 Olympus Lane  
Milford, PA 18337

or to his attorney, Sarah Wilson', Esq., 515 Broad Street, Milford, PA 18337

1/2/2026 • 1/9/2026 • 1/16/2026

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### ESTATE NOTICE

Estate of Sean Patrick Helferty, late of Delaware Township, Pike 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 or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth 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.

Christina Digiacomio  
117 Johnsons Dr  
Dingmans Ferry, PA 18328

or to:

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

1/2/2026 • 1/9/2026 • 1/16/2026

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**NOTICE OF  
ADMINISTRATOR**

Estate of Steven William Knapp,  
Deceased, late of Shohola  
Township, Pike County,  
Pennsylvania. Letters of  
Administration in the above estate  
have been granted to John L.  
Knapp. All persons indebted to the  
said estate are requested to make  
payment, and those having claims  
should present the same without  
delay to: John L. Knapp, 290 Route  
434 Shohola, PA 18458, or to the  
attorneys for the estate, Levy, Stieh  
& Baron, P.C.

By: John T. Stieh, Esquire  
Attorney for the Estate  
Levy, Stieh & Baron, P. C  
542 U.S. Routes 6 & 209  
P.O. Box D, Milford, PA 18337

12/26/2025 • 1/2/2026 • 1/9/2026

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**ESTATE NOTICE**

Estate of Anthony Visockis, whose  
primary residence was 106 Weasel  
Road, Dingmans Ferry, Pike County,  
Pennsylvania 18328, deceased.

Jason Visockis has been appointed  
the PERSONAL  
ADMINISTRATOR of this Estate.  
ANDREA R. CAPITA, ESQ. OF  
CAPITA LAW LLC located at 104  
WEST HIGH STREET, MILFORD,  
PENNSYLVANIA 18337,  
TELEPHONE NUMBER: (570)  
832-7498

EMAIL:  
INFO@CAPITALAWLLC.COM is  
the attorney of record.

All persons indebted to the Estate  
are hereby requested to make  
immediate payment, and those  
having claims are directed to present  
the same without delay to this  
attorney within twelve (12) months  
from the date hereof and to file with  
the Clerk of the Court of Common  
Pleas of the Sixtieth Judicial  
District, Pike 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.

12/26/2025 • 1/2/2026 • 1/9/2026

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**ESTATE NOTICE**

Helen Tangradi  
Late of Palmyra Township  
ADMINISTRATOR  
Robert Tangradi  
1329 Jesse Bridge Road  
Pittsgrove, NJ 08318

12/26/2025 • 1/2/2026 • 1/9/2026

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**ESTATE NOTICE**

Estate of Generosa Lopez,  
whose primary residence was 115  
Mill Rd., Hawley, Pike County,  
Pennsylvania, 18428, deceased.

Angel Lopez has been appointed the Executor of this Estate.

ANDREA R. CAPITA, ESQ. OF  
CAPITA LAW LLC located at 104  
WEST HIGH STREET, MILFORD,  
PENNSYLVANIA 18337,  
TELEPHONE NUMBER: (570)  
832-7498  
EMAIL:  
INFO@CAPITALAWLLC.COM is  
the attorney of record.

All persons indebted to the Estate are hereby requested to make immediate payment, and those having claims are directed to present the same without delay to this attorney within twelve (12) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Pike 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.

12/19/2025 • 12/26/2025 • 1/2/2026

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### ESTATE NOTICE

David Rolfe Thornbury  
Late of Lackawaxen Township  
ADMINISTRATOR  
Jessica Lynn Bernacki  
725 Cedarway Drive  
Belair, MD 21015  
ATTORNEY  
Ronald M. Bugaj, Esq.  
Bugaj/Fischer, PC  
308 9th Street, PO Box 290  
Honesdale, PA 18431

12/19/2025 • 12/26/2025 • 1/2/2026

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### EXECUTOR'S NOTICE

Estate of Lee Ann Coleman,  
Deceased, late of Dingman  
Township, Pike County,  
Pennsylvania. Letters Testamentary on the above estate have been granted to Rhonda Knopp. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Rhonda Knopp at 188 Springbrook Road, Shohola, PA 18458, or to the Attorneys for the Estate, Levy, Stieh & Baron, P.C.

By: John T. Stieh, Esquire  
Attorney for the Estate  
Levy, Stieh & Baron, P. C  
542 U.S. Routes 6 & 209  
P.O. Box D, Milford, PA 18337

12/19/2025 • 12/26/2025 • 1/2/2026

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### OTHER NOTICES

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#### NOTICE

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

IN THE COURT OF COMMON  
PLEAS OF PIKE COUNTY,  
PENNSYLVANIA

CIVIL ACTION – LAW

NO.: 2025-01450

MIDFIRST BANK, Plaintiff, vs.  
James M. Warr, as believed Heir  
and/or Administrator to the Estate  
of Arthur G. Warr; Unknown Heirs  
and/or Administrators to the Estate  
of Arthur G. Warr; Julie Warr, as

believed Heir and/or Administrator to the Estate of Arthur G. Warr, Defendants

TO: Unknown Heirs and/or Administrators to the Estate of Arthur G. Warr  
Unknown Heirs and/or Administrators to the Estate of Arthur G. Warr  
Julie Warr, as believed Heir and/or Administrator to the Estate of Arthur G. Warr  
Julie Warr, as believed Heir and/or Administrator to the Estate of Arthur G. Warr

You are hereby notified that Plaintiff, MidFirst Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Pike County, Pennsylvania, docketed to No. 2025-01450, seeking to foreclose the mortgage secured by the real estate located at 112 Sunset Drive, Milford, PA 18337.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

LAWYER REFERRAL SERVICE  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

**1/2/2026**

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### **SHERIFF SALES**

*Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board of the Sheriff's office in Milford, located at 500 Broad Street.*

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### **SHERIFF SALE JANUARY 14, 2026**

**BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON**

PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
**NO 1144-2025 SUR**  
JUDGEMENT NO. 1144-2025 \_  
AT THE SUIT OF  
**CARRINGTON MORTGAGE  
SERVICES, LLC vs. MARK  
FEOLA AI KIA MARK WAYNE  
FEOLA, IN HIS CAPACITY AS  
EXECUTOR OF THE ESTATE  
OF JOHN A. FEOLA**

DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at  
<https://pike.pa.realforeclose.com>  
ON **WEDNESDAY, JANUARY  
14, 2026, at 11:00 AM**  
PREVAILING TIME IN THE  
AFORENOON OF SAID DATE:

ALL THOSE CERTAIN LOTS  
OR PIECES OF GROUND  
SITUATE IN THE TOWNSHIP  
OF LACKAWAXEN, PIKE  
COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 210  
URBAN RD HAWLEY, PA 18428

BEING PARCEL NUMBER:  
017.02-01-67.001

IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO **MARK  
FEOLA A/K/A MARK WAYNE  
FEOLA, IN HIS CAPACITY AS  
EXECUTOR OF THE ESTATE  
OF JOHN A. FEOLA**

