

# 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.



VOL. XVIII ♦ MILFORD, PA ♦ FEBRUARY 6, 2026 ♦ NO. 6



250 AMERICA PA  
PIKE COUNTY



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COURT OF COMMON PLEAS  
60TH JUDICIAL DISTRICT:  
Gregory H. Chelak, *President Judge*  
Kelly A. Gaughan, *Judge*  
Joseph F. Kameen, *President Judge retired*   
Harold A. Thomson, Jr., *Senior Judge retired* 

PIKE COUNTY LEGAL JOURNAL  
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**IN THIS ISSUE**

COURT CALENDAR .....	4
LEGAL NOTICES .....	7
SHERIFF'S SALES.....	10
CIVIL ACTIONS .....	21
MORTGAGES & DEEDS .....	23

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.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:00 am on the Monday preceding publication or, in the event of a holiday, on the preceding work day.

We reserve the right to reject any advertisements or matters, whether non-legal or otherwise, submitted for publication. Advertisements and Services printed in *The Pike County Legal Journal* are not endorsed by the Pike County Bar Association.

**PRICING & RATES**

**Notice Pricing**

*One time Insertions*

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.*

*A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

**Subscription Rates**

*Per Year*

Mailed Copy	\$100
Emailed Copy	\$75
Mailed & Emailed	\$125

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Joseph F. Kameen, *President Judge, Retired* ⚔

Harold A. Thomson, Jr., *Senior Judge, Retired* ⚔

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Raymond Tonkin, Esq.

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**Clerk of the Orphans' Court**

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**Chief Public Defender**

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Gail Sebring

Judy Leary-Wagner

**PEMA**

Tim Knapp



## 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 9, 2026**

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

9 AM

321-2022 Custody Trial  
Tabitha Osborne v. Christopher Ramm  
Judge Kelly A. Gaughan  
JAMES P. BARON

1:30 PM

Case Management Conference – 2/2  
Judge Kelly A. Gaughan  
1 – 903-2024 Case Management  
Conference  
Sylvester Grayson v. Scott Simkin,  
Steven Simkin, and Hemlock Farms  
Community Association  
Judge Kelly A. Gaughan  
SEAN M. FULMER  
LAUREN E. DOBROWALSKI  
2 – 1420-2024 Case Management  
Conference  
Nationwide General Insurance  
Company, a/s/o Penny & Sylvester  
Grayson, and Penny & Sylvester  
Grayson v. Scott Simkin, Steven  
Simkin, and Hemlock Farms  
Community Association  
Judge Kelly A. Gaughan  
SEAN M. FULMER  
LAUREN E. DOBROWALSKI

2 PM

24-2025 OR Hearing  
In re: Dorothy Moon,  
an Alleged Incapacitated Person  
Judge Kelly A. Gaughan  
ORESSA P. CAMPBELL

### ***Hearing Room***

9:30 AM

479-2025 Settlement Conference  
Robert Davies v Mindy Davies  
Master Oressa P. Campbell  
TAMMY LEE CLAUSE  
MATTHEW J. GALASSO

11:30 AM

192-2025 Custody Conference  
John Solch, III v. Alyson Solch  
Hearing Officer Oressa P. Campbell  
THOMAS E. MINCER  
SHANNON L. MUIR

1:30 PM

544-2025 Divorce Master Pre-Hearing  
Conference  
William Allison v. Alexandra Allison  
Master Oressa P. Campbell  
MATTHEW J. GALASSO

2:30 PM

824-2024 Divorce Master Pre-Hearing  
Conference  
Kellee Yakupcin v. Sean Yakupcin  
Master Oressa P. Campbell  
MATTHEW J. GALASSO

3:30 PM

90-2026 Mediation  
Ariyle Braswell v. Antorney McCalla  
Mediator Oressa P. Campbell

### **TUESDAY, FEBRUARY 10, 2026**

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

9 AM

545-2025 Custody Trial  
Jewel Velez v. Christian Martinez  
Judge Kelly A. Gaughan  
FRANK J. TROVATO  
MATTHEW J. GALASSO

1:30 PM  
131-2026 PennDOT Hearing  
Laura L. Ortiz v. Commonwealth of  
Pennsylvania Department of  
Transportation  
Judge Kelly A. Gaughan  
MATTHEW J. REED

### ***Hearing Room***

9:30 AM  
914-2025 Custody Hearing  
Daniel Bartron v. Kristen Dunlap  
Hearing Officer Samantha G Venditti  
THOMAS E. MINCER  
CRAIG KALINOSKI

1:30 PM  
1497-2024 Custody Review Hearing  
Adam Boehmer v. Justine Lang  
Hearing Officer Samantha G Venditti  
MATTHEW J. GALASSO  
JAMES P. BARON

### **WEDNESDAY, FEBRUARY 11, 2026** ***Courtroom 2***

9 AM  
Protection from Abuse Hearing – 6/10  
Judge Kelly A. Gaughan  
1 – 34-2026 Protection from Abuse  
Hearing  
Joanne Kalish-DiMaggio v.  
Dylan DiMaggio  
Judge Kelly A. Gaughan  
2 – 41-2026 Protection From Abuse -  
NO TEMP-HEARING ONLY  
Georgiana Warren v. Naquan Davidson  
Judge Kelly A. Gaughan  
3 – 94-2026 Protection From Abuse -  
NO TEMP-HEARING ONLY  
Naquan Davidson, OBO Londynn  
Davidson (a minor) v. Kenshaya Wright  
Judge Kelly A. Gaughan  
4 – 162-2026 Protection From Abuse -  
NO TEMP-HEARING ONLY  
Shawn Nelson v. Aimee Nelson  
Judge Kelly A. Gaughan

5 – 185-2026 Protection from Abuse  
Hearing  
Aimee Nelson v. Shawn Nelson  
Judge Kelly A. Gaughan  
6 – 167-2026 Protection from  
Intimidation Hearing  
Victoria Maher, On Behalf Of Vivian  
Maher (a minor) v. Joseph Anderson  
Judge Kelly A. Gaughan

10 AM  
16-2024 OA Involuntary Termination of  
Parental Rights Hearing  
In re: H.S.  
Judge Kelly A. Gaughan  
CHRISTINE RECHNER  
MARK E. MOULTON  
JUSTIN E. PFAFF  
JOHN J MARTIN

1:30 PM  
C & Y Hearing – 4/4  
Judge Kelly A. Gaughan  
1 – 7-2023 DP Permanency Review  
Hearing  
In re: B.H.  
Judge Kelly A. Gaughan  
CHRISTINE RECHNER  
JAMES P. BARON  
MARK E. MOULTON  
2 – 8-2023 DP Permanency Review  
Hearing  
In re: D.H.  
Judge Kelly A. Gaughan  
CHRISTINE RECHNER  
JAMES P. BARON  
MARK E. MOULTON  
3 – 9-2023 DP Permanency Review  
Hearing  
In re: M.H.  
Judge Kelly A. Gaughan  
CHRISTINE RECHNER  
JAMES P. BARON  
MARK E. MOULTON  
4 – 8-2024 DP Permanency Review  
Hearing  
In re: M.H.  
Judge Kelly A. Gaughan  
CHRISTINE RECHNER  
JAMES P. BARON  
MARK E. MOULTON

### *Hearing Room*

9 AM  
1647-2025 Mediation  
Nathan Degraw v. Alyson Degraw  
Mediator Oressa P. Campbell

9:30 AM  
1960-2009 Divorce Master Hearing  
David Cielinski v. Patricia Cielinski  
Master Oressa P. Campbell  
THOMAS E. MINCER  
MATTHEW J. GALASSO

1:30 PM  
650-2024 Divorce Master Pre-Hearing  
Conference  
Laine Racine v Eric Racine  
Master Oressa P. Campbell  
BARBARA J. O'HARA

3:30 PM  
1309-2025 Mediation  
Anthony Daniels v. Tiffany Chavis &  
Timothy Daniels  
Mediator Oressa P. Campbell

### **THURSDAY, FEBRUARY 12, 2026** *Courtroom 2*

9 AM  
1087-2023 Custody Trial  
Christine Bentley v. Kenneth Lynch  
Judge Kelly A. Gaughan  
JAMES P. BARON  
MATTHEW J. GALASSO

1:30 PM  
115-2011, 648-2022, 463-2024 Parole  
Hearing  
Commonwealth v. Carolee M. Ruzanski  
Judge Kelly A. Gaughan  
NICHOLAS J. MCINTYRE

### *Hearing Room*

9:30 AM  
1108-2023 Custody Hearing  
Troy Richard v. Giovanna Weckel  
Hearing Officer Samantha G Venditti  
THOMAS E. MINCER  
JAMES A. BUTZ

### **FRIDAY, FEBRUARY 13, 2026** *Arbitration Room*

9 AM  
592-2025 Arbitration  
Capital One, N.A., Successor By Merger  
To Discover Bank v. Nicole H. Vega  
MICHAEL DOUGHERTY

11:30 AM  
768-2024 Arbitration  
Cavalry SPV I, LLC v. Kristina Harris  
KIMBERLY F. SCIAN  
BRITTANY N WESTON

1:30 PM  
492-2025 Arbitration  
Calvalry SPV I, LLC v. Michael Dzirko  
KIMBERLY F. SCIAN  
STEPHEN M FUEGI

3 PM  
723-2025 Arbitration  
Cavalry Spv I, LLC v.  
Katherine Sandvik  
KIMBERLY F. SCIAN

**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**

**NOTICE IS HEREBY GIVEN**, that Letters of Testamentary have been issued in the Estate of Margaret Ann Rumpf a/k/ a Margaret A. Rumpf a/k/ a Margaret Rumpf, late of Greentown, Pike County, P.A., Date of Death, November 1, 2025, to Gail Ann Young, as Executrix of the Estate. All persons indebted to the said Estate are required to make payments and those having claims or demands are to present the same without delay to Gail Ann Young Executrix, c/o the Estate Attorney, Tammy Lee Clause as follows:

The Estate of Margaret Ann Rumpf a/k/a Margaret A. Rumpf a/k/a Margaret Rumpf c/o Attorney, Tammy Lee Clause,  
PO Box 241  
Newfoundland, PA 18445  
570-676-5212  
attyclause@gmail.com

Attorney for the Estate of Margaret Ann Rumpf a/k/ a Margaret A. Rumpf a/k/ a Margaret Rumpf

**2/6/2026 • 2/13/2026 • 2/20/2026**

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**ESTATE NOTICE**

Estate of John F. Kizer, Late of Greentown, Pike County, Pennsylvania.

Letters of Administration on the above estate having been granted to Wanda L. Kizer, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her do Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

**2/6/2026 • 2/13/2026 • 2/20/2026**

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**ESTATE NOTICE**

David B. Jayne  
Late of Dingman Township  
ADMINISTRATOR  
Wendy S. Jayne  
115 Rock Bass Road  
Milford, PA 18337

**2/6/2026 • 2/13/2026 • 2/20/2026**

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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

---

**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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**OTHER NOTICES**

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**NOTICE**

**IN THE COURT OF COMMON  
PLEAS OF PIKE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION**

**IN RE: PETITION FOR NAME  
CHANGE OF ANDRES G.  
FERNANDEZ**

**1437-2025 CIVIL**

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**ORDER**

**AND NOW**, this 19th day of  
December 2025, upon consideration  
of the Petition for Change of Name  
in the above-captioned matter on  
October 27th, 2025, it is hereby  
**ORDERED** that a  
hearing is scheduled for **February  
23, 2026, at 10:30 a.m.** in the Pike  
County Courthouse, Milford,  
Pennsylvania.

