



Pike County LEGAL JOURNAL

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

VOL. XVIII ♦ MILFORD, PA ♦ MAY 8, 2026 ♦ NO. 19



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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
is published every Friday by the
Pike County Bar Association

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Publisher
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
P: 570-251-1512
F: 570-647-0086
www.pikecountylegaljournal.com

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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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PIKE COUNTY DISTRICT ATTORNEY PRESS RELEASE

**LUZERNE COUNTY MAN SENTENCED
UP TO 111 YEARS FOR ATTEMPTED RAPE
OF CHILDREN IN PIKE COUNTY**

Milford, PA.-Pike County District Attorney Ray Tonkin announced the sentence of a Luzerne County man who traveled to Pike County to engage in sexual acts with two children ages 5 and 10. John Gately, age 46, with a last known address of Hughestown, Pennsylvania, was previously convicted by a Pike County Jury of two counts of criminal attempt to rape a child, two counts of criminal attempt to commit involuntary deviate sexual intercourse of a child, criminal attempt to commit aggravated indecent assault, criminal attempt to produce child sexual abuse material, criminal solicitation to commit sexual exploitation of a child, forty-eight counts of dissemination of child sexual abuse material, possession of child sexual abuse material and criminal use of a communication facility. Pike County President Judge Gregory H. Chelak sentenced Gately to a total sentence of 52 ½ years up to 111 years of state correctional incarceration, a concurrent period of probation supervision of 24 months, followed by a 3-year consecutive term of probation supervision along with a fine of \$31,000.00.



JOHN GATELEY

The testimony at the three-day trial demonstrated that Gately had been communicating with a woman regarding his desire to engage in sexual contact with two children. During the communication, Gateley sent forty-eight child sexual abuse images.

After investigators learned that Gately was traveling to Pike County to engage in sex with two children, they arrested him when he arrived in Pike County. Further investigation revealed more child sexual abuse material on Gately's cell phone that contained many videos of toddlers, as well as even infants being abused.

District Attorney Ray Tonkin expressed deep satisfaction with the sentence. "This sentence will enforce Gately will never be in a position to hunt a child. We will continue to seek to root out each and every child predator that walks among us to arrest and prosecute them."

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

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, MAY 11, 2026

Courtroom 1

9 AM
Criminal Jury Selection
President Judge Gregory H. Chelak

1:30 PM
129-2024 Hearing
Commonwealth v. Tonralee N. Morales
President Judge Gregory H. Chelak
ERIC L. HAMILL

Hearing Room

1 PM
887-2024 Settlement Conference
Andrew Trout v. Theresa Melo
Hearing Officer Oressa P. Campbell
JUSTIN E. PFAFF
TAMMY LEE CLAUSE

TUESDAY, MAY 12, 2026

Courtroom 1

9 AM
Criminal Jury Trial
President Judge Gregory H. Chelak

Courtroom 2

9 AM
1137-2023 Protection from Abuse
Hearing
Christina Soule v. Kenneth Soule
Judge Kelly A. Gaughan
SHANNON L. MUIR
THOMAS E. MINCER

9 AM
1251-2021 Hearing on Petition for
Special Relief
Kenneth Soule v. Christina Soule
Judge Kelly A. Gaughan
THOMAS E. MINCER
SHANNON L. MUIR

1:30 PM
599-2023 (Susquehanna) Hearing on
Petition for Special Relief
Daniel Clapper v. Chelsea Gerrard
(Susquehanna County)
Judge Kelly A. Gaughan
CORINNE E. TAYLOR

Hearing Room

9:30 AM
1167-2025 Custody Review Conference
Angela Brown v. Michael Brown
Hearing Officer Samantha G Venditti
JUSTIN E. PFAFF

WEDNESDAY, MAY 13, 2026

Courtroom 1

9 AM
175-2025 Criminal Jury Selection and
Criminal Jury Trial
Commonwealth v. Clifford Carr
Hon. Stephen M. Higgins, Specially
Presiding
ERIC L. HAMILL

Courtroom 2

9 AM

Protection from Abuse Hearing – 4/10

Judge Kelly A. Gaughan

1 – 424-2026 Protection from Abuse Hearing

Timothy Reilly v. Kimberly Corbett

Judge Kelly A. Gaughan

2 – 425-2026 Protection from Abuse Hearing

Chris Reilly v. Kimberly Corbett

Judge Kelly A. Gaughan

3 – 426-2026 Protection from Abuse Hearing

Elizabeth Kimmell v. Joshua Kimmell

Judge Kelly A. Gaughan

4 – 479-2026 Protection from Abuse Hearing

Allen S. Ford, Jr. v. Jennifer Perez

Judge Kelly A. Gaughan

10:30 AM

C & Y Hearing – 10/12

Judge Kelly A. Gaughan

1 – 17-2026 DP Dependency Hearing

In re: J.S.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

2 – 18-2026 DP Dependency Hearing

In re: M.A.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

3 – 19-2026 DP Dependency Hearing

In re: C.C.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

MARK E. MOULTON

4 – 20-2026 DP Dependency Hearing

In re: J.C.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

MARK E. MOULTON

5 – 6-2025 DP Expedited Permanency Review Hearing

In re: S.D.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

LINDSEY M. COLLINS

6 – 10-2024 DP Permanency Review Hearing

In re: D.C.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

JAMES P. BARON

MARK E. MOULTON

7 – 19-2025 DP Permanency Review Hearing

In re: G.W.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

MARK E. MOULTON

8 – 30-2021 DP Permanency Review Hearing

In re: O.E.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

JAMES P. BARON

ORESSA P. CAMPBELL

MARK E. MOULTON

9 – 22-2023 DP Permanency Review Hearing

In re: M.O.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

ORESSA P. CAMPBELL

MARK E. MOULTON

10 – 3-2025 DP Permanency Review Hearing

In re: L.M.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

JAMES P. BARON

MARK E. MOULTON

1:30 PM

C & Y Hearing – 3/5

Judge Kelly A. Gaughan

1 – 19-2021 DP Permanency Review Hearing

In re: T.K.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

2 – 20-2021 DP Permanency Review Hearing

In re: T.K.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

3 – 21-2021 DP Permanency Review
Hearing
In re: T.K.
Judge Kelly A. Gaughan
CHRISTINE RECHNER

2 PM
C & Y Hearing – 2/2
Judge Kelly A. Gaughan
1 – 22-2021 DP Permanency Review
Hearing
In re: H.H.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
MATTHEW J. GALASSO
2 – 20-2022 DP Permanency Review
Hearing
In re: R.H.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
MATTHEW J. GALASSO

THURSDAY, MAY 14, 2026
Courtroom 2

9 AM
1024-2021 Custody Trial
Jill M. Caccese v. Patrick Caccese
Judge Kelly A. Gaughan
ASHLEY G. ZIMMERMAN
THOMAS E. MINCER

Hearing Room

9:30 AM
100-2024 Custody Conference
Valentina Comar v Keith Jackson
Hearing Officer Samantha G Venditti
JUSTIN E. PFAFF
SHANNON L. MUIR

FRIDAY, MAY 15, 2026
Courtroom 2

9 AM
1024-2021 Custody Trial
Jill M. Caccese v. Patrick Caccese
Judge Kelly A. Gaughan
ASHLEY G. ZIMMERMAN
THOMAS E. MINCER

Arbitration Room

9 AM
1140-2024 Arbitration
Citibank, N.A. vs. Christine Botsakos
MICHAEL DOUGHERTY
ROBERT KLINGENSMITH

10:30 AM
1214-2025 Arbitration
Portfolio Recovery Associates, LLC vs.
Matthew Zekas
MICHAEL DOUGHERTY

1 PM
1257-2025 Arbitration
Capital One, N.A. vs.
Jeffrey J. Mitchell Sr
MICHAEL DOUGHERTY



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.

LETTERS OF ADMINISTRATION

Estate of Anne Marie Raser, deceased, late of 145 Moon Valley Road, 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:

Christopher Bennet
Administrator of the Estate of
Anne Marie Raser
410 Broad Street
Milford, PA 18337

Or his attorney, Nicholas J,
McIntyre, Esq., 410 Broad Street,
Milford, PA 18337.

5/8/2026 • 5/15/2026 • 5/22/2026

EXECUTOR'S NOTICE

Estate of Joseph Morris Baum,
late of Delaware Township, Pike
County, Pennsylvania, deceased.

Letters 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 same,
without delay to:

Mark Colallio
101 Morningside Road
Verona, NJ 07044
Executor

or to his attorney, Thomas Earl
Mincer, Esq., 104 West High Street,
Milford, Pa 18337

5/8/2026 • 5/15/2026 • 5/22/2026

LETTERS OF ADMINISTRATION

Estate of John Broughton
Sellers, deceased, late of 193 Foster
Hill Road, 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:

Nicholas J. McIntyre, Esq.
as the Administrator of the Estate of
John Broughton Sellers
410 Broad St.
Milford, PA 18337

Or his attorney, Nicholas J,
McIntyre, Esq., 410 Broad Street,
Milford, PA 18337.

5/8/2026 • 5/15/2026 • 5/22/2026

ESTATE NOTICE

THE ESTATE OF GAIL
MASKER a/k/a GAIL VEE
MASKER, deceased, late of
Blooming Grove Township, Pike
County, Pennsylvania.

LETTERS TESTAMENTARY
in the above named estate having
been granted on April 14, 2026, all
persons and/or entities indebted to
the estate are requested to make
immediate payment, and all those
having claims against the estate are
directed to present the same without
delay to the undersigned or their
attorney within four months from
the date of this notice. Direct all
payments or claims to:

S.R.A.L.K.
2573 Route 6
Hawley, PA 18428
570-226-6229

5/8/2026 • 5/15/2026 • 5/22/2026

ESTATE NOTICE

Estate of Sandra Mae
Campbell, whose primary residence
was 12 Stark Drive, Matamoras,
Westfall Township, Pike,
Pennsylvania, 18336, deceased.

Douglas Campbell has been
appointed the Personal
Administrator of this Estate.
Andrea R. Capita, Esq. of Capita
Law LLC located at 104 West High
Street, Milford, Pennsylvania 18337,
Telephone No.: (570) 832-7498 Fax
No.: (570) 832-8605
EMAIL: info@capitalawllc.com is
the attorney of record.

All persons indebted to the Estate
are hereby requested to make
immediate payment, and those
having claims are directed to present
the same without delay to this
attorney within twelve (12) months
from the date hereof and to file with
the Clerk of the Court of Common
Pleas of the Sixtieth Judicial
District, Pike County Branch,
Orphans' Court Division, a
particular statement of claim, duly
verified by an Affidavit setting forth
an address within the County where
notice may be given to Claimant.

5/8/2026 • 5/15/2026 • 5/22/2026

EXECUTOR'S NOTICE

Estate of Donna M. Edwards,
Deceased, late of Westfall
Township, Pike County,
Pennsylvania. Letters Testamentary
on the above estate have been
granted to Sandra Luby. All persons
indebted to the said estate are
requested to make payment, and
those having claims should present
the same without delay to: Sandra
Luby at 195 Maple Lake Road,
Spring Brook Township, PA 18444,
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

5/8/2026 • 5/15/2026 • 5/22/2026

ESTATE NOTICE

**ESTATE OF LUC
VERLEYSEN**, late of Lehman
Township, Pike County
Pennsylvania.

**LETTERS
TESTAMENTARY** in the above-
named estate having been granted to
Christiane Verleysen. All persons
indebted to the estate are requested
to make immediate payment and
those having claims are directed to
present the same without delay to
the undersigned or her attorney
within four months from the date
hereof and to file with the Clerk of
the Court of Common Pleas of Pike
County, Orphans' Court Division, a
particular statement of claim, duly
verified by an affidavit setting forth
an address within the county where
notice may be given to claimant.

Christiane Verleysen
Executrix
197 Evergreen Dr.
Bushkill, PA 18324

JOSEPH P. McDONALD, JR.,
ESQUIRE
1651 West Main Street
Stroudsburg, PA 18360

5/8/2026 • 5/15/2026 • 5/22/2026

LETTERS TESTAMENTARY

Estate of Linda J. O'Donnell,
deceased, late of 400 Ave. K,
Matamoras, PA 18336.

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:

William Getter and Elizabeth
Savadore as the Co-Executors
of the Estate of
Linda J. O'Donnell
410 Broad Street
Milford, PA 18337

Or their attorney, Nicholas J,
McIntyre, Esq., 410 Broad Street,
Milford, PA 18337.

5/1/2026 • 5/8/2026 • 5/15/2026

ESTATE NOTICE

Ronald O. Lewis
Late of Lackawaxen Township
EXECUTOR
Ruth M. Orfini
104 Hemlock Point Ct.
Hawley, PA 18428
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/1/2026 • 5/8/2026 • 5/15/2026

ESTATE NOTICE

Cecilia L. Domnski
Late of Chester County, PA
EXECUTOR
Cecilia Buckle
126 Primrose Lane
Dingmans Ferry, PA 18328

5/1/2026 • 5/8/2026 • 5/15/2026

**LETTERS OF
ADMINISTRATION**

Estate of Shirley Haupt,
Deceased, late of 404 East Harford
Street, 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:

Cynthia S. Schmalzle
65 Church Street
Ellenville, New York 12428

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

5/1/2026 • 5/8/2026 • 5/15/2026

LETTERS TESTAMENTARY

Estate of Thomas Charles
Witter, Deceased, late of 109
Woodside Trail, Dingmans Ferry,
Pennsylvania 18328.

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:

Susan Landers
7000 Lincoln Drive, E3
Philadelphia, PA 19119

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

5/1/2026 • 5/8/2026 • 5/15/2026

EXECUTRIX NOTICE

ESTATE OF JOHN A.
NEUBER, late of Matamoras, Pike
County, Pennsylvania, deceased.

Letters 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 same,
without delay to MARIA
VERONICA ACTON, 104 Mimuss
Lane, Matamoras, PA 18336, or to
her attorneys, FARLEY & WEED,
LLC, 2523 Route 6, Suite 1,
Hawley, PA 18428.

4/24/2026 • 5/1/2026 • 5/8/2026

ESTATE NOTICE

Estate of Brenda J. Rohner, late of
Lehman Township, Pike County,
Commonwealth of Pennsylvania,
deceased.

Letters Testamentary in the above-
named estate having been granted to
the undersigned, all persons
indebted to the estate are requested
to make immediate payment, and
those having claims are directed to

present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Timothy D. Rohner
2149 Walnut Trail
Bushkill, P A 18324

or to:

ARM Lawyers
Yekaterina Bacenet, Esq.
115 E. Broad Street
Bethlehem, PA 18018

4/24/2026 • 5/1/2026 • 5/8/2026

ADMINISTRATOR'S NOTICE

Estate of Donald Russel Nicholson, Deceased, late of Green Township, the County of Pike. Pennsylvania.

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 should present the same without delay to: Brian Nicholson, 102 Scenic Lane, Greentown, PA 18426 or to the Attorneys for the Estate. Levy, Stieh & Baron, P.C., P.O. BOX D, Milford, PA 18337.

By: James P. Baron, Esquire
Attorney for Administrator

4/24/2026 • 5/1/2026 • 5/8/2026

ESTATE NOTICE

Estate of Matthew Pincus, Late of Matamoras, Pike County, Pennsylvania.

Letters of Administration on the above estate having been granted to Joette LeBlanc, 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.

4/24/2026 • 5/1/2026 • 5/8/2026

ESTATE NOTICE

In the Estate of Olivia Mendez of Greene Township, Pike County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Doreen Hagan a/k/a Doreen Paltzer. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire
McAndrew Law Offices PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

4/24/2026 • 5/1/2026 • 5/8/2026

OTHER NOTICES

**NONPROFIT CORPORATION
NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit were filed and approved by the Department of State, Commonwealth of Pennsylvania, on April 22, 2026, in accordance with the provisions of the General Associations Act of 1988, for the incorporation of Greentown Family Church, for the purposes of operating as a church to help people experience God in a way that changes their life through family, fellowship, and community, and to build on that relationship with Him so they can go and inspire others with their story, and to do any and all acts and things and to exercise any and all powers which it may now or hereafter be lawful for the corporation to do or exercise under and pursuant to the laws of the Commonwealth of Pennsylvania for the purpose of accomplishing any of the purposes of the corporation. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

NICHOLAS A. BARNA, ESQ.
207 Tenth Street
Honesdale, PA 18431

5/8/2026

NOTICE

Notice is hereby given that a Petition for Change of Name has been filed in the Court of Common Pleas of Pike County, Pennsylvania, Civil Division, No. 557-2026, to change the name of the minor child from Remy Ward Jenkins to Remy Ward James Smith.

The Court has scheduled a hearing for June 9, 2026, at 9:00 a.m. at the Pike County Courthouse, Milford, Pennsylvania, where all interested persons may appear and show cause why the request should not be granted.

5/8/2026

NOTICE

**PUBLIC NOTICE
COURT OF COMMON
PLEAS OF PIKE COUNTY
CIVIL DIVISION
COMMONWEALTH OF
PENNSYLVANIA
NO. 348-2026 CIVIL**

RABINOWITZ INVESTMENT
GROUP, Plaintiff
vs.
ROSEANN DAURIO OREFICE,
Defendant

TO: ROSEANN DAURIO
OREFICE, Defendant :

The Plaintiff, RABINOWITZ INVESTMENT GROUP, has commenced a civil action against you IN QUIET TITLE. The Court has authorized service of the Complaint upon you by publication.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**PIKE COUNTY
COMMISSIONER'S OFFICE**
506 Broad Street,
Milford, Pennsylvania 18337
570-296-7613

Joseph M. Plavin, Esquire –
Attorney for Plaintiff
Cramer, Swetz, McManus, Jordan &
Saylor, P.C.
711 Sarah Street,
Stroudsburg, PA 18360

5/8/2026

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
MAY 20, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO:1703-1025 SUR JUDGEMENT NO: 1703-2025 AT THE SUIT OF **LONGBRIDGE FINANCIAL, LLC vs. CAROL A. DARBY** DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, MAY 20, 2026, at **11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING KNOWN AS: 104 TANBARK DR GREENTOWN, PA 18426

BEING PARCEL NUMBER: 085.02-01-39

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO CAROL A. DARBY

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$183,205.98** 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 **CAROL A. DARBY** DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$183,105.98** 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

4/24/2026 • 5/1/2026 • 5/8/2026

**SHERIFF SALE
MAY 20, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO:53-1026 SUR JUDGEMENT NO: 53-2026 AT THE SUIT OF NATIONSTAR MORTGAGE, LLC vs. JOHN P. LATINI, JR DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, MAY 20, 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 Delaware, County of Pike and Conunonwealth of Pennsylvania, more particularly described as follows, to wit:

BEING Lot 19ABCD, Block No. 1210, Section No. 12, as shown on map entitled subdivision of Section No. 12, Wild Acres, as shown in Plat Book No.8, at Page 172 filed in the Pike County Clerk's Office.

BEING KNOWN AS: 158
SKYVIEW ROAD, DINGMANS
FERRY, PA 18328
PROPERTY ID NUMBER;
175.02-07-08

BEING THE SAME PREMISES
WINCH BENEDETTO
MARCECA BY DEED DATED
4/21/2008 AND RECORDED
4/2212008 IN THE OFFICE OF
THE RECORDER OF DEEDS
IN THE DEED BOOK 2274 AT PAGE
412, 200800004710, GRANTED
AND CONVEYED UNTO
JOHN P. LATINI, JR..

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO JOHN P.
LATINI, JR

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$169,524.64** PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF JOHN P.
LATINI, JR

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$169,514.64** 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

4/24/2026 • 5/1/2026 • 5/8/2026

**SHERIFF SALE
MAY 20, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 716-2025 SURJUDGEMENT
NO: 716-2025 AT THE SUIT
OF U.S. BANK TRUST
COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-
IN-INTEREST TO U.S. BANK
NATIONAL ASSOCIATION,
NO IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS
INDENTURE TRUSTEE,
FOR THE HOLDERS OF THE
CIM TRUST 2021-RI,

MORTGAGE BACKED NOTES, SERIES 2021-RI VS. UNKNOWN HEIRS SUCCESSORS, ASSIGNS & ALL PERSONS. FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SIGRID KOVALSKY, DECEASED; TABATHA M. KOVALSKY, KNOWN HEIR OF SIGRID KOVALSKY, DECEASED; REBECKA L. KOVALSKY KNOWN HEIR OF SIGRID KOVALSKY, DECEASED; KAREN DAWN CASTRO AIKIA KAREN DAWN ISHERWOOD KNOWN HEIR OF SIGRID KOVALSKY, DECEASED DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, MAY 20, 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 LEHMAN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NO. 174, STAGE vn PINE RIDGE, AS SHOWN ON PLAT OF PINE RIDGE, INC., STAGE VII, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY IN PLAT BOOK VOLUME 10 AT PAGE 126 ON JUNE 20, 1973.

UNDER AND SUBJECT TO RESTRICTIONS AS OF RECORD.

BEING the same premises which POCONO PROPERTY FINDERS INC., A PENNSYLVANIA CORPORATION by Deed dated November 1, 1993 and recorded in the Official Records of Pike County on November 4, 1993 in Deed Book Volume 796, Page 215 granted and conveyed unto ANDREW KOVALSKY AND SIGRID KOVALSKY, HUSBAND AND WIFE.

And Andrew Kovalsky departed this life on October 29, 2022

And Sigrid Kovalsky departed this life on January 25, 2023.

2108 Fox Road, Bushkill, PA 18324
Tax Parcel Number:
188.04-04-40.001

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO UNKNOWN HEIRS SUCCESSORS, ASSIGNS & ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT. TITLE OR INTEREST FROM OR UNDER SIGRID KOVALSKY, DECEASED; TABATHA M. KOVALSKY. KNOWN HEIR OF SIGRID KOVALSKY, DECEASED; REBECKA L. KOVALSKY KNOWN HEIR OF SIGRID

KOVALSKY, DECEASED;
KAREN DAWN CASTRO AIKIA
KAREN DAWN ISHERWOOD
KNOWN HEIR OF SIGRID
KOVALSKY, DECEASED
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$131,880.79** 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 UNKNOWN
HEIRS SUCCESSORS,
ASSIGNS & ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
SIGRID KOVALSKY,
DECEASED; TABATHA M.
KOVALSKY, KNOWN HEIR OF
SIGRID KOVALSKY,
DECEASED; REBECKA L.
KOVALSKY KNOWN HEIR OF
SIGRID KOVALSKY,
DECEASED; KAREN DAWN
CASTRO AIKIA KAREN DAWN

ISHERWOOD KNOWN HEIR
OF SIGRID KOVALSKY,
DECEASED DEFENDANTS,
OWNERS REPUTED OWNERS
TO COLLECT **\$131,880.79** PLUS
COSTS AND INTEREST AS
AFORESAID.

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

4/24/2026 • 5/1/2026 • 5/8/2026

**SHERIFF SALE
MAY 20, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 351-2024: SUR
JUDGEMENT NO: 351-2024 AT
THE SUIT OF HSBC BANK
USA, NATIONAL
ASSOCIATION AS TRUSTEE
FOR THE POOLING &
SERVICING AGREEMENT
DATED AS OF APRIL 1, 2007
SG MORTGAGE SECURITIES
TRUST 2007-NC1 ASSET
BACKED CERTIFICATES,
SERIES 2007-NC1, BY ITS
SERVICER PHH MORTGAGE
CORPORATION vs. KURT
ANDREWS & LASHON M.
ANDREWS AIKIA LASHON
ANDREWS

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

<https://pike.pa.realforeclose.com>
ON **WEDNESDAY, MAY 20,**
2026, at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

All That Certain Lots or Parcel or
Piece of Ground Situate in the
Township of Lehman, County of
Pike and Commonwealth of
Pennsylvania, Being Lot 6, Phase 2,
Section 1, of the Glen at Tamiment
Subdivision, as Set Forth on Certain
Plat Maps Prepared by RK.R Hess
Associates, and Entitled "Section I-
Final Plan. Phase II, the Glen at
Tamiment recorded in the office of
the recorder of Deeds in and for the
County of Pike, recorded on
February 19, 1988, in Plat Book
Volume 25, Page 132

TAX ID: 06-0-105286

ALSO KNOWN AS 105 Hobbit
Drive a/k/a 6 Hobbit Drive,
Tamiment, PA 18371

BEING the same premises which
Kurt Andrews and Lashon M.
Andrews by Deed dated October
17, 2008 and recorded in the Office
of Recorder of Deeds of Pike
County on November 17, 2008 at
Book 2294, Page 119 granted and
conveyed unto Lashon M. Andrews.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO **KURT
ANDREWS & LASHON M.
ANDREWS AIKIA LASHON
ANDREWS**

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$313,520.46** 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 **KURT
ANDREWS & LASHON M.
ANDREWS A/KIA LASHON
ANDREWS**
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$313,520.46** PLUS
COSTS AND INTEREST AS
AFORESAID.

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

4/24/2026 • 5/1/2026 • 5/8/2026

**SHERIFF SALE
MAY 20, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO:1308-2024 SUR JUDGEMENT NO: 1308-2024 AT THE SUIT OF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST VCC2021_02 vs. LINDA L. BAKER

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, MAY 20, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or tract of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania. being known as Lot Nos. 819 and 820, as shown on a certain plan entitled Final Plan Subdivision of Lands of Saw Creek Estates, Section 13, as recorded in the Office of the Recorder of Deeds of Pike County. Pennsylvania in Plan Book 18. Page 70 which lot is the same as designated in the Declaration Planned Community recorded in Record Book 1849, Page 661 and any Amendments thereto, as the same may change from time to time.

TAX MAP NO. 192.04-03-34-

BEING the same premises which Thomasina McBride, a single woman. by Deed dated 1 OJ 15/20 19 and recorded 10/2212019 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 2589, Page 1597 granted and conveyed unto Linda L. Baker.

192.04-03-34

TAX ID: 192.04-03-34

ALSO KNOWN AS 104 CORNWALL PLACE, BUSHKILL, PA 18324

BEING the same premises which Thomasina McBride by Deed dated October 15,2019 and recorded in the Office of Recorder of Deeds of Pike County on October 22,2019 at Book 2589, Page1597 granted and conveyed unto Linda L. Baker.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO LINDA L. BAKER

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF ~~\$240,454.44~~ PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$240,454.44** PLUS COSTS AND INTEREST AS AFORESAID.

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

4/24/2026 • 5/1/2026 • 5/8/2026

**SHERIFF SALE
MAY 20, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO:55-2026 SUR JUDGEMENT NO: 55-2026 AT THE SUIT OF WELLS FARGO BANK, NA vs. MIRTHA S. PEREZ & MIRTHA MUNNIGH
DEFENDANTS, I WILL

EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, MAY 20, 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 444, Section 3, Pocono Ranch Lands, 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 157.

Parcel No. : 182.01-02-86-

BEING known and numbered as 3100 Bobcat Drive, Bushkill, PA 18324

Being the same property conveyed to Mirtha S. Perez and Mirtha Munnigh who acquired title, with rights of survivorship, by virtue of a deed from Marek Pyrycz and Grzegorz Chaberek, dated August 31, 2022, recorded September 29, 2022, as Instrument Number 202200010370, and recorded in Book 2711, Page 1046, 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 MIRTHA S. PEREZ & MIRTHA MUNNIGH

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$177,869.84** 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 MIRTHA S. PEREZ & MIRTHA MUNNIGH

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$177,869.84** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
THE MANLEY
LAW FIRM LLC
PO BOX 165028
COLUMBUS, OH 43216-5028

4/24/2026 • 5/1/2026 • 5/8/2026

**SHERIFF SALE
MAY 20, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO:1313-2025 SUR JUDGEMENT NO: _1313-2025_ AT THE SUIT OF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE-6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE6 vs. GILLIAN HARRIOTT & RALPH HARRIOTT, JR

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, MAY 20, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT PARCEL OF LAND IN CITY OF MILFORD, PIKE COUNTY, TOWNSHIP OF DINGHAM, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 2008, PAGE 1339, ID# 03-0-020449, BEING KNOWN AND DESIGNATED AS:

LOT NUMBER 6, BLOCK NO. 38, SECTION NO.3, GOLD KEY ESTATES, AS SHOWN ON PLAT OR MAP OF GOLD KEY

ESTATES, SUBDMSIONS
RECORDED IN THE OFFICE
OF THE RECORDER OF
DEEDS OF PIKE COUNTY IN
PLAT BOOK 6, PAGE 13.

BEING KNOWN AS: 176 EAST
LAKE DRIVE, MILFORD, PA
18337

PROPERTY ID NUMBER:
110.03-03-27

BEING THE SAME PREMISES
WHICH RALPH HARRIOTT,
JR. BY DEED DATED 4/2112003
AND RECORDED 9/24/2003 IN
THE OFFICE OF THE
RECORDER OF DEEDS IN
DEED BOOK 2008 AT PAGE
1339. GRANTED AND
CONVEYED UNTO GILLIAN
HARRIOTT AND RALPH
HARRIOTT JR..

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO GILLIAN
HARRIOIT & RALPH
HARRIOTT, JR

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$285,920.08 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 GILLIAN
HARRIOIT & RALPH
HARRIOTT, JR

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$285,920.08 PLUS
COSTS AND INTEREST AS
AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
KML LAW GROUP PC
701 MARKET STREET, STE 500
PHILADELPHIA, PA 19106

4/24/2026 • 5/1/2026 • 5/8/2026

**SHERIFF SALE
MAY 20, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO:446-2025 SUR
JUDGEMENT NO: 446-
2025_AT THE SUIT OF
NEWREZ LLC d/b/a
SHELLPOINT MORTGAGE
SERVICING vs. UNKNOWN

**HEIRS, SUCCESSORS.
ASSIGNS & ALL PERSONS
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT. TITLE OR
INTEREST FROM OR UNDER
NEIL FRICK, DECEASED**

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY, MAY 20,
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
Porter, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows, to wit:

BEING LOT 5, Block XXVII,
Hemlock Farms Community, Stage
Lxx, as shown on Plat of Hemlock
Farms Community, Maple Ridge,
Stage Lxx, recorded in the Office of
the Recorder of Deeds of Pike
County in Plat Book 7, Page 116,
on the second day of August, 1969.

TOGETHER with all rights and
privileges and UNDER AND
SUBJECT to the covenants,
exceptions, conditions, reservations
and restrictions as of record.

The improvements thereon being
known as 224 Canterbrook Court,
Hawley, Pennsylvania- 18428.

Parcel No. 133.01-06-69 (Control:
109698)

BEING the same premises which
Karen Frick, single and Teresa
Gerstner, single, adult individuals,
dated August 5, 2016, granted and
conveyed unto Karen Frick and Neil
Frick, her brother, and recorded in
the Office of the Recorder of Deeds
of Pike County on October 7, 2016
in Instrument No. 201600008241.
Said Karen Frick having departed
this life on or about January 3, 2019,
and said Neil Frick having departed
this life on or about July 7, 2024.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA
TO UNKNOWN HEIRS.
SUCCESSORS. ASSIGNS & ALL
PERSONS FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER NEIL
FRICK, DECEASED

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$111,115.64 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 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS & ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NEIL FRICK. DECEASED DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$111,115.64** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
HILL WALLACK, LLP
1000 Floral Vale Blvd, Ste 300
Yardley, PA 19067

4/24/2026 • 5/1/2026 • 5/8/2026

**SHERIFF SALE
MAY 20, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 1405-2025: SUR JUDGEMENT NO: 1405-2025 AT THE SUIT OF PENNYMAC LOAN SERVICES, LLC vs. JOEL DEYOUNG & ARIELLE TATIANA ROLDAN DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at

<http://pike.pa.realforeclose.com> ON WEDNESDAY, MAY 20, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

DOCKET NO: 2025-01405

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

TAX PARCEL NO: 011.04-02-56

PROPERTY ADDRESS:
104 Grey Cliff Lane,
Hawley, Pennsylvania 18428

IMPROVEMENTS:
a Residential Dwelling

SOLD AS THE PROPERTY OF:
Joel DeYoung and Arielle Tatiana Roldan

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 JOEL DEYOUNG & ARIELLE TATIANA ROLDAN DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$189,320.25 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 JOEL DEYOUNG & ARIELLE TATIANA ROLDAN DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$189,320.25** PLUS COSTS AND INTEREST AS AFORESAID.

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

4/24/2026 • 5/1/2026 • 5/8/2026

**SHERIFF SALE
MAY 20, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: **107-2026** SUR JUDGEMENT NO: **107-2026_**

AT THE SUIT OF BP JR 1 LOAN TRUST vs. SARKIS SARKISOV DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <http://pike.pa.realforeclose.com> ON **WEDNESDAY, MAY 20, 2026, at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALI. THAT CERTAIN lot, parcel or piece of ground situate in the Township of Delaware, county of Pike and State of Pennsylvania, being LOT 4, BLOCK 1103, SECTION 11, Wild Acres as shown on Plat book 10 page 109. filed in the Pike County clerk's Office.

BEING THE SAME premises in which Sarkis Sarkisov by his deed dated April 4, 2000 and recorded in the Office of the Recorder of Deeds in and for the County of Pike, State of Pennsylvania in Record Book L8S4 page 853 granted and conveyed unto Sarkis Sarkisov and Tatyana Sarkiscva, his wife, and Yclconaru Sarkisova, his sister.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees,

their heirs. and assigns forever.

THIS IS A TRANSFER BETWEEN BROTHER AND SISTER AND IS THEREFORE EXEMPT FROM PENNSYLVANIA REAL ESTATE TRANSFER FEE.

TAX ID: 175.02-05-65

ALSO KNOWN AS 1216 Wild Acres a/k/a 126 Sandstone Drive, Dingmans Ferry, PA 18328

BEING the same premises which Sarkis Sarkisov and Tatyana Sarkisova, his wife, and Yeleonora Sar~sovai his Sister by Deed dated October 13, 2003 and recorded in the Office of Recorder of Deeds of Pike County on October 24,2003 at Book 2014, Page 56 granted and conveyed unto Sarkis Sarkisov and Tatyana Sarkisova.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO SARKIS SARKISOV

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$16,565.38 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 SARKIS SARKISOV

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$16,565.38 PLUS COSTS AND INTEREST AS AFORESAID.

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

4/24/2026 • 5/1/2026 • 5/8/2026

**SHERIFF SALE
MAY 20, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 722-2024 SURJUDGEMENT NO: 722-2024 AT THE SUIT OF US BANK NATIONAL TRUST ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE Fa R ReF 2

ACQUISITION TRUST vs.
CHRISTINA PENA & STEVEN
PENA

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON **WEDNESDAY, MAY 20,**
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:
109 SILVER COURT
MILFORD, PA 18337

BEING PARCEL NUMBER:
122.01-03-17

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA
TO **CHRISTINA PENA &**
STEVEN PENA

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY

FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$282,834.24** 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 **CHRISTINA
PENA & STEVEN PENA**
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$282,834.24** 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

4/24/2026 • 5/1/2026 • 5/8/2026

CIVIL ACTIONS FILED

*From April 23, 2026 to April 30, 2026
Accuracy of the entries is not guaranteed.*

CONTRACT – DEBT COLLECTION: CREDIT CARD

2026-00593	Bank Of America Na	Plaintiff	4/23/2026
2026-00593	Petosa Eugenio R	Defendant	4/23/2026
2026-00595	Cavalry Spv I Llc	Plaintiff	4/23/2026
2026-00595	Loper Peter M	Defendant	4/23/2026
2026-00596	Cavalry Spv I Llc	Plaintiff	4/23/2026
2026-00596	Correa Rosario	Defendant	4/23/2026
2026-00614	Midland Credit Management Inc	Plaintiff	4/27/2026
2026-00614	Garcia Nelson F	Defendant	4/27/2026
2026-00615	Capital One Na	Plaintiff	4/27/2026
2026-00615	Paul Thomas J	Defendant	4/27/2026
2026-00617	Bank Of America Na	Plaintiff	4/27/2026
2026-00617	Travis Scott Nathan	Defendant	4/27/2026
2026-00619	Cavalry Spv I Llc	Plaintiff	4/27/2026
2026-00619	Kirkland Annette	Defendant	4/27/2026
2026-00620	Us Bank National Association	Plaintiff	4/27/2026
2026-00620	Elan Financial Services	Plaintiff	4/27/2026
2026-00620	Greening David E	Defendant	4/27/2026
2026-00639	Bank Of America Na	Plaintiff	4/29/2026
2026-00639	Biney Anim Tyroun B	Defendant	4/29/2026
2026-00639	Anim Tyroun B Biney	Defendant	4/29/2026

CONTRACT – DEBT COLLECTION: OTHER

2026-00592	Capital One Na	Plaintiff	4/23/2026
2026-00592	Manongdo Juverne	Defendant	4/23/2026
2026-00597	Portfolio Recovery Associates Llc	Plaintiff	4/23/2026
2026-00597	Duah Calee	Defendant	4/23/2026
2026-00598	Portfolio Recovery Associates Llc	Plaintiff	4/23/2026
2026-00598	Esposito Kathleen	Defendant	4/23/2026
2026-00599	Portfolio Recovery Associates Llc	Plaintiff	4/23/2026
2026-00599	Richards David	Defendant	4/23/2026
2026-00600	Portfolio Recovery Associates Llc	Plaintiff	4/23/2026
2026-00600	Conklin Tracey	Defendant	4/23/2026
2026-00601	Portfolio Recovery Associates Llc	Plaintiff	4/23/2026
2026-00601	Holloway Heather	Defendant	4/23/2026
2026-00606	Capital One Na	Plaintiff	4/24/2026
2026-00606	Sclafani Joseph	Defendant	4/24/2026
2026-00608	Velocity Investments Llc	Plaintiff	4/24/2026
2026-00608	Sell Dale	Defendant	4/24/2026
2026-00609	Velocity Investments Llc	Plaintiff	4/24/2026
2026-00609	Eaton Roert	Defendant	4/24/2026
2026-00622	Accelerated Inventory Management Llc	Plaintiff	4/27/2026
2026-00622	Mackey William	Defendant	4/27/2026

2026-00636	Accelerated Inventory Management Llc	Plaintiff	4/29/2026
2026-00636	Fomytskyi Artem	Defendant	4/29/2026
2026-00637	Velocity Investments Llc	Plaintiff	4/29/2026
2026-00637	Dencker Carol	Defendant	4/29/2026
2026-00638	Accelerated Inventory Management Llc	Plaintiff	4/29/2026
2026-00638	Rothstein Jordan	Defendant	4/29/2026
2026-00642	Portfolio Recovery Associates Llc	Plaintiff	4/29/2026
2026-00642	Lindblad Paul W	Defendant	4/29/2026
2026-00644	Portfolio Recovery Associates Llc	Plaintiff	4/29/2026
2026-00644	Holgerson Carrie	Defendant	4/29/2026
2026-00645	Portfolio Recovery Associates Llc	Plaintiff	4/29/2026
2026-00645	Harvey Jonathan M	Defendant	4/29/2026
2026-00646	Portfolio Recovery Associates Llc	Plaintiff	4/29/2026
2026-00646	Perez Karen Lynn	Defendant	4/29/2026
2026-00647	Portfolio Recovery Associates Llc	Plaintiff	4/29/2026
2026-00647	Dennis David	Defendant	4/29/2026
2026-00648	Portfolio Recovery Associates Llc	Plaintiff	4/29/2026
2026-00648	Rodriguez Roger L	Defendant	4/29/2026
2026-00649	Portfolio Recovery Associates Llc	Plaintiff	4/29/2026
2026-00649	Viriello Dani	Defendant	4/29/2026

