

Pike County LEGAL JOURNAL

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



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PIKE COUNTY



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COURT OF COMMON PLEAS
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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PIKE COUNTY DISTRICT ATTORNEY PRESS RELEASE
**PENNSYLVANIA SUPERIOR COURT
UPHOLDS VERDICT OF CHILD SEXUAL ABUSE TRIAL**

Milford, Pa. – The Pike County District Attorney Ray Tonkin announced on April 28th, 2026, the Pennsylvania Superior Court upheld the jury verdict that found Andrew J. Dougan guilty of twenty-three charges related to sexual abuse of a minor in October and November 2017. Dougan was ultimately sentenced to an aggregate term of incarceration of 58½ to 155 years’ incarceration, consecutive to the sentence he was serving at the time of trial, plus three consecutive years of probation supervision.

In his appeal, Dougan claimed the President Judge Gregory H. Chelak should have dismissed the charges based on a violation of the speedy trial rule. Judge Chelak determined that Dougan was the cause of nearly all delays. The Superior Court agreed the Commonwealth acted with due diligence throughout the entirety of the case. The Superior Court concluded that Judge Chelak properly denied Dougan’s motion to dismiss.

Dougan is currently serving his sentence in the state prison located in Marienville, Pennsylvania. He has thirty days to ask the Pennsylvania Supreme Court to hear his case.

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 25, 2026

Courtroom 1

Courthouse Closed
Happy Memorial Day

TUESDAY, MAY 26, 2026

Courtroom 1

1:30 PM
453-2025 Criminal Non-Jury Trial
Commonwealth v. Kaylon D. Browning
President Judge Gregory H. Chelak
JAMES P. BARON

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 – 1196-2025 Mortgage Diversion
Conference
The Bank of New York Mellon v.
Crystal Bowden-McFadden &
Christopher McFadden
Judge Kelly A. Gaughan
JILL E. DURKIN
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 – 1031-2025 Mortgage Diversion
Conference
Citizens Bank, N.A. v.
Dmitriy Pobejimov
Judge Kelly A. Gaughan
MEHMET BASOGLU
5 – 201-2026 Mortgage Diversion
Conference
Citizens Bank, N.A. v.
Regina & Dmirriy Bronstein
Judge Kelly A. Gaughan
GREGORY JAVARDIAN
6 – 323-2026 Mortgage Diversion
Conference
U.S. Bank, Trust, National Association
v. Jacalyn Schmania &
Nicholas Marchese
Judge Kelly A. Gaughan
ADRIENNA N. HUNSBERGER
7 – 590-2026 Mortgage Diversion
Conference
NewRez, LLC, d/b/a Shellpoint
Mortgage Servicing v. Brandon S.
Angradi & Emily G. Padalino
Judge Kelly A. Gaughan
MEREDITH HANTSKE-WOOTERS
CRISTINA L. CONNOR

10 AM
Argument – 7/25
Judge Kelly A. Gaughan
1 – 252-2026 Name Change Hearing
In re: Petition for Name Change of
Alina Ortiz
Judge Kelly A. Gaughan
2 – 251-2026 Name Change Hearing
In re: Petition for Name Change of
Yahairy Ortiz
Judge Kelly A. Gaughan
3 – 656-2024 Hearing
Nicole Brown v.
Preferred Mutual Insurance Company
Judge Kelly A. Gaughan
CHARLES KANNEBECKER
DANIEL M. YOUNG
LISA M. GRANDNER
4 – 490-2023 Hearing on Petition for
Contempt
Kelly & Walter Staszewski v.
Jessica Abbott
Judge Kelly A. Gaughan
SHANNON L. MUIR
5 – 1292-2022 Hearing on Petition for
Special Relief
Mark Gavin v. Dina Bogart
Judge Kelly A. Gaughan
THOMAS E. MINCER
MATTHEW J. GALASSO
6 – 481-2024 Hearing
Eric Robert Paez v. Ashley Ryan
Judge Kelly A. Gaughan
JOHN J MARTIN
JOSEPH R. RYDZEWSKI
7 – 34-2023 Hearing
Alan Jacobs v. Lisa Lloyd
Judge Kelly A. Gaughan
JUSTIN E. PFAFF
RONALD M. BUGAJ

1:30 PM
1375-2025 Custody Trial
Stefanie Frey v. David Frey
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
JUSTIN E. PFAFF

WEDNESDAY, MAY 27, 2026

Courtroom 1

9 AM

Juvenile Hearings – 11/20

President Judge Gregory H. Chelak

1 – 60-2025 Adjudication Hearing

In re: D.R.

