

# 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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PIKE COUNTY



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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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**IN THIS ISSUE**

COURT CALENDAR .....	4
LEGAL NOTICES .....	14
SHERIFF'S SALES.....	16
CIVIL ACTIONS .....	27
MORTGAGES & DEEDS .....	28

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>*

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### **INDEX**

Time  
Case Information  
Court Official  
Plaintiff Attorney  
Defendant Attorney

### **MONDAY, FEBRUARY 2, 2026**

#### ***Courtroom 1***

9 AM  
Criminal Pre-Trial Conference  
President Judge Gregory H. Chelak

1:30 PM  
372-2020 Criminal Non-Jury Trial  
Commonwealth v. Duane Philgence  
President Judge Gregory H. Chelak  
THOMAS E. MINCER

#### ***Courtroom 2***

9 AM  
383-2024 Criminal Non-Jury Trial  
Commonwealth v. Leslie Garrera  
Judge Kelly A. Gaughan  
THOMAS E. MINCER

1:30 PM  
395-2023 Criminal Non-Jury Trial  
Commonwealth v. Joseph M. Wright  
Judge Kelly A. Gaughan  
JUSTIN E. PFAFF

#### ***Hearing Room***

1 PM  
518-2023 Settlement Conference  
Catherine Usera v. Luis Usera, Jr.  
Master Oressa P. Campbell  
BRIAN J. CALI  
JAMES P. BARON

1:30 PM  
1525-2025 Mediation  
Annelise Lorusso-Heiser v.  
Robert Heiser  
Mediator Oressa P. Campbell

2:30 PM  
48-2026 Mediation  
Patricia & Michael Krawcyk v.  
Erika Lovelace  
Mediator Oressa P. Campbell

#### ***Arbitration Room***

9:30 AM  
1557-2025 Custody Conference  
Kayla O'Brien v. Mark O'Brien  
Hearing Officer Oressa P. Campbell  
JAMES P. BARON  
MATTHEW J. GALASSO

### **TUESDAY, FEBRUARY 3, 2026**

#### ***Courtroom 1***

9 AM  
337-2025 Omnibus Pre-Trial Motion  
Hearing  
Commonwealth v. Everett McKean  
President Judge Gregory H. Chelak  
JUSTIN E. PFAFF

11:30 AM  
116-2026 Protection from Abuse  
Hearing  
Catherine Horner v. Jeffrey Barwick  
President Judge Gregory H. Chelak

## ***Courtroom 2***

9 AM

Argument – 14/25

Judge Kelly A. Gaughan

1 – 1164-2020 Hearing on Petition for Contempt

Tammy Bazemore v.

Jeremy W. Bazemore

Judge Kelly A. Gaughan

THOMAS F. FARLEY

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 – 1305-2025 Name Change Hearing

In re: Petition for Name Change of

Michael A. Ruiz

Judge Kelly A. Gaughan

4 – 75-2025 OC, 47-2024 OC Hearing

In re: Estate of Felicia Vandervliet

Judge Kelly A. Gaughan

ALEXANDER J. MAREK

5 – 1066-2024 Hearing

Robert & Sharon Opalecky v.

D&D Homes, Inc.

Judge Kelly A. Gaughan

THOMAS F. FARLEY

FRANK J. SANTOMAURO

6 – 346-2022 Hearing

Chelle Penwarden, n/k/a Chelle M.

Gechter v. Walter Penwarden

Judge Kelly A. Gaughan

BRIAN J. CALI

CASSANDRA A-D. COLOMBO

7 – 1028-2025 Argument

Louis & Luz Sevilla v.

Chester Andrzejczak

Judge Kelly A. Gaughan

ERIC L. HAMILL

8 – 1630-2025 Argument

In re: C.B.B.

Judge Kelly A. Gaughan

MATTHEW J. GALASSO

9 – 490-2023 Hearing on Petition for

Contempt

Kelly & Walter Staszewski v.

Jessica Abbott

Judge Kelly A. Gaughan

SHANNON L. MUIR

10 – 1302-2024 Hearing

Augello Excavating, Inc. v.

Clemleddy Construction, Inc.

Judge Kelly A. Gaughan

RONALD M. BUGAJ

CHRISTIAN E. WEED

11 – 975-2025 Hearing

Frankel Antoine v. Perla Antoine

Judge Kelly A. Gaughan

12 – 484-2021 Hearing on Petition for Contempt

Shevonne Sealey-Otero v.

Kirsty Farrington

Judge Kelly A. Gaughan

MARK E. MOULTON

COREY J. EAGEN

13 – 7-2023 Hearing on Petition for Contempt

Paul Lamitie v. Amanda Melton

Judge Kelly A. Gaughan

ASHLEY G. ZIMMERMAN

MATTHEW J. GALASSO

14 – 297-2025 Hearing

Charles Cassimore v. Kristee Cassimore

Judge Kelly A. Gaughan

MATTHEW J. GALASSO

TAMMY LEE CLAUSE

11 AM

7-2023 OR Petition for Incapacity Hearing

In re: Maryann Rose,

an Alleged Incapacitated Person

Judge Kelly A. Gaughan

ORESSA P. CAMPBELL

JUSTIN E. PFAFF

1:30 PM

Custody Status Conference – 7/10

Judge Kelly A. Gaughan

1 – 1059-2023, 1046-2024 Custody

Status Conference

Samantha DeJesus v.

Josue Crespo-Ayala / Josue Crespo-

Ayala v. Samantha DeJesus

Judge Kelly A. Gaughan

JAMES P. BARON

THOMAS E. MINCER

JAMES P. BARON

THOMAS E. MINCER

2 – 60-2025 Custody Status Conference

Steven Donohue v. Erika Delaney  
Judge Kelly A. Gaughan  
TAMMY LEE CLAUSE

SHANNON L. MUIR  
3 – 402-2024 Custody Status  
Conference

Michelle Ram v. Omar Sattaur  
Judge Kelly A. Gaughan  
JAMES A. BUTZ  
THOMAS E. MINCER

4 – 1093-2019 Custody Status  
Conference

Venessa Hughes v. Shaun Weber  
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 – 975-2025 Custody Status  
Conference

Frankel Anoine v. Perla Antoine  
Judge Kelly A. Gaughan  
JAMES P. BARON

7 – 297-2025 Custody Status  
Conference

Charles Cassimore v. Kristee Cassimore  
Judge Kelly A. Gaughan  
MATTHEW J. GALASSO  
TAMMY LEE CLAUSE

2 PM

551-2025 Custody Status Conference  
Donna Nikodem v.

Alex Rodriguez-Maisonet & Melissa  
Rodriguez-Maisonet

Judge Kelly A. Gaughan  
ALEXANDRIA CROUTHAMEL

### ***Hearing Room***

10:30 AM

1353-2022 Custody Conference  
Matthew Gonzalez v. Shanna Sussens  
Hearing Officer Samantha G Venditti  
JAMES P. BARON  
ASHLEY G. ZIMMERMAN

11:30 AM

1055-2024 Custody Conference  
Christopher Raser v. Amanda Raser  
Hearing Officer Samantha G Venditti  
JAMES P. BARON  
MATTHEW J. GALASSO

### **WEDNESDAY, FEBRUARY 4, 2026 *Courtroom 1***

9 AM

Juvenile Hearings – 9/25

President Judge Gregory H. Chelak  
1 – 70-2025 JV Adjudication Hearing  
In re: A.R.

President Judge Gregory H. Chelak  
2 – 76-2025 JV Adjudication Hearing  
In re: K.B.

President Judge Gregory H. Chelak  
3 – 66-2025 JV Dispositional Hearing  
In re: M.S.

President Judge Gregory H. Chelak  
ERIC L. HAMILL

4 – 65-2025 JV Dispositional Hearing  
In re: I.M.

President Judge Gregory H. Chelak  
STEVEN BENEDICT

5 – 45-2021 JV Dispositional Review  
Hearing  
In re: M.G.

President Judge Gregory H. Chelak  
ERIC L. HAMILL

6 – 22-2025 JV Dispositional Review  
Hearing

In re: K.S.

President Judge Gregory H. Chelak  
ERIC L. HAMILL

7 – 21-2025 JV Dispositional Review  
Hearing

In re: M.S.