CUSTODY

2026-00610	Wilson Patricia	Plaintiff	4/24/2026
2026-00610	Guiffre Jamey	Defendant	4/24/2026

DIVORCE

2026-00603	Alvarado David	Plaintiff	4/24/2026
2026-00603	Alvarado Ramona	Defendant	4/24/2026
2026-00605	Foster Elizabeth	Plaintiff	4/24/2026
2026-00605	Perez Gabriel	Defendant	4/24/2026
2026-00628	Skurjunis Courtney Marie	Plaintiff	4/27/2026
2026-00628	Skurjunis Joseph George II	Defendant	4/27/2026
2026-00634	Sadler Thomas	Plaintiff	4/28/2026
2026-00634	Sadler Janet	Defendant	4/28/2026
2026-00651	Magie Blake	Plaintiff	4/29/2026
2026-00651	Magie Alexandria	Defendant	4/29/2026
2026-00652	Weintraub Robert	Plaintiff	4/30/2026
2026-00652	Giannakas Antonios	Defendant	4/30/2026

DIVORCE W/CUSTODY

2026-00632	Smith Jimmy	Plaintiff	4/28/2026
2026-00632	Smith Megan	Defendant	4/28/2026
2026-00635	Asper Karina	Plaintiff	4/2b/2026
2026-00635	Asper Jay	Defendant	4/2b/2026

FEDERAL TAX LIEN

2026-45220	Department Of Treasury Internal Revenue Service	Plaintiff	4/28/2026
2026-45220	Fenstermacher Mark T	Defendant	4/28/2026

MARRIAGE LICENSES

2026-00052	Occhipinti John Joseph Jr Van Gorden Doris Jean		4/29/2026
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2026-00053	Gentry Alyson Ann Brink Jonathan William	4/30/2026
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MISCELLANEOUS – OTHER

2026-00607	Saw Creek Estates Community Association Inc	Plaintiff	4/24/2026
2026-00607	Mark Suzanne	Defendant	4/24/2026

REAL PROPERTY – MORTGAGE FORECLOSURE

2026-00602	Freedom Mortgage Corporation	Plaintiff	4/23/2026
2026-00602	Ward Robert E	Defendant	4/23/2026
2026-00613	Newrez Llc	Plaintiff	4/27/2026
2026-00613	Brendel Dominick J	Defendant	4/27/2026
2026-00613	Juliano Nicole M	Defendant	4/27/2026
2026-00613	Szabo Ronald A	Defendant	4/27/2026
2026-00613	Bullis Margaret F Unknown Heirs	Defendant	4/27/2026
2026-00618	The Honesdale National Bank	Plaintiff	4/27/2026
2026-00618	Hess Jacqueline	Defendant	4/27/2026
2026-00618	Hess Clarence A	Defendant	4/27/2026
2026-00626	Lakeview Loan Servicing Llc	Plaintiff	4/27/2026
2026-00626	Grogan Stephen	Defendant	4/27/2026
2026-00626	Grogan Pamela	Defendant	4/27/2026
2026-00640	Freedom Mortgage Corporation	Plaintiff	4/29/2026
2026-00640	Mcneely Joseph	Defendant	4/29/2026
2026-00641	Pennymac Loan Services Llc	Plaintiff	4/29/2026
2026-00641	Johnson Wayne II	Defendant	4/29/2026
2026-00643	Pennymac Loan Services Llc	Plaintiff	4/29/2026
2026-00643	Garzon Tasama John	Defendant	4/29/2026
2026-00643	Tasama John Garzon	Defendant	4/29/2026
2026-00653	New Rez Llc	Plaintiff	4/30/2026
2026-00653	Merola Gina	Defendant	4/30/2026

REAL PROPERTY – QUIET TITLE

2026-00611	Debree Gustave	Plaintiff	4/24/2026
2026-00611	Nearing Kevin	Defendant	4/24/2026
2026-00612	Debree Gustave	Plaintiff	4/24/2026
2026-00612	Neaiung Kevin	Defendant	4/24/2026
2026-00650	Tigue Wayne	Plaintiff	4/29/2026
2026-00650	Gardella Jacquelyn Estate Of	Defendant	4/29/2026

WRIT OF SUMMONS CIVIL

2026-00616	Schneider Gavin Jara	Plaintiff	4/27/2026
2026-00616	Skelenger Gavin	Defendant	4/27/2026
2026-00616	Swanson Elizabeth	Defendant	4/27/2026
2026-00621	Schmalzle Dona	Plaintiff	4/27/2026
2026-00621	Schmalzle Edward	Plaintiff	1j/27/2026
2026-00621	Commonwealth Of Pennsylvania Department Of Transportation	Defendant	4/27/2026
2026-00631	Horizon Dental Care Inc	Plaintiff	4/28/2026
2026-00631	Twin City Fire Insurance Company	Defendant	4/28/2026

MORTGAGES AND DEEDS

*Recorded from April 16, 2026 to April 22, 2026
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	LOCATION	AMOUNT
Acevedo Delvi	Secretary Of Housing & Urban Development	Dingman Twp	\$7,240.54
Acevedo Yonesa	Umortgage Llc		
Philolius Nicholas John	Mortgage Electronic Registration System Inc	Lehman Twp	\$231,800.00
Caetano Steven	Crosscountry Mortgage Llc	—	\$320,000.00
Passamonte Angela	Jonestown Bank & Trust Company		
Koch Nicholas	Mortgage Electronic Registration System Inc	Palmyra Twp	\$328,000.00
Gerpe Eric	New American Funding Llc		
Corkery Joanne	Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$291,005.00
Smithem Matthew	Heritage Financial Credit Union	Dingman Twp	\$348,000.00
Salkoskas Janet	Honesdale National Bank	Palmvra Twp	\$193,000.00
Salkoskas John	Utilities Employees Credit Union	Lehman Twp	\$15,000.00
Maximo Jessica M	Homebridge Financial Services Inc		
Barbieri Eugene	Real Estate Mortgage Network		
Barbieri Susan	Mortgage Electronic Registration System Inc	Dingman Twp	\$608,000.00
Donovan David Edward	Police & Fire Federal Credit Union	Delaware Twp	\$25,000.00
Critelli Thomas	Pennymac Loan Services Llc		
	Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$241,045.00
Donovan David Edward	Police & Fire Federal Credit Union	Delaware Twp	\$35,000.00
Curcio Mary	Manufacturers & Traders Trust Company	Lackawaxen Twp	\$250,000.00
Cardoso Timothy	Lendage Llc		
	Achieve Loans Mortgage Electronic Registration System Inc	Lehman Twp	\$45,800.00
Rivera Perez Kristina	Mortgage America Inc	Lehman Twp	\$12,500.00
Rivera Perez Kristina	Mortgage America Inc	Lehman Twp	\$245,471.00

Korets Oksana	Green River Capital Corporation Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$1,875,000.00
Parker William Barry	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$336,500.00
Viater Tanya Minichiello Salvatore	Meadowbrook Financial Mortgage Electronic Registration System Inc	Lehman Twp	\$264,000.00
Delarosa Jeffery Delarosa Yuberquis	United Wholesale Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$363,329.00
Larosa Robert Sapio Susand	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$150,000.00
Lavoie Leo D Lavoie Leo	West Capital Lending Inc Dart Collateral Manager Llc	Blooming Grove Twp	\$27,209.06
Markulin Steven T Markulin Michelle C	New Day Financial Llc Mortgage Electronic Registration System Inc	Palmyra Twp	\$335,000.00
Lipscomb Gerald M Lipscomb Martha L	Minster Bank Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$440,000.00
Mapes Shannon Claire	Homebridge Financial Services Inc Mortgage Electronic Registration System Inc	Dingman Twp	\$168,971.00
Demasi Angela D	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Delaware Twp	\$181,633.00
Czelusniak Matthew Paul Czelusniak Shannon	Nexbank Mortgage Electronic Registration System Inc	Delaware Twp	\$258,400.00
Scheer Arleen	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$253,000.00
Faust Thomas	O&R Utilities Efcu	Delaware Twp	\$130,000.00
Cammaroto Jessica Voss Brittany	Mortgage Electronic Registration System Inc Rocket Mortgage Llc	Delaware Twp	\$50,000.00
Bloomer Jeffrey	Mortgage Electronic Registration System Inc Spring Eo Llc	Dingman Twp	\$64,900.00
Dolan Kamov	Newrez Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$127,187.00

Bridges William	Unlock Partnership		
Bridges Juanita Lovejoy	Solutions AO1 Inc	Lehman Twp	\$55,653.00
Achberger Jamie	Loandepot.Com Llc		
Achberger Ian	Mortgage Electronic Registration System Inc	Palmyra Twp	\$232,500.00
Castillo Adrian	Pennsylvania Housing Finance Agency	—	\$15,301.00
Castillo Adrian			
Danczewski Meagan	Mortgage America Inc	Dingman Twp	\$306,520.00
Felipe Quirino	American Financial Network Inc Orion Lending Mortgage Electronic Registration System Inc	Lehman Twp	\$258,000.00
Babadzhanov Roman	United Wholesale		
Babadzhanov Ekaterina	Mortgage Llc Mortgage Electronic Registration System Inc	Porter Twp	\$383,200.00
Ziugzda George W Jr			
Ziugzda Debra A	Wells Fargo Bank Na	Lackawaxen Twp	\$800,000.00
Jimenez Diana	American Neighborhood Mortgage Acceptance Company Llc		
Perez Jimenez Diana Milena	Mortgage Electronic Registration System Inc	Lehman Twp	\$343,024.00
Ulloa Carmen			
Cavanaugh Matthew	Secretary Of Housing & Urban Development	Blooming Grove Twp	\$25,340.30
Cavanaugh Danielle			
Mevers Michael Gd	Mortgage Electronic Registration System Inc		
Mevers Michele Dankiw	Spring Eo Llc	Greene Twp	\$85,000.00
Jauregui John Anthony Jr			
Jauregui John Jr	Valon Mortgage Inc		
Alvarado Ismael	Dart Collateral Manager Llc	Lehman Twp	\$44,894.98
Stanton Michael James	Movement Mortgage Llc	Lehman Twp	\$310,400.00
Vitkovsky Deborah A	Dime Bank	Greene Twp	\$10,000.00
Lighthouse Harbor Realty Llc	Peoples Security Bank & Trust Company	Greene Twp	\$250,000.00
Viola Family Holdings Llc	Peoples Security Bank & Trust Company	Palmvra Twp	\$250,000.00
Viola.Family Holdings Llc	Peoples Security Bank & Trust Company	Palmyra Twp	\$500,000.00
Lighthouse Harbor Realty Llc	Peoples Security Bank & Trust Company	Greene Twp	\$500,000.00
Viola Family Holdings Llc	Peoples Security Bank & Trust Company	Palmyra Twp	\$3,500,000.00
Bitting Douglas L	Truist Bank		
Bitting Catherine A	Mortgage Electronic Registration System Inc	Greene Twp	\$163,000.00
Lighthouse Harbor Realty Llc	Peoples Securiv Bank & Trust Company	Greene Twp	\$3,500,000.00

Brutzman Robert E	American Financial Network Inc Orion Lending Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$262,500.00
Meglio Joseph Meglio Donna	Honesdale National Bank	Lackawaxen Twp	\$210,000.00
Dorcelly Francky Dorcelly Shamay	New American Funding Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$361,334.00
Dean Rocshedal	Newrez Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$167,887.00
Donato Anthony Donato Donna	Wayne Bank	Shohola Twp	\$40,000.00
Brennan Matthew R	Nbt Bank Na	Dingman Twp	\$100,000.00

DEEDS

SELLER	BUYER	LOCATION	AMOUNT
Joseph A Preiss & Elizabeth A Preiss Residence Trust 12/24/2007	130 Upper Well Road Llc One Three Zero Upper Well Road Llc	Palmyra Twp	\$17,590.00
Maywald Ronald S	Philolius Nicholas John	Lehman Twp	\$244,000.00
Lang James Lang Lisa	Caetano Steven Caetano Veronica	Lackawaxen Twp	\$520,000.00
Steele George F	Steele Christopher M Steele James A	Dingman Twp	\$1.00
Wanat Michelle D Admr Wanat Michael Aadmr	Wanat Michelle D Wanat Michael A	Lackawaxen Twp	\$1.00
Hirschler Arthur A Harrison Kathleen M	Llugcha Diego Alexander	Dingman Twp	\$5,000.00
Orenstein Scott W Orenstein Jan Michael Orenstein Janet Michael	Roskamp Janet M	Dingman Twp	—
Paganelli Corevanne Paganelli Nicholas P	Starkey Ernest J	Dingman Twp	\$40,000.00
Davis Todd M Davis Deanna	Passamonte Angela Koch Nicholas	Palmyra Twp	\$577,000.00
Wrobleuski Marv Protosow Alexander N Protosow Meredith E	Yip Ying Mui	Lackawaxen Twp	\$452,000.00
Pfenninger Thomas	Azeez Marcia Elizabeth Azeez Mohamed	Lackawaxen Twp	\$510,000.00
Rita A Krebs Legacy Trust 05/18/2023	Gerpe Eric Corkery Joanne	Blooming Grove Twp	\$352,500.00

Rita A Krebs Irrevocable Family Trust 05/18/2023	Rita A Krebs Legacy Trust 05/18/2023	Blooming Grove Twp	\$1.00
Rivera Evelyn	Martin Paul G		
Marcial Rose	Martin Catherine D	Shohola Twp	\$14,000.00
Roberge Elaine	Olin Irene	Shohola Twp	\$14,000.00
Stasvshyn Donald A	Eck Logan		
Stasyshyn Nancy	Eck Kimberly	Dingman Twp	\$21,000.00
Smithem Matthew			
Iaulogia Dana	Smithem Matthew	Dingman Twp	\$10.00
Pollard Jerome A	Jerome A Pollard & Kav C		
Pollard Kav C	Pollard Revocable Living Trust 04/21/2026	Lehman Twp	\$1.00
Boccia Frank	Barbieri Eugene		
Boccia Denise	Barbieri Susan	Dingman Twp	\$640,000.00
Kuznetsov Vladimir			
Maller Marina	Maller Marina	Delaware Twp	\$1.00
Connolly Susan	480 Mallard Lane Llc		
	Four Eight Zero Mallard Lane Llc	Lehman Twp	\$75,000.00
Dcampo Family Trust 12/30/2016	Hill Mary Ellen	Dingman Twp	\$617,500.00
Hughes Patrick B	Rivera Perez Kristina	Lehman Twp	\$250,000.00
Hemlock Cove Holdings Llc	Korets Oksana	Blooming Grove Twp	\$10.00
Kates Amy	Clark John Edward		
Saric Muhamed	Clark Elvia	Blooming Grove Twp	\$147,500.00
Alves Thiago Cesar	Lake Adventure Community Association Inc	Dingman Twp	\$9,091.25
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			
Newrez Llc			
New Penn Financial Llc			
Shellpoint Mortgage Servicing Agent			
Onlty Mortgage Corporation			
Phh Mortgage Corporation Agent			
Ocwen Loan Servicing Llc Agent	Krokha Anastasiva	Lehman Twp	\$131,000.00
Ismayilov Jeyhun	Hanus Volodymyr	Delaware Twp	\$12,000.00
Mcmanus Philip			
Mcmanus Mary	Parker William Barry	Lehman Twp	\$336,500.00

Mandelbaum Ben			
Vargas Vanessa	Viater Tanya	Lehman Twp	\$330,000.00
Prince Allen	Kraemer Linda		
Prince Karoline	Kraemer Eric	Palmyra Twp	\$425,000.00
Luchko Yuriv			
Luchko Marlla			
Grvnyuk Yurly			
Grvnyuk Khrvstyna			
Lvsetski Vasyl S	Gedman Carol		
Lysetska Galyna	Mccaffrey Peter M	Lehman Twp	\$650,000.00
Potter Matthew J			
Potter Erica	Considine Judith	Palmyra Twp	\$694,900.00
Wells Brian A	Brian A Wells Revocable Trust	Shohola Twp	\$1.00
Edgd Llc	Perosi Lisa Zita Joseph Jr	Lackawaxen Twp	\$28,000.00
Iwanski Robert			
Iwanski Kelly	Iwanski Robert	Blooming Grove Twp	\$1.00
Lukashuk Melissa A	Mapes Shannon Claire	Dingman Twp	\$175,100.00
Kulp Ryan	Rogers Timothy		
Kulp Lauren Michelle	Rogers Kim	Greene Twp	\$15,000.00
Keller Robert R	Robert R Keller & Maria D Keller Family Trust 03/19/2026	Delaware Twp	\$1.00
Keller Marfa D			
Collev Albert H Jr			
Collev Albert H	Colley Albert H Jr		
Mixfoley Christopher D	Mix-Foley Christopher D		
Mix Foley Christopher D	Mix Foley Christopher D		
Foley Christopher D Mix	Foley Christopher D Mix	Delaware Twp	\$1.00
Lindemann Bradford	101 Sand Court Llc		
Lindemann Craig	One Zero One		
Lindemann Robert W	Sand Court Llc	Palmyra Twp	\$266,805.00
Lindemann Bradford Exr			
Lindemann Craig	Lindemann Bradford		
Lindemann Robert W	Lindemann Craig		
Lindemann Claire Est	Lindemann Robert W	Palmyra Twp	\$1.00
Rinehimer William	Rinehimer William Sexton Kathleen	Delaware Twp	\$200,920.50
Kriel Richard P	Richard & Sandra Kriel		
Kriel Sandra	Income Only Dynasty Trust	Milford Borough	\$1.00
Obrien Benjamin Carroll	Grange Christopher		
Obrien Lucy Helen	Grange Michele M	Lackawaxen Twp	\$149,000.00
Haller Ralf			
Haller Jane L	Haller Revocable Trust 03/02/2026	Dingman Twp	\$1.00
Haller Jane Louise			
Bickston Tyler Daniel	Czelusniak Matthew Paul		
Bickston Amanda Smith	Czelusniak Shannon	Delaware Twp	\$272,000.00
Intra Vaia Robert	Intravaia Kristie	Greene Twp	\$1.00
Wood Amelia Viorla Exrx			
Willocks Hope A Est	Scheer Arleen		
Willocks Hope Est	Ford Liam	Lehman Twp	\$275,000.00
Rachelson Philip			
Rachelson Eileen	Rachelson Eileen	Shohola Twp	\$1.00

Achberger Jamie Achbreger Jamie Ramirez Armando	Achberger Jamie Achberger Ian Castillo Adrian Danczewski Meagan	Palmyra Twp Dingman Twp	\$1.00 \$316,000.00
Sherman Perry Sherman Diane Stoltzfus Jason W	Felipe Ouirino Babadzhanov Roman Babadzhanov Ekaterina	Lehman Twp Porter Twp	\$398,000.00 \$479,000.00
Rasavage Dylan W Rasavage Julie A Shah Parin	Rasavage Dylan W Jimenez Diana Milena Perez Perez Jimenez Diana Milena Ulloa Carmen	Greene Twp Lehman Twp	\$1.00 \$362,500.00
Kulyeshie Michael Kulveshie Deborah Lynn Allison William Allison Alexandra Pike County Tax Claim Bureau Tr Malmed Richard D	Bourguignon Dionni Allison Alexandra Evrard Banes Inc	Lehman Twp Blooming Grove Twp Lehman Twp	\$60,000.00 \$1.00 \$1,250.00
Malmed Nancy Pike County Tax Claim Bureau Tr Kirkham Ronald Pike County Tax Claim Bureau Tr Saw Creek Development Associates Llc Pike County Tax Claim Bureau Tr	Evrard Banes Inc Evrard Banes Inc Evrard Banes Inc	Lehman Twp Lehman Twp Lehman Twp	\$1,250.00 \$1,250.00 \$1,250.00
Yeshiva Dvar Yeshorim Dvar Institute Pike County Tax Claim Bureau Tr Land Liquidator Llc Pike County Tax Claim Bureau Tr	Babajide Oluyemisi Olagunji Ajibola Florence	Lehman Twp Lehman Twp	\$1,250.00 \$1,250.00
Haseth Ivomor Pike County Tax Claim Bureau Tr Au Kam Pike County Tax Claim Bureau Tr	Okougbo Bolatito O Lts Homes Llc	Lehman Twp Lehman Twp	\$1,250.00 \$1,250.00
Dougherty Yunson Pike County Tax Claim Bureau Tr Bushkill Emergency Corps Inc Pike County Tax Claim Bureau Tr	Adewale Aramide Ugbogbo Edebiri Evelyn Edebiri Evelyn Ugbogbo	Lehman Twp Lehman Twp	\$1,250.00 \$1,250.00
Vansteenburgh D Benjamin Mincer Martha	Connelly Jonathan Connelly Christopher	Dingman Twp	\$1,250.00

Erich E Martin Trust 06/15/2019	Martin Ida	Palmyra Twp	\$1.00
Erich E Martin Trust 06/15/2019	Martin Ida	Palmyra Twp	\$1.00
Erich E Martin Trust 06/15/2019	Martin Ida	Palmyra Twp	\$1.00
Stetson Michael L	Stetson Michael L Stetson Giovanna Stetson Jade Stetson Haily	Shohola Twp	\$1.00
Paniagua Elkin	Paniagua Elkin		
Paniagua Beatriz	Paniagua Beatriz	Greene Twp	\$1.00
Maneri Christopher A	Pelikan Garv M		
Maneri Kathleen L	Pelikan Diana L	Dingman Twp	\$45,000.00
Trimble Kevin			
Trimble Therese	Stanton Michael James	Lehman Twp	\$320,000.00
Vasquez William A	Francis Antonio Police	Lehman Twp	\$3,500.00
Noyes Charles K Ivanov Kalina	Charles K Noyes & Kalina Ivanov Living Trust 01/20/2026	Shohola Twp	\$1.00
Noves Charles K Ivanov Kalina	Charles K Noves & Kalina Ivanov Living Trust 01/20/2026	Shohola Twp	\$1.00
Noyes Charles K Ivanov Kalina	Charles K Noyes & Kalina Ivanov Living Trust 01/20/2026	Shohola Twp	\$1.00
Noves Charles K Ivanov Kalina	Charles K Noves & Kalina Ivanov Living Trust 01/20/2026	Shohola Twp	\$1.00
Stewart Michael	Pisani Robert Pisani Frances Woods Woods Pisani Frances	Lackawaxen Twp	\$476,501.00
Zaleski Mark S Zaleski Karen E			
Leach Karene	Zaleski Mark S	Palmyra Twp	\$1.00
Shields William A	Martz Denise	Shohola Twp	\$35,000.00
Fehrenbacher Christian D	Riashi Almuatasim Al	Lehman Twp	\$4,000.00
John A Reinhardt & Mary A Reinhart Revocable Living Trust 05109/2013	Reinhardt John A Reinhardt Mary A	Palmyra Twp	\$1.00
Valle Kevin	Reves Emilio J Avizures Avizures Reyes Emilio J	Lehman Twp	\$4,500.00
Daroja Jeffrey A Fannie Mae	Brutzman Robert E	Blooming Grove Twp	\$350,000.00
Federal National Mortgage Association	Dorcelly Franckv Dorcelly Shamay	Lehman Twp	\$368,000.00
Servicelink Llc Agent			
Neuviller Thomas E Neuviller Thomas			
Owens Mary K	Neuviller Thomas E	Lackawaxen Twp	\$1.00



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THE PIKE COUNTY LEGAL JOURNAL

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