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

2 – 5-2026 JV Adjudication Hearing

In re: M.W.

President Judge Gregory H. Chelak

THOMAS E. MINCER

3 – 14-2026 JV Adjudication Hearing

In re: D.D.

President Judge Gregory H. Chelak

ERIC L. HAMILL

4 – 21-2026 JV Adjudication Hearing

and Disposition Hearing

in re: J.C.

President Judge Gregory H. Chelak

5 – 37-2025 JV Dispositional Hearing

In re: C.P.

President Judge Gregory H. Chelak

THOMAS E. MINCER

6 – 18-2024 JV, 30, 31, 32-2025 JV

Dispositional Review Hearing

In re: J.W.

President Judge Gregory H. Chelak

ERIC L. HAMILL

7 – 58-2023 JV, 43-2024 JV

Dispositional Review Hearing

In re: G. C-G.

President Judge Gregory H. Chelak

ERIC L. HAMILL

8 – 83-2024 JV Dispositional Review

Hearing

In re: X.S.

President Judge Gregory H. Chelak

ERIC L. HAMILL

9 – 67-2025 JV Dispositional Review

Hearing

In re: J.R.

President Judge Gregory H. Chelak

ERIC L. HAMILL

10 – 69-2025 JV Violation Hearing

In re: V.I.

President Judge Gregory H. Chelak

ERIC L. HAMILL

11 – 45-2025 JV Violation Hearing

In re: A.S.

President Judge Gregory H. Chelak

THOMAS E. MINCER

1:30 PM

43-2025 Criminal Non-Jury Trial

Commonwealth v. Nicole M. Costa

President Judge Gregory H. Chelak

ERIC L. HAMILL

Courtroom 2

9 AM

Protection from Abuse Hearing – 5/20

Judge Kelly A. Gaughan

1 – 424-2026 Protection from Abuse

Hearing

Timothy Reilly v. Kimberly Corbett

Judge Kelly A. Gaughan

CHRISTIAN E. WEED

THOMAS E. MINCER

2 – 439-2026 Protection from Abuse

Hearing

Mendelina Nunez v. Manuel Padilla, Jr.

Judge Kelly A. Gaughan

CHRISTIAN E. WEED

3 – 1657-2025 Modification/Withdrawal

of Protection from Abuse Hearing

Angel Knight v. Tony Spates

Judge Kelly A. Gaughan

MATTHEW J. GALASSO

4 – 687-2026 Protection From Abuse -

NO TEMP-HEARING ONLY

Joseph Chin v. Amanda Glick-Mortazavi

Judge Kelly A. Gaughan

5 – 734-2026 Protection from Abuse

Hearing

Kimberly VanArsdale, On Behalf Of

Amelia VanArsdale-Roff (a minor) v.

Brayden Roff (a minor)

Judge Kelly A. Gaughan

10:30 AM

C & Y Hearing – 7/10

Judge Kelly A. Gaughan

1 – 4-2024 DP Permanency Review

Hearing

In re: A.C.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

ORESSA P. CAMPBELL

MATTHEW J. GALASSO

2 – 5-2024 DP Permanency Review
Hearing

In re: N.C.

Judge Kelly A. Gaughan
CHRISTINE RECHNER
ORESSA P. CAMPBELL
MATTHEW J. GALASSO

3 – 6-2024 DP Permanency Review
Hearing

In re: M.C.

Judge Kelly A. Gaughan
CHRISTINE RECHNER
ORESSA P. CAMPBELL
MATTHEW J. GALASSO

4 – 7-2021 DP Permanency Review
Hearing

In re: M.I.