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF **\$218,650.66** PLUS  
COSTS & INTEREST. THE  
SALE MADE SUBJECT TO  
ALL PAST DUE AND  
CURRENT REAL ESTATE  
TAXES UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS HEREBY  
GIVEN THAT A SCHEDULE  
OF DISTRIBUTION WILL BE  
FILED BY THE SHERIFF ON A  
DATE SPECIFIED BY THE  
SHERIFF NOT LATER THAN  
THIRTY (30) DAYS AFTER  
THE SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF **MARK FEOLA  
A/K/A MARK WAYNE FEOLA,  
IN HIS CAPACITY AS  
EXECUTOR OF THE ESTATE  
OF JOHN A. FEOLA**

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT **\$218,650.66** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
RAS CITRON  
133 GAITHER DRIVE, STE F  
MT LAUREL, NJ 08054

**12/19/2025 • 12/26/2025 • 1/2/2026**

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**SHERIFF SALE  
JANUARY 14, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 756-2024 SUR JUDGEMENT NO.\_756-2024\_AT THE SUIT OF U.S. BANK TRUST, NA, NOT IN ITS INDIVIDUAL CAPACITY BUTY SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GSI VS. RICHARD J. PIERRE, AS SURVIVING HEIR OF CHRISTIANE JEAN AKA CHRISTIANE FAN FAN, DEC'D, TANISHA D. PIERRE, AS SURVIVING HEIR OF CHRISTIANE JEAN AIK/A CHRISTIANE FANFAN, DEC'D, UNKNOWN SURVIVING HEIRS OF CHRISTIANE JEAN A/K/A CHRISTIANE FANFAN, DEC'D DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, JANUARY 14, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

By virtue of Writ of Execution No. 2024-00756

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-0S 1 (Plaintiff)

vs. Richard J Pierre, As Surviving Heir of Christiane Jean a/k/a

Christiane Fanfan, Deceased  
Tanisha D Pierre, As Surviving Heir of Christiane Jean a/k/a Christiane Fanfan, Deceased and Unknown Surviving Heirs of Christiane Jean a/k/a Christiane Fanfan, Deceased (Defendants)

Property Address 1138 Cranberry Drive, Bushkill, PA 18324

Parcel I.D. No. 188.01-02-16

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$154,848.77

Attorney for Plaintiff:  
Hladik, Onorato & Federman, LLP  
298 Wissahickon Avenue  
North Wales, PA 19454

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO RICHARD J. PIERRE, AS SURVIVING HEIR OF CHRISTIANE JEAN AKA CHRISTIANE FANFAN, DEC'D, TANISHA D. PIERRE, AS SURVIVING HEIR OF CHRISTIANE JEAN A/K/A CHRISTIANE FANFAN, DEC'D, UNKNOWN SURVIVING HEIRS OF CHRISTIANE JEAN A/K/A CHRISTIANE FANFAN, DEC'D DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$154,848.77 PLUS

COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF RICHARD J. PIERRE, AS SURVIVING HEIR OF CHRISTIANE JEAN AKA CHRISTIANE FANFAN, DEC'D, TANISHA D. PIERRE, AS SURVIVING HEIR OF CHRISTIANE JEAN A/K/A CHRISTIANE FANFAN, DEC'D, UNKNOWN SURVIVING HEIRS OF CHRISTIANE JEAN A/K/A CHRISTIANE FANFAN, DEC'O DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$154,848.77 PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
HLADIK ONORATO &  
FEDERMAN LLP  
298 WISSACHICKON AVE  
NORTH WALES, PA 19454

12/19/2025 • 12/26/2025 • 1/2/2026

**SHERIFF SALE  
JANUARY 14, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 122-2025 SUR JUDGEMENT NO. 122-2025 AT THE SUIT OF PNC BANK, NA vs. BETTY SCARLETT & TRACEY Y. BRANDON DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, JANUARY 14, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

By virtue of a Writ of Execution No. 2025-00122

PNC Bank, National Association  
v.  
Betty Scarlett and Tracey Y.  
Brandon

ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of Pike and State of Pennsylvania.

Parcel No. 182.04-07-63

Property Address: 286 Gold Finch Road, Bushkill, PA 18324

Improvements thereon: Single-Family Residential Dwelling

Judgment Amount: \$64,710.75

Attorney for Plaintiff:  
McCalla Raymer Leibert Pierce,

LLP  
485F Route 1 South, Suite 300  
Iselin, NJ 08830-3072

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO **BETTY  
SCARLETT & TRACEY Y.**

**BRANDON**  
DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF **\$64,710.75** PLUS  
COSTS & INTEREST. THE  
SALE MADE SUBJECT TO  
ALL PAST DUE AND  
CURRENT REAL ESTATE  
TAXES UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS HEREBY  
GIVEN THAT A SCHEDULE  
OF DISTRIBUTION WILL BE  
FILED BY THE SHERIFF ON A  
DATE SPECIFIED BY THE  
SHERIFF NOT LATER THAN  
THIRTY (30) DAYS AFTER  
THE SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF **BETTY  
SCARLETT & TRACEY Y.**  
**BRANDON** DEFENDANTS,  
OWNERS REPUTED OWNERS  
TO COLLECT **\$64,710.75** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
MCCALLA RAYMER LEIBERT  
PIERCE LLP  
485F ROUTE 1, SOUTH,  
STE 300  
ISLIN, NJ 08830-3072

12/19/2025 • 12/26/2025 • 1/2/2026

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**SHERIFF SALE  
JANUARY 14, 2026**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
**NO 889-2025 SUR**  
**JUDGEMENT NO. 889-2025\_AT**  
**THE SUIT OF WELLS FARGO**  
**BANK, N.A. vs. LINDA**  
**MAZZUCCO AKA LINDA M.**  
**MAZZUCCO**

DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at  
<https://pike.pa.realforeclose.com>  
ON **WEDNESDAY, JANUARY**  
**14, 2026, at 11:00 AM**  
PREVAILING TIME IN THE  
AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece,  
parcel and lot of land lying, situate  
and being in the Township of  
Dingman, County of Pike and State  
of Pennsylvania, more particularly  
bounded and described as follows:

BEGINNING at a point in the  
centerline of Spring Brook Road the  
North line of lands of Elizabeth  
Ryan and being a West most corner  
of Lot 1 of Lynric Hills subdivision;

thence along the center of said road North 31 degrees 58 minutes 08 seconds East 154.54 feet; thence North 32 degrees 10 minutes 58 seconds East 115.00 feet to a point; thence leaving the road and running along Lot 2 South 51 degrees 54 minutes 34 seconds East 200.00 feet to an iron bar corner; thence along Lot 2 South 32 degrees 01 minute 38 seconds East 174.30 feet to an iron bar corner in the line of Lot 9; thence along Lot 9 South 20 degrees 51 minutes 40 seconds West 100.00 feet to an iron bar corner in the line of lands of Elizabeth Ryan; thence along same north 69 degrees 08 minutes 20 seconds West 382.37 feet to the point and place of beginning.

Containing 1.68 acres more or less; subject to road right of way and electric and phone and TV Cable right of ways of record. Containing a net acreage of 1.57 acres more or less. Surveyed by Victor E. Orban professional land surveyor August 17, 1987. Drawing FF-319 Revision A 9/2/87, and being designated as Lot No. 1.

Being the same premises which Richard G. Mazzucco and Lina Mazzucco, his wife, by Deed dated 06/12/1990 and recorded 06/12/1990, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 0265, Page 172, granted and conveyed unto Richard G. Mazzucco and Linda Mazzucco, his wife, tenants by the entireties.

AND the said Richard G. Mazzucco has departed this life on or about 09/09/2018, thereby vesting title of the mortgaged

premises unto Linda Mazzucco A/K/A Linda M. Mazzucco.

Tax Parcel: 077.00-01-13- AIK!A 077-00-01-13

Premises Being: 212 Springbrook Road, Shohola, PA 18458

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO LINDA MAZZUCCO AKA LINDA M. MAZZUCCO

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$101,777.27** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF LINDA MAZZUCCO AKA LINDA M. MAZZUCCO

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT **\$101,777.27** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
BROCK & SCOTT PLLC  
2011 RENAISSANCE BLVD  
STE 100  
KING OF PRUSSIA, PA 19406

**12/19/2025 • 12/26/2025 • 1/2/2026**

**SHERIFF SALE  
JANUARY 14, 2026**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1254-2025 SUR  
JUDGEMENT NO. 1254-  
2025 \_AT THE SUIT OF  
ROCKET MORTGAGE LLC  
F/K/A QUICKEN LOANS, LLC  
F/K/A QUICKEN LOANS INC  
VS. VLADIMIR  
GERASIMOVSKI

DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at  
<https://pike.pa.realforeclose.com>  
ON WEDNESDAY, JANUARY  
14, 2026, at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece or  
parcel of land situate lying and being  
in the Township of Dingman,  
County of Pike, Commonwealth of  
Pennsylvania more particularly  
described as:

Section 2, Block 4, Lot 15, Gold  
Key Lake Estates, as shown on  
subdivision plat or map of said  
Section 2, of Gold Key Lake Estates  
subdivision and recorded in the  
Office for Recording in and for Pike  
County, Milford, PA in Plat Book 6,  
at Page 3.

Being the same premises which  
Denise Bieniek, single and Florence  
Robilotta Single, by Deed dated  
09/03/2015 and recorded  
10105/2015, in the Office of the  
Recorder of Deeds in and for the  
County of Pike, in Deed Book  
2479, Page 1081, granted and  
conveyed unto Vladimir  
Gerasimovski, in fee.

Tax Parcel: 122.02-03-76-

Premises Being: 100 Yale Place,  
Milford, PA 18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA  
TO VLADIMIR  
GERASIMOVSKI

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF **\$74,135.53** PLUS  
COSTS & INTEREST. THE  
SALE MADE SUBJECT TO  
ALL PAST DUE AND  
CURRENT REAL ESTATE  
TAXES UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF VLADIMIR GERASIMOVSKI

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$74,135.53 PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
BROCK & SCOTT PLLC  
2011 RENAISSANCE BLVD  
STE 100  
KING OF PRUSSIA, PA 19406

**12/19/2025 • 12/26/2025 • 1/2/2026**

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**SHERIFF SALE  
JANUARY 14, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 1115-2023 SUR JUDGEMENT NO. 1115-2023 AT THE SUIT OF THE DIME BANK vs. DEPG DINGMANS ASSOCIATES, LLC, DEPETRIS

DINGMANS LLC, HK PROPERTIES, LLC, TARUN SETHI, DAVID A. DEPETRIS, JAMES J. DEPETRIS, MICHAEL DEPETRIS & STEVEN DEPETRIS

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, JANUARY 14, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN tracts or parcels of land situate in the Township of Dingman, County of Pike and the State of Pennsylvania, which are titled in the name of "DEPG DINGMANS ASSOCIATES, LLC," and which are being seized and taken by virtue of a Writ of Execution of THE DIME BANK filed to Pike County Case No. 1115-CIVIL-2023 and which are more specifically identified as follows:

**Parcel One:**

ALL THAT CERTAIN piece or parcel of land, and any and all improvements located thereon, situate in the Township of Dingman, County of Pike and State of Pennsylvania, located at 1311 Rt 739, Milford, Pennsylvania 18337, which consists of three and 00/100 (3.00) of land, more or less, and is further specifically identified as "Lot 1" and possesses Pike County Tax Map Number 135.00-01-02 and Control Number 016559.

**Parcel Two:**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Dingman, County of Pike and State of Pennsylvania, which consists of two hundred forty-one and 13/100 (241.13) acres of land, more or less, situate along Pennsylvania State Route 739, and is further specifically identified as "Lot 2" and possesses Pike County Tax Map Number 135.00-01-03 and Control Number 019300.

**Parcel Three:**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Dingman, County of Pike and State of Pennsylvania, which consists of eight and 1/10 (8.10) acres of land, more or less, adjacent to Pennsylvania State Route 739, and is further specifically identified as "Lot 2C" and possesses Pike County Tax Map Number 135.00-01-03.001 and Control Number 121231.

**Parcel Four:**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Dingman, County of Pike and State of Pennsylvania, which consists of eighteen and 95/100 (18.95) acres of land, more or less, along Pennsylvania State Route 739, and is further specifically identified as "Lot 2A" and possesses Pike County Tax Map Number 135.00-01-03.003 and Control Number 121138.

**Parcel Five:**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Dingman, County of Pike and State of Pennsylvania, which consists of two and 1/100 (2.01) acres of land, more or less, along Pennsylvania State Route 739, and is further specifically identified as "Lot 2B" and possesses Pike County Tax Map Number 135.00-01-03.004 and Control Number 121232.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO DEPG DINGMANS ASSOCIATES, LLC, DEPETRIS DINGMANS LLC, HK PROPERTIES, LLC, TARUN SETHI, DAVID A. DEPETRIS, JAMES J. DEPETRIS, MICHAEL DEPETRIS & STEVEN DEPETRIS

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$1,526,190.82 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF DEPG DINGMANS ASSOCIATES, LLC, DEPETRIS DINGMANS LLC, HK PROPERTIES, LLC, TARUN SETHI, DAVID A. DEPETRIS, JAMES J. DEPETRIS, MICHAEL DEPETRIS & STEVEN DEPETRIS

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$1,526,190.82** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
GREGORY & ASSOCIATES PC  
307 ERIE STREET  
HONESDALE, PA 18431

12/19/2025 • 12/26/2025 • 1/2/2026

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**SHERIFF SALE  
JANUARY 14, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION **NO: 885-2024 SUR JUDGEMENT NO. 885-2025** AT THE SUIT OF **MEB LOAN TRUST VIII** vs.

**LOURDES RODRIGUEZ AKA LOURDES A. RODRIGUEZ** DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, JANUARY 14, 2026, at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE LEHMAN TOWNSHIP, PIKE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 209 FALLS CIR BUSHKILL, PA 18324  
BEING PARCEL NUMBER: 196.04-03-39

IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO **LOURDES RODRIGUEZ AKA LOURDES A. RODRIGUEZ**

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$111,138.41** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF LOURDES RODRIGUEZ AKA LOURDES A. RODRIGUEZ

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$111,138.41** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
RAS CITRON  
133 GAITHER DRIVE, STE F  
MOUNT LAUREL, NJ 08054

**12/19/2025 • 12/26/2025 • 1/2/2026**

**SHERIFF SALE  
JANUARY 14, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION **NO: 1361-2025** SUR JUDGEMENT NO. 1361-2025 AT THE SUIT OF DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE REGISTERED HOLDER

OF MORGAN STANLEY ABS CAPITAL 1 INC. TRUST 2007-HEI MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HEI vs. PATRICIA WILSON DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, JANUARY 14, 2026, at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot 693, Section 1, Lands of Benjamin Foster, a/k/a Pocono Ranchlands, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 7, Page 155.