President Judge Gregory H. Chelak  
JAMES P. BARON

8 – 23-2025 JV Dispositional Review  
Hearing

In re: M.R.

President Judge Gregory H. Chelak  
ERIC L. HAMILL

9 – 17-2025 JV Dispositional Review Hearing  
In re: L.A.  
President Judge Gregory H. Chelak  
THOMAS E. MINCER

11 AM  
73-2025 SA Summary Appeal Hearing  
Commonwealth v. Joan M. Kenney  
President Judge Gregory H. Chelak

1:15 PM  
376-2025 Criminal Pre-Trial Conference  
Commonwealth v. Robert L. Defreese  
President Judge Gregory H. Chelak  
ERIC L. HAMILL

1:30 PM  
204-2025 Hearing  
Commonwealth v. David Madera  
President Judge Gregory H. Chelak  
ERIC L. HAMILL

2:30 PM  
384-2022 Motion in Limine Hearing  
Commonwealth v. Eric Y. Treadwell  
President Judge Gregory H. Chelak  
ANDREW J. KATSOCK

## ***Courtroom 2***

9 AM  
Protection from Abuse Hearing – 4/10  
Judge Kelly A. Gaughan  
1 – 1004-2024 Modification/Withdrawal of Protection from Abuse Hearing  
Patricia A. DiDiego v.  
James E. Vangelakos  
Judge Kelly A. Gaughan  
JUSTIN E. PFAFF  
JAMES P. BARON  
2 – 1607-2025 Protection from Abuse Hearing and Modification/Withdrawal of Protection from Abuse Hearing  
Travis Bhola v. Alexia Denazis  
Judge Kelly A. Gaughan  
3 – 1631-2025 Protection from Abuse Hearing  
Valentina Comar v. Keith A. Jackson  
Judge Kelly A. Gaughan  
SHANNON L. MUIR  
JUSTIN E. PFAFF

4 – 147-2026 Protection from Abuse Hearing  
Sheila Ann Kilcommons v.  
Frederick Joseph Targonski  
Judge Kelly A. Gaughan

10:30 AM  
C & Y Hearing – 7/10  
Judge Kelly A. Gaughan  
1 – 10-2023 DP Permanency Review Hearing

In re: A.B.  
Judge Kelly A. Gaughan  
CHRISTINE RECHNER  
2 – 7-2025 DP Permanency Review Hearing

In re: S.H.  
Judge Kelly A. Gaughan  
CHRISTINE RECHNER  
LEATRICE A. ANDERSON  
3 – 1-2025 DP Permanency Review Hearing

In re: I.D.  
Judge Kelly A. Gaughan  
CHRISTINE RECHNER  
JAMES P. BARON  
MARK E. MOULTON  
4 – 15-2025 DP Permanency Review Hearing

In re: J.Z.  
Judge Kelly A. Gaughan  
CHRISTINE RECHNER  
JAMES P. BARON  
MARK E. MOULTON

5 – 11-2023 DP Permanency Review Hearing  
In re: B.M.  
Judge Kelly A. Gaughan  
CHRISTINE RECHNER  
CHRISTIAN E. WEED

6 – 16-2025 DP Permanency Review Hearing  
In re: C.M.  
Judge Kelly A. Gaughan  
CHRISTINE RECHNER  
JAMES P. BARON

MARK E. MOULTON  
7 – 36-2021 DP Hearing  
In re: M.I.  
Judge Kelly A. Gaughan  
CHRISTINE RECHNER

1:30 PM  
C & Y Hearing – 1/10  
Judge Kelly A. Gaughan  
1 – 17-2023 DP Permanency Review  
Hearing

In re: K.M.  
Judge Kelly A. Gaughan  
CHRISTINE RECHNER  
JAMES P. BARON  
ORESSA P. CAMPBELL  
MARK E. MOULTON

### *Hearing Room*

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

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

11:30 AM  
961-2024 Settlement Conference  
Heather Arculeo v. William Arculeo  
Master Oressa P. Campbell  
ASHLEY G. ZIMMERMAN  
MATTHEW J. GALASSO

### **THURSDAY, FEBRUARY 5, 2026**

#### ***Courtroom 1***

9 AM  
0/25  
President Judge Gregory H. Chelak

9:30 AM  
2/25  
President Judge Gregory H. Chelak  
1 – 317, 440, 441-2023 Bail  
Modification Hearing  
Commonwealth v. Charles Williams  
President Judge Gregory H. Chelak  
CHRISTIAN E. WEED

2 – 485-2025 Plea & Sentence  
Commonwealth v. Jerome M. Covart  
President Judge Gregory H. Chelak  
MATTHEW J. GALASSO

10 AM  
5/25  
President Judge Gregory H. Chelak  
1 – 222-2025 Hearing on  
Modification/Increase of Bail & ICC  
Commonwealth v. Steven A. Caputo  
President Judge Gregory H. Chelak  
THOMAS P. SUNDMAKER  
2 – 236-2021 Reconsideration of  
Sentence  
Commonwealth v. William E. Floystad  
President Judge Gregory H. Chelak  
STEVEN R. MILLS  
3 – 368-2025 Hearing  
Commonwealth v. Henry S. Briemann  
President Judge Gregory H. Chelak  
ROBERT A. SAURMAN  
4 – 340-2024 Hearing  
Commonwealth v. Devon A. Lewis  
President Judge Gregory H. Chelak  
5 – 508-2018 Expungement Hearing  
Commonwealth v. Justin Little  
President Judge Gregory H. Chelak

10:30 AM  
Violation Hearing – 5/25  
President Judge Gregory H. Chelak  
1 – 40-2020 Violation of Parole Hearing  
Commonwealth v.  
Dominick J. Eadicicco  
President Judge Gregory H. Chelak  
JOHN R. WILLIAMS  
2 – 194-2024 Violation of Parole  
Hearing  
Commonwealth v. Robert J. Bower  
President Judge Gregory H. Chelak  
CHRISTIAN W. FRANCIS  
3 – 84-2023 Violation of Parole Hearing  
Commonwealth v.  
Szymon G. Szczepanik  
President Judge Gregory H. Chelak  
JAMES P. BARON  
4 – 252-2024 Sanctions Hearing  
Commonwealth v. Jacob M. Bulkeley  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN

5 – 306-2022 Violation of Probation Hearing  
Commonwealth v. Brian M. Alveari  
President Judge Gregory H. Chelak  
MARK E. MOULTON

11 AM

Contempt Hearing – 5/25  
President Judge Gregory H. Chelak  
1 – 322,323-2023 Sanctions Hearing  
Commonwealth v. Jennifer Weatherly  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
2 – 524-2022 Contempt Hearing  
Commonwealth v. Lizmarie Fernandez  
President Judge Gregory H. Chelak  
LINDSEY M. COLLINS  
3 – 392-2023 Contempt Hearing  
Commonwealth v. Charlie A. Pena  
President Judge Gregory H. Chelak  
Pike County Public Defenders Office  
4 – 502-2019 Contempt Hearing  
Commonwealth v. Zachary R. Schock  
President Judge Gregory H. Chelak  
MATTHEW J. GALASSO  
5 – 610-2019 Sanctions Hearing  
Commonwealth v. Richard L. Glenn, Jr.  
President Judge Gregory H. Chelak  
LINDSEY M. COLLINS

1 PM

6/25  
President Judge Gregory H. Chelak  
1 – 402-2024 Parole Hearing  
Commonwealth v. Jaime Jimenez  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE  
2 – 488, 489-2025 Arraignment  
Commonwealth v.  
Juan D. Guitierrez-Ortiz  
President Judge Gregory H. Chelak  
Pike County Public Defenders Office  
3 – 452-2025 Arraignment  
Commonwealth v. Jailyne I. Gutierrez  
President Judge Gregory H. Chelak  
4 – 364-2025 Arraignment  
Commonwealth v. Robert L. Pidi  
President Judge Gregory H. Chelak  
LINDSEY M. COLLINS

5 – 5-2026 Arraignment  
Commonwealth v. Stephen J. Milisci  
President Judge Gregory H. Chelak  
6 – 496-2025 Arraignment  
Commonwealth v. Andy W. Rodriguez  
President Judge Gregory H. Chelak