Judge Kelly A. Gaughan
CHRISTINE RECHNER

5 – 21-2022 DP Permanency Review
Hearing

In re: L.J.

Judge Kelly A. Gaughan
CHRISTINE RECHNER
LEATRICE A. ANDERSON
MARK E. MOULTON

6 – 13-2025 DP Permanency Review
Hearing

In re: A.A.

Judge Kelly A. Gaughan
CHRISTINE RECHNER
JOHN J MARTIN

7 – 6-2026 OA Hearing

In re: O.E.

Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
ORESSA P. CAMPBELL
MARK E. MOULTON

1:30 PM

C & Y Hearing – 4/5

Judge Kelly A. Gaughan
1 – 7-2023 DP Permanency Review
Hearing

In re: B.H.

Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
MARK E. MOULTON

2 – 8-2023 DP Permanency Review
Hearing

In re: D.H.

Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
MARK E. MOULTON

3 – 9-2023 DP Permanency Review
Hearing

In re: M.H.

Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
MARK E. MOULTON

4 – 8-2024 DP Permanency Review
Hearing

In re: M.H.

Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
MARK E. MOULTON

2 PM

22-2021 DP Goal Change Hearing

In re: H.H.

Judge Kelly A. Gaughan
CHRISTINE RECHNER
MATTHEW J. GALASSO

2 PM

20-2022 DP Goal Change Hearing

In re: R.H.

Judge Kelly A. Gaughan
CHRISTINE RECHNER
MATTHEW J. GALASSO

Hearing Room

9:30 AM

1143-2025 Divorce Hearing Officer
Pre-Hearing Conference
Sherri Soules v. Ashley Soules
Hearing Officer Oressa P. Campbell
GEORGE E. CLAUSE
MATTHEW J. GALASSO

11:30 AM

645-2015 Settlement Conference
Michael Bello v. Sandra Bello
Hearing Officer Oressa P. Campbell
MATTHEW J. GALASSO
JAMES P. BARON

1:30 PM
484-2024 Divorce Hearing Officer
Pre-Hearing Conference
Kendall Bosch v. Thomas Bosch
Hearing Officer Oressa P. Campbell
JAMES P. BARON
MATTHEW J. GALASSO

2:30 PM
1018-2024 Divorce Hearing Officer
Pre-Hearing Conference
Jennifer Murtha v. Kevin Murtha
Hearing Officer Oressa P. Campbell
MATTHEW J. GALASSO
THOMAS F. FARLEY

3:30 PM
499-2024 Divorce Hearing Officer
Pre-Hearing Conference
Megan Segelbacher v.
Conrad Segelbacher
Hearing Officer Oressa P. Campbell
MATTHEW J. GALASSO
THOMAS E. MINCER

THURSDAY, MAY 28, 2026
Courtroom 1

9 AM
6/20
President Judge Gregory H. Chelak
1 – 224-2025 Guilty Plea
Commonwealth v. Dennis W. Hemion
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
2 – 408-2025, 122-2025 MD Guilty Plea
and Hearing on Modification/Increase of
Bail & ICC
Commonwealth v. Nicole R. Sieber
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
3 – 510, 511 & 641-2023 Guilty Plea
Commonwealth v. Michael Simmons
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
4 – 76-2026 Guilty Plea
Commonwealth v. Drevon A. Laster
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

5 – 298, 383-2020 & 143, 380-2024
Reconsideration of Sentence
Commonwealth v. Thomas A. O’Neil
President Judge Gregory H. Chelak
ERIC L. HAMILL
6 – 159-2026 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Albert O. Stanat
President Judge Gregory H. Chelak
ERIC L. HAMILL

