

# 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<sup>™</sup>  
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* 

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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.

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

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Kelly A. Gaughan, *Judge*

Joseph F. Kameen, *President Judge, Retired* 

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**Chief Public Defender**

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Tim Knapp



PIKE COUNTY DISTRICT ATTORNEY PRESS RELEASE  
**YORK COUNTY MAN CONVICTED OF  
ATTEMPTED HUMAN TRAFFICKING CRIMES  
OF TEN-YEAR-OLD CHILD**

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*Milford, Pa.*-Pike County District Attorney Ray Tonkin announced the conviction of a York County man for attempted trafficking and rape of a ten-year-old child. Jayson William Miller, age 54, with a last known address of Red Lion, Pennsylvania, was originally arrested in February 2025 after an investigation by the Pike County District Attorney's Office Criminal Investigation Division.

Miller had been communicating with a woman regarding his desire to engage in sexual contact with a ten-year-old child. After investigators learned that Miller was willing to travel to Pike County to engage in sexual contact with a ten-year-old child for payment of \$200.00, they arrested him when he arrived in Pike County.

After a two-day trial, the Pike County jury convicted Miller of all five charges, all felonies. The jury convicted Miller of the charges of criminal attempt trafficking in persons criminal attempt rape of a child, criminal attempt patronizing a victim of sexual servitude, criminal attempt involuntary deviate sexual intercourse, and unlawful contact with a minor.

District Attorney Tonkin, who prosecuted the case at trial, praised the work of the Criminal Investigation Division of the District Attorney's Office for their dedication in pursuing child predators who sex. Tonkin stated: "We are lucky to have such a dedicated team of detectives who work hard to investigate these cases that are the darkest area of human behavior. "The fact that a person would pay to have sexual contact with a 10-year-old child is simply abhorrent and we will prosecute these offenders to the fullest extent of the law." Tonkin also credited the jury for their attention to detail in this case, which made all the difference in delivering their verdict. "Jurors of all walks of life were called to hear the case, and it is credit to them listening carefully to the detailed evidence of the abhorrent behavior of the Defendant that led them to the guilty verdict on all charges."

After trial, Pike County President Judge Gregory H. Chelak revoked bail, and Miller was remanded back to the custody of the Pike County Correctional Facility. President Judge Chelak an assessment of Miller by the Sexual Offenders Assessment Board to determine if Miller meets the criteria to be designated as a sexually violent predator.

Miller is scheduled for sentencing on June 26, 2026, at 11:00 a.m. before President Judge Chelak.

Anyone who has any information on any person abusing children should call Pennsylvania Childline at 800-932-0313.

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**JAYSON MILLER**

## 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, MARCH 30, 2026

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

9 AM

508-2023 Criminal Non-Jury Trial  
Commonwealth v. Walter J. Koch  
President Judge Gregory H. Chelak  
THOMAS E. MINCER

1:30 PM

563-2020 Competency Hearing  
Commonwealth v. Kevin Lee Pingitore  
President Judge Gregory H. Chelak  
RONALD M. BUGAJ

2:30 PM

481, 483-2025 Omnibus Pre-Trial  
Motion Hearing  
Commonwealth v. Raashid Nicholson  
President Judge Gregory H. Chelak  
THOMAS E. MINCER

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

9 AM

Mortgage Diversion Conference – 7/10  
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  
BROOKE WOODWARD-BUCHAN  
GEORGE E. GRETZ

2 – 1054-2025 Mortgage Diversion  
Conference

Crosscountry Mortgage, LLC v.  
Joseph Pryce & Secretary of Housing  
and Urban Development  
Judge Kelly A. Gaughan  
DYLAN R. CHESS

3 – 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

4 – 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

5 – 1386-2025 Mortgage Diversion  
Conference

Wilmington Savings Fund Society, FSB.  
v. Paul J. & Donna E. Sujkowski  
Judge Kelly A. Gaughan  
KEVIN T TONCZYCZYN

6 – 1031-2025 Mortgage Diversion  
Conference

Citizens Bank, N.A. v.  
Dmitriy Pobejimov  
Judge Kelly A. Gaughan  
MEHMET BASOGLU

7 – 163-2026 Mortgage Diversion  
Conference

Lower, LLC. v. Oscar DuBois, Paul  
DuBois, Jr., and Savannah Figueroa  
Judge Kelly A. Gaughan  
MEHMET BASOGLU

10 AM

Argument – 12/25

Judge Kelly A. Gaughan

1 – 547-2017 Argument

Sharon Frick, Individually and as  
Administratrix of the Estate of Tod  
Frick v. Fuhai Li, M.D., et al.

Judge Kelly A. Gaughan

BREANDAN Q. NEMEC

EUGENE P. FEENEY

2 – 680-2025 Argument

Elisa Posso v. Juan Avila

Judge Kelly A. Gaughan

THOMAS E. MINCER

3 – 1697-2025 Argument on Preliminary  
Objections

Bonnie Lynch & Peter Loper v.

Abby Bender

Judge Kelly A. Gaughan

JASON R. OHLIGER

GEORGE C. PARRISH

4 – 1036-2019, 681-2020 Argument

Jesse Frazer v. Patrick Falvey &  
Michael Falvey

Judge Kelly A. Gaughan

CHARLES KANNEBECKER

KEVIN R. MCNULTY

5 – 1012-2022 Hearing on Petition for  
Contempt

Leslie L. Mears v. John D. Mears

Judge Kelly A. Gaughan

THOMAS E. MINCER

DONALD M. LEETH

6 – 1101-2023 Hearing

Bear Ridge Estates Property Owners

Association, Inc. v. David Bullock,

James Walsh, Mary Francis Luysterburg,  
and Emer Day

Judge Kelly A. Gaughan

THOMAS F. FARLEY

7 – 1302-2024 Hearing

Augello Excavating, Inc. v.

Clemleddy Construction, Inc.

Judge Kelly A. Gaughan

RONALD M. BUGAJ

CHRISTIAN E. WEED

8 – 34-2023 Hearing

Alan L. Jacobs v. Lisa Lloyd

Judge Kelly A. Gaughan

RONALD M. BUGAJ

JUSTIN E. PFAFF

9 – 1397-2025 Hearing

Raymond J. Spinelli v.

Marisa Cortes-Spinelli

Judge Kelly A. Gaughan

GEORGE E. CLAUSE

MATTHEW J. GALASSO

10 – 402-2024 Hearing

Michelle Ram v. Omar Sattaur

Judge Kelly A. Gaughan

JAMES A. BUTZ

JUSTIN E. PFAFF

11 – 9-2026 OC Minors Compromise  
Hearing

Chad VanJahnke, Parent & Natural

Guardian of Julia VanJahnke, a Minor v.

Joanne Normand & Hailey VanJahnke

Judge Kelly A. Gaughan

ROBERT N. BRAKER

MICHAEL R. MANARA

**TUESDAY, MARCH 31, 2026**

***Courtroom 1***

1:30 PM

325-2025 Criminal Non-Jury Trial

Commonwealth v. Frank J. Meglio

President Judge Gregory H. Chelak

ANDREW J. KATSOCK

***Courtroom 2***

9 AM

1537-2025 Hearing

Pike County Tax Claim Bureau v.

The Owners, Lienholders, and Other

Parties in Interest as set Forth on Lien

Sheets Previously Filed

Judge Kelly A. Gaughan

STACEY BEECHER

1:30 PM

1093-2019 Custody Trial

Venessa Hughes v. Shawn Webber

Judge Kelly A. Gaughan

CHRISTIAN E. WEED

THOMAS E. MINCER

## ***Hearing Room***

10 AM

1412-2017 Divorce Hearing Officer  
Pre-Hearing Conference  
Mary Ann Seese v. Jerry Seese  
Catherine Gallagher, Esq,  
Hearing Officer  
MATTHEW J. GALASSO  
RONALD M. BUGAJ

10:30 AM

34-2023 Divorce Hearing Officer  
Pre-Hearing Conference  
Alan Jacobs v. Lisa Lloyd  
Catherine Gallagher, Esq,  
Hearing Officer  
JUSTIN E. PF AFF  
RONALD M. BUGAJ

1 PM

1292-2022 Custody Conference  
Mark Gavin v. Dina Bogart  
Hearing Officer Samantha G Venditti  
CHRISTIAN E. WEED  
MATTHEW J. GALASSO

**WEDNESDAY, APRIL 1, 2026**

## ***Courtroom 1***

9 AM

582-2024 Criminal Non-Jury Trial  
Commonwealth v. Israel Horovitz  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE

## ***Courtroom 2***

9 AM

Protection from Abuse Hearing – 5/20  
Judge Kelly A. Gaughan  
1 – 33-2025 Protection from Abuse  
Hearing  
Tara Rodriguez v. Adam Rodriguez  
Judge Kelly A. Gaughan  
SHANNON L. MUIR  
THOMAS E. MINCER  
2 – 33-2026 Protection from Abuse  
Hearing  
Lauren Greene v. Genava C. Ebanks  
Judge Kelly A. Gaughan

3 – 424-2026 Protection from Abuse  
Hearing

Timothy Reilly v. Kimberly Corbett  
Judge Kelly A. Gaughan

4 – 425-2026 Protection from Abuse  
Hearing

Chris Reilly v. Kimberly Corbett  
Judge Kelly A. Gaughan

5 – 426-2026 Protection from Abuse  
Hearing

Elizabeth Kimmell v. Joshua Kimmell  
Judge Kelly A. Gaughan

10:30 AM

C & Y Hearing – 2/10

Judge Kelly A. Gaughan

1 – 10-2024 DP Permanency Review  
Hearing

In re: D.C.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

JAMES P. BARON

MARK E. MOULTON

2 – 7-2024 DP Permanency Review  
Hearing

In re: Z.A.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

1:30 PM

ARD – 10/20

Judge Kelly A. Gaughan

1 – 317-2025 Termination of ARD  
Hearing

Commonwealth v.

Christina M. Hernandez

Judge Kelly A. Gaughan

KATHLEEN E. MARTIN

2 – 39-2025 Termination of ARD

Hearing

Commonwealth v. Melanie R. Padilla

Judge Kelly A. Gaughan

Pike County Public Defenders Office

3 – 498-2025 ARD

Commonwealth v. Christopher E. Drake

Judge Kelly A. Gaughan

KATHLEEN E. MARTIN

4 – 38-2026 ARD

Commonwealth v. Anna Rusetskayla

Judge Kelly A. Gaughan

KATHLEEN E. MARTIN

5 – 304-2025 ARD  
Commonwealth v. Kaitlyn Ela  
Judge Kelly A. Gaughan  
ERIC L. HAMILL  
6 – 45-2026 ARD  
Commonwealth v.  
Mark D. Druckenmiller  
Judge Kelly A. Gaughan  
KATHLEEN E. MARTIN  
7 – 16-2026 ARD  
Commonwealth v. John B Foley  
Judge Kelly A. Gaughan  
MATTHEW J. GALASSO  
8 – 46-2026 ARD  
Commonwealth v. Kimberly A. Curulli  
Judge Kelly A. Gaughan  
JUSTIN E. PFAFF  
9 – 400-2025 ARD  
Commonwealth v. Alexie E. Newman  
Judge Kelly A. Gaughan  
ROBERT A. SAURMAN  
10 – 54-2026 ARD  
Commonwealth v. Colin A. Trotman, Jr.  
Judge Kelly A. Gaughan  
ERIC L. HAMILL

2:30 PM  
Criminal Pre-Trial Conference – 0/10  
Judge Kelly A. Gaughan

**THURSDAY, APRIL 2, 2026**  
***Courtroom 1***

9 AM  
1/25  
President Judge Gregory H. Chelak  
1 – 440-2025 & 6, 7, & 9-2026 Guilty  
Plea  
Commonwealth v. Nicole Lynn Hall  
President Judge Gregory H. Chelak  
STEVEN BENEDICT

9:30 AM  
3/25  
President Judge Gregory H. Chelak  
1 – 465-2025 Guilty Plea  
Commonwealth v. Devon Sexton  
President Judge Gregory H. Chelak  
THOMAS E. MINCER

2 – 201, 202-2025 Hearing  
Commonwealth v. Tej V. Singh  
President Judge Gregory H. Chelak  
THOMAS E. MINCER  
3 – 360-2025 Reconsideration of  
Sentence  
Commonwealth v. Carl A. Logiudice  
President Judge Gregory H. Chelak  
MARK E. MOULTON

10 AM  
2/25  
President Judge Gregory H. Chelak  
1 – 105-2025 MD Indirect Criminal  
Contempt Hearing  
Commonwealth v. Joel Balazinski  
President Judge Gregory H. Chelak  
JOHN J MARTIN  
2 – 136-2025 Hearing  
Commonwealth v. Dennyeil Contreras  
President Judge Gregory H. Chelak  
ABIGAIL B. GUSTAFSON

10:30 AM  
Violation Hearing – 3/25  
President Judge Gregory H. Chelak  
1 – 525-2018 Violation of Parole  
Hearing  
Commonwealth v. Melissa A. Hereghty  
President Judge Gregory H. Chelak  
JUSTIN E. PFAFF  
2 – 496-2023 Violation of Parole  
Hearing  
Commonwealth v. Alessandra C. Calissi  
President Judge Gregory H. Chelak  
CARA N. PHILLIPS  
3 – 189-2025 Violation of Parole  
Hearing  
Commonwealth v. Sabrena M. Potter  
President Judge Gregory H. Chelak  
Pike County Public Defenders Office

11 AM  
Contempt Hearing – 5/25  
President Judge Gregory H. Chelak  
1 – 592-2020, 618-2022 Contempt  
Hearing  
Commonwealth v. Amber Newell  
President Judge Gregory H. Chelak  
LINDSEY M. COLLINS

2 – 365-2016, 199-2018, 148-2019, 20-2025 SA Contempt Hearing

Commonwealth v. Joshua J. Helwig  
President Judge Gregory H. Chelak  
LINDSEY M. COLLINS

3 – 358-2019 Sanctions Hearing  
Commonwealth v. David Felder  
President Judge Gregory H. Chelak  
LINDSEY M. COLLINS

4 – 234-2024 Contempt Hearing  
Commonwealth v. Edward K. Strouse  
President Judge Gregory H. Chelak  
Pike County Public Defenders Office  
5 – 185, 186-2020 Contempt Hearing  
Commonwealth v. Kelly A. Ree  
President Judge Gregory H. Chelak  
Pike County Public Defenders Office

1 PM  
10/25

President Judge Gregory H. Chelak  
1 – 403, 406-2025 Parole Hearing and  
Hearing on Modification of Sentence  
Commonwealth v. Shawn M. Mills  
President Judge Gregory H. Chelak  
ERIC L. HAMILL

2 – 250-2023 Parole Hearing  
Commonwealth v. Charlotte M. Dwyer  
President Judge Gregory H. Chelak  
ROBERT M. GAMBURG

3 – 67-2026 Arraignment  
Commonwealth v. Adam Rufrano  
President Judge Gregory H. Chelak  
THOMAS F. FARLEY

4 – 5-2026 Arraignment  
Commonwealth v. Stephen J. Melisci  
President Judge Gregory H. Chelak

5 – 233-2024 Arraignment  
Commonwealth v. Joseph Big  
President Judge Gregory H. Chelak  
6 – 88, 89-2026 Arraignment

Commonwealth v. Mirella M. Smith  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE

7 – 96-2026 Arraignment  
Commonwealth v. Kelly E. Grumbine  
President Judge Gregory H. Chelak  
STEVEN BENEDICT

8 – 97-2026 Arraignment  
Commonwealth v. David D. Haniff  
President Judge Gregory H. Chelak  
MATTHEW J. GALASSO

9 – 100-2026 Arraignment  
Commonwealth v.  
Kenneth S. Randall, Jr.  
President Judge Gregory H. Chelak  
JONATHAN V. MUNLEY

10 – 99-2026 Arraignment  
Commonwealth v. Gail E. Flores  
President Judge Gregory H. Chelak  
STEVEN BENEDICT

1:30 PM

348-2025 Habeas Pre-Trial Motion  
Hearing  
Commonwealth v.

Julian Pisutvacharakul  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE

2:30 PM

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



## 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 GIVEN** that Letters Testamentary have been granted in the Estate of Mary T. Galayda, late of 4111 Stony Hollow Dr., East Stroudsburg, PA (Date of death: Dec. 22, 2025). All persons indebted to said estate are required to make payments and those having claims or demands to present the same without delay to the Executor, Joseph Galayda, 4111 Stony Hollow Dr., Bushkill, PA 18324, or:

Donald G. Karpowich, Esquire  
85 Drasher Road  
Drums, PA 18222

3/27/2026 • 4/3/2026 • 4/10/2026

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### NOTICE

NOTICE OF LIVING TRUST  
PURSUANT TO 20 Pa.C.S.A §  
7755(c)

NOTICE is hereby given of the administration of Joan M. Reinisch

Living Trust Dated June 26, 2023. Joan M. Reinisch, Grantor of the Trust, late of the Township of Blooming Grove, County of Pike, and Commonwealth of Pennsylvania, died on February 04, 2026. All persons having claims against Joan M. Reinisch are requested to make known the same to the Trustee or attorney named below. All persons indebted to Joan M. Reinisch are requested to make payment without delay to the Trustee or attorney named below:

Ivy A. Bellino, Trustee  
c/o Andrea R. Capita, Esquire  
Capita Law LLC  
104 West High Street,  
Milford, Pennsylvania 18337  
Telephone: (570) 832-7498  
Fax: (570) 832-8605  
info@capitalawllc.com

Attorney for Trustee:

Andrea R. Capita, Esquire  
Capita Law LLC  
104 West High Street,  
Milford, Pennsylvania 18337  
Telephone: (570) 832-7498  
Fax: (570) 832-8605  
info@capitalawllc.com

3/27/2026 • 4/3/2026 • 4/10/2026

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**ESTATE NOTICE**

Estate of ELIZABETH ANN THOMAS-RICHIE a/k/a ELIZABETH THOMAS RICHIE, DECEASED, late of 108 PARADISE RD., E, GREENTOWN, PA 18426, (Died DECEMBER 11, 2025) JENNIFER THOMAS CRUCIANI, Executrix, Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

DANTE A. CANCELLI, ESQUIRE

3/27/2026 • 4/3/2026 • 4/10/2026

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**ESTATE NOTICE**

Estate of George Brancato, a.k.a. George Edward Brancato, late of Lehman Township, Pike County, Pennsylvania.

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 or demands against the same are requested to make known the same without delay to:

Aimee Brancato  
PO BOX 388  
Hibernia, NJ 07842  
File No. 52-26-00118

3/27/2026 • 4/3/2026 • 4/10/2026

---

**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters of Testamentary have been issued in the Estate of Jacqueline LeBlanc Spector a/k/a

Jacqueline L. Spector a/k/a Jacqueline Spector late of Canadensis, Pike County, P.A., Date of Death, December 25, 2025 to Irwin H. Spector, as Executor 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 Irwin H. Spector Executor, c/o the Estate Attorney, George E. Clause, II as follows:

The Estate of Jacqueline LeBlanc Spector a/k/a Jacqueline L. Spector a/k/a Jacqueline Spector c/o Attorney, George E. Clause, II P.O. Box 241 Newfoundland, PA 18445 570-676-5212 gclause@clauselawgroup.com Attorney for the Estate of Jacqueline LeBlanc Spector a/k/a Jacqueline L. Spector a/k/a Jacqueline Spector

3/27/2026 • 4/3/2026 • 4/10/2026

---

**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters of Administration have been issued in the Estate of Patricia Ethel Drury a/k/a Patricia E. Drury a/k/a Patricia Drury late of Milford, Pike County, P.A., Date of Death, December 2, 2025 to Chrystal N. Vivirito, as Administrator 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 Chrystal N. Vivirito Administrator, c/o the Estate Attorney, Tammy Lee Clause as follows:

The Estate of Patricia Ethel Drury  
a/k/a Patricia E. Drury a/k/a Patricia  
Drury  
c/o The Clause Law Group,  
Attorney, Tammy Lee Clause  
P.O. Box 241  
Newfoundland, PA 18445  
570-676-5212  
attyclause@gmail.com  
Attorney for the Estate of Patricia  
Ethel Drury a/k/a Patricia E. Drury  
a/k/a Patricia Drury

3/27/2026 • 4/3/2026 • 4/10/2026

---

### ESTATE NOTICE

**NOTICE IS HEREBY GIVEN,**  
that Letters of Testamentary have  
been issued in the Estate of Vera  
Irene Singer a/k/a Vera I. Singer  
a/k/a Vera Singer late of Greentown,  
Pike County, P.A., Date of Death,  
January 13, 2026 to Michele Ann  
Fink 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  
Michele Ann Fink Executrix, c/o the  
Estate Attorney, Tammy Lee Clause  
as follows:

The Estate of Vera Irene Singer  
a/k/a Vera I. Singer a/k/a Vera  
Singer  
c/o The Clause Law Group  
Attorney, Tammy Lee Clause  
P.O. Box 241  
Newfoundland, PA 18445  
570-676-5212  
attyclause@gmail.com  
Attorney for the Estate of Vera Irene  
Singer a/k/a Vera I. Singer a/k/a  
Vera Singer

3/27/2026 • 4/3/2026 • 4/10/2026

---

### ESTATE NOTICE

Tomomi Tateishi  
Late of Dingmans Township  
ADMINISTRATOR  
Gregg Noll  
650 Notch Gap Road  
Thorn Hill, TN 37881

3/20/2026 • 3/27/2026 • 4/3/2026

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### TRUST NOTICE

Yackowski Firearms Trust, Anthony  
Yackowski, Settlor, late of Milford,  
PA, Pike County

All persons having a claim(s) or  
demand(s) against the Yackowski  
Firearms Trust of Anthony  
Yackowski, deceased to make  
known the same and all persons  
indebted to the Trust to make  
payment without delay to:

Trustee:

Robert K. McAndrew  
c/o Prince Law Offices PC  
Warren H. Prince, Esquire  
646 Lenape Road  
Bechtelsville PA 19505

3/13/2026 • 3/20/2026 • 3/27/2026

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### EXECUTOR'S NOTICE

The Estate of  
Anthony G. Yackowski,  
late of 104 Rim Court,  
Milford, PA 18337, Deceased.

Letters testamentary on the above  
estate having been granted to the  
undersigned, all persons indebted to  
the estate are requested to make  
payment, and those having claims to

present the same, without delay, to:

Personal Representative:

Robert K. McAndrew  
655 Clapp Hill Road  
Lagrangeville, NY 12540

or

Attorney for the Estate:

Warren H. Prince, Esquire  
646 Lenape Road  
Bechtelsville PA 19505

**3/13/2026 • 3/20/2026 • 3/27/2026**

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**ESTATE NOTICE**

Estate of Michael J. Finney, Late of Tafton, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Daniel LaCroix, 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.

**3/13/2026 • 3/20/2026 • 3/27/2026**

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**ESTATE NOTICE**

Estate of Gerard C. Minihan, Late of Dingmans Ferry, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Maria Aurea Minihan, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o

Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

**3/13/2026 • 3/20/2026 • 3/27/2026**

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**ESTATE NOTICE**

Barbara Pavlak  
AKA Barbara Lynn Pavlak  
Late of Lackawaxen Township  
EXECUTOR

Heather Lawrence  
120 Delaware Road  
Shohola, PA 18458  
ATTORNEY

Law Offices of Spall, Rydzewski,  
Anderson, Lalley & Krajcovich,  
P.C.

Zoe A. Otway, Esq.  
2573 Route 6  
Hawley, PA 18428

**3/13/2026 • 3/20/2026 • 3/27/2026**

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**ADMINISTRATOR'S NOTICE**

ESTATE OF  
E JAMES LONGHENRY

Late of Lords Valley, Pike County, Pennsylvania, deceased.

Letters of Testamentary on the above estate having 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: James E. Longhenry, Executor, c/o Mark Moulton, Esquire, 693 Route 739, Suite 1, Lords Valley, PA 18428 or to his attorney, Mark E. Moulton, Esquire, 693 Route 739, Suite 1, Lords Valley, PA 18428.

**3/13/2026 • 3/20/2026 • 3/27/2026**

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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  
APRIL 15, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION **NO 1154-2022: SUR JUDGEMENT NO: 1154-2022** AT THE SUIT OF **SPECIALIZED LOAN SERVICING LLC vs. ROBERT C. FEASTER & TARA FEASTER** DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, APRIL 15, 2026 at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING KNOWN AS: 214 PRIMROSE LANE MILFORD, PA 18337

BEING PARCEL NUMBER: 123.02-01-35

IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO **ROBERT C. FEASTER & TARA FEASTER**

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$339,280.19** 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 **ROBERT C. FEASTER & TARA FEASTER**

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$339,280.19** PLUS COSTS AND INTEREST AS AFORESAID.

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

3/20/2026 • 3/27/2026 • 4/3/2026

**SHERIFF SALE  
APRIL 15, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1038-2023: SUR JUDGEMENT NO: 1038-2023 AT THE SUIT OF U.S. BANK TRUST COMPANY, NA AS TRUSTEE AS SUCCESSOR-IN-INTEREST TO U.S. BANK NA, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R4, MORTGAGE BACKED NOTES, SERIES 2021-R4 vs. CAROLINE DECICCO, SOLELY IN HER CAPACITY AS HEIR OF DOMINIC A. NMOLI, DECEASED, SALVATORE NAPOLI, SR, SOLELY IN HIS CAPACITY AS HEIR OF DOMINIC A. NAPOLI, DECEASED, THE UNKNOWN HEIRS OF DOMINIC A. NAPOLI, DECEASED, ANN MARIE NAPOLI, INDIVIDUALLY & SOLELY IN HER CAPACITY AS HEIR OF DOMINIC A. NMOLI, DECEASED DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at

<https://pike.pa.realforeclose.com>  
ON WEDNESDAY, APRIL 15, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF DINGMAN IN THE COUNTY OF PIKE AND

COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS:

CONTROL# 03-0-017005.

BEING MORE FULLY DESCRIBED IN A DEED DATED 05/10/2002

AND RECORDED 05/20/2002, AM:DNG THE LAND

RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUM:E

1927 AND PAGE 1744. TAX MAP OR PARCEL ID NO.: 121-02-04-09

BEING KNOWN AS: 126 CAYUGA TRAIL, MILFORD, PA 18337

PROPERTY ID NUMBER: 121.02-04-09

BEING THE SAME PREMISES WHICH THOMAS NEAL BELL AND VERONICA M. BELL, HUSBAND AND WIFE BY DEED DATED 5/20/2002.AND RECORDED 5/10/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1927 AT PAGE 1744, GRANTED AND CONVEYED UNTO DOMINIC A. NAPOLI.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO CAROLINE DECICCO, SOLELY IN HER CAPACITY AS HEIR OF DOMINIC A. NAPOLI, DECEASED, SALVATORE NAPOLI, SR, SOLELY IN HIS CAPACITY AS HEIR OF DOMINIC A. NMOLI, DECEASED, THE UNKNOWN HEIRS OF DOMINIC A. NMOLI, DECEASED, ANN MARIE NMOLI, INDIVIDUALLY & SOLELY IN HER CAPACITY AS HEIR OF DOMINIC A. NAPOLI, DECEASED DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$221,972.83 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 CAROLINE DECICCO, SOLELY IN HER CAPACITY AS HEIR OF DOMINIC A. NAPOLI, DECEASED, SALVATORE NMOLI, SR, SOLELY IN HIS CAPACITY AS HEIR OF DOMINIC A. NAPOLI, DECEASED, THE UNKNOWN HEIRS OF DOMINIC A. NAPOLI, DECEASED, ANN MARIE NAPOLI, INDIVIDUALLY & SOLELY IN HER CAPACITY AS HEIR OF DOMINIC A. NMOLI, DECEASED

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$221,972.83 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

3/20/2026 • 3/27/2026 • 4/3/2026

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**SHERIFF SALE  
APRIL 15, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 632-2023 SUR JUDGEMENT NO: 623-2023 AT THE SUIT OF **FREEDOM MORTGAGE CORPORATION vs. PABLO J.**

**DELATORRES aka PABLO J. DELATORRE**  
DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, APRIL 15, 2026, at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Lot 27, Block IV, Hemlock Farms Community, Stage LXXX, as shown on Plat of Hemlock Farms Community, Maple Ridge, Stage LXXX, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 9, page 43, on the 29th day of September, 1971.

TOGETHER WITH all rights, liabilities and privileges and UNDER AND SUBJECT to all conditions, restrictions, reservations and exceptions as more fully set forth in Deed Book Volume 341, Page 84, Record Book Volume 1056, Page 174, and on the recorded subdivision plans.

EXCEPTING AND RESERVING unto Home Smith International Limited, (Inc.), its successors and assigns, the oils, minerals and gases therein, which reservation does not include the right of entry upon the premises for the purpose of removing the aforementioned oils, minerals and gases.

Tax Parcel: 120.01-03-44

Premises Being: 110 Farrier Ln, Hawley, PA 18428

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO **PABLO J. DELATORRES aka PABLO J. DELATORRE**

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$105,779.00** 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 **PABLO J. DELATORRES aka PABLO J. DELATORRE**

DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT **\$105,779.00** 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

3/20/2026 • 3/27/2026 • 4/3/2026

**SHERIFF SALE  
APRIL 15, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO:1475-2025 SUR JUDGEMENT NO: 1475-2025 AT THE SUIT OF DEUTSCHE BANK, NATIONAL TRUST COMPANY AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-NLC1, ASSET-BACKED CERTIFICATES, SERIES 2006, NLC1 vs. LISA A. LEONAWICZ AIKI A LISA LEONAWICZ

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, APRIL 15, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP

OF DINGMAN, PIKE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 221 SUNRISE DRIVE FIKI A 3565 SUNRISE LAKE, MILFORD, PA 18337

BEING PARCEL NUMBER: 122.01-05-02.001-.

IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO LISA A. LEONAWICZ A/K/A LISA LEONAWICZ

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$49,993.01** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF LISA A.  
LEONAWICZ A/K/A LISA  
LEONAWICZ

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT **\$49,993.01** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

3/20/2026 • 3/27/2026 • 4/3/2026

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**SHERIFF SALE  
APRIL 15, 2026**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
**NO:1403-2025** SUR  
JUDGEMENT NO: **1403-**  
**2025** AT THE SUIT OF  
PENNYMAC LOAN SERVICES,  
LLC vs. DANIEL FELICIANO  
DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at  
<https://pike.pa.realforeclose.com>  
ON **WEDNESDAY, APRIL 15,**  
**2026, at 11:00 AM** PREVAILING  
TIME IN THE AFORENOON  
OF SAID DATE:

**DOCKET NO:**  
2025-01403

ALL THAT CERTAIN lot or  
piece of ground situate in the  
Township of Delaware, County of  
Pike and Commonwealth of  
Pennsylvania.

**TAX PARCEL NO:**  
175.02-09-22

**PROPERTY ADDRESS:**  
113 Mink Court, Dingmans Ferry,  
Pennsylvania 18328

**IMPROVEMENTS:**  
a Residential Dwelling

**SOLD AS THE PROPERTY OF:**  
Daniel Feliciano

**ATTORNEY'S NAME:**  
Powers Kim, LLC

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

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
mDGMENT ON THE  
AMOUNT OF **\$142,714.01** 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 DANIEL FELICIANO

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$142,714.01 PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
POWERS KIRN LLC  
EIGHT NESHAMINY  
INTERPLEX, STE 215  
TREVOSE, PA 19053

3/20/2026 • 3/27/2026 • 4/3/2026

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**SHERIFF SALE  
APRIL 15, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO:1580-2025 SUR JUDGEMENT NO:1580-2025 AT THE SUIT OF ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. VS. ESTHER LA TOUCHE DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, APRIL 15, 2026, at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground, situate in Lehman Township, Pike County, Commonwealth of Pennsylvania, being Lot No. 1383, Section No. 1 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford. Pike County, Pennsylvania in Plot Book Volume 22 Page 46.

Tax ID/Parcel No. 196.04-02-41;  
Tax Control: 06-0-104735

Being the same premises which Harmon Homes, Inc., a corporation existing under the laws of the State of Pennsylvania, by Deed dated 5/9/2002 and recorded 5/9/2002 in Pike County in Record Book 1926 Page 1085 conveyed unto Joseph J. Giordano, in fee.

TAXID: 196.04 -02 -41  
ALSO KNOWN AS  
168 ST ANDREWS DR,  
BUSHKILL, PA 18324-8669

BEING the same premises which Joseph J. Giordano by Deed dated May 6, 2019 and recorded in the Office of Recorder of Deeds of Pike County on July 8, 2019 at Book 2580, Page 514 granted and conveyed unto Esther La Touche.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO ESTHER LA TOUCHE

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$190,660.15** 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 ESTHER LA TOUCHE

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$190,660.15** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
STERN & EISENBERG, PC  
1581 MAIN STREET, STE 200  
THE SHOPS AT  
VALLEY SQUARE  
WARRINGTON, PA 18976

3/20/2026 • 3/27/2026 • 4/3/2026

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**SHERIFF SALE  
APRIL 15, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO:1450-2025 SUR JUDGEMENT NO:1450-2025 AT THE SUIT OF MIDFIRST BANK VS. JAMES W. WARR, AS BELIEVED HEIR AND/OR UNKNOWN HEIRS AND/OR ADMINISTRATOR TO THE ESTATE OF ARTHUR G. WARR; JULIE W ARR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ARTHUR G. WARR  
DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, APRIL 15, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel ofland situate, lying and being in the Township of Dingman, County of Pike, Commonwealth of Pennsylvania, more particularly described as Lot Number 30, Block

Number 8, Section Number 5 of Sunrise Lake, as shown on a certain plat or map of Sunrise Lake or Sunnylands, Inc. subdivisions recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 7, Page 223.

Parcel No. : 122.01-07-30-

BEING known and numbered as 112 Sunset Drive, Milford, PA 18337.

Being the same property conveyed to Arthur G. Warr who acquired title by virtue of a deed from Concetta T. Nigro, dated November 10, 2006, recorded November 13, 2006, as Instrument Number 200600020034, and recorded in Book 2204, Page 1234, Office of the Recorder of Deeds, Pike County, Pennsylvania.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO JAMES W. WARR, AS BELIEVED HEIR AND/OR UNKNOWN HEIRS AND/OR ADMINISTRATOR TO THE ESTATE OF ARTHUR G. WARR; JULIE WARR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ARTHUR G. WARR

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A mDGMENT ON THE AMOUNT OF \$113,243.61 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 JAMES W. WARR, AS BELIEVED HEIR AND/OR UNKNOWN HEIRS AND/OR ADMINISTRATOR TO THE ESTATE OF ARTHUR G. WARR; JULIE WARR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ARTHUR G. WARR

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$113,243.61 PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
MDK LEGAL  
P.O. BOX 165028  
COLUMBUS, OH 43216

3/20/2026 • 3/27/2026 • 4/3/2026

**SHERIFF SALE  
APRIL 15, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO:1645-2025 SUR JUDGEMENT NO: 1645-2025 AT THE SUIT OF EVERETT FINANCIAL INC DBA SUPREME LENDING VS. MIKETEKA MARIE BOYNES AKA MIKETEKA M BOYNES AND JAMAL E JOHNSON DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, APRIL 15, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot No. 186, Section 2, Pocono Ranchlands, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 7, Page 156.

Being the same premises which Edgardo Valentin Diaz, by Deed dated 9/15/2021 and recorded 1/28/2022, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2685, Page 810, granted and conveyed unto Jamal Johnson. in fee.

Tax Parcel: 182.02-02-77.001-

Premises Being: 1109 Elk Dr, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO MIKETEKA MARIE BOYNES AKA MIKETEKA M BOYNES AND JAMAL E JOHNSON

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$251,303.02 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 MIKETEKA MARIE BOYNES AKA MIKETEKA M BOYNES AND JAMAL E JOHNSON

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT **\$251,303.02** 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

3/20/2026 • 3/27/2026 • 4/3/2026

**SHERIFF SALE  
APRIL 15, 2026**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO: **1252-2021** SUR  
JUDGEMENT NO: **1252-2021**  
AT THE SUIT OF THE BANK  
OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS  
TRUSTEE FORTHE  
CERTIFICATEHOLDERS OF  
THE CWABS, INC. ASSET-  
BACKED CERTIFICATES,  
SERIES 2006-12 vs. MICHAEL  
CELAURO & CATHLEEN  
CELAURO  
DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at  
<https://pike.pa.realforeclose.com>  
ON **WEDNESDAY, APRIL 15,**  
**2026, at 11:00** AM PREVAILING  
TIME IN THE AFORENOON  
OF SAID DATE:

By virtue of a Writ of Execution  
No. **01252-2021-CV**

The Bank of New York Mellon  
FKA The Bank of New York, as  
Trustee for the certificateholders of  
the CWABS, Inc., Asset-Backed  
Certificates, Series 2006-12

vs

Michael Cclauro and Cathleen  
Celauro

Owners of property situate in  
Dingman Township, Pike County,  
Pennsylvania, being

130 Magnolia Lane,  
Milford, PA 18337

Parcel No. 110.02-03-54  
(Acreage or street address)

Improvements thereon:  
**RESIDENTIAL DWELLING**

Judgment Amount:  
**\$310,758.60**

Attorneys for Plaintiff  
Parker McCay, PA

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO  
MICHAEL CELAURO &  
CATHLEEN CELAURO

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF **\$310,758.60** 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 MICHAEL

CELAURO & CATHLEEN  
CELAURO

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$310,758.60 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
PARKER MCCAY, P.A.  
9000 MIDATLANTIC DR,  
STE 300  
PO BOX 5054  
MOUNT LAUREL, NJ  
08054-1539

3/20/2026 • 3/27/2026 • 4/3/2026

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Pike County Bar Association



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**CIVIL ACTIONS FILED**


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*From March 12, 2026 to March 19, 2026*

*Accuracy of the entries is not guaranteed.*

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**CERTIFIED COPY OF LIEN**

2026-45111	Pa Department Of Revenue Bureau Of Compliance	Creditor	3/12/2026
2026-45111	Delaware Valley Emergency Services Incorporated	Debtor	3/12/2026
2026-45112	Pa Department Of Revenue Bureau Of Compliance	Creditor	3/12/2026
2026-45112	Kelly Jonathan D	Debtor	3/12/2026
2026-45112	Keller Angel R	Debtor	3/12/2026
2026-45113	Pa Department Of Revenue Bureau Of Compliance	Creditor	3/12/2026
2026-45113	Csb Pharmacy Inc	Debtor	3/12/2026
2026-45114	Pa Department Of Revenue Bureau Of Compliance	Creditor	3/12/2026
2026-45114	Gbor Maimouna	Debtor	3/12/2026
2026-45115	Pa Department Of Revenue Bureau Of Compliance	Creditor	3/12/2026
2026-45115	Lutz David S	Debtor	3/12/2026
2026-45116	Pa Department Of Revenue Bureau Of Compliance	Creditor	3/12/2026
2026-45116	Mangini Jane	Debtor	3/12/2026
2026-45128	Pa Department Of Revenue Bureau Of Compliance	Creditor	3/16/2026
2026-45128	Aaf Landscaping Inc	Debtor	3/16/2026

**CONTRACT – DEBT COLLECTION: CREDIT CARD**

2026-00382	Capital One Na	Plaintiff	3/16/2026
2026-00382	Bramhall Nicole	Defendant	3/16/2026
2026-00383	Capital One Na	Plaintiff	3/16/2026
2026-00383	Port Suzanne	Defendant	3/16/2026
2026-00383	Lennon Suzanne K	Defendant	3/16/2026
2026-00384	Citizens Bank Na	Plaintiff	3/16/2026
2026-00384	Cibelli Michael	Defendant	3/16/2026
2026-00386	Capital One Na	Plaintiff	3/16/2026
2026-00386	Rotella Gianna	Defendant	3/16/2026
2026-00387	Capital One Na	Plaintiff	3/16/2026
2026-00387	Egan Christopher	Defendant	3/16/2026
2026-00388	Citibank Na	Plaintiff	3/16/2026
2026-00388	Acker Adam A	Defendant	3/16/2026
2026-00390	Jpmorgan Chase Bank Na	Plaintiff	3/16/2026
2026-00390	Cole Joshua J	Defendant	3/16/2026
2026-00397	Us Bank National Association	Plaintiff	3/17/2026
2026-00397	Cibelli Michael	Defendant	3/17/2026
2026-00397	Cibelli 3 Michael A	Defendant	3/17/2026
2026-00398	American Express National Bank	Plaintiff	3/17/2026
2026-00398	Igel Christopher	Defendant	3/17/2026
2026-00398	Igel Christopher C	Defendant	3/17/2026
2026-00398	Igel Christophe	Defendant	3/17/2026
2026-00398	Cci Home Services Llc	Defendant	3/17/2026
2026-00398	Cci Home Services	Defendant	3/17/2026
2026-00405	Jpmorgan Chase Bank Na	Plaintiff	3/18/2026
2026-00405	Kraham Jennifer L	Defendant	3/18/2026

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**CONTRACT – DEBT COLLECTION: OTHER**

2026-00379	Portfolio Recovery Associates Llc	Plaintiff	3/13/2026
2026-00379	Gray Heather	Defendant	3/13/2026
2026-00380	Portfolio Recovery Associates Llc	Plaintiff	3/13/2026
2026-00380	Ramos Jose	Defendant	3/13/2026
2026-00385	Hudson Valley Federal Credit Union	Plaintiff	3/16/2026
2026-00385	Miranda Nephi	Defendant	3/16/2026
2026-00391	Velocity Investments Llc	Plaintiff	3/16/2026
2026-00391	Pellot Madelin	Defendant	3/16/2026
2026-00402	Velocity Investments Llc	Plaintiff	3/18/2026
2026-00402	Mccullough Nicole	Defendant	3/18/2026
2026-00403	Security Credit Services Llc	Plaintiff	3/18/2026
2026-00403	Crevatas Francis Thomas	Defendant	3/18/2026
2026-00404	Velocity Investments Llc	Plaintiff	3/18/2026
2026-00404	Vega Teddy	Defendant	3/18/2026
2026-00408	Portfolio Recovery Associates Llc	Plaintiff	3/18/2026
2026-00408	Dopson Heather L	Defendant	3/18/2026
2026-00409	Portfolio Recovery Associates Llc	Plaintiff	3/18/2026
2026-00409	Nadolny Elena	Defendant	3/18/2026
2026-00410	First Portfolio Ventures II Llc	Plaintiff	3/19/2026
2026-00410	Shakhnazarov Enriko	Defendant	3/19/2026
2026-00411	Security Credit Services	Plaintiff	3/19/2026
2026-00411	White Cheryl	Defendant	3/19/2026
2026-00412	Velocity Investments Li,C	Plaintiff	3/19/2026
2026-00412	Ortiz Jim	Defendant	3/19/2026

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**CONTRACT – OTHER**

2026-00374	Pump Works Inc	Plaintiff	3/12/2026
2026-00374	Stainton Anderson Brian	Defendant	3/12/2026
2026-00374	Martin Ebony	Defendant	3/12/2026

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**CUSTODY**

2026-00375	Hansen Jake	Plaintiff	3/12/2026
2026-00375	Muzer Taylor	Defendant	3/12/2026

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**DIVORCE W/ CUSTODY**

2026-00377	Cofield Cheryl	Plaintiff	3/12/2026
2026-00377	Cofield Jonathan	Defendant	3/12/2026

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**FEDERAL TAX LIEN**

2026-45132	Dept Of Treasury Irs	Plaintiff	3/18/2026
2026-45132	Gnewuch Randall	Defendant	3/18/2026
2026-45133	Dept Of Treasury Irs	Plaintiff	3/18/2026
2026-45133	Stasolla George N	Defendant	3/18/2026
2026-45133	Stasolla Deborah A	Defendant	3/18/2026
2026-45134	Department Of Treasury Irs	Plaintiff	3/19/2026
2026-45134	Soil And Management Services Llc	Defendant	3/19/2026

**MARRIAGE LICENSES**

2026-00032	Bennett William Justice Iv Graeber Hanna Marie	3/13/2026
2026-00033	Maute Ian Xavier Arcuni Karla Karim	3/13/2026
2026-00034	Weiss Michelle Ann Fedenko Daniel Michael	3/16/2026
2026-00035	Kelleher Elena Gianos Mirra Joseph Charles	3/19/2026
2026-00036	Ajamian Anahis Micheale Fairweather Russell Alan Jr	3/19/2026

**MECHANICS LIEN CLAIM**

2026-00393	Professional Grade Llc	Claimant	3/16/2026
2026-00393	Dantoni Vincent	Defendant	3/16/2026

**MISCELLANEOUS - REPLEVIN**

2026-00373	Bridgecrest Acceptance Corporation	Plaintiff	3/12/2026
2026-00373	Webster Keena T	Defendant	3/12/2026

**REAL PROPERTY - MORTGAGE FORECLOSURE**

2026-00371	Rocket Mortgage Llc	Plaintiff	3/12/2026
2026-00371	Dailey Thomas W	Defendant	3/12/2026
2026-00372	Pnc Bank National Association	Plaintiff	3/12/2026
2026-00372	Disanio Patricia A	Defendant	3/12/2026
2026-00372	Disanto Patricia	Defendant	3/12/2026
2026-00372	Disanto Vincent M	Defendant	3/12/2026
2026-00372	Disanto Vincent	Defendant	3/12/2026
2026-00392	Newrez Llc	Plaintiff	3/16/2026
2026-00392	Greibesland Jason	Defendant	3/16/2026
2026-00392	Greibesland Alyssa	Defendant	3/16/2026
2026-00395	Newrez Llc	Plaintiff	3/17/2026
2026-00395	Jones Christopher A	Defendant	3/17/2026
2026-00406	Selene Finance Lp	Plaintiff	3/18/2026
2026-00406	Ridge Jean	Defendant	3/18/2026
2026-00406	Obrien Heather	Defendant	3/18/2026

**WAVIER OF LIENS**

2026-50003	Alberti James	Contractor	3/13/2026
2026-50003	Alberti James	Owner	3/13/2026
2026-50003	Wallingford Builders Llc	Contractor	3/13/2026
2026-50003	Wallingford Builders Llc	Owner	3/13/2026
2026-50003	Wallingford Christopher	Contractor	3/13/2026
2026-50003	Wallingford Christopher	Owner	3/13/2026
2026-50004	Pine Hill Farms Development Llc	Contractor	3/16/2026
2026-50004	Pine Hill Farms Development Llc	Owner	3/16/2026
2026-50004	Stevens Mark R	Contractor	3/16/2026
2026-50004	Stevens Mark R	Owner	3/16/2026
2026-50004	Stevens Debra Ann	Contractor	3/16/2026
2026-50004	Stevens Debra Ann	Owner	3/16/2026

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**MORTGAGES AND DEEDS**


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*Recorded from March 5, 2026 to March 11, 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>
Galactic Capital Fund Llc	Kiavi Funding Inc	Dingman Twp	181300
Alberti James	Honesdale National Bank	Lackawaxen Twp	100000
Benninghoff Roy Joseph			
Benninghoff Lynne	Honesdale National Bank	Lackawaxen Twp	427200
Oswald Luke R	Fidelis Mortgage Corporation		
Gilmoreoswald Ana I			
Gilmore Oswald Ana I	Mortgage Electronic Registration System Inc	Delaware Twp	123300
Oswald Ana I Gilmore			
Riben Todd	Imperium Lending Lc Mortgage Electronic Registration System Inc	Greene Twp	397478
Lapertosa John George Jr	Honesdale		
Lapertosa Janine	National Bank	Lackawaxen Twp	450000
Smith Rebecca	Absolute Home Mortgage Corporation Mortgage Electronic Registration System Inc	Lackawaxen Twp	400000
Wolyniec Katarzyna	Crosscountry Mortgage Llc		
Wolyniec Renata Barbara	Mortgage Electronic Registration System Inc	Lehman Twp	259000
Wolyniec Maciej Janusz			
Degolyer Matthew B	New American Funding Llc		
Degolyer Sheryl Mae	Mortgage Electronic Registration System Inc	Greene Twp	198000
Herman John	Planet Home Lending Lc		
Herman Dawn	Mortgage Electronic Registration System Inc	Delaware Twp	210819
Blake James	Mutual Of Omaha Mortgage Inc Mortgage Electronic Registration System Inc	Lehman Twp	267602
Sneckenberg Kristie Lynn	Crosscountry Mortgage Llc		
Sneckenberg Kristie	Mortgage Electronic Registration System Inc	Shohola Twp	215928
Jaggars Warren Jr	Advantagefirst Lending Inc		
Jaggars Margaret	Mortgage Electronic Registration System Inc	Lackawaxen Twp	203500
Yates Kathleen	First National Bank		
Yates Stephen	Of Pennsylvania Mortgage Electronic Registration System Inc	Dingman Twp	287000

Dellacorte Robert	Independence Home Loans Llc		
Dellacorte Mary A	Mortgage Electronic Registration System Inc	Matamoras Borough	173544
Fernando Shaveen J	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Lehman Twp	110960
Kaufman Andrew	Coastal		
Kaufman Suzanne	Community Bank	Matamoras Borough	35000
Lent Brian	Guaranteed Rate Inc		
Lent Janice	Mortgage Electronic Registration System Inc	Palmyra Twp	180000
Montenegro Jenina Alyanna	Rocket Mortgage Llc		
Ruiz Gomez Elio Cesar	Mortgage Electronic Registration System Inc	Lehman Twp	215400
Gomez Elio Cesarruiz	Amerisave Mortgage Corporation		
Sannes Paul S	Mortgage Electronic Registration System Inc	Palmyra Twp	36392
Sannes Mary K			
Ploppert Mary Ann	Unlock Partnership Solutions Ao1 Inc	Lehman Twp	15000
Depew Sharon M	Hometap Equity Partners Llc	Dingman Twp	49000
Aviles Tony	Mortgage Electronic Registration System Inc		
	Rocket Mortgage Llc	Lehman Twp	95000
T&C Realty Llc	Honesdale National Bank	Porter Twp	274398
Flynn Ana I	Mortgage Electronic Registration System Inc		
	Rocket Mortgage Llc	Lehman Twp	63000
Stanley Sean	Mortgage Electronic Registration System Inc		
	Rocket Mortgage Llc	Blooming Grove Twp	66199
Cahill Ryan D	Mortgage Electronic Registration System Inc		
	Rocket Mortgage Llc	Delaware Twp	45000
Smith Michael L	Mortgage Electronic Registration System Inc		
Smith Laura C	Spring Eq Llc	Delaware Twp	52900
Edgd Llc	Dime Bank	Lackawaxen Twp	480000
Kuemerle Joseph H			
Kuemerle Joseph			
Kuemerle Elizabeth	Utilities Employees Credit Union	Milford Twp	75236
Kuemerle Elizabeth A			

Cassel Christopher			
Cassel Erika			
Maxson Erika	Ameriserv Financial Bank	Palmyra Twp	35000
Gordon Joseph M			
Gordon Erica Hall	Citizens Bank Na	Delaware Twp	200000

**DEEDS**

SELLER	BUYER	LOCATION	AMOUNT
Joan Finney Wing Revocable Living Trust 08/26/2013	Wing Arthur K IV Wing Daniel C	Lackawaxen Twp	1
Arthur Kyle Wing III Revocable Living Trust 08/26/13	Joan Finney Wing Revocable Living Trust 08/26/2013	Lackawaxen Twp	1
Koss Grace H	Koss Beverly I		
Koss Beverly I	Koss Frederick J	Palmyra Twp	1
Koss Grace II	Koss Beverly I		
Koss Beverly I	Koss Frederick J	Palmyra Twp	1
Koss Grace H	Koss Beverly		
Koss Beverly	Koss Frederick J	Palmyra Twp	1
Mueller Robert	Connors Nadia		
Mueller Jennifer	Connors Michael		
	Connors Sean	Lackawaxen Twp	350000
Freedom Mortgage Corporation	95% Rizwan & Mirra Llc 5% Nadia Rana Qureshi Llc	Lackawaxen Twp	105100
Rumpf Margaret Ann Est			
Rumpf Margaret A Est			
Young Gail Ann Exrx			
Young Gail A Exrx	Young Gail Ann	Greene Twp	1
Wilmington Savings Fund Society Fsb Tr Finance Of America Structured Securities Acquisition Trust 2018-HB1			
Compulink Corporation Agent			
Celink Agent	Fernando Shaveen J	Lehman Twp	138700
Armstrong Dennis	Armstrong Dennis		
Armstrong Lori	Armstrong Lori	Lackawaxen Twp	1
Koss Beverly Exrx			
Koss John Est	Koss Beverly	Greene Twp	1
Koss Grace H	Koss Beverly		
Koss Beverly	Koss Frederick J	Palmyra Twp	1

Koss Grace H	Koss Frederick J		
Koss Beverly I	Krauss Meagan M	Palmyra Twp	1
Stokley Ron			
Stokley Regenia P	Legacy Cash Offer Llc	Porter Twp	59000
Koss Grace H	Koss Beverly I		
Koss Beverly I	Koss Frederick J	Palmyra Twp	1
Koss Grace H	Koss Beverly		
Koss Beverly	Koss Frederick J	Palmyra Twp	1
Us Bank Trust Na Tr			
Rcf 2 Acquisition Trust	Krawiec Lukasz	Lehman Twp	125000
Noonan Kevin T			
Cameron Jennifer C	Coppola Patricia	Lackawaxen Twp	775000
Rumpf Margaret Ann Est			
Rumpf Margaret A Est			
Young Gail Ann Exrx			
Young Gail A Exrx	Young Gail Ann	Greene Twp	1
Rumore Victor T	105 Long Ridge Llc		
	One Zero Five		
	Long Ridge Llc	Blooming Grove Twp	1
Martin Karen L Exrx			
Halter Elwood	Burns Robert		
Frank Jr Est	Flower Laura	Lackawaxen Twp	24000
Volkin Zhanna	Volkin Zhanna	Blooming Grove Twp	1
Koss Grace H	Koss Beverly I		
Koss Beverly I	Koss Frederick J	Palmyra Twp	1
Koss Grace H	Koss Beverly		
Koss Beverly	Koss Frederick J	Palmyra Twp	1
Koss Grace H	Koss Beverly I		
Koss Beverly I	Koss Frederick J	Palmyra Twp	1
Koss Grace H	Koss Beverly I		
Koss Beverly I	Koss Frederick J	Palmyra Twp	1
Koss Grace H	Koss Beverly		
Koss Beverly	Koss Frederick J	Palmyra Twp	1
Koss Grace H	Koss Beverly I		
Koss Beverly I	Koss Frederick J	Palmyra Twp	1
Koss Grace H	Koss Beverly I		
Koss Beverly I	Koss Frederick J	Palmyra Twp	1
Singh Balwant			
Singh Carmen	Ihb Homes Llc	Palmyra Twp	137000
Musso Catherine Perry	Musso Robert J		
	Musso Michele	Palmyra Twp	1
Meyer Norman J			
Meyer Christel K	Dore Timothy		
Meyer Ronald H	Dore Lisa	Palmyra Twp	309000

Bellini Gabriele Karlinsky Bellini Victoria			
Bellini Victoria	Chambers Alfred		
Karlin Sky	Chambers Erin	Lackawaxen Twp	570000
T&C Realty Llc			
T & C Realty Llc	Johnson Carolyn Leigh	Dingman Twp	515000
G A Homes Inc	Benninghoff Roy Joseph		
GA Homes Inc	Benninghoff Lynne	Lackawaxen Twp	534000
Morgan Gary H	Lawrence E Brown & Gary H Morgan Joint Revocable Trust	Westfall Twp	1
Brown Lawrencece			
Coppola Patricia	Lapertosa John George Jr Lapertosa Janine	Lackawaxen Twp	650000
Basil Anthony L	Basil Anthony L Basil Christopher M	Blooming Grove Twp	1
Freer Nancy	Nancy R Freer Living Trust 02/18/2020	Dingman Twp	1
Groh John Richard	Groh Irrevocable Trust		
Groh Jill Marie	12/12/2025	Lackawaxen Twp	1
Giannini Richard Est			
Giannini Donna Exrx	Giannini Jacqueline	Delaware Twp	50000
Doran Denise	Fortress Property Group Llc	Greene Twp	13000
Doran Matthew F	Fortress Property Group Llc	Greene Twp	13000
Lantz Irene	Irene Scotti Lantz Revocable Living Trust 08/0412025	Dingman Twp	1
Jorge Victor M	Lake Adventure Community Association Inc	Dingman Twp	8458
Franco Pablo Albert			
Nj4all Investment Llc	Dawson Karen Reiner Mark	Dingman Twp	16335
Defelice Robert John			
Defelice Rosann Marie			
Defelice Rosann Marie Exrx			
Beenk Rosalyn Est			
Defelice Rosann Exrx	Latini Dana Marie	Westfall Twp	180000
D&J Land Holdings Llc	Layland Marc Layland Kristi Lynn	Lackawaxen Twp	9000
Dodd Arlene A	Galactic Capital Fund Llc	Dingman Twp	135500
Cerasani Joseph	Cerasani Joseph		
Imperiale Jean	Imperiale Jean	Blooming Grove Twp	1
Masthope Mountain Community Property Owners Council	Pankova Irina	Lackawaxen Twp	23000
Dieckman Ariel	Leone Jean A	Dingman Twp	8500
Evans Richard J			
Evans Catherine A	Villano Frank D	Dingman Twp	1
Hilgeman John R Jr	Lipinski Jacek Ryszard	Greene Twp	85000

Botha Stefan Scott	Lent Brian		
Botha Charmaine Michelle	Lent Janice	Palmyra Twp	355000
Chavez Jessica	Vilela Jack		
Nunez Harold	Vilela Sullymar	Dingman Twp	1
Weir Lora L	Loral Weir Trust		
	05/28/2015	Dingman Twp	1

## Pike County Bar Association



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A large rectangular area with a black border, containing horizontal lines for writing, intended for legal notes or commentary.





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THE PIKE COUNTY LEGAL JOURNAL

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