1:30 PM

346-2025 Omnibus Pre-Trial Motion Hearing  
Commonwealth v.  
Dominick M. Milberto  
President Judge Gregory H. Chelak  
ERIC L. HAMILL

2:30 PM

376-2025 Hearing  
Commonwealth v. Robert L. Defreese  
President Judge Gregory H. Chelak  
ERIC L. HAMILL

### ***Courtroom 2***

9 AM

Custody Trial – 2/2  
Judge Kelly A. Gaughan  
1 – 816-2025 Custody Trial  
Stephanie Soltis v. Saniel Alfano  
Judge Kelly A. Gaughan  
THOMAS E. MINCER  
MATTHEW J. GALASSO  
2 – 818-2025 Custody Trial  
Daniel Alfano v. Stephanie Soltis  
Judge Kelly A. Gaughan  
MATTHEW J. GALASSO  
THOMAS E. MINCER

### ***Hearing Room***

11:30 AM

1261-2012 Custody Conference  
Dolores Alabnese v. Emil Malone  
Hearing Officer Samantha G Venditti  
CHRISTINE RECHNER

**FRIDAY, FEBRUARY 6, 2026**

***Courtroom 1***

9 AM

Sentencing – 3/25

President Judge Gregory H. Chelak  
1 – 341-2025 Sentencing and Hearing  
on Modification/Increase of Bail & ICC

Commonwealth v. Holly E. Miceli  
President Judge Gregory H. Chelak  
ERIC L. HAMILL

2 – 216-2025 Sentencing  
Commonwealth v. Daniel J. Hnatko, Jr.  
President Judge Gregory H. Chelak  
ERIC L. HAMILL

3 – 122-2025 Sentencing  
Commonwealth v. Enrique Colon  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT

9:30 AM

Sentencing – 2/25

President Judge Gregory H. Chelak  
1 – 488-2024 Sentencing  
Commonwealth v.

Charles M. Readmond, III.  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE

2 – 61-2025 Sentencing  
Commonwealth v.  
Raymond A. Rodriguez  
President Judge Gregory H. Chelak  
CHRISTIAN E. WEED

10 AM

Sentencing – 7/25

President Judge Gregory H. Chelak  
1 – 26-2025 (Wyoming County)  
Sentencing

Commonwealth v. Matthew John Gilroy  
President Judge Gregory H. Chelak  
NICOLE T. LERMITTE

2 – 281-2025 Sentencing  
Commonwealth v. Blaise F. Melofchik  
President Judge Gregory H. Chelak

KATHLEEN E. MARTIN  
3 – 282-2025 Sentencing  
Commonwealth v.

Jose R. Morales-Muentes  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN

4 – 234-2025 Sentencing

Commonwealth v. Jacob M. Bulkeley  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN

5 – 243-2025 Sentencing  
Commonwealth v. Thornton A. Wells  
President Judge Gregory H. Chelak  
JOHN J MARTIN

6 – 176-2021, 217, 291-2023 Sentencing  
Commonwealth v. Kyle W. Grogan  
President Judge Gregory H. Chelak  
ROBERT C. BARCHIESI

7 – 409-2025 Sentencing  
Commonwealth v. Jarrett D. Olver  
President Judge Gregory H. Chelak  
JAMES M. DESANTO

11 AM

Sentencing – 0/5

President Judge Gregory H. Chelak

1:30 PM

297-2025 Hearing  
Commonwealth v.  
Abraheem M. Abdelhaq  
President Judge Gregory H. Chelak  
JUSTIN E. PFAFF

***Courtroom 2***

9 AM

Summary Appeal Hearing – 23/25

Judge Kelly A. Gaughan  
1 – 59, 60, 61-2025 SA Summary  
Appeal Hearing

Commonwealth v.  
B.L. Transportation Services, LLC.  
Judge Kelly A. Gaughan

DOMINIC J. MASTRI  
2 – 36-2025 SA Summary Appeal  
Hearing

Commonwealth v. Rebecca G. Canales  
Judge Kelly A. Gaughan  
3 – 53, 54-2025 SA Summary Appeal

Hearing  
Commonwealth v.  
Fred J. Demercurio, Jr.

Judge Kelly A. Gaughan

4 – 52-2025 SA Summary Appeal  
Hearing  
Commonwealth v. Abraham G. Edell  
Judge Kelly A. Gaughan  
CRAIG A. SOPIN  
5 – 47, 72-2025 SA Summary Appeal  
Hearing  
Commonwealth v. Karl H. Flail  
Judge Kelly A. Gaughan  
JAMES P. BARON  
6 – 37-2025 SA Summary Appeal  
Hearing  
Commonwealth v.  
Full Pull Hauling, LLC.  
Judge Kelly A. Gaughan  
7 – 35-2025 SA Summary Appeal  
Hearing  
Commonwealth v. Laneil M. Hinton  
Judge Kelly A. Gaughan  
8 – 49, 50, 51-2025 SA Summary  
Appeal Hearing  
Commonwealth v. Ramesch K. Holt  
Judge Kelly A. Gaughan  
TODD A. JOHNS  
9 – 28-2024, 33-2025 SA Summary  
Appeal Hearing  
Commonwealth v. Sara W. Khalifa  
Judge Kelly A. Gaughan  
ROBERT A. SAURMAN  
10 – 55-2025 SA Summary Appeal  
Hearing  
Commonwealth v.  
Makenzee M. Lefferts  
Judge Kelly A. Gaughan  
11 – 44-2025 SA Summary Appeal  
Hearing  
Commonwealth v. Paige M. Little  
Judge Kelly A. Gaughan  
12 – 56-2025 SA Summary Appeal  
Hearing  
Commonwealth v. David Muramira  
Judge Kelly A. Gaughan  
13 – 69-2025 SA Summary Appeal  
Hearing  
Commonwealth v. Michael Pisanchyn  
Judge Kelly A. Gaughan  
14 – 39, 40, 41, 42, 43-2025 SA  
Summary Appeal Hearing  
Commonwealth v. Kimberly L. Shupe  
Judge Kelly A. Gaughan  
JUSTIN E. PFAFF

15 – 45, 46-2025 SA Summary Appeal  
Hearing  
Commonwealth v. Thomas E. Simmons  
Judge Kelly A. Gaughan  
16 – 62-2025 SA Summary Appeal  
Hearing  
Commonwealth v. Mehmet Souleiman  
Judge Kelly A. Gaughan  
JAMES P. BARON  
17 – 67-2025 SA Summary Appeal  
Hearing  
Commonwealth v. Ronald Streczyk  
Judge Kelly A. Gaughan  
18 – 64, 65, 66-2025 SA Summary  
Appeal Hearing  
Commonwealth v. Dritan Taganovic  
Judge Kelly A. Gaughan  
19 – 63-2025 SA Summary Appeal  
Hearing  
Commonwealth v.  
Alliyanna C. Veneracion  
Judge Kelly A. Gaughan  
20 – 70-2025 SA Summary Appeal  
Hearing  
Commonwealth v. Thomas S. Visotsky  
Judge Kelly A. Gaughan  
21 – 38-2025 SA Summary Appeal  
Hearing  
Commonwealth v. Dawn M. Weston  
Judge Kelly A. Gaughan  
22 – 48-2025 SA Summary Appeal  
Hearing  
Commonwealth v.  
William K. Young, III.  
Judge Kelly A. Gaughan  
23 – 71-2025 SA Summary Appeal  
Hearing  
Commonwealth v.  
Richard G. Zuckerman  
Judge Kelly A. Gaughan  
NICHOLAS J. MCINTYRE  
  
1:30 PM  
PennDOT Hearing – 27/35  
Judge Kelly A. Gaughan  
1 – 196-2023 PennDOT Hearing  
Bryan G. DeWeese, Jr. v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
MATTHEW J. GALASSO  
ROBERT J. KOPACZ