9:30 AM
10/20
President Judge Gregory H. Chelak
1 – 22-2026 Guilty Plea
Commonwealth v. Gerald J. Demarco
President Judge Gregory H. Chelak
JAMES P. BARON
2 – 320-2025 Guilty Plea
Commonwealth v.
Theresa A. Moran-Balzano
President Judge Gregory H. Chelak
THOMAS E. MINCER
3 – 481, 483-2025 Plea or State Intent
Commonwealth v. Raashid Nicholson
President Judge Gregory H. Chelak
THOMAS E. MINCER
4 – 478-2025 Guilty Plea
Commonwealth v. Anila Ali
President Judge Gregory H. Chelak
JUSTIN E. PFAFF
5 – 176-2025 Guilty Plea
Commonwealth v. Ruslan A. Krasikov
President Judge Gregory H. Chelak
JUSTIN E. PFAFF
6 – 71-2026 Guilty Plea
Commonwealth v.
Joseph J. Lopez-Reyes
President Judge Gregory H. Chelak
CHRISTIAN E. WEED
7 – 60-2026 Guilty Plea
Commonwealth v. Stanley L. Meeker
President Judge Gregory H. Chelak
CHRISTIAN E. WEED
8 – 317, 440, 441-2023 Bail
Modification Hearing
Commonwealth v. Charles Williams
President Judge Gregory H. Chelak
THOMAS F. FARLEY

9 – 86-2026 MD Hearing
Commonwealth v. Mark Wassmer
President Judge Gregory H. Chelak
JAMES P. BARON
10 – 76-2026 MD Hearing
In re: The Return of Firearm to Edward
J. Brennan
President Judge Gregory H. Chelak
MATTHEW J. GALASSO

10 AM
6/20
President Judge Gregory H. Chelak
1 – 547-2023 Hearing on Motion to
Withdraw as Counsel
Commonwealth v. Anthony T. Green
President Judge Gregory H. Chelak
ROBERT C. BARCHIESI
2 – 301-2024 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Dennis J. Conklin
President Judge Gregory H. Chelak
JOHN J MARTIN
3 – 340-2024 Hearing
Commonwealth v. Devon A. Lewis
President Judge Gregory H. Chelak
4 – 77-2026 MD Hearing on Modifica-
tion/Increase of Bail & ICC
Commonwealth v. Lesly A. Riggs
President Judge Gregory H. Chelak
5 – 82-2026 MD Indirect Criminal
Contempt Hearing
Commonwealth v. Zachary J. Dejesus
President Judge Gregory H. Chelak
6 – 84-2026 MD Indirect Criminal
Contempt Hearing
Commonwealth v. Jennifer Miranda
President Judge Gregory H. Chelak

10:30 AM
Violation Hearing – 11/20
President Judge Gregory H. Chelak
1 – 626-2020 Sanctions Hearing
Commonwealth v. Alexa A. Viohl
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
2 – 314-2024 Violation of Parole
Hearing
Commonwealth v. Kayla M. Kingston
President Judge Gregory H. Chelak
LINDSEY M. COLLINS

3 – 590-2023 Violation of Parole
Hearing
Commonwealth v. Wynter R. Garrett
President Judge Gregory H. Chelak
ERIC L. HAMILL
4 – 487-2024 Violation of Parole
Hearing
Commonwealth v. Kenneth R. Dunbar
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
5 – 583-2021 Violation of Parole
Hearing
Commonwealth v. Duwain M. Boyce
President Judge Gregory H. Chelak
Pike County Public Defenders Office
6 – 509-2020 Violation of Parole
Hearing
Commonwealth v. Thomas v. Staria
President Judge Gregory H. Chelak
JAMES M. DESANTO
7 – 320, 321-2024 Violation of Parole
Hearing
Commonwealth v. Michael E. Hickey
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN
8 – 269-2023 Violation of Probation
Hearing
Commonwealth v. Francis E. Howey
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
9 – 283-2023 Violation of Probation
Hearing
Commonwealth v.
Tyler C. Gonzalez-Hough
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
10 – 163-2025 Violation of Probation
Hearing
Commonwealth v. Jacob A. Gigi
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
11 – 507-2024 Violation of Probation
Hearing
Commonwealth v. Meghan C. Allen
President Judge Gregory H. Chelak
ERIC L. HAMILL

11 AM

Contempt Hearing – 9/20
President Judge Gregory H. Chelak
1 – 393-2023 Sanctions Hearing
Commonwealth v. Christine Mutee
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
2 – 60-2020 Sanctions Hearing
Commonwