

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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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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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

PIKE COUNTY OFFICIALS

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Clerk of the Orphans' Court

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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>

INDEX

Time
Case Information
Court Official
Plaintiff Attorney
Defendant Attorney

MONDAY, FEBRUARY 23, 2026

Courtroom 1

9 AM
Initial Call of the Criminal Trial List
0/3
President Judge Gregory H. Chelak

11 AM
116-2024 MD Competency Review
Hearing
Commonwealth v. Miles A. Campbell
President Judge Gregory H. Chelak
ERIC L. HAMILL

1:30 PM
368-2025 Criminal Non-Jury Trial
Commonwealth v. Henry Briemann
President Judge Gregory H. Chelak
ROBERT A. SAURMAN

Courtroom 2

9 AM
Mortgage Diversion Conference –
15/25
Judge Kelly A. Gaughan
1 – 767-2025 Mortgage Diversion
Conference
Citizens Bank, N.A. v. Carol A. Patroni,
as Personal Representative of the Estate
of Joseph R. Patroni
Judge Kelly A. Gaughan
GREGORY JAVARDIAN

2 – 601-2025 Mortgage Diversion
Conference
Wilmington Savings Funds Society, FSB
v. Dennisse Esteralla
Judge Kelly A. Gaughan
JAMES P. BARON
SCOTT M. AMORI
3 – 958-2025 Mortgage Diversion
Conference
Freedom Mortgage Corp. v.
Jamilah Garrity
Judge Kelly A. Gaughan
ADRIENNA N. HUNSBERGER
4 – 1054-2025 Mortgage Diversion
Conference
Crosscountry Mortgage, LLC v.
Joseph Pryce & Secretary of Housing
and Urban Development
Judge Kelly A. Gaughan
DYLAN R. CHESS
5 – 1196-2025 Mortgage Diversion
Conference
The Bank of New York Mellon v.
Crystal Bowden-McFadden &
Christopher McFadden
Judge Kelly A. Gaughan
CHELSEA A. NIXON
6 – 1108-2025 Mortgage Diversion
Conference
GSMPS Mortgage Loan Trust 2004-4 v.
Gail L. Houman and Marina Houman,
Heir of Charles R. Houman, Deceased.
Judge Kelly A. Gaughan
KIERA MCFADDEN-ROAN
7 – 1147-2025 Mortgage Diversion
Conference
TH MSR Holdings, LLC. v.
Timothy D. Bayer
Judge Kelly A. Gaughan
WILLIAM E. MILLER
8 – 1306-2025 Mortgage Diversion
Conference
Freedom Mortgage Corporation v.
Marelyn Morales
Judge Kelly A. Gaughan
KARIN B. SCHWEIGER

9 – 1378-2025 Mortgage Diversion
Conference
Planet Home Lending, LLC v. Kevin &
Diane R. Ballek and United States of
America
Judge Kelly A. Gaughan
JILL M. FEIN
10 – 1333-2025 Mortgage Diversion
Conference
Federal Home Loan Mortgage
Corporation v. Zhanna Zhukova
Judge Kelly A. Gaughan
WILLIAM E. MILLER
11 – 1386-2025 Mortgage Diversion
Conference
Wilmington Savings Fund Society, FSB.
v. Paul J. & Donna E. Sujkowski
Judge Kelly A. Gaughan
KEVIN T TONCZYCZYN
12 – 1468-2025 Mortgage Diversion
Conference
Citizens Bank, N.A. v. William &
Rebecca Carrington
Judge Kelly A. Gaughan
CHELSEA A. NIXON
THOMAS E. MINCER
13 – 1487-2025 Mortgage Diversion
Conference
PHH Mortgage Corporation v. Donald J.
McConnell, a/k/a Donald McConnell,
a/k/a Donald James McConnell
Judge Kelly A. Gaughan
CAROLINE P. APRAHAMIAN
14 – 1031-2025 Mortgage Diversion
Conference
Citizens Bank, N.A. v.
Dmitriy Pobejimov
Judge Kelly A. Gaughan
MEHMET BASOGLU
15 – 127-2026 Mortgage Diversion
Conference
Selene Finance, L.P. v. Thomas Aguirre
& Ulvia Ifigenia Barcadel-Aguirre
Judge Kelly A. Gaughan
ADRIENNA N. HUNSBERGER

9:30 AM
Protection from Abuse Hearing – 1/10
Judge Kelly A. Gaughan
1 – 235-2026 Protection from Abuse
Hearing
Cassidy Guida v. Michael Grimaldi
Judge Kelly A. Gaughan

10:30 AM
Argument – 16/20
Judge Kelly A. Gaughan
1 – 1470-2025 Name Change Hearing
In re: Petition for Name Change of
Mouaid Ahmad Homs
Judge Kelly A. Gaughan
2 – 1437-2025 Name Change Hearing
In re: Petition for Name Change of
Andres G. Fernandez
Judge Kelly A. Gaughan
3 – 1609-2025 Name Change Hearing
In re: Name Change of
Sharon L. Famous
Judge Kelly A. Gaughan
4 – 1036-2019, 681-2020 Argument
Jesse Frazer v. Patrick Falvey &
Michael Falvey
Judge Kelly A. Gaughan
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KEVIN R. MCNULTY
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Summary Judgment
Andrew Babcock v. Tom Gannon,
Majestic Tile, Granite & Flooring, LLC.,
Noah Thomas Builders, Inc., and
Brett Barnes
Judge Kelly A. Gaughan
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ROBERT PANOWICZ
ERICK V. VIOLAGO
6 – 772-2023 Hearing
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Goodis-Orenstein v. Martha Scotzin
Judge Kelly A. Gaughan
JEFFREY A. YELEN
JOSEPH R. RYDZEWSKI
7 – 87-2025 OC Hearing
In re: Estate of Donald Albert, Deceased
Judge Kelly A. Gaughan
EDWIN ABRAHAMSEN
RONALD M. BUGAJ

8 – 375-2024 Argument
 Southwest Stage Funding, LLC. v.
 Michael Romero
 Judge Kelly A. Gaughan
 BROOKE WOODWARD-BUCHAN
 NICHOLAS J. MCINTYRE
 MARK E. MOULTON
 RONALD M. BUGAJ
 9 – 377-2023 Argument on Motion for
 Summary Judgment
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 Anita Aragona and
 United States of America
 Judge Kelly A. Gaughan
 EMMANUEL J. ARGENTIERI
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 10 – 34-2023 Hearing
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 Judge Kelly A. Gaughan
 RONALD M. BUGAJ
 JUSTIN E. PFAFF
 11 – 663-2023 Hearing
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 LINDSEY M. COLLINS
 TAMMY LEE CLAUSE
 12 – 1397-2025 Hearing
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 Marisa Cortes-Spinelli
 Judge Kelly A. Gaughan
 GEORGE E. CLAUSE
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 13 – 1527-2025 Argument
 Amanda Melton v. Douglas A. Marshall
 Judge Kelly A. Gaughan
 MATTHEW J. GALASSO
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 14 – 528-2024 Argument on Exceptions
 Michael Meigel v. Tiffany McCroskey
 Judge Kelly A. Gaughan
 JAMES P. BARON
 THOMAS E. MINCER
 15 – 824-2025 Hearing
 Darnell & Shanell Harris v.
 Jennifer Cartegena
 Judge Kelly A. Gaughan
 THOMAS E. MINCER
 16 – 2-2022 Hearing on Petition for
 Special Relief
 Patrick J. Caccese v. Jill M. Caccese
 Judge Kelly A. Gaughan
 THOMAS E. MINCER

1:30 PM
 Hearing – 2/2
 Judge Kelly A. Gaughan
 1 – 935-2020 Hearing on Petition for
 Special Relief
 Lona Fuller v. Cheyene McBride &
 Vandergriff Fuller
 Judge Kelly A. Gaughan
 JAMES P. BARON
 MATTHEW J. GALASSO
 JUSTIN E. PFAFF
 2 – 1028-2014 Hearing on Petition for
 Special Relief
 Nicholas Kersting v. Cheyenne McBride
 Judge Kelly A. Gaughan
 JAMES P. BARON
 NICHOLAS J. MCINTYRE

TUESDAY, FEBRUARY 24, 2026
Courtroom 2

9 AM
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 President Judge Gregory H. Chelak
 THOMAS E. MINCER

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Hearing Room

9:30 AM
 824-2024 Divorce Master Hearing
 Kellee Yakupcin v. Sean Yakupcin
 Master Oressa P. Campbell
 MATTHEW J. GALASSO
 JAMES P. BARON

1 PM
 770-2025 Settlement Conference
 Jill Stitt v. Joshua Stitt
 Master Oressa P. Campbell
 SHANNON L. MUIR
 TAMMY LEE CLAUSE

3:30 PM
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 Annelise Lorusso-Heiser v.
 Robert Heiser
 Mediator Oressa P. Campbell

THURSDAY, FEBRUARY 26, 2026
Hearing Room

9:30 AM
1412-2025 Custody Conference
Christina Sechrist v. Emeric Sechrist
Hearing Officer Samantha G Venditti

10:30 AM
1167-2025 Custody Review Conference
Angela Brown v. Michael Brown
Hearing Officer Samantha G Venditti
BRUCE THOMAS
JUSTIN E. PFAFF

FRIDAY, FEBRUARY 27, 2026
Arbitration Room

9 AM
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Portfolio Recovery Associates, LLC vs.
Robert Kraus
MICHAEL DOUGHERTY
ROBERT MAGNANINI

1 PM
641-2025 Arbitration
Capital One, N.A. v. Kayla Maher
JONATHAN P CAWLEY

LEGAL NOTICES

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

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.

ESTATE NOTICE

Marianne Margareta Hagglund
AKA Marianne Margareta Teheran
Late of Shohola Township
ADMINISTRATOR
Bjorn Antonio Teheran
218 Parkers Glen Road
Shohola, PA 18458

2/20/2026 • 2/27/2026 • 3/6/2026

**LETTERS
TESTAMENTARY**

Estate of Dorothy Mandica
Winhold, Deceased, late of 2086
Hemlock Farms, Hawley, PA
18428-9073.

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:
Theodore Baiersdorfer
2086 Hemlock Farms
Hawley, PA 18428-9073

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

2/20/2026 • 2/27/2026 • 3/6/2026

**LETTERS OF
ADMINISTRATION**

Estate of Edward J. Wilshusen,
Deceased, late of 104 Marble Court,
Milford, PA 18337.

Letters of Administration on the
above estate have been granted to
the undersigned. All persons
indebted to the said estate are
requested to make payment, and
those having claims to present the
same without delay to:
Carol Jeanne Wilshusen
P.O. Box 3298
Milford, PA 18336

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

2/20/2026 • 2/27/2026 • 3/6/2026

**LETTERS
TESTAMENTARY**

Estate of Carol MacBurney,
Deceased, late of 103 Rodeo
Lane/2968 Hemlock Farms, Hawley,
PA 18428.

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:

Deborah Pitt
704 Chatfield Drive
Pompton Plains, New Jersey 07444

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

2/13/2026 • 2/20/2026 • 2/27/2026

ESTATE NOTICE

Estate of Henry A. Meyer, late
of 195 Kensington Drive, Bushkill,
Commonwealth of Pennsylvania.

Letters Testamentary on said
estate having been granted to the
undersigned, all persons indebted
thereto are requested to make
immediate payment, and those
having claims or demands against
the same will present them without
delay for settlement to:

Alexander H. Meyer
195 Hazlewood Drive
Lehighton, PA 18235

or to his attorney,

Kim M. Gillen, Esquire
THE LAW OFFICE OF KIM
M. GILLEN, P.C.
613 Blakeslee Boulevard E.,
Suite 103
Lehighton, PA 18235

2/13/2026 • 2/20/2026 • 2/27/2026

ESTATE NOTICE

Carol Meyers
Late of Matamoras, PA
EXECUTOR
Alfred Williams
16 Nonantum Road
Marblehead, MA 01945

2/13/2026 • 2/20/2026 • 2/27/2026

NOTICE OF EXECUTOR

Estate of Harry William Romaine,
Deceased, late of Delaware
Township, Pike County,
Pennsylvania. Letters Testamentary

in the above estate have been granted to Cindy L. Luna. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Cindy L. Luna, 299 Wild Acres Drive Dingmans Ferry, PA 18328 or to the attorneys for the estate, Levy, Stieh & Baron, P.C.

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

2/13/2026 • 2/20/2026 • 2/27/2026

NOTICE OF EXECUTOR

Estate of William A. DeGraw, Deceased, late of Milford Township, Pike County, Pennsylvania. Letters Testamentary in the above estate have been granted to Michele G. Neidenberg. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Michele G. Neidenberg, 4046 Somerset Court, Milford, PA 18337 or to the attorneys for the estate, Levy, Stieh & Baron, P.C.

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

2/13/2026 • 2/20/2026 • 2/27/2026

LETTERS OF ADMINISTRATION

Estate of Roger P. Stella, Deceased, late of 120 Johnny Bee Road, Dingmans Ferry, PA 18328.

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:

Nicole Druda
304 Avenue G
Matamoras, PA 18336

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

2/13/2026 • 2/20/2026 • 2/27/2026

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

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

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

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA

IN RE: PETITION FOR NAME CHANGE OF MOUAID AHMAD HOMSI

1470-2025 CIVIL

ORDER

AND NOW, this 9th day of December 2025, upon consideration of the Petition for Name Change filed in the above-captioned matter on November 11th, 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.

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.

2/20/2026

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
MARCH 18, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 453-2025 SUR JUDGEMENT NO: 453-2025 AT THE SUIT OF M&T BANK vs, EDWARD DWYER & ANTHONY WHITTLES

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIKE, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, BEING LOT NO. 161, SECTION NO. 2E, AS SHOWN ON MAP OF POCONO MOUNTAIN LAKE ESTATES, INC., ON FILE IN THE RECORDER'S OFFICE AT MILFORD, PENNSYLVANIA IN PLOT BOOK NO.8 PAGE 208.

BEING KNOWN AS: 139 CHIPMUNK ROAD, BUSHKILL, PA 18324

PROPERTY ID NUMBER:
189.02-01-94-

BEING THE SAME PREMISES WHICH P ARIN SHAH AND ROHIT SHAH BY DEED DATED 11/25/2019 AND RECORDED 11/26/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2592 AT PAGE 1880, GRANTED AND CONVEYED UNTO ANTHONY WHITTLES AND EDWARD DWYER.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO EDWARD DWYER & ANTHONY WHITTLES

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$232,973.24** 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 EDWARD DWYER & ANTHONY WHITTLES

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$232,973.24** 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

2/20/2026 • 2/27/2026 • 3/6/2026

**SHERIFF SALE
MARCH 18, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION **NO: 562-2024** SUR JUDGEMENT NO: **562-2024** AT THE SUIT OF MASTHOPE MOUNTAIN COMMUNITY PROPERTY OWNERS COUNCIL vs. TOM MCKNIGHT

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, MARCH 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 Lackawaxen, County of Pike and Commonwealth of Pennsylvania more particularly described as follows, to wit:

Being shown and designated as Lot No. 321 on a certain map or plan of lots entitled "Subdivision of Mast

Hope Rapids, Section Three, Powder Hom Park, Masthope Rapids, Inc., owner and Developer, Lackawaxen Township, Pike County, Pennsylvania, dated July 10, 1973 and revised April 3, 1974 and May 1974, prepared by Edward C. Hess Associates, Inc., Stroudsburg, Pennsylvania, Scale being 1 inch = 100 feet', recorded June 5, 1974 in the Recorder's Office, Milford, Pike County, Pennsylvania, in Plat Book Volume 11, page 42.

BEING THE SAME premises which Federal Home Loan Mortgage Corporation by Marie T. Eaise by Deed dated October 27, 2010 and recorded November 4, 2010 in Pike County in Record Book 2349 Page 2078 conveyed unto Tom McKnight, as sole owner, in fee.

Parcel: 009.04-04-61
Tax Control: 05-0-025106
a/k/a/ 118 Powderhorn Drive, Lot 321, Masthope Rapids, Lackawaxen Township, Pike County, PA

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

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$58,655.32** 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 **TOM MCKNIGHT**

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$58,655.32** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
YOUNG & HAROS LLC
802 MAIN STREET
STROUDSBURG, PA 18360-1602

2/20/2026 • 2/27/2026 • 3/6/2026



CIVIL ACTIONS FILED

*From February 5, 2026 to February 12, 2026
Accuracy of the entries is not guaranteed.*

CERTIFIED COPY OF LIEN

2026-45061	Commonwealth Of Pennsylvania Department Of Labor & Industry	Creditor	2/09/2026
2026-45061	Cassel Building Contractors Inc	Debtor	2/09/2026
2026-45062	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/09/2026
2026-45062	Delaware Valley Emergency Services	Debtor	2/09/2026
2026-45063	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/09/2026
2026-45063	Beddoe Nicholas	Debtor	2/09/2026
2026-45064	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/09/2026
2026-45064	Kannebecker Charles	Debtor	2/09/2026
2026-45064	Kanne Becker Ise N	Debtor	2/09/2026
2026-45065	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/09/2026
2026-45065	Hernandez Chris A	Debtor	2/09/2026
2026-45066	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/09/2026
2026-45066	Knyazev Vadim	Debtor	2/09/2026
2026-45066	Gutman Eliza	Debtor	2/09/2026
2026-45067	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/09/2026
2026-45067	Longcore Amanda	Debtor	2/09/2026
2026-45067	Belcher Gerald S	Debtor	2/09/2026

CONTRACT – DEBT COLLECTION: CREDIT CARD

2026-00199	Pca Acquisitions V Llc	Plaintiff	2/05/2026
2026-00199	Macisaac James M	Defendant	2/05/2026
2026-00211	Capital One Na	Plaintiff	2/09/2026
2026-00211	Crandall Valerie A	Defendant	2/09/2026
2026-00212	Citibank Na	Plaintiff	2/09/2026
2026-00212	Cirincione Joe	Defendant	2/09/2026
2026-00214	Portfolio Recovery Associates Llc	Plaintiff	2/09/2026
2026-00214	Stewart Sean	Defendant	2/09/2026
2026-00215	Capital One Na	Plaintiff	2/09/2026
2026-00215	Canada Shevonne R	Defendant	2/09/2026
2026-00217	Portfolio Recovery Associates Llc	Plaintiff	2/09/2026
2026-00217	Larson Robert	Defendant	2/09/2026
2026-00218	Capital One Na	Plaintiff	2/09/2026
2026-00218	Demercurio Fred J	Defendant	2/09/2026
2026-00221	Capital One Na	Plaintiff	2/10/2026
2026-00221	Ruiz Richard	Defendant	2/10/2026
2026-00222	Us Bank National Association	Plaintiff	2/10/2026
2026-00222	Elan Financial Services	Plaintiff	2/10/2026
2026-00222	Berg John B	Defendant	2/10/2026
2026-00223	Us Bank National Association	Plaintiff	2/10/2026
2026-00223	Kimble Ann	Defendant	2/10/2026
2026-00240	Citibank Na	Plaintiff	2/12/2026
2026-00240	Volkov Nikita	Defendant	2/12/2026
2026-00241	Citibank Na	Plaintiff	2/12/2026
2026-00241	Canderlario Leilani	Defendant	2/12/2026

CONTRACT – DEBT COLLECTION: OTHER

2026-00200	Velocity Investments Llc	Plaintiff	2/05/2026
2026-00200	Carpino Susan	Defendant	2/05/2026
2026-00210	Heritage Financial Credit Union	Plaintiff	2/09/2026
2026-00210	Morgan Justin	Defendant	2/09/2026
2026-00210	Morgan Jennifer	Defendant	2/09/2026
2026-00232	Velocity Investments Llc	Plaintiff	2/11/2026
2026-00232	Theiss Steven	Defendant	2/11/2026
2026-00233	Portfolio Recovery Associates Llc	Plaintiff	2/11/2026
2026-00233	Spaulding Darlene	Defendant	2/11/2026
2026-00237	Velocity Investments Llc	Plaintiff	2/12/2026
2026-00237	Theiss Steven	Defendant	2/12/2026

CONTRACT – OTHER

2026-00226	Sollenne Steven	Plaintiff	2/12/2026
2026-00226	Sollenne Homes	Plaintiff	2/12/2026
2026-00226	Douglas Debbie A	Defendant	2/12/2026
2026-00226	Douglas Ronald L	Defendant	2/12/2026
2026-00239	Iversen Dona	Plaintiff	2/12/2026
2026-00239	Carpentry Unlimited Contracting Inc	Defendant	2/12/2026
2026-00239	Naturale John C	Defendant	2/12/2026

CUSTODY

2026-00227	Palma Gennaro	Plaintiff	2/11/2026
2026-00227	Bush Amy	Defendant	2/11/2026
2026-00234	Morel Emily	Plaintiff	2/12/2026
2026-00234	Morel Wesley	Defendant	2/12/2026

DIVORCE

2026-00216	Londino Stefanie	Plaintiff	2/09/2026
2026-00216	Saylor Paul	Defendant	2/09/2026

MARRIAGE LICENSES

2026-00013	Ford Curran Michael	2/05/2026
	Sweeney Joanna Marie	
2026-00014	Dambra Lauren Nicole	2/10/2026
	Odowd Brendan Peter	
2026-00015	Neary Natasha Kimberly	2/11/2026
	Mulcahy Steven Michael	
2026-00016	Ramos Henry Austin	2/11/2026
	Wenzel Ashley Marie	
2026-00017	Deem Jessica Paris	2/12/2026
	Osterhout John Scott	

MISCELLANEOUS – REPLEVIN

2026-00207	Heritage Financial, Credit Union	Plaintiff	2/06/2026
2026-00207	Baka Tamas	Defendant	2/06/2026

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

2026-00201	Citizens Bank Na	Plaintiff	2/05/2026
2026-00201	Bronstein Regina	Defendant	2/05/2026
2026-00201	Bronstein Dmthiy	Defendant	2/05/2026

2026-00236	Us Bank Trust National Association	Plaintiff	2/12/2026
2026-00236	United States Of America	Defendant	2/12/2026
2026-00236	Capasso Michael	Defendant	2/12/2026
2026-00238	Wells Fargo Bank	Plaintiff	2/12/2026
2026-00238	Lissie Sheila	Defendant	2/12/2026
2026-00238	Lissie Sheila N	Defendant	2/12/2026

REAL PROPERTY – QUIET TITLE

2026-00213	Freedom Mortgage Corporation	Plaintiff	2/09/2026
2026-00213	Bourdeau Jason B	Defendant	2/09/2026
2026-00213	Bourdeau Jerron J	Defendant	2/09/2026
2026-00213	Bourdeau Aberdeen Unknown Heirs	Defendant	2/09/2026

MORTGAGES AND DEEDS

*Recorded from January 29, 2026 to February 4, 2026
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	LOCATION	AMOUNT
Luberto Anthony J	Dime Bank	Greene Twp	\$50,000.00
Harsche Ryan R			
Harsche Bethany	Dime Bank	Lackawaxen Twp	\$1,000,000.00
Cm & Ra Holdings Llc	Dime Bank	Lackawaxen Twp	\$40,000.00
B&B Land	Cordova Patrick		
Development Llc	Ellison Robin L	Dingman Twp	\$115,000.00
Soto William	Guaranteed Rate Inc		
	Mortgage Electronic		
	Registration System Inc	Delaware Twp	\$133,000.00
Latini John Patrick III	Crosscountry Mortgage Llc		
Nangle Heather Lynn	Mortgage Electronic		
	Registration System Inc	Shohola Twp	\$211,300.00
Ga Homes Inc			
G A Homes Inc	Dime Bank	Lackawaxen Twp	\$50,000.00
Yurcic Ronald J	Dime Bank	Greene Twp	\$45,000.00
Fischetta Michael Jr	Mortgage Electronic		
	Registration System Inc		
	Button Finance Inc	Westfall Twp	\$73,000.00
Lowe Kyle	United Wholesale		
	Mortgage Llc		
Lowe Luz M	Mortgage Electronic		
	Registration System Inc	Lehman Twp	\$250,915.00
Casey Edward E	Rocket Mortgage Llc		
	Mortgage Electronic		
	Registration System Inc	Lackawaxen Twp	\$359,000.00

Y Brothers Inc	Stellar Mortgage Corporation Mortgage Electronic Registration System Inc	Palmyra Twp	\$255,500.00
Thackara Eugene Thackara Kimberly	Advantagefirst Lending Inc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$156,288.00
Belcher Freeman III Belcher Rhonda	Nbt Bank Na	Blooming Grove Twp	\$50,000.00
Moniot Jan	United Wholesale Mortgage Llc Mortgage Electronic Registration System Inc	Delaware Twp	\$180,000.00
Rafaniello Ronald Rafaniello Christina	Pnc Bank Na	Lehman Twp	\$50,000.00
Fedak Keaton	Pnc Bank Na	Palmyra Twp	\$135,000.00
Crimi Michael	Heritage Financial Credit Union	Delaware Twp	\$56,500.00
Bogoni Luca Bogoni Jennifer W	Filo Mortgage Llc Mortgage Electronic Registration System Inc	Shohola Twp	\$200,000.00
Morgan Jeffrey A	Mortgage Electronic Registration System Inc Spring Eq Llc	Delaware Twp	\$29,100.00
Greenblatt Melissa	Think One Mortgage Inc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$279,000.00
Vicino Pasquale	Mortgage Electronic Registration System Inc Lendage Llc Achieve Loans	Palmyra Twp	\$79,900.00
Castillo Kathleen Patricia Castillo Valdetano Adolfo Valdetano Adolfo Castillo	Citibank Na Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$157,500.00
Erwig Jill L Erwig Timothy	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$258,750.00
Boughton Mary Boughton Scot H	Valley National Bank	Delaware Twp	\$200,000.00
Lackawaxen Property Holdings Llc	Honesdale National Bank	Lackawaxen Twp	\$100,000.00
Armstead Gary Armstead Tracy	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Delaware Twp	\$272,000.00
Green Melonie L	Werkmeister Judith Green	Blooming Grove Twp	\$165,000.00
Braun Stephen G	Wells Fargo Bank Na	Palmyra Twp	\$1,252,000.00
Moculski Johnathan Moculski Michael	Jpmorgan Chase Bank Na	Matamoras Borough	\$374,948.00

Kuhn David W			
Kuhn Tomoko	Dime Bank	Palmyra Twp	\$50,000.00
Gilmartin Dina L	M&T Bank		
	Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$200,000.00
Kirby John Jr	Movement Mortgage Llc		
Kirby Patricia	Mortgage Electronic Registration System Inc	Lehman Twp	\$185,000.00
Levine Henry C			
Weisslevine Susan E			
Weiss Levine Susan E			
Levine Susan E Weiss	Upstart Mortgage Llc	Dingman Twp	\$45,000.00
345 Route 507 Llc			
Three Four Five Route 507 Llc	Dime Bank	Palmyra Twp	\$500,000.00
Barto Claudia M	Trusted Mortgage Capital Inc		
	Mortgage Electronic Registration System Inc	Palmyra Twp	\$189,250.00
Wroblewski Alexander J	Loandepot.Com Llc		
	Pennsylvania Housing Finance Agency	Lehman Twp	\$13,940.00
Wroblewski Alexander J	Loandepot.Com Llc	Lehman Twp	\$273,750.00
Dowd James	Rocket Mortgage Llc		
	Mortgage Electronic Registration System Inc	Lehman Twp	\$261,500.00

DEEDS

SELLER	BUYER	LOCATION	AMOUNT
Seidel Richard	Richard & Judith Seidel		
Seidel Judith	Irrevocable Trust 01/06/2026	Lackawaxen Twp	\$1.00
Gokce Capital Llc	Jarrett Tamara C	Lackawaxen Twp	\$27,225.00
Ordyniec Rafal	Borda Janice L	Delaware Twp	\$308,000.00
Cordova Patrick	B&B Land		
Ellison Robin L	Development Llc	Dingman Twp	\$125,000.00
Red Sierra Llc			
Drumheller Marc A Tr			
Edward Berr 2004 Revocable Trust	Pike Infrastructure Holding Llc	Westfall Twp	\$445,000.00
118 Tulip Llc			
One One Eight Tulip Llc	Soto William	Delaware Twp	\$203,000.00
Fischetta Michael			
Fischetta Michael Jr	Fischetta Michael Jr	Westfall Twp	\$1.00
Jones Todd William	Av Vaysman 2025 Family Trust 04/28/25	Lackawaxen Twp	\$445,000.00

Wong Michael K Wong Alice M	Michael K & Alice M Wong Living Trust 01/15/2026	Dingman Twp	\$1.00
Galati Peter L Jr Galati Jodi A	Galati Peter L Jr Galati Jodi A Isales Alexandra Galati Jacquelyn	Dingman Twp	\$1.00
Nevelik Alan Ronald Exr Preston Gloria M Est	Nevelik Alan Ronald	Palmyra Twp	\$1.00
Us Bank Na Tr Rmtp Trust Series 2021 Cottage-Tr-V Nationstar Mortgage Llc Agent	Peduk Emrah Altug Peduk Gozde Sultan Peduk Gozde Sultan Altug	Delaware Twp	\$215,000.00
Giglio Charles Giglio Sara	Greenblatt Melissa	Lackawaxen Twp	\$310,000.00
Dlugi Jan Plewa Jadwiga	Plewa Jadwiga	Lehman Twp	\$1.00
Vennie Brian M Sheriff Diaz Anthony	Bank Of New York Mellon Bank Of New York Jpmorgan Chase Bank Na Tr Novastar Mortgage Funding Trust Series 2004-4 Novastar Home Equity Loan Asset Backed Certificates Series 2004-4	Lehman Twp	\$10,500.00
Mellen Joint Revocable Trust 05/10/2024	Valdetano Adolfo Castillo Castillo Valdetano Adolfo Castillo Kathleen	Lackawaxen Twp	\$210,000.00
Marhow Llc	Erwig Jill L Erwrg Timothy	Lackawaxen Twp	\$345,000.00
Segovia Clare Catherine Segovia Carlos	Segovia Clare Catherine Segovia Carlos	Blooming Grove Twp	\$1.00
Ostapiuk Stanley Jr Ostapiuk Elaine Ostapiuk Elaine	Ostapluk Family Revocable Trust	Blooming Grove Twp	\$0.00
Bleeker John Gabriel Exr Bleeker Scott Michael Exr Bleeker Lucille Est	Bleeker John Gabriel Bleeker Scott Michael	Lackawaxen Twp	\$10.00
Matera Gustave J Viorio Jessica	Matera Gustave J Diorio Jessica	Blooming Grove Twp	\$1.00
Adel Lawrence Adel Leonese J	Genese John Genese Barbara	Blooming Grove Twp	\$375,000.00

Buchan Kathleen			
Buchan Richard J Jr			
Buchan Dawn			
Buchan Kevin			
Buchan Donni			
Buchan Brian	Lackawaxen Property		
Buchan Melissa	Holdings Llc	Lackawaxen Twp	\$125,000.00
Khrulyov Alexander	Nulman Dmitry		
	Tatarina-Nulman Oksana		
	Tatarina Nulman Oksana		
	Nulman Oksana Tatarina	Shohola Twp	\$14,000.00
Cerra Raymond	Schubert Megan	Blooming Grove Twp	\$280,000.00
Green Judith A			
Green Werkmeister Judith			
Werkmeister Judith Green	Green Melonie L	Blooming Grove Twp	\$165,000.00
Degraw Jeanette			
Mckenna Gallo Jeanette	Moculski Johnathan		
Gallo Jeanette Mckenna	Moculski Michael	Matamoras Borough	\$415,000.00
Kremlicka William			
Gomez Ana	Biancardi Saverio		
Kremlicka Ana	Biancardi Jacqueline	Lackawaxen Twp	\$75,000.00
Khrulyov Alexander	Vandunk Angela		
	Sawyer Louis	Shohola Twp	\$7,000.00
Steinberg Herbert	Steinberg Herbert	Blooming Grove Twp	\$1.00
Kowalik Alicia	Lackawaxen Property		
Kowalik Matthew	Holdings Llc	Lackawaxen Twp	\$25,155.90
Romeo Jennifer A	Zdral Nicholas	Dingman Twp	\$130,100.00
Fischer Judith	Michlik Thomas		
Ketzak Sherry L	Michlik Kim	Shohola Twp	\$555,000.00
Woodloch Pines Inc	Cyran Edward J		
	Cyran Aimee T	Lackawaxen Twp	\$279,900.00
Caravella James	Siegel Jordan		
Caravella Valerie	Siegel Devra	Lackawaxen Twp	\$365,000.00
Butz Greg L	Dutch Pride Holdings Llc	Lackawaxen Twp	\$600,000.00
Jpmorgan Chase Bank Na	Mk Propertiez Llc	Delaware Twp	\$164,000.00
Ruemmelle Cristal	Amcar Construction Llc	Lehman Twp	\$7,000.00
Srodon Mary	Mary Srodon Revocable		
	Trust Dated 12/03/2025	Palmyra Twp	\$1.00
Martinez Ramon	Martinez Ramon		
Martinez Samantha Objio	Martinez Samantha Objio	Lehman Twp	\$1.00
Houlihan Thaddeus J	Houlihan Michael	Lehman Twp	\$1.00
Luciano Robert John Est			
Luciano Lisa Ann Exrx	Luciano Lisa A	Delaware Twp	\$1.00
Janssens Susan	Ferrante Frank Jr		
	Joanne M Purcell Living		
	Trust 04/09/1998	Lackawaxen Twp	\$200,000.00
Hess Harvey	Wroblewski Alexander J	Lehman Twp	\$278,800.00
Galett Martin	Berdichevskiy 2026		
Galett Rita	Family Trust		
	01/21/2026	Blooming Grove Twp	\$600,000.00

Manak Michael			
Manak Kathleen	Sullivan Henry	Shohola Twp	\$500.00
Corrente Peter P			
Corrente Patricia J	Ludwig Jeffery J II	Lackawaxen Twp	\$10,000.00
Grant Ralph T Jr			
Grant Ralph Thomas Jr	Roy Michael A		
Grant Sally-Ann Agent	Roy Marina N	Greene Twp	\$150,000.00
Pike County Tax Claim Bureau			
Supreme It Solutions Corporation			
Almuatasim Al Riashi Saleh Khaled	Fehrenbacher Christian D	Lehman Twp	\$37,570.50



Pike County Bar Association



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THE PIKE COUNTY LEGAL JOURNAL

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