2 – 729-2022 PennDOT Hearing  
Robert Charles Hind v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
THOMAS E. MINCER  
ROBERT J. KOPACZ  
3 – 725-2023 PennDOT Hearing  
Christine Williston v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
MARK E. MOULTON  
ROBERT J. KOPACZ  
4 – 515-2024 PennDOT Hearing  
Anthony J. Luberto v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
ROBERT J. KOPACZ  
5 – 648-2024 PennDOT Hearing  
James H. Gifford, III v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
ANTHONY PIAZZA  
ROBERT J. KOPACZ  
6 – 024-2025 PennDOT Hearing  
Tanya James v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
MARK E. MOULTON  
ROBERT J. KOPACZ  
7 – 179-2025 PennDOT Hearing  
Martin King Jackson v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
ROBERT J. KOPACZ  
8 – 398-2025 PennDOT Hearing  
Theresa A. Moran-Balzano v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
THOMAS E. MINCER  
ROBERT J. KOPACZ

9 – 695-2025 PennDOT Hearing  
Frank Meglio v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
ROBERT J. KOPACZ  
10 – 760-2025 PennDOT Hearing  
Patrick M. Newman v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
ROBERT J. KOPACZ  
11 – 828-2025 PennDOT Hearing  
Kelli D. DeSantis v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
ROBERT J. KOPACZ  
12 – 1017-2025 PennDOT Hearing  
Bonaventure Potts v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
ROBERT J. KOPACZ  
13 – 1095-2025 PennDOT Hearing  
Alexie E. Newman v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
ROBERT J. KOPACZ  
14 – 1127-2025 PennDOT Hearing  
George Huber v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
THOMAS E. MINCER  
ROBERT J. KOPACZ  
15 – 1129-2025 PennDOT Hearing  
Walter J. Fraas v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
CHRISTIAN W. FRANCIS  
ROBERT J. KOPACZ  
16 – 1148-2025 PennDOT Hearing  
Sammy O. Abuga v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
THOMAS P. SUNDMAKER  
ROBERT J. KOPACZ

17 – 591-2025 (Wayne County)  
PennDOT Hearing  
Jake R. Mundy v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
ROBERT J. KOPACZ  
JOHN J. MARTIN  
ROBERT J. KOPACZ  
18 – 1275-2025 PennDOT Hearing  
Marie K. Dunn v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
MATTHEW J. GALASSO  
ROBERT J. KOPACZ  
19 – 1310-2025 PennDOT Hearing  
Connor McGoey v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
20 – 1372-2025 PennDOT Hearing  
Jennifer A. Libutti &  
Johnathan D. Weigold v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
THOMAS E. MINCER  
ROBERT J. KOPACZ  
21 – 1439-2025 PennDOT Hearing  
Ruslan Fedorovich v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan

22 – 1255-2024 PennDOT Hearing  
Alexander Hromov v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
ROBERT J. KOPACZ  
23 – 1460-2025 PennDOT Hearing  
Yeishla Bauza v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
ROBERT J. KOPACZ  
24 – 1558-2025 PennDOT Hearing  
Lloyd R. Maurer v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
25 – 1591-2025 PennDOT Hearing  
Candy Towner v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
26 – 1608-2025 PennDOT Hearing  
Christopher Z. Jacobs v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan  
NICHOLAS J. MCINTYRE  
27 – 1620-2025 PennDOT Hearing  
Hudson G. Cayot v.  
Commonwealth of Pennsylvania  
Department of Transportation  
Judge Kelly A. Gaughan



## 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 Joan A. Lizzio, deceased of Lackawaxen Township, Pike County, Pennsylvania. Letters Testamentary on the above Estate having been granted to Karen M. Warden, Executrix, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 8 Silk Mill Drive, Suite 215, Hawley, Pennsylvania 18428.

1/30/2026 • 2/6/2026 • 2/13/2026

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### ESTATE NOTICE

Estate of David Robert Hedgecock, Late of Matamoras, Westfall Township, Pennsylvania.

Letters Testamentary on the above estate having been granted to Michael J. Bartholomay, all persons indebted to the said estate are requested to make payment, and those having claims to present the

same without delay to him clo Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

1/30/2026 • 2/6/2026 • 2/13/2026

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### ESTATE NOTICE

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters, Administration to the person named. All persons having claims against said estate are requested to make known the same to them or to their attorneys and all persons indebted to said decedent are requested to make payment without delay to the Administrator named below.

Estate of Yevgen Shayuk, deceased, late of Delaware Township, Pike County, Pennsylvania. Administratrix, Kristina Bar, c/o attorney, Christopher M. Murphy, Esquire Breslin, Murphy & Roberts, P.C. 3305 Edgmont Avenue Brookhaven, PA 19015

1/23/2026 • 1/30/2026 • 2/6/2026

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### ESTATE NOTICE

Estate of **Randy A. Garris**, late of East Stroudsburg, Pike County, Pennsylvania, deceased.

Letters Administration in the above-named Estate having been

granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Pike County, 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.

Steven A. Garris - Administrator

Jeffrey A. Durney, Esq.  
Durney, Worthington & Madden,  
LLC  
P.O. Box 536  
Tannersville, PA 18372-0536  
(570) 620-0320

1/23/2026 • 1/30/2026 • 2/6/2026

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**ESTATE NOTICE**

Thomas Francis Caulfield  
AKA Tom Caulfield  
Late of Greeley, PA  
EXECUTOR  
Michael Caulfield  
34 E. Cedar Street  
Massapequa, NY 11758

1/23/2026 • 1/30/2026 • 2/6/2026

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**LETTERS  
TESTAMENTARY**

Estate of Inga E. Lukaszuk,  
Deceased, late of 404 East Harford  
Street, Milford, Pennsylvania 18337.

Letters Testamentary 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:

Linda H. Bergmann  
6 Farview Avenue  
Pine Plains, New York 12567

or to her attorney, Jennifer Onofry,  
Esq., 515 Broad Street, Milford, PA  
18337

1/23/2026 • 1/30/2026 • 2/6/2026

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**ESTATE NOTICE**

Estate of Joan D. Ast a/k/a Joan  
A. Ast, Late of Matamoras, Pike  
County, Pennsylvania.

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

1/16/2026 • 1/23/2026 • 1/30/2026

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**LETTERS  
TESTAMENTARY**

Estate of Helen Louise  
Sherman, Deceased, late of 104  
Silver Springs Terrace, Milford,  
Pennsylvania 18337.

Letters Testamentary 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:

Michael Sherman  
Amy Sherman  
3 Maple Street  
Chatham, NJ 07929

or to their attorney, Jennifer P. Onofry, Esq., 515 Broad Street, Milford, PA 18337

1/16/2026 • 1/23/2026 • 1/30/2026

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### LETTERS OF ADMINISTRATION

Estate of Denise E. Behrens, Deceased, late of 4341 Andrew Lane, Brooksville, Florida 34601.

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:

Leslie Lembeck  
4341 Andrew Lane  
Brooksville, FL 34601

or to her attorney, Jennifer Onofry, Esq., 515 Broad Street, Milford, PA 18337

1/16/2026 • 1/23/2026 • 1/30/2026

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### ESTATE NOTICE

Kathleen A. Karabell  
Late of Hawley  
ADMINISTRATOR  
Charles J. Karabell  
c/o

ATTORNEY  
Raymond W. Ferrario  
538 Biden Street, Suite 528  
Scranton, PA 18503

1/16/2026 • 1/23/2026 • 1/30/2026

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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 FEBRUARY 18, 2026

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO:143-2024 SUR JUDGEMENT NO: 143-2024 AT THE SUIT OF **FREEDOM MORTGAGE CORPORATION vs. WALTER SHAYNE LIGHT** DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, FEBRUARY 18, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

By virtue of a Writ of Execution No. 143-2024-CV

Freedom Mortgage Corporation  
v.  
Walter Shayne Light

owner(s) of property situate in the Township of Dingman, Pike County, Pennsylvania, being

420 Raymondskill Road,  
Milford, PA 18337

Parcel No. 110.02-03-60-0019588  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$370,325.69

Attorneys for Plaintiff  
Orlans Law Group PLLC

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO WALTER SHAYNE LIGHT DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$370,325.69 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 WALTER SHAYNE LIGHT DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$370,325.69 PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
ORLANS LAW GROUP PLLC  
200 EAGLE RD.  
BLDG 2, STE 120  
WAYNE, PA 19087

1/23/2026 • 1/30/2026 • 2/6/2026

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**SHERIFF SALE  
FEBRUARY 18, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 714-2024 SUR JUDGEMENT NO: 714-2024\_A T THE SUIT OF US BANK TRUST N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST VS. DEONNIA MIA ORTEGA IN HER CAPACITY AS HEIR OF RONALDO ORTEGA, UNKNOWN HEIRS SUCCESSORS, ASSIGNS & ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALDO ORTEGA DEFENDANTS, I WILL EXPOSE TO SALE OF

PUBLIC VENDUE OR  
OUTCRY at  
<https://pike.pa.realforeclose.com>  
ON **WEDNESDAY, FEBRUARY**  
**18, 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 PALMYRA, PIKE COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS:  
126 ESTATES RD A/K/A  
21 WHITE BEAUTY VIEW  
ESTATES  
GREENTOWN, PA 18426

BEING PARCEL NUMBER:  
070.04-01-59

IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA  
TO **DEONNIA MIA ORTEGA**  
**IN HER CAPACITY AS HEIR**  
**OF RONALDO ORTEGA,**  
**UNKNOWN HEIRS**  
**SUCCESSORS, ASSIGNS &**  
**ALL PERSONS, FIRMS OR**  
**ASSOCIATIONS CLAIMING**  
**RIGHT, TITLE OR INTEREST**  
**FROM OR UNDER RONALDO**  
**ORTEGA**

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF **\$38,208.95** 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 **DEONNIA**  
**MIA ORTEGA** IN HER  
CAPACITY AS HEIR OF  
**RONALDO ORTEGA,**  
**UNKNOWN HEIRS**  
**SUCCESSORS, ASSIGNS &**  
**ALL PERSONS, FIRMS OR**  
**ASSOCIATIONS CLAIMING**  
**RIGHT, TITLE OR INTEREST**  
**FROM OR UNDER RONALDO**  
**ORTEGA**

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT **\$38,208.95** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

**1/23/2026 • 1/30/2026 • 2/6/2026**

**SHERIFF SALE  
FEBRUARY 18, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 926-2025 SUR JUDGEMENT NO: 926-2025 AT THE SUIT OF PENNYMAC LOAN SERVICES, LLC vs. JUDITH DOWNEY AKA JUDY DOWNEY. KNOWN SURVIVING HEIR OF JAMES DOWNEY. VINCENT DOWNEY, KNOWN SURVIVING HEIR OF JAMES DOWNEY, TIMOTHY DOWNEY, KNOWN SURVIVING HEIR OF JAMES DOWNEY, THOMAS DOWNEY, KNOWN SURVIVING HEIR OF JAMES DOWNEY & UNKNOWN SURVIVING HEIRS OF JAMES DOWNEY DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, FEBRUARY 18, 2026. at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THIA T CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEING Lots 18 ABCD, Block W-503, as set forth on plan of lots in Wild Acres, Section 5, Delaware Township, Pike County,

Pennsylvania, dated March 1968, by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 6, page 198, on August 16, 1968.

Map and Parcel 10: 176.01-02-29

Being known as: 103 Deer Trail, Dingmans Ferry, Pennsylvania 18328.

Title to said premises is vested in James Downey by deed from Margaret Manary dated September 14, 2021, and recorded September 14, 2021, in Deed Book 2667, Page 2582. The said James Downey died on July 15, 2023 without a will or appointment of an Administrator, thereby vesting title in Judith Downey a/k/a Judy Downey, Known Surviving Herr of James Downey, Vincent Downey, Known Surviving Herr of James Downey, Timothy Downey, Known Surviving Herr of James Downey, Thomas Downey, Known Surviving Herr of James Downey, and Unknown' Surviving Heirs of James Downey by operation of law.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO JUDITH DOWNEY AKA JUDY DOWNEY, KNOWN SURVIVING HEIR OF JAMES DOWNEY, VINCENT DOWNEY, KNOWN SURVIVING HEIR OF JAMES DOWNEY, TIMOTHY

DOWNEY, KNOWN SURVIVING HEIR OF JAMES DOWNEY, THOMAS DOWNEY. KNOWN SURVIVING HEIR OF JAMES DOWNEY & UNKNOWN SURVIVING HEIRS OF JAMES DOWNEY DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A mDGMENT ON THE AMOUNT OF **\$179,970.63** 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 **JUDITH DOWNEY AKA JUDY DOWNEY**. KNOWN SURVIVING HEIR OF JAMES DOWNEY, VINCENT DOWNEY, KNOWN SURVIVING HEIR OF JAMES DOWNEY, TIMOTHY DOWNEY. KNOWN SURVIVING HEIR OF JAMES DOWNEY, THOMAS DOWNEY, KNOWN SURVIVING HEIR OF JAMES

DOWNEY & UNKNOWN SURVIVING HEIRS OF JAMES DOWNEY DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$179,970.63** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
MCCABE WEISBERG  
CONWAY LLC  
1420 WALNUT STREET,  
STE 1501  
PHILADELPHIA, PA 19102

1/23/2026 • 1/30/2026 • 2/6/2026

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**SHERIFF SALE  
FEBRUARY 18, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO:1078-2017 SUR JUDGEMENT NO: 1078-2017 AT THE SUIT OF **WILMINGTON SAVINGS FUND SOCIETY, FSBAS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST J VS. MOUWAFFAC KAYLANI**

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, FEBRUARY 18, 2026 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of

Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:

BEING Lot No. 124, Section No.2 as shown on the map entitled subdivision of Section 2, Pocono Mountain Water Forest Corporation, in Pike County Plat Book Volume 10, page 29.

Tax Parcel: 136.02-02-31; Tax ID #: 03-0-020628

Premises Being: 233 Water Forrest Drive, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO MOUWAFFAC KAYLANI DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$301,171.53 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 MOUWAFFAC KAYLANI DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$301,171.53 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

1/23/2026 • 1/30/2026 • 2/6/2026

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**SHERIFF SALE  
FEBRUARY 18, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 1324-2016 SUR JUDGEMENT NO: 1324-2016 AT THE SUIT OF WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NO IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2015-5T C/O RUSHMORE LOAN MANAGEMENT SERVICES LLC vs. FRANCINE M. SULLIVAN AS HEIR TO RAYMOND T. SULLIVAN, DECEASED, RAYMOND ANTHONY SULLIVAN AS HEIR TO RAYMOND T. SULLIVAN & UNKNOWN

**SURVIVING HEIRS OF  
RAYMOND T. SULLIVAN,  
DECEASED**  
DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at  
<https://pike.pa.realforeclose.com>  
**ON WEDNESDAY, FEBRUARY  
18, 2026 at 11:00 AM**  
PREVAILING TIME IN THE  
AFORENOON OF SAID DATE:

ALL THE FOLLOWING LOT  
SITUATE IN THE TOWNSHIP  
OF GREENE, COUNY OF  
PIKE AND  
COMMONWEALTH OF  
PENNSYLVANIA, MARKED  
AND DESIGNATED AS LOT  
NO. 510, SECTION 'C', AS  
SHOWN ON MAP OF "THE  
ESCAPE" MADE BY WILLIAM  
E. SACRA AND ASSOCIATES  
AND RECORDED IN THE  
OFFICE OF THE RECORDER  
FOR PIKE COUNTY,  
PENNSYLVANIA, IN PLAT  
BOOK NO. 13 AT PAGE 9,  
EXCEPT AS TO THE RIGHTS  
OF THIRD PARTIES, IF ANY,  
AS TO OIL, MINERAL AND  
GAS RIGHTS, AS TO WHICH  
IT HEREBY QUIT CLAIMS  
ALL RIGHTS, TITLE AND  
INTEREST TO THE PARTY OF  
THE SECOND PART, ITS  
HEIRS AND ASSIGNS.

ADDRESS: 510 OAK LN. ;  
GREENTOWN, PA 18426-9141

TAX MAP OR PARCEL ID NO. :  
085.02- 05-04

TITLE TO SAID PREMISES  
VESTED IN Raymond T. Sullivan  
and Marie A. Sullivan, by Deed

from Southerton Corporation, dated  
July 18, 1975, recorded September  
26, 1975, in Book 517, Page 169.  
The said Raymond T. Sullivan  
departed this life on August 10,  
2010 ... The said Marie A. Sullivan  
departed this life on January 31,  
1994 ...