PARCEL NO. 182.04-04-84

Being the same premises which Christopher Bottone and Lisa M. Bottone, husband and wife, by Deed dated 06/13/2006 and recorded 07/12/2006, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2184, Page 249, granted and conveyed unto Patricia Wilson, in fee.

Tax Parcel: .182.04-04-84

Premises Being: 131 Chickadee Lane f/k/a 693 Chickadee Lane, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO **PATRICIA WILSON**

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$144,755.09** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF **PATRICIA WILSON**

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$144,755.09** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
BROCK & SCOTT PLLC  
2011 RENAISSANCE BLVD,  
STE 100  
KING OF PRUSSIA, PA 19406

**12/19/2025 • 12/26/2025 • 1/2/2026**

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**SHERIFF SALE  
JANUARY 14, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION **NO: 980-2025 SUR** JUDGEMENT NO. **980-2025 A T** THE SUIT OF **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-2, ASSETBACKED CERTIFICATES, SERIES 2006-2 VS. MARIO O. CASTILLO, JENNY JULIETH LASSO SANTIESTEBAN & UNITED STATES OF AMERICA**

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, JANUARY 14, 2026, at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF DINGMAN, PIKE COUNTY, PENNSYLVANIA:

BEING KNOWN AS:  
113 E LAKE DRIVE  
MILFORD, PA 18337

BEING PARCEL NUMBER:  
110.03-01-47-

IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO MARIO  
O. CASTILLO, JENNY  
JULIETH LASSO  
SANTIESTEBAN & UNITED  
STATES OF AMERICA

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$316,322.75 PLUS  
COSTS & INTEREST. THE  
SALE MADE SUBJECT TO  
ALL PAST DUE AND  
CURRENT REAL ESTATE  
TAXES UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS HEREBY  
GIVEN THAT A SCHEDULE  
OF DISTRIBUTION WILL BE  
FILED BY THE SHERIFF ON A  
DATE SPECIFIED BY THE  
SHERIFF NOT LATER THAN  
THIRTY (30) DAYS AFTER  
THE SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN

EXECUTION AS THE  
PROPERTY OF MARIO O.  
CASTILLO, JENNY JULIETH  
LASSO SANTIESTEBAN &  
UNITED STATES OF  
AMERICA

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$316,322.75 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
RAS CITRON  
133 GAITHER DRIVE, STE F  
MOUNT LAUREL, NJ 08054

**12/19/2025 • 12/26/2025 • 1/2/2026**

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**SHERIFF SALE  
JANUARY 14, 2026**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO: 1237-2025 SUR  
JUDGEMENT NO. 1237-2025  
\_AT THE SUIT OF  
DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR  
SAXON ASSET SECURITIES  
TRUST 2007-3, MORTGAGE  
LOAN ASSET BACKED  
CERTIFICATES, SERIES 2007-3  
vs. NATHAN R. GILPIN, JR &  
RONDA SUE GILPIN

DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at  
<https://pike.pa.realforeclose.com>

ON WEDNESDAY, JANUARY 14, 2026, at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID DATE:

ALL THOSE CERTAIN LOTS  
OR PIECES OF GROUND  
SITUATE IN THE TOWNSHIP  
OF GREENE, PIKE COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS:  
102 CEMETERY RD  
GREENTOWN, PA 18426

BEING PARCEL NUMBER:  
114.04-01-53

IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO NATHAN  
R. GILPIN, JR & RONDA SUE  
GILPIN

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$105,466.78 PLUS  
COSTS & INTEREST. THE  
SALE MADE SUBJECT TO  
ALL PAST DUE AND  
CURRENT REAL ESTATE  
TAXES UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS HEREBY  
GIVEN THAT A SCHEDULE  
OF DISTRIBUTION WILL BE

FILED BY THE SHERIFF ON A  
DATE SPECIFIED BY THE  
SHERIFF NOT LATER THAN  
THIRTY (30) DAYS AFTER  
THE SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF NATHAN R.  
GILPIN, JR & RONDA SUE  
GILPIN

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$105,466.78 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
RAS CITRON  
133 GAITHER DRIVE, STE F  
MOUNT LAUREL, NJ 08054

12/19/2025 • 12/26/2025 • 1/2/2026

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**SHERIFF SALE  
JANUARY 14, 2026**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 64-2025 SUR JUDGEMENT  
NO. 64-2025 AT THE SUIT OF  
U.S. BANK TRUST NATIONAL  
ASSOCIATION AS TRUSTEE  
OF LB-IGLOO SERIES IV  
TRUST vs. LISA MONAHOS

DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at

<https://pike.pa.realforeclose.com>  
ON **WEDNESDAY, JANUARY**  
**14, 2026, at 11:00 AM**  
PREVAILING TIME IN THE  
AFORENOON OF SAID DATE:

Property to be sold is situated in the  
Township of Lehman, County of  
Pike and Commonwealth of  
Pennsylvania.

Commonly known as:  
2174 Eagle Path f/k/a 246 Eagle  
Path, Bushkill, PA 18324

Parcel Numbers: 189.02-02-03;  
189.02-02-02; and 189.02-02-04  
Improvements thereon of the  
residential dwelling or lot (if  
applicable):

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO LISA  
MONAHOS

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF **\$274,738.48** PLUS  
COSTS & INTEREST. THE  
SALE MADE SUBJECT TO  
ALL PAST DUE AND  
CURRENT REAL ESTATE  
TAXES UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS HEREBY  
GIVEN THAT A SCHEDULE  
OF DISTRIBUTION WILL BE  
FILED BY THE SHERIFF ON A

DATE SPECIFIED BY THE  
SHERIFF NOT LATER THAN  
THIRTY (30) DAYS AFTER  
THE SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF LISA  
MONAHOS

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT **\$274,738.48** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
FRIEDMAN VARTOLO, LLP  
1325 FRANKLIN AVENUE, STE  
160 GARDEN CITY, NY 11530

**12/19/2025 • 12/26/2025 • 1/2/2026**

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**SHERIFF SALE**  
**JANUARY 14, 2026**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
**NO: 1026-2021** SUR  
JUDGEMENT NO. 1026-2021  
AT THE SUIT OF PHH  
MORTGAGE CORPORATION  
vs. **JOHN S. PASSAMONTE, JR.**  
& **JENNIFER J. PASSAMONTE**  
DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at  
<https://pike.pa.realforeclose.com>  
ON **WEDNESDAY, JANUARY**  
**14, 2026, at 11:00 AM**

PREVAILING TIME IN THE  
AFORENOON OF SAID DATE:

ALL THOSE CERTAIN LOTS  
OR PIECES OF GROUND  
SITUATE IN THE TOWNSHIP  
OF LEHMAN, PIKE COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS:  
218 PHEASANT RUN  
A/K/A 81 PHEASANT RUN  
BUSHKILL, PA 18324

BEING PARCEL NUMBER:  
194.01-05-27.001

IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO JOHN S.  
PASSAMONTE, JR. &  
JENNIFER J. PASSAMONTE

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF **\$195,053.49** PLUS  
COSTS & INTEREST. THE  
SALE MADE SUBJECT TO  
ALL PAST DUE AND  
CURRENT REAL ESTATE  
TAXES UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS HEREBY  
GIVEN THAT A SCHEDULE  
OF DISTRIBUTION WILL BE  
FILED BY THE SHERIFF ON A

DATE SPECIFIED BY THE  
SHERIFF NOT LATER THAN  
THIRTY (30) DAYS AFTER  
THE SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF JOHN S.  
PASSAMONTE, JR. &  
JENNIFER J. PASSAMONTE  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT **\$195,053.49** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
RAS CITRON LLC  
133 GAITHER DRIVE, STE F  
MOUNT LAUREL, NJ 08054

**12/19/2025 • 12/26/2025 • 1/2/2026**

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**SHERIFF SALE  
JANUARY 14, 2026**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
**NO: 469-2023** SUR  
JUDGEMENT NO. **469-  
2023** AT THE SUIT OF THE  
**BANK OF NEWYORK  
MELLON, F/K/A THE  
BANKOF NEW YORK AS  
SUCCESSOR IN INTEREST TO  
JPMORGAN CHASE BANK,  
N.A. AS TRUSTEE FOR  
NOVASTAR MORTGAGE  
FUNDING TRUST, SERIES  
2004-4, NOVASTAR HOME**

**EQUITY LOAN ASSET-  
BACKED CERTIFICATES,  
SERIES 2004-4 VS. ANTHONY  
DIAZ & UNITED STATES OF  
AMERICA C/O THE UNITED  
STATES ATTORNEY FOR THE  
MIDDLE DISTRICT OF PA**

DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at  
<https://pike.pa.realforeclose.com>  
ON **WEDNESDAY, JANUARY  
14, 2026, at 11:00 AM**  
PREVAILING TIME IN THE  
AFORENOON OF SAID DATE:

By virtue of a Writ of Execution  
No. 2023-00469

**THE BANK OF NEW YORK  
MELLON, FIKIA THE BANK  
OF NEW YORK AS  
SUCCESSOR IN INTEREST TO  
JPMORGAN CHASE BANK,  
N.A. AS TRUSTEE FOR  
NOVASTAR MORTGAGE  
FUNDING TRUST, SERIES  
2004-4, NOV ASTAR HOME  
EQUITY LOAN ASSET-  
BACKED CERTIFICATES,  
SERIES 2004-4**

v.  
**ANTHONY DIAZ; THE  
UNITED STATES OF  
AMERICA C/O THE UNITED  
STATES ATTORNEY FOR THE  
MIDDLE DISTRICT OF PA**

owner(s) of property situate in the  
**LEHMAN TOWNSHIP, PIKE  
County, Pennsylvania, being**

**193 DEER RUN, A/K/A 1538  
DEER RUN, BUSHKILL, PA  
18324**

**Tax ID No. 182.01-01-04**  
(Acreage or street address)

Improvements thereon:  
**RESIDENTIAL DWELLING**

Judgment Amount: **\$106,116.63**

**Attorneys for Plaintiff**  
Brock & Scott, PLLC

**THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOT AR Y OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO  
\_ANTHONY DIAZ & UNITED  
STATES OF AMERICA C/O  
THE UNITED STATES  
ATTORNEY FOR THE  
MIDDLE DISTRICT OF PA**

**DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF **\$106,116.63** PLUS  
COSTS & INTEREST. THE  
SALE MADE SUBJECT TO  
ALL PAST DUE AND  
CURRENT REAL ESTATE  
TAXES UNLESS OTHERWISE  
ANNOUNCED AT SALE.**

**NOTICE TO ALL PARTIES  
AND CLAIMANTS IS HEREBY  
GIVEN THAT A SCHEDULE  
OF DISTRIBUTION WILL BE  
FILED BY THE SHERIFF ON A  
DATE SPECIFIED BY THE  
SHERIFF NOT LATER THAN  
THIRTY (30) DAYS AFTER  
THE SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE**

WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF ANTHONY  
DIAZ & UNITED STATES OF  
AMERICA C/O THE UNITED  
STATES ATTORNEY FOR THE  
MIDDLE DISTRICT OF PA

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$106,116.63 PLUS

COSTS AND INTEREST AS  
AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
BROCK & SCOTT, PLLC  
2011 RENAISSANCE BLVD,  
STE 100  
KING OF PRUSSIA, PA 19406

12/19/2025 • 12/26/2025 • 1/2/2026

### CIVIL ACTIONS FILED

*From December 17, 2025 to December 24, 2025*

*Accuracy of the entries is not guaranteed.*

#### CERTIFIED COPY OF LIEN

2025-45472	Pa Department Of Revenue Bureau Of Compliance	Creditor	12/19/2025
2025-45472	Call Maelanie K	Debtor	12/19/2025
2025-45473	Pa Department Of Revenue Bureau Of Compliance	Creditor	12/19/2025
2025-45473	Rogers Kathleen A	Debtor	12/19/2025
2025-45474	Pa Department Of Revenue Bureau Of Compliance	Creditor	12/19/2025
2025-45474	Aponte Daniel Jr	Debtor	12/19/2025
2025-45475	Pa Department Of Revenue Bureau Of Compliance	Creditor	12/19/2025
2025-45475	Miller William Jr	Debtor	12/19/2025
2025-45476	Pa Department Of Revenue Bureau Of Compliance	Creditor	12/19/2025
2025-45476	Egan Christopher	Debtor	12/19/2025
2025-45477	Pa Department Of Revenue Bureau Of Compliance	Creditor	12/19/2025
2025-45477	Dowd Ferry Beth	Debtor	12/19/2025
2025-45477	Ferry Beth Dowd	Debtor	12/19/2025
2025-45478	Pa Department Of Revenue Bureau Of Compliance	Creditor	12/19/2025
2025-45478	Russo Joseph	Debtor	12/19/2025
2025-45479	Pa Department Of Revenue Bureau Of Compliance	Creditor	12/19/2025
2025-45479	Staszenski Kelly	Debtor	12/19/2025
2025-45480	Pa Department Of Revenue Bureau Of Compliance	Creditor	12/19/2025
2025-45480	Mazzucco Jonah M	Debtor	12/19/2025
2025-45480	Mazzucco Tracy	Debtor	12/19/2025
2025-45481	Pa Department Of Revenue Bureau Of Compliance	Creditor	12/19/2025
2025-45481	Patel Alpesh	Debtor	12/19/2025
2025-45481	Patel Pannaben A	Debtor	12/19/2025

#### CONTRACT – DEBT COLLECTION: CREDIT CARD

2025-01674	Citibank Na	Plaintiff	12/22/2025
2025-01674	Blomer Richard J	Defendant	12/22/2025
2025-01676	Capital One Na	Plaintiff	12/22/2025
2025-01676	Beach Brenda L	Defendant	12/22/2025
2025-01677	Capital One Na	Plaintiff	12/22/2025

2025-01677	Canada Shevonne	Defendant	12/22/2025
2025-01679	Capital One Na	Plaintiff	12/22/2025
2025-01679	Salkey Darin	Defendant	12/22/2025
2025-01680	Citibank Na	Plaintiff	12/22/2025
2025-01680	Kesar Brittany M	Defendant	12/22/2025
2025-01681	Citibank Na	Plaintiff	12/22/2025
2025-01681	Paulsen Karl	Defendant	12/22/2025
2025-01684	Jpmorgan Chase Bank Na	Plaintiff	12/23/2025
2025-01684	Usenko Tetyana A	Defendant	12/23/2025
2025-01685	Jphorgan Chase Bank Na	Plaintiff	12/23/2025
2025-01685	Fagan Sylvia	Defendant	12/23/2025
2025-01686	Jphorgan Chase Bank Na	Plaintiff	12/23/2025
2025-01686	Manno Catherine R	Defendant	12/23/2025

**CONTRACT – DEBT COLLECTION: OTHER**

2025-01665	Cavalry Spv I Llc	Plaintiff	12/17/2025
2025-01665	Bennett Christopher	Defendant	12/17/2025

**CONTRACT – OTHER**

2025-01668	The Falls Community Association Inc	Plaintiff	12/18/2025
2025-01668	Ochei Wanda Lynne	Defendant	12/18/2025

**CUSTODY**

2025-01671	Steele Quicy	Plaintiff	12/19/2025
2025-01671	Ogunmokon Lisa	Defendant	12/19/2025

**DIVORCE**

2025-01673	Rybak Stephanie N	Plaintiff	12/19/2025
2025-01673	Rybak Raymond E Jr	Defendant	12/19/2025

**MARRIAGE LICENSES**

2025-00267	Morgenroth Casey Harris Torres Penelope Rose Briones	12/18/2025
2025-00268	Tumas Sheri Anne Molnar Shawn Louis	12/18/2025
2025-00269	Potenziani Peter Prangchan Wantanee	12/19/2025
2025-00270	Ranck Brandi Nichole Curtis Chad Andrew	12/19/2025
2025-00271	Yafar Ivana Belen Maier Daniel William	12/22/2025
2025-00272	Berninger Aaron Malachi Gulumoglu Lia Bahar	12/22/2025
2025-00273	Rust La-Butler Bernadette Duca Joseph III	12/22/2025
2025-00274	Melfi Karissa Gayle Miller Robert W	12/23/2025

**MISCELLANEOUS – OTHER**

2025-01670	Fernandez Valentina	Plaintiff	12/18/2025
2025-01670	Lake Adventure Community Association	Defendant	12/18/2025

**REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL**

2025-01687	Pennymac Loan Services Llc	Plaintiff	12/23/2025
2025-01687	Anderson Richard L	Defendant	12/23/2025
2025-01687	Anderson Vanessa	Defendant	12/23/2025
2025-01687	United States Of America	Defendant	12/23/2025

**WRIT OF SUMMONS CIVIL**

2025-01683	Young Adam	Plaintiff	12/22/2025
2025-01683	Dix Kevin	Plaintiff	12/22/2025
2025-01683	Kaisen Alicia	Plaintiff	12/22/2025
2025-01683	Mccray Brian	Plaintiff	12/22/2025
2025-01683	Hemlock Farms Community Association	Defendant	12/22/2025
2025-01683	The Board Of Directors Of Hemlock Farms Community Assoc	Defendant	12/22/2025

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**MORTGAGES AND DEEDS**

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*Recorded from December 18, 2025 to December 24, 2025  
Accuracy of the entries is not guaranteed.*

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**MORTGAGES**

<b>BORROWER</b>	<b>LENDER</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Machco Llc	Dime Bank	Shohola Twp	\$350,000.00
Taylor Michael	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Greene Twp	\$138,750.00
Nickolich Amanda M	Habitat For Humanity Of Pike County Inc	Delaware Twp	\$120,000.00
Nickolich Amanda M	Habitat For Humanity Of Pike County Inc	Delaware Twp	\$130,000.00
Bluestone Property Holdings Llc	Wayne Bank	Matamoras Borough	\$240,000.00
Bluestone Property Holdings Llc	Wayne Bank	Milford Borough	\$300,000.00
Berkey Thomas	New American Funding Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$234,500.00
Bonavita Nicole	Homebridge Financial Services Inc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$477,500.00
Shadler Martha	Loandepot.Com Llc Mortgage Electronic Registration System Inc	Dingman Twp	\$70,000.00

Kleppinger Orville R Kleppinger Colleen	Loandepotcom Llc Mortgage Electronic Registration System Inc	Porter Twp	\$294,500.00
Cicardo Todd Cicardo Michele	Total Mortgage Services Llc Mortgage Electronic Registration System Inc	Shohola Twp	\$271,200.00
Ma Land Llc M A Land Llc	Wayne Bank	Westfall Twp	\$500,000.00
Bell Drive Llc Ma Land Llc	Wayne Bank	Westfall Twp	\$500,000.00
M A Land Llc Bell Drive Llc	Wayne Bank	Westfall Twp	\$1,000,000.00
Bell Drive Llc Mckiernan Sarah Mckiernan Daniel Jr	Wayne Bank Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Westfall Twp Blooming Grove Twp	\$1,000,000.00 \$287,500.00
Brown William E Panetta Susan	Loandepot.Com Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$174,800.00
Godwin Dwight D Karpilov Alexia M	Pennsylvania State Employees Credit Union	Lehman Twp	\$464,550.00
Estrada Leanna Estrada Fabian E	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$305,000.00
Kundapur Saheem Bakerywala Suhalia	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$318,500.00
Gold Michelle Gold Thomas	Agave Home Loans Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$287,000.00
Oakley Wendy	Mortgage Electronic Registration System Inc Rocket Mortgage Llc	Lackawaxen Twp	\$51,100.00
Rojas Carla Rojas Roger	Us Bank Na Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$414,000.00
Mitschele Tina M Mitschele Keith E	The Dime Bank	Blooming Grove Twp	\$250,000.00
Fiebigler Scott J Frisbie Jaimie M	The Dime Bank	Lackawaxen Twp	\$42,000.00
Fiebigler Jaimie M Barto Troy D Barto Jessica K	Nqm Funding Llc Mortgage Electronic Registration System Inc	Palmyra Twp	\$296,000.00
Guerrieri Richard M Guerrieri Patricia A	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$216,000.00