The Petitioner is directed to  
publish notice of the filing of this  
Petition and of the date set for  
Hearing by publication in the Pike  
County Dispatch (570-296-6641)  
and the Pike County Legal  
Journal (570-251-1512), both being  
newspapers of general circulation in  
the County, one time as  
required by 54 Pa. C.S. §701. In  
accord with 54 Pa. C.S. §701,  
Petitioner must also present an  
official search of the proper office in  
Pike County showing that there are  
no judgments, decrees of  
record or other similar matters  
against them. Official proof consists  
of judgment/lien check,  
completed, signed, and sealed by the

Prothonotary or Clerk of Courts Office in the county where the Petitioner resides and any other county or state where Petitioner has resided within five years prior to filing this Petition. Proof of publication and official proof of the judgment/lien check shall be filed at the Pike County Prothonotary's Office prior to the above-scheduled Hearing.

It is **FURTHER ORDERED** that a Certified Copy of the Petitioner's Birth Certificate be filed at the Pike County Prothonotary's Office prior to the above-scheduled Hearing. The Pike County Prothonotary is directed to keep the Birth Certificate restricted from public view.

**BY THE COURT:**

**HON. KELLY A. GAUGHAN, J.**

**2/6/2026**

**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.*

**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**

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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: 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 TIA 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  
JUDGMENT 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, COUNTY 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  
MOUNT 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 PAULETT A ADER & RICHARD ADER DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A mDGMENT 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 HO:ME 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 22, 2026 to January 29, 2026  
Accuracy of the entries is not guaranteed.*

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**CHANGE OF NAME**

2026-00126	Hale Adam Nicholas	Petitioner	1/22/2026
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**CONTRACT – DEBT COLLECTION: CREDIT CARD**

2026-00133	Capital One Na	Plaintiff	1/23/2026
2026-00133	Paluzzi Joel	Defendant	1/23/2026
2026-00134	Capital One Na	Plaintiff	1/23/2026
2026-00134	Mcneill Kevin	Defendant	1/23/2026
2026-00141	Cavalry Spv I Llc	Plaintiff	1/23/2026
2026-00141	Conway Gerard P	Defendant	1/23/2026
2026-00142	Cavalry Spy I Llc	Plaintiff	1/23/2026
2026-00142	Vidal Ruth E	Defendant	1/23/2026
2026-00148	American Express National Bank	Plaintiff	1/27/2026
2026-00148	Binder Rita	Defendant	1/27/2026
2026-00148	Binder Rita Lynn	Defendant	1/27/2026
2026-00149	Jpmorgan Chase Bank Na	Plaintiff	1/27/2026
2026-00149	Burke Joey	Defendant	1/27/2026
2026-00150	Jpmorgan Chase Bank Na	Plaintiff	1/27/2026
2026-00150	Tiedemann Brittany L	Defendant	1/27/2026
2026-00152	American Express National Bank	Plaintiff	1/28/2026
2026-00152	Richardson Bruce	Defendant	1/28/2026

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**CONTRACT – DEBT COLLECTION: OTHER**

2026-00130	Ford Motor Credit Company Llc	Plaintiff	1/22/2026
2026-00130	Rutherford Stacey M	Defendant	1/22/2026
2026-00135	Capital One Na	Plaintiff	1/23/2026
2026-00135	Mayer Othmar	Defendant	1/23/2026
2026-00136	Security Credit Services Llc	Plaintiff	1/23/2026
2026-00136	Rivera Sandra	Defendant	1/23/2026
2026-00137	First Portfolio Ventures Llc	Plaintiff	1/23/2026
2026-00137	Ericbsen Norbert	Defendant	1/23/2026
2026-00138	Velocity Investments Llc	Plaintiff	1/23/2026
2026-00138	Cobb Romale	Defendant	1/23/2026
2026-00140	S&K Distribution Llc	Plaintiff	1/23/2026
2026-00140	New Castle Building Products	Plaintiff	1/23/2026
2026-00140	Pro Solutions Home Renovations Llc	Defendant	1/23/2026
2026-00140	Kraemer Dennis	Defendant	1/23/2026
2026-00144	Velocity Investments Llc	Plaintiff	1/23/2026
2026-00144	Muniz Jose	Defendant	1/23/2026

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**CONTRACT – DEBT COLLECTION: OTHER**

2026-00156	Heritage Financial Credit Union	Plaintiff	1/29/2026
2026-00156	Shippo Steven J	Defendant	1/29/2026

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**CUSTODY**

2026-00154	Coles Carmine	Plaintiff	1/28/2026
2026-00154	Vikers Sanae	Defendant	1/28/2026

**MARRIAGE LICENSES**

2026-00009	Bottiglieri Joseph Pasquale Copley Jamie Michelle		1/23/2026
2026-00010	Blackwill Tianna Te'neil Vassell Steven Dwayne Jr		1/28/2026

**MECHANICS LIEN CLAIM**

2026-00143	Tprsk Llc	Claimant	1/23/2026
2026-00143	Kmb Plumbing And Electrical	Claimant	1/23/2026
2026-00143	Galactic Capital Fund Llc	Defendant	1/23/2026
2026-00143	Martinez Guzman Roberto	Defendant	1/23/2026
2026-00143	Guzman Roberto Hartinez	Defendant	1/23/2026

**REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL**

2026-00127	Selene Finance Lp	Plaintiff	1/22/2026
2026-00127	Aguirre Tomas	Defendant	1/22/2026
2026-00127	Barcacer Aguirre Ulvia Ifigenia	Defendant	1/22/2026
2026-00127	Aguirre Ulvia Ifigenia Barcacer	Defendant	1/22/2026
2026-00132	Mortgage Research Center Llc	Plaintiff	1/23/2026
2026-00132	Pingel Logan Lee	Defendant	1/23/2026
2026-00132	Pingel Logan	Defendant	1/23/2026
2026-00132	Pingel Bridget Eileen	Defendant	1/23/2026
2026-00139	Lakeview Loan Servicing Llc	Plaintiff	1/23/2026
2026-00139	Rude Timothy	Defendant	1/23/2026
2026-00139	Shafer Helissa	Defendant	1/23/2026
2026-00153	Planet Home Lending Llc	Plaintiff	1/28/2026
2026-00153	Truesdale Shalene S	Defendant	1/28/2026
2026-00153	Truesdale Shalene	Defendant	1/28/2026



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**MORTGAGES AND DEEDS**


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*Recorded from January 22, 2026 to January 28, 2026  
Accuracy of the entries is not guaranteed.*

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**MORTGAGES**

<b>BORROWER</b>	<b>LENDER</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Macarthur Bryan	Dime Bank	Lackawaxen Twp	\$234,750.00
Miller Gerald E	Dime Bank	Lackawaxen Twp	\$28,000.00
Zoccali Maryellen Zoccali Joseph Agent			
Zoccali Joseph	Jpmorgan Chase Bank Na	Greene Twp	\$280,000.00
Palmer Jacob T	Provident Bank		
Pallotta Ashley Samantha	Mortgage Electronic Registration System Inc	Matamoras Borough	\$78,750.00
Negron Steven	Novus Home Mortgage Ixon Bank		
	Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$368,207.00
Panetta Amy	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Dingman Twp	\$201,465.00
Berlin Mikhail Yakovlevich	Keybank Na		
Berlin Irina	Mortgage Electronic Registration System Inc	Lehman Twp	\$352,000.00
Berlin Irina Agent			
Schuster Sarah Ann	Mortgage Electronic Registration System Inc Summit Mortgage Corporation	Delaware Twp	\$181,500.00
Podrazil Joseph F	Citizens		
Podrazil Jennifer	Savings Bank	Blooming Grove Twp	\$118,000.00
Scheriff Wayne W	Reliance First Capital Llc		
Scheriff Dorothy E Scheriff Wayne W Agent	Mortgage Electronic Registration System Inc	Westfall Twp	\$202,000.00
Syme Susan			
Syme Ronald	Wayne Bank	Dingman Twp	\$40,000.00
Imperiale Jean Cerasani Joseph	Nationstar Mortgage Llc Mr Cooper Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$100,500.00

Spikes Evelyn	First Keystone Community Bank	Lehman Twp	\$85,000.00
Cahill Anarosa Cahill Richard	Milend Inc Mortgage Electronic Registration System Inc	Dingman Twp	\$132,000.00
Sorady Ernest Sorady Joann	Amerisave Mortgage Corporation Mortgage Electronic Registration System Inc	Shohola Twp	\$224,987.00
Oddo Michael Oddo Gail	Tomo Mortgage Llc Mortgage Electronic Registration System Inc	Palmyra Twp	\$240,000.00
Radcliffe William J Gonzalez Amy E	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Dingman Twp	\$376,000.00
Mallia William Mallia Jacquelyn	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$356,300.00
Deal House Capital Fund IIm Llc	Trophy Point Investment Group Llc Mortgage Electronic Registration System Inc	Greene Twp	\$31,025.00
Serino Mary Ann	Dime Bank	Delaware Twp	\$50,000.00
Mujezic Luan Mujezic Gentiana	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Palmyra Twp	\$190,000.00
Schombs Martin Schombs Gernilee	Heritage Financial Credit Union	Delaware Twp	\$74,675.00
Bryan Earl S Jr	Heritage Financial Credit Union	Westfall Twp	\$50,000.00
Benson Brandon Frost Samantha	Newrez Llc Mortgage Electronic Registration System Inc	Matamoras Borough	\$152,500.00
Billger William Jr Billger Laura	Honesdale National Bank	Palmyra Twp	\$200,000.00
Greene Amanda Greene Brian	Jpmorgan Chase Bank Na Spring Eq Llc	Dingman Twp	\$272,600.00
Ramos Christopher J Ramos Jessica L	Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$125,000.00
Ofosu Koranteng N	Carrington Mortgage Services Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$309,985.00

**DEEDS**

<b>SELLER</b>	<b>BUYER</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Kirkwood Louise	Neofytidis George		
Murphy Mark Edmond	Neofytidis Diane	Shohola Twp	\$556,000.00
Desimone Vito A			
Desimone Carolyn	Rajab Anthony	Lackawaxen Twp	\$8,500.00
Yamshchikova Svitlana	Yamshchikova Svitlana		
Yamshchikova Maria	Yamshchikova Maria	Palmyra Twp	\$1.00
Barry Charles A	Barry Charles A		
Barry Charles Anthony II	Barry Patricia J		
	Barry Charles Anthony II	Delaware Twp	\$1.00
Smith Douglas H	Zoccali Maryellen		
Smith Laura J	Zoccali Joseph	Greene Twp	\$377,500.00
Palmer Donna	Palmer Jacob T		
	Pallotta Ashley Samantha	Matamoras Borough	\$52,500.00
Yang Pan Im			
Moon Ji Yea Agent	Negron Steven	Blooming Grove Twp	\$375,000.00
Kent Philip S			
Kent Lauren	Kent Lauren	Milford Twp	\$1.00
Kopcsó Tracey	Kopcsó Tracey		
Kopcsó William George	Kopcsó William George	Dingman Twp	\$1.00
Palau Carlos Erick	Palau Carlos Erick		
	Tirado Eileen	Lehman Twp	\$203,152.95
Meyer Margaret P	Berlin Mikhail Yakovlevich		
	Berlin Irina	Lehman Twp	\$352,000.00
Naturale Thomas	Schuster Sarah Ann	Delaware Twp	\$184,900.00
Verge Andre			
Verge Linda	Gramling Kristen	Shohola Twp	\$10,000.00
Lotz Anne Marie	Anne Marie Lotz Irrevocable		
Lotz Walter F Est	Trust 12/03/2025	Lackawaxen Twp	\$10.00
Pawloskyellen A Exrx			
Topper Gerald A Est	Pawlosky Ellen A	Lehman Twp	\$1.00
Bortner Robert W	Bortner Robert W		
	Bortner Elizabeth	Shohola Twp	\$1.00
Joco Insurance Inc	Chicas Marquez Santos G		
	Marquez Santos G Chicas		
	Cmcas- Ventura Juana R		
	Ventura Juana R Chicas		
	Chicas Ventura Juana R	Dingman Twp	\$2,000.00
Joco Insurance Inc	Perich Ashley	Dingman Twp	\$4,500.00
Corrigan Colleen M	Cckm Irrevocable Protection		
Mahouchick Kenneth	Trust 01/16/2026	Dingman Twp	\$1.00
Dangelo Robert			
Dangelo Josephine	Robert & Josephine		
Dangelo Anthony	Dangelo Family Trust	Lackawaxen Twp	\$10.00
Moisey Robert J	Hoover Adam		
Moisey Janiceg	Gans Moisev Jennifer		
	Moisey Jennifer Gans	Palmyra Twp	\$1.00

Newrez Llc	Federal National		
Shellpoint Mortgage Servicing	Mortgage Association	Palmyra Twp	\$1.00
Stella Michele	Samonte Enrique P		
	Samonte Maria Alexies	Dingman Twp	\$1,255,000.00
Walter Connie Jean	Merriman Tommy	Lackawaxen Twp	\$280,000.00
Kurz Brett Collin	Oddo Michael		
Engle Karen A	Oddo Gail L	Palmyra Twp	\$300,000.00
Witkowski Eric	Radcliffe William J		
Gomer Allison	Gonzalez Amy E	Dingman Twp	\$425,000.00
Hopely Charles J	Deal House Capital		
	Fund II Llc	Greene Twp	\$36,500.00
Moffatt Daniel W	Moffatt Joint Revocable		
Moffatt Debra A	Living Trust 01/18/2024	Porter Twp	\$1.00
Muscarella Michael	Kraminskiy Innesa	Dingman Twp	\$22,000.00
Benson Brandon	Benson Brandon		
	Frost Samantha	Matamoras Borough	\$108,900.00
Baker Harold	Baker Terry		
Baker Marion	Baker Cynthia		
	Obrien Kathleen		
	Obrien William	Blooming Grove Twp	\$1.00
Hinkel Estates Inc	Gargiulo Mario H		
	Gargiulo Roseanne E	Shohola Twp	\$5,000.00
Joseph R Ficalora	Ficalora Joseph	Palmyra Twp	\$10.00
Revocable Trust			
Joseph R Ficalora	Ficalora Joseph	Palmyra Twp	\$10.00
Revocable Trust			
Daggett Barbara	Barbara Daggett Irrevocable		
	Family Trust 12/18/2025	Dingman Twp	\$85,188.05
Fawn Lake Forest	Nehemiah Marcia	Lackawaxen Twp	\$2,500.00
Association Inc			
Vangorodska Yuliya	Ihb Homes Llcc	Lehman Twp	\$110,000.00
Lll Holdings Llc	198 Kingston Legacy		
	Trust		
	One Nine Eight		
	Kingston Legacy		
	Trust	Matamoras Borough	\$300,000.00
Wheeling Joseph C Jr	Emery William C	Dingman Twp	\$108,500.00

Pike County Bar Association



Pike County Bar Association • P.O. Box 553 • Milford, PA 18337  
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