**Tax Parcel No:** 085.02-05-04 and  
040015945

**Premises known as:** 510 Oak Lane,  
Greentown, PA 18426

**To Be Sold as the property of**  
Raymond T. Sullivan and Marie A.  
Sullivan

**Docket No:** 1324-2016

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA  
TO FRANCINE M. SULLIVAN  
AS HEIR TO RAYMOND T.  
SULLIVAN, DECEASED,  
RAYMOND ANTHONY  
SULLIVAN AS HEIR TO  
RAYMOND T. SULLIVAN &  
UNKNOWN SURVIVING  
HEIRS OF RAYMOND T.  
SULLIVAN, DECEASED

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
mdGMENT ON THE  
AMOUNT OF \$31,220.41 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 FRANCINE M.  
SULLIVAN AS HEIR TO  
RAYMOND T. SULLIVAN,  
DECEASED, RAYMOND  
ANTHONY SULLIVAN AS  
HEIR TO RAYMOND T.  
SULLIVAN & UNKNOWN  
SURVIVING HEIRS OF  
RAYMOND T. SULLIVAN,  
DECEASED

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT **\$31,220.41** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
ORLANS LAW GROUP PLLC  
200 EAGLE RD.  
BLDG 2, STE 120  
WAYNE, PA 19087

**1/23/2026 • 1/30/2026 • 2/6/2026**

**SHERIFF SALE  
FEBRUARY 18, 2026**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO: 1338-2025 SUR  
JUDGEMENT NO: \_1338-  
2025\_AT THE SUIT OF U.S.  
BANK TRUST, NA. NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR REO TRUST 2017-RPL1 vs.  
PAULETIA ADER & RICHARD  
ADER  
DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at  
<https://pike.pa.realforeclose.com>  
ON WEDNESDAY, FEBRUARY  
18, 2026, at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID DATE:

By virtue of Writ of Execution No.  
2025-01338  
U.S. Bank Trust National  
Association, not in its individual  
capacity but solely as owner trustee  
for REO Trust 2017-RPLI  
(Plaintiff)

vs. Pauletta Ader and Richard Ader  
(Defendants)

Property Address 1214 W. Sugar  
Mountain Road, Bushkill, PA 18324

Parcel I.D. No. 200.01-01-36

Improvements thereon consist of a  
residential dwelling.

Judgment Amount:  
\$75,403.44

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 PAULETTA ADER & RICHARD ADER DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$75,403.44** 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 PAULETTA ADER & RICHARD ADER DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$75,403.44** PLUS COSTS AND INTEREST AS AFORESAID.

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

1/23/2026 • 1/30/2026 • 2/6/2026

**SHERIFF SALE  
FEBRUARY 18, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 370-2025 SUR JUDGEMENT NO: 370-2025 AT THE SUIT OF U.S. BANK, NA NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE ON BEHALF OF GCAT 2022-NQM3 TRUST vs. XIANGJIN LIN DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, FEBRUARY 18, 2026 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Commonly known as:  
106 Lynric Court,  
Shohola, PA 18458

Parcel Number: 077.00-01-13.004  
Improvements thereon of the

residential dwelling or lot (if applicable):

Judgment Amount: \$307,834.12

Attorneys for the Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA  
TO\_XIANGJIN LIN

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF **\$307,834.12** 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) DA YS AFTER  
THE SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF XIANGJIN LIN

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT **\$307,834.12** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY, PENNSYL  
VANIA FRIEDMAN V  
ARTOLO, LLP  
1325 FRANKLIN AVE, STE 160  
GARDEN CITY, NY 11530

1/23/2026 • 1/30/2026 • 2/6/2026

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**SHERIFF SALE  
FEBRUARY 18, 2026**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
**NO: 1536-2025 SUR**  
**JUDGEMENT NO: 1536-**  
**2025\_AT THE SUIT OF**  
**LAKEVIEW LOAN**  
**SERVICING, LLC c/o**  
**NATIONSTAR MORTGAGE,**  
**LLC VS. REBECCA LEIGH**  
**MOLNAR & CHRISTOPHER**  
**LEWIS MOLNAR**

DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at  
<https://pike.pa.realforeclose.com>  
ON **WEDNESDAY, FEBRUARY**  
**18, 2026 at 11:00 AM**  
PREVAILING TIME IN THE  
AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece,  
parcel and tract of land situate, lying  
and being :in the Township of  
Dingman, County of Pike and

Commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit:

BEING Tract No. 3704, Section  
No. XV, Conashaugh Lakes, as  
shown on plat or map recorded in  
the Office of the Recorder of Deeds  
of Pike County in Plat Book 16,  
Page 53.

BEING KNOWN AS: 106  
WITHERSPOON COURT,  
DINGMANS FERRY AKA  
MILFORD, PA 18328

PROPERTYIDNUMBER:  
134.02-01-02-

BEING THE SAME PREMISES  
WHICH FREDDIE MAC AKA  
FEDERAL HOME LOAN  
MORTGAGE CORPORATION,  
BY ITS ATTORNEY-IN-FACT,  
UDREN LAW OFFICES, P.C.  
(POWER OF ATTORNEY  
RECORDED 12/09/13 IN BOOK  
2438, PAGE 59D BY DEED  
DATED 7/31/2015 AND  
RECORDED 10/7/2015 IN THE  
OFFICE OF THE RECORDER  
OF DEEDS IN DEED BOOK  
2479 AT PAGE 1823, GRANTED  
AND CONVEYED UNTO  
CHRISTOPHER LEWIS  
MOLNAR AND REBECCA  
LEIGH MOLNAR.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA  
TO REBECCA LEIGH  
MOLNAR & CHRISTOPHER  
LEWIS MOLNAR  
DEFENDANTS, OWNER, OR

REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
MORTGAGEMENT ON THE  
AMOUNT OF **\$167,528.74** 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 REBECCA  
LEIGH MOLNAR &  
CHRISTOPHER LEWIS  
MOLNAR  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT **\$167,528.74** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
KML LAW GROUP PC  
701 MARKET STREET,  
STE 5000  
PHILADELPHIA, PA 19106-  
1532

1/23/2026 • 1/30/2026 • 2/6/2026

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**CIVIL ACTIONS FILED**


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*From January 15, 2026 to January 22, 2026  
Accuracy of the entries is not guaranteed.*

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**CHANGE OF NAME**

2026-00112	Venancio Celeste Hope Short	Petitioner	1/16/2026
2026-00112	Short Venancio Celeste Hope	Petitioner	1/16/2026
2026-00113	Short Venancio Celeste	Petitioner	1/16/2026
2026-00113	Venancio Celeste Short	Petitioner	1/16/2026
2026-00113	Short Venancio Celvo Humberto Minor	Petitioner	1/16/2026
2026-00113	Venancio Celvo Humberto Short Minor	Petitioner	1/16/2026

**CONTRACT – DEBT COLLECTION: CREDIT CARD**

2026-00108	Cavalry Spy I Llc	Plaintiff	1/16/2026
2026-00108	Gries Anthony	Defendant	1/16/2026
2026-00109	Cavalry Spy I Llc	Plaintiff	1/16/2026
2026-00109	Monz James	Defendant	1/16/2026
2026-00114	Citibank Na	Plaintiff	1/16/2026
2026-00114	Cibelli Michael A	Defendant	1/16/2026
2026-00118	Barclays Bank Delaware	Plaintiff	1/20/2026
2026-00118	Batres Jose	Defendant	1/20/2026
2026-00119	Pca Acquisitions C Llc	Plaintiff	1/20/2026
2026-00119	Delgado Micaela	Defendant	1/20/2026
2026-00122	Citibank Na	Plaintiff	1/20/2026
2026-00122	Heimbrook Jesse	Defendant	1/20/2026
2026-00124	Citibank Na	Plaintiff	1/20/2026
2026-00124	Tooley James	Defendant	1/20/2026

**CONTRACT – DEBT COLLECTION: OTHER**

2026-00110	Upstart Network Inc	Plaintiff	1/16/2026
2026-00110	Madera Yefierny	Defendant	1/16/2026
2026-00120	Security Credit Services Llc	Plaintiff	1/20/2026
2026-00120	Taveras Fernando	Defendant	1/20/2026
2026-00121	Velocity Investments Llc	Plaintiff	1/20/2026
2026-00121	Farmerie Catherine	Defendant	1/20/2026
2026-00123	Velocity Investments Llc	Plaintiff	1/20/2026
2026-00123	Sullivan Yolanda	Defendant	1/20/2026