Fuentes Alberto	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Dingman Twp	\$301,500.00
Masters Paul E Masters Doreen	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Greene Twp	\$100,000.00
Gorczyca Bartosz Patryk Morytko Agnieszka Kamila	Polish & Slavic Federal Credit Union	Palmyra Twp	\$284,000.00
Gonzalez Amanda Gonzalez Rodriguez Oscar Rodriguez Oscar Gonzalez	Novus Home Mortgage Ixonnia Bank Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$152,800.00
West Larry	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Greene Twp	\$155,200.00
Michaelson Carmel Abigail	Novus Home Mortgage Mortgage Electronic Registration System Inc	Dingman Twp	\$369,750.00
Savino Anthony Savino Adrianne	First Colony Mortgage Corporation Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$161,500.00
Clark David A Boehm Michael J	Honesdale National Bank Mortgage Electronic Registration System Inc Rocket Mortgage Llc	Milford Twp Lackawaxen Twp	\$191,200.00 \$84,000.00
Creliia David Creliia Candy	Point Digital Finance Inc	Lehman Twp	\$52,000.00
Osborne Maryann Camastro William H Jr	Citizens Bank Na Summit Mortgage Corporation	Dingman Twp	\$132,000.00
Camastro Jill E	Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$205,000.00
Kensicki Richard Kensicki Laraine Kensicki Loraine	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Dingman Twp	\$253,485.00
Coburn Christopher Coburn Michele	Wells Fargo Bank Na	Palmyra Twp	\$161,000.00
Ray Melissa Chiaino Alfred	Loandepot.Com Llc Mortgage Electronic Registration System Inc	Greene Twp	\$330,687.00
Madsen Mark Madsen Pamela	Citizens Bank Na	Matamoras Borough	\$200,000.00
Barbone Joseph Geier Ashlee	Hudson Valley Credit Union	Dingman Twp	\$180,000.00
Arroyo Michael Angelo	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$302,099.00

Brownlee Robert	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Dingman Twp	\$291,297.99
Wytrwal Natalia			
Wytrwal Peter	Wells Fargo Bank Na	Porter Twp	\$150,000.00
Carruthers Rodney	Crosscountry Mortgage Llc		
Carruthers Myriam	Mortgage Electronic Registration System Inc	Lehman Twp	\$336,335.00
Sampere Michael			
Sampere Michael C			
Sampere Jessica	People First Federal		
Sampere Jessica E	Credit Union	Lehman Twp	\$120,000.00
Szewczonek Marek Rita			
Marek Maciej Romuald			
Marek Rita Szewczonek	Honesdale National Bank	Palmyra Twp	\$720,000.00
Mullamphy Keith T	Wells Fargo Bank Na	Delaware Twp	\$235,000.00
Ardestani Arash	Mortgage Electronic Registration System Inc		
	Absolute Home Mortgage Corporation	Lehman Twp	\$204,000.00
Tepas Jerry	First Commonwealth Bank		
Waked Danielle	Mortgage Electronic Registration System Inc	Lehman Twp	\$156,565.00
Gray Paul E			
Gray Rosinal	Jpmorgan Chase Bank Na	Lehman Twp	\$323,000.00
Heyder Gina Marie			
Barbis Maryann			
Barbis Matthew			
Bareis Renee	Honesdale National Bank	Lackawaxen Twp	\$400,000.00
T&C Realty Llc	Honesdale National Bank	Dingman Twp	\$358,468.00
Tatis Dwarlyn M Pimentel	Crosscountry Mortgage Llc		
Pimentel Tatis Dwarlynm	Mortgage Electronic Registration System Inc	Delaware Twp	\$234,742.00
Cortes Luis Jr	Guaranteed Rate Inc		
Cortes Damaris	Mortgage Electronic Registration System Inc	Dingman Twp	\$326,000.00
Cancellieri-Obando Jennifer			
Obando Jennifer Cancellieri			
Cancellieri Obando Jennifer	Rocket Mortgage Llc Mortgage Electronic		
Fernando Obando Carlos	Registration System Inc	Lackawaxen Twp	\$469,600.00
Isaacson Robert	Third Federal		
Isaacson Betty	Savings & Loan	Dingman Twp	\$80,000.00
Harrelson Dennis	Crosscountry Mortgage Llc		
Ostrovica Aurora	Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$225,000.00
Musco Kellyann	Tomo Mortgage Llc		
Musco Anthony	Mortgage Electronic Registration System Inc	Dingman Twp	\$135,000.00

**DEEDS**

SELLER	BUYER	LOCATION	AMOUNT
Endall Douglas W Villafane Julio	Endall Douglas W Endall Ashley E	Greene Twp	\$1.00
Astorga Sandra L Brown Sharon A	Mulqueeeney Antonio	Palmyra Twp	\$4,791.60
Vilig Inna Kandov Yana	Vilif 2025 Family Trust	Delaware Twp	\$1.00
Sscd Llc	Machco Llc	Shohola Twp	\$450,000.00
Fitzimmons Michael C Fitzimmons Elizabeth T	Fitzimmons Irrevocable Trust 03/27/2025	Blooming Grove Twp	\$1.00
Sandoval Rafael A	Taylor Michael	Greene Twp	\$185,000.00
Habitat For Humanity Of Pike County Inc	Nickolich Amanda M Yingling James M	Delaware Twp	\$130,000.00
Najjar Margaret	Baumann Ward Scott Corujo Angel Thomas	Shohola Twp	\$1.00
Jorgenson Jaden Jorgenson Justin	Bluestone Property Holdings Llc	Matamoras Borough	\$240,000.00
Three Boys Holdings Llc	Bluestone Property Holdings Llc	Milford Borough	\$375,000.00
Capuano Rose	Habitat For Humanity Of Pike County	Dingman Twp	\$8,000.00
Fannie Mae Federal National Mortgage Association			
Servicelink Llc Agent Thomas Takisha	Engels Dawn	Delaware Twp	\$160,000.00
Edwards Claude Couturier Robert H	Fabel Charles M Gray-Tiger Alana Tiger Alana Gray Gray Tiger Alana Tiger William	Lehman Twp Shohola Twp	\$12,500.00 \$37,000.00
Zbyszewski Michael Zbyszewski Kelly	Berkey Thomas	Lehman Twp	\$335,000.00
Soley Jaime Weidman Patricia	Desimone Magdalena Bond Louis	Shohola Twp Lehman Twp	\$1.00 \$106,857.72
Weidman Patricia Bouchard Anna Mae			
Bensley Joan C Kleppinger Orville R	Bond Louis Kleppinger Orville R Kleppinger Colleen	Lehman Twp Porter Twp	\$363,142.28 \$1.00
Kleppinger Orville R Kleppinger Emily N Est	Kleppinger Orville R	Porter Twp	\$1.00
Mance Jeffrey Mance Donna	Prem 1837 Llc	Matamoras Borough	\$300,000.00
Tamarack Properties Llc	Cicardo Todd Cicardo Michele	Shohola Twp	\$339,000.00
Bailey Deborah A Schneider John J	Palma Gennaro Vincent Bell Drive Llc	Delaware Twp Westfall Twp	\$100,000.00 \$750,000.00
Bell Drive Llc	Schneider John J	Westfall Twp	\$1.00