**DIVORCE**

2026-00099	Crowder Derrick	Plaintiff	1/15/2026
2026-00099	Koller Nicole	Defendant	1/15/2026
2026-00102	Milian Georgina E	Plaintiff	1/15/2026
2026-00102	Milian Francisco	Defendant	1/15/2026
2026-00104	Bonelli Glenn P	Plaintiff	1/16/2026
2026-00104	Buchheit Bonelli Sheila	Defendant	1/16/2026
2026-00104	Bonelli Sheila Buchheit	Defendant	1/16/2026

**MARRIAGE LICENSES**

2026-00007	Johnson Jeremiah Randy Tededsco Ericka Lynn	1/20/2026
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2026-00008	Davis Emily Patrice Kitchel Kevin Willis Jr	1/21/2026
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**REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL**

2026-00105	Federal Home Mortgage Corporation	Plaintiff	1/16/2026
2026-00105	Perez Carlos A	Defendant	1/16/2026
2026-00105	Perez Jocelyn Vicens	Defendant	1/16/2026
2026-00106	Rocket Mortgage Llc	Plaintiff	1/16/2026
2026-00106	Holohan Denis A III	Defendant	1/16/2026
2026-00107	Bp Jr 1 Loan Trust	Plaintiff	1/16/2026
2026-00107	Sarkisov Sarkis	Defendant	1/16/2026
2026-00117	Newrez Llc	Plaintiff	1/20/2026
2026-00117	Shellpoint Mortgage Servicing	Plaintiff	1/20/2026
2026-00117	Delaney Doreen	Defendant	1/20/2026
2026-00117	Delaney Sean	Defendant	1/20/2026
2026-00125	Us Bank Trust National Association	Plaintiff	1/21/2026
2026-00125	Deluca Dario	Defendant	1/21/2026

**MORTGAGES AND DEEDS**

*Recorded from January 15, 2026 to January 21, 2026  
Accuracy of the entries is not guaranteed.*

**MORTGAGES**

BORROWER	LENDER	LOCATION	AMOUNT
King Tyler W	Crosscountry Mortgage Llc		
King Jennifer Elizabeth	Mortgage Electronic Registration System Inc	Shohola Twp	\$700,000.00
Bromley Christopher T	Carrington Mortgage Services Llc		
Bromley Christine	Mortgage Electronic Registration System Inc	Lehman Twp	\$281,700.00
Davis Brian	Rocket Mortgage Llc		
Davis Tiffany	Mortgage Electronic Registration System Inc	Delaware Twp	\$193,325.00
Martin Donna M	Crosscountry Mortgage Llc		
Martin William J	Mortgage Electronic Registration System Inc	Dingman Twp	\$440,000.00
Cardoso Timothy	Olympian Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$135,000.00
Cieplinski Richard S	Mortgage Electronic		
Cieplinski Kristine D	Registration System Inc Rocket Mortgage Llc	Dingman Twp	\$68,415.00

Hoogendoorn Joris			
Hoogendoorn Maria			
Victoria	Citizens Savings Bank	Palmyra Twp	\$200,000.00
Cunico Pablo Daniel	Wayne Bank	Blooming Grove Twp	\$166,500.00
Wilson William E	Rocket Mortgage Llc		
	Mortgage Electronic		
	Registration System Inc	Delaware Twp	\$178,266.00
Crofalo John Anthony	Fourleaf Federal		
Ciofalo Laura Ann	Credit Union	Palmyra Twp	\$222,000.00
Cavanaugh David A			
Cavanaugh Theresa A	Upstart Mortgage Llc	Lehman Twp	\$35,000.00
Reinboth Dean	Beeline Loans Inc		
Hennegan Beth Ann	Mortgage Electronic		
	Registration System Inc	Lackawaxen Twp	\$360,000.00
Ferriolo Michael John	Swbc Mortgage Corporation		
Bernard Kelvin	Mortgage Electronic		
Medina Yelissa L Agent	Registration System Inc	Delaware Twp	\$422,211.00
Bluestone Property			
Holdings Llc	Wayne Bank	Milford Borough	\$300,000.00
Allbaugh Logan			
Allbaugh Leanna			
Damaris			
Allbaugh Auston	Cross Country Mortgage Llc		
Allbaugh Favid E	Mortgage Electronic		
Seamster Daniel B	Registration System Inc	Delaware Twp	\$240,560.00
Lepori Michael	Cross Country Mortgage Llc		
	Mortgage Electronic		
	Registration System Inc	Dingman Twp	\$167,000.00
Brandel Cecilia	Crosscountry Mortgage Llc		
	Mortgage Electronic		
	Registratlon		
	System Inc	Matamoras Borough	\$346,750.00
Jaime Christopher	1st Priority Mortgage Inc		
Careccia Lisa	Mortgage Electronic		
	Registration System Inc	Lehman Twp	\$220,000.00
King Christopher	Nbkc Bank		
Degtiareva Kristina	Mortgage Electronic		
	Registration System Inc	Dingman Twp	\$340,000.00
Benicasa Nancy A	Mortgage Electronic		
Benicasa Frank J	Registration System Inc		
	Rocket Mortgage Llc	Dingman Twp	\$60,000.00
Chatman Kristin D	Rocket Mortgage Llc		
Chatman Bhimawatee	Mortgage Electronic		
Sally	Registration System Inc	Lehman Twp	\$193,200.00
Karapanagiotides Peter	Mortgage Electronic		
Karapanagiotides	Registration System Inc		
Panagiotis	Amerisave Mortgage		
	Corporation	Dingman Twp	\$26,963.00

Helm Barry L	Penny Mac Loan Services Llc		
Helm Jessica D	Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$258,251.00
Muio Kathleen F	Unlock Partnership Solutions Aoi Inc	Lehman Twp	\$42,793.00
Kurtzman Gary S	Pennymac Loan Services Llc		
Kurtzman Sally	Mortgage Electronic Registration System Inc	Dingman Twp	\$290,000.00
Michaels Joseph	New American Funding Llc		
Garvey Christine	Mortgage Electronic Registration System Inc	Dingman Twp	\$261,500.00
Szmetena Cecilia	Mortgage Electronic Registration System Inc		
Izso Cecilia	West Capital Lending Inc	Delaware Twp	\$35,000.00
Walsh David J	United Wholesale Mortgage Llc		
	Mortgage Electronic Registration System Inc	Dingman Twp	\$398,750.00
Cherubini Kyle			
Cherubini Cristal	Navy Federal Credit Union	Dingman Twp	\$410,000.00
Kopcsó Tracey	Loandpotcom Llc		
Kopcsó William George	Mortgage Electronic Registration System Inc	Dingman Twp	\$196,600.00
Enriquez Torres Juan Ricardo			
Torres Juan Ricardo Enriquez	Jpmorgan Chase Bank Na	Lehman Twp	\$237,405.00
James Bernard H	Rocket Mortgage Llc		
James Ray Shawn	Mortgage Electronic Registration System Inc	Lehman Twp	\$150,000.00
Mccarthy Patrick W	Wells Fargo Bank Na	Lackawaxen Twp	\$145,000.00
Bodge Brandice	Dime Bank	Greene Twp	\$50,000.00
Roman & Sons General Contracting Llc	Shah Vipul	Shohola Twp	\$190,860.00
Raser Kevin	Coastal Community Bank	Westfall Twp	\$52,576.25
Rickert Gregg M	Freedom Mortgage Corporation		
Rickert Janet E	Mortgage Electronic Registration System Inc	Delaware Twp	\$183,000.00
Jones Robert	Pennymac Loan Services Llc		
Jones Hope	Mortgage Electronic Registration System Inc	Greene Twp	\$130,500.00
Klees Andrew William			
Klees Andrew	West Capital Lending Inc		
Klees Dawn	Dart Collateral Manager Llc	Greene Twp	\$134,067.00
Lake Region Development III Llc	Wayne Bank	Palmyra Twp	\$100,000.00

**DEEDS**

<b>SELLER</b>	<b>BUYER</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Nordlund Eric	King Tyler W		
Nordlund Gladys	King Jennifer Elizabeth	Shohola Twp	\$700,000.00
Prell Hansgeorg			
Prell Hans			
Prell Sandra K			
Prell Sandra	Arnold Catherine A	Lackawaxen Twp	\$70,000.00
Prell Hansgeorg			
Prell Sandrak	Arnold Catherine A	Lackawaxen Twp	\$32,670.00
Bodnar Kim A Admrx	Gitsit Solutions Llc Tr		
Yoli Henry A Est	Gitsit Mortgage Loan Trust Bbplci	Delaware Twp	\$1.00
Ganiaris George J			
Ganiaris Linda A	Cunico Pablo Daniel	Blooming Grove Twp	\$185,000.00
Nielsen Gail	Macleod Craig		
	Nielsen Gail	Lackawaxen Twp	\$1.00
Caramanica Joseph J Jr	Regenski Joseph		
	Regenski Randi	Lackawaxen Twp	\$50,000.00
Weber Klaus	Buccellato Paul		
Weber Maryann	Buccellato Margaret	Blooming Grove Twp	\$385,000.00
Zoccali Joseph	Ciofalo John Anthony		
Zoccali Marvellen	Ciofalo Laura Ann	Palmyra Twp	\$278,000.00
Beninati Peter L			
Beninati Bernadette	Tap Landgroup Llc	Lackawaxen Twp	\$5,500.00
Sanchez Rios Jose Jamie	Ramirez Galeano Dayire		
Rios Jose Jamie Sanchez	Galeano Da Yire Ramirez	Dingman Twp	\$16,335.00
Cuna Jacqueline	Fernandez Gordon		
Cuna Hector	Wandaud Azmah Wan	Dingman Twp	\$10,000.00
Baez Luis	Murashko Arkadiy	Dingman Twp	\$13,000.00
Doyle David B	Daves Not Fishing Living Trust For Real Estate 11/14/2025	Dingman Twp	\$1.00
Norris Gayle J	Reinboth Dean		
Norris Keeley	Hennegan Beth Ann	Lackawaxen Twp	\$450,000.00
Norris Gayle	Reinboth Dean		
Norris Keeley	Hennegan Beth Ann	Lackawaxen Twp	\$27,225.00
Lake Wallenpaupack Estates Property Owners Association Inc	Macco Raymond	Greene Twp	\$3,000.00
Destefano Cheryl Est			
Destefano Angela Exrx	Destefano Angela	Greene Twp	\$1.00
David Robert	David Robert		
Flessas Barbara	Flessas Barbara	Blooming Grove Twp	\$1.00
Smith Walter V	David Robert		
Smith Joanne W	Flessas Barbara	Blooming Grove Twp	\$8,023.21
Pettus Thomas A	Pettus Kaitlyn M		
	Pettus Thomas A	Lehman Twp	\$1.00
David Robert	Smith Walter V		
Flessas Barbara	Smith Joanne W	Blooming Grove Twp	\$8,366.00

Smith Walter V	Smith Walter V		
Smith Joanne W	Smith Joanne W	Blooming Grove Twp	\$1.00
Lord David Admr	Lord David		
Lord Christine Est	Lord Bethany		
	Lord Mary	Delaware Twp	\$1.00
Kellogg Thomas R	Kellogg Edward R W		
	Kellogg Laura C	Delaware Twp	\$1.00
Kellogg Thomas R	Kellogg Edward R W		
	Kellogg Laura C	Delaware Twp	\$1.00
Destefano Richard J	Rjd Living Trust		
Destefano Cynthia A	12/18/2025	Lackawaxen Twp	\$10.00
Delade Lorie M	Homan Lawrence H		
Homan Lawrence H	Delade Donald F	Greene Twp	\$1.00
Delade Lorie M	Homan Lawrence H		
Homan Lawrence H	Delade Donald F	Greene Twp	\$1.00
Joco Insurance Inc	Lugo Diana	Dingman Twp	\$5,000.00
Joco Insurance Inc	Giron Teran Yandir Alexis		
	Teran Yandir Alexis Giron		
	Giron Pamela	Dingman Twp	\$14,000.00
Davis Eugene	Ferriolo Michael John		
	Bernard Kelvin	Delaware Twp	\$430,000.00
Sandow Dennis J	Sandow Dennis J	Lackawaxen Twp	\$1.00
Sandow Dennis J	Pine Grove Hunting		
	Club Inc	Lackawaxen Twp	\$10,000.00
Three Boys Holdings Llc	Bluestone Property		
	Holdings Llc	Milford Borough	\$375,000.00
Bourgholtzer Dorain	Allbaugh Logan		
	Allbaugh Leanna Damaris		
	Allbaugh Auston		
	Allbaugh David E		
	Seamster Daniel	Delaware Twp	\$496,000.00
Thompson Dawn	Lepori Michael	Dingman Twp	\$509,500.00
Fryd Lori	Fryd Lori	Delaware Twp	\$1.00
Vandermark Karen	Brandel Cecilia	Matamoras Borough	\$365,000.00
Dinetta Susan	Careccia Lisa		
	Jaime Christopher	Lehman Twp	\$240,000.00
Fernandez Nora Helena	Ur Anthony Robert	Delaware Twp	\$15,000.00
Osadtsia Vassilli			
Osadtsia VasyI			
Romasliyska Svitlana	King Christopher		
Osadtsia Svitlana	Degtiareva Kristina	Dingman Twp	\$425,000.00
Harfield Michele A	Labar James F		
	Ryan Beth A	Lackawaxen Twp	\$22,500.00
Dangelo-Harfield Judith J			
Harfield Judith J Dangelo			
Dangelo Harfield Judith J	Labar James F		
Dangelo Judith J	Ryan Beth A	Lackawaxen Twp	\$20,000.00
Milford Developers Llc	Cherubini Kyle		
	Cherubini Cristal	Dingman Twp	\$460,000.00
Clarke Maxine Ariella	Montalvo Maria	Blooming Grove Twp	\$225,000.00

Balog George	Enriquez Torres Juan Ricardo		
Balog Mirjana Franic	Torres Juan Ricardo Enriquez	Lehman Twp	\$249,900.00
Fawn Lake Forest Association Inc	Brinzo Joseph Brinzo Jena	Lackawaxen Twp	\$1.00
Herrmann Lorraine	Lorraine Herrmann Irrevocalbe Trust 01/14/2026	Delaware Twp	\$1.00
Dolciotto Deborah T Exrx	Lutzky Nicholas M Lutzky Raymond J		
Lutzky Nicholas	Dolciotto Deborah T	Lackawaxen Twp	\$1.00
Siafakas Panagiotios	Non Michael		
Siafakas Alexandro	Non Lynn	Dingman Twp	\$380,000.00
Daly John	Moschella Joseph		
Daly Kathleen	Moschella Linda	Lackawaxen Twp	\$64,000.00
Carr Rachel Exrx			
Mihok Neil Est	Helen Farneski-Seiwell Living Trust 11/25/24	Greene Twp	\$350,000.00
Mihok Neil S Est			
Hinkel Estates Inc	Rhiel Raymond W Jr Rhiel Andrea R	Shohola Twp	\$14,000.00
Farraye Thomas J	Thomas & Susan Farraye Irrevocalbe Family Trust 11/20/2025	Lehman Twp	\$1.00
Farraye Susann		Delaware Twp	\$13,000.00
Community Ld Llc	Adc Properties Llc		
Muller Edward J II Agent			
Muller Bernhardine	Forsmith Carole Forsmith Scott	Lehman Twp	\$160,000.00
Burton Ya Witz Joint Living Trust 06/20/2018	Yawitz Peter Sehring Elizabeth	Blooming Grove Twp	\$1.00
Mazzola Thomas A Mazzola Barbara D	Thomas & Barbara Mazzola Irrevocable Trust 12/26/2025	Blooming Grove Twp	\$1.00
Mazzola Thomas A Mazzola Barbara D	Thomas & Barbara Mazzola Irrevocable Trust 12/26/2025	Blooming Grove Twp	\$1.00
Strobel Joseph T Strobel Joseph T Sr Strobel Cynthia L			
	Strobel Joseph T Jr	Palmyra Twp	\$1.00

# Pike County Bar Association

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