Eadicicco Michael E	Mckiernan Sarah		
Brown William E	Mckiernan Daniel Jr	Blooming Grove Twp	\$387,500.00
	Brown William E		
	Panetta Susan	Lackawaxen Twp	\$1.00
Paulson John	Godwin Dwight D		
Paulson Lucy	Karpilov Alexia M	Lehman Twp	\$30,000.00
Strys Glenn Hale	Estrada Leanna		
Strys Maryann	Estrada Fabian E	Blooming Grove Twp	\$430,000.00
Carty James M			
Carty Patricia A	Kauriga Meghan	Greene Twp	\$1.00
Jmz Properties Llc	Kundapur Saheem		
	Bakerywala Suhalia	Lackawaxen Twp	\$455,000.00
Bitonti Michael	Rojas Carla		
Bitonti Kathia	Rojas Roger	Lackawaxen Twp	\$552,000.00
Adler Allen	Barto Troy D		
Adler Lynn	Barto Jessicak K	Palmyra Twp	\$370,000.00
Ozturk Levent	Guerrieri Richard		
Ivelja Melissa	Guerrieri Patricia	Blooming Grove Twp	\$270,000.00
Hansen Mcdermott Roni Marie Exrx Mcdermott Roni Marie Hansen Exrx			
Mcdermott Daniel	Fuentes Alberto	Dingman Twp	\$402,000.00
Gallagher Neil	Masters Paul E		
	Masters Doreen	Greene Twp	\$139,000.00
Marceca Giovanni Benedetto Jr	Mendez Jose M		
	Mendez Luz M	Delaware Twp	\$3,375.90
Lawrence Ricci J	Haraga Georgian Mihal		
Lawrence Janine	Haraga Edlin Adarcy	Greene Twp	\$130,000.00
Kua-Nachor Ikaika Nachor Ikaika Kua Kua Nachor Ikalka Kuanachor Noelle Nachor Noelle Kua Kua Nachor Noelle			
Rajsky Iguehi	Gorzcyca Bartosz Patryk		
Rajsky Ladislav	Morytko Agnieszka Kamila	Palmyra Twp	\$355,000.00
	Gonzalez Amanda		
	Gonzalez Rodriguez Oscar		
	Rodriguez Oscar Gonzalez	Blooming Grove Twp	\$191,000.00
Hickey Michael	West Larry	Greene Twp	\$160,000.00
Pirone Joseph	Castillo Franklin	Delaware Twp	\$25,000.00
Bacola Cecile M	Michaelson Carmel Abigail	Dingman Twp	\$435,000.00
Cerullo Michael	Cayot Charles	Shohola Twp	\$22,000.00
Haas Walter G Jr Admr Haas Walter G Sr Est			
Haas Walter Est	Parker Michael	Shohola Twp	\$20,000.00
Morales Marelyn	Morales Marelyn	Lehman Twp	\$1.00

Joseph J Levanti Revocable Living Trust 08/23/2022			
Lucille Levanti Revocable Living Trust 08/23/2022	Joseph J Levanti Revocable Living Trust 08/23/2022	Greene Twp	\$1.00
Haight George M	Savino Anthony Savino Adrianne	Lackawaxen Twp	\$185,000.00
Mcmenamin Jennifer S Exrx			
Sague Robert E Est	Sague Stephen N	Palmyra Twp	\$1.00
Mcmenamin Jennifer S Exrx			
Sague Robert E Est	Sague Stephen N	Palmyra Twp	\$1.00
Mcmenamin Jennifer S Exrx			
Sague Robert E Est	Sague Stephen N	Palmyra Twp	\$1.00
Mcmenamin Jennifer S Exrx			
Sague Robert E Est	Sague Stephen N	Palmyra Twp	\$1.00
Mcmenamin Jennifer S Exrx			
Sague Robert E Est	Sague Stephen N	Palmyra Twp	\$1.00
Mcmenamin Jennifer S Exrx			
Sague Robert E Est	Sague Stephen N	Palmyra Twp	\$1.00
Degroat Donna Clark Gary			
	Clark David A	Milford Twp	\$239,000.00
Bolella Carman Bolella Carmen			
	Neuer Joseph	Blooming Grove Twp	\$10,000.00
Mikhailov Viktor Mikhailova Larissa			
Kovtun Tatiana	Kovtun Tatiana	Dingman Twp	\$1.00
Mcmakin Martha K Malaczewski Alex T Sr			
	Vieitez Elena Elena Vieitez Premises Trust	Lackawaxen Twp	\$1.00
Gnip Aleksandr Gnip Alla			
	Gnip Family Irrevocable Living Trust	Porter Twp	\$1.00
Erickson Roy	Erickson Kristen	Blooming Grove Twp	\$1.00
Keen Donald E Jr Fuentes Celestino			
	Fuentes Nancy	Lehman Twp	\$140,000.00
Galasso Patricia Secretary Of Housing & Urban Development			
		Milford Twp	\$10.00
Molina Luis P Ryman Margaret			
Molina Margaret	Camastro William H Jr Camastro Jill E	Blooming Grove Twp	\$455,000.00
Luetzow John D Lynch William			
Luetzow Elizabeth A	Lynch Agnes	Westfall Twp	\$510,000.00

Bodnar Kim A Admrx	Coburn Christopher		
Horst Irene H Est	Coburn Michele	Palmyra Twp	\$230,000.00
A Place In The Sun Inc	Municipal Authority Of The Borough Of Milford	Dingman Twp	\$1.00
Fradkin Leonid	Wytrwal Peter		
Dribnskaya Nadia	Wytrwal Natalia	Porter Twp	\$355,000.00
Pagnotta Anthony			
Pagnotta Grace	Rivera Giulia Rose	Delaware Twp	\$27,225.00
Wissing James H	Marek Maciej Romuald		
Wissing Helen A	Szewczonek Marek Rita Marek Rita Szewczonek	Palmyra Twp	\$900,000.00
Mullamphy Keith T			
Mullamphy Jaimee Lynn	Mullamphy Keith T	Delaware Twp	\$1.00
Porter Jeffrey E			
Oliveras Maria	Ardestani Arash	Lehman Twp	\$255,000.00
Mccullough Peter W	Tepas Jerry Waked Danielle	Lehman Twp	\$155,000.00
Zakovic Gary S			
Zakovic Susan L	Zakovic Susan L	Palmyra Twp	\$1.00
Kirby John Jr	Gray Paul E		
Kirby Patricia	Gray Rosina	Lehman Twp	\$340,000.00
Ross Gregory	Barbis Matthew		
Ross Margaret J	Barbis Renee Heyder Gina Marie Barbis Maryann	Lackawaxen Twp	\$686,000.00
Gerlando And Anna Catania Irrevocable Trust 05/23/2025	Morvillo Franca T Morvillo Victor Catania Lilly Blondell Martin J	Lackawaxen Twp	\$1.00
Giuffre Margaret A	Ziegeler Anne	Matamoras Borough	\$1.00
Windy Acres Investments Llc	Tatis Dwarlyn M Pimentel Pimentel Tatis Dwarlyn M	Delaware Twp	\$247,097.00
Secretary Of Veterans Affairs	Cortes Luis Jr Cortes Damaris	Dingman Twp	\$407,500.00
Decarlo Peter			
Decarlo Rosemary			
Ruggiero Maryanne			
Ruggiero Nicholas			
Samson Ruggiero Aileen B			
Ruggiero Aileen B Samson	Ostrovica Aurora Harrelson Dennis	Lackawaxen Twp	\$480,000.00
Shaw Tonya Admrx			
Taylor Tonya Admrx			
Taylor Jennifer L Est			
Chabot Brenda Lee Est	Musco Anthony		
Chabot Brenda L Est	Musco Kelly Ann	Dingman Twp	\$180,000.00
Vazquez Ana M	Tellez Ana Victoria	Lehman Twp	\$1.00
Forest Glen Estates Llc	Land Horizons Llc	Delaware Twp	\$998,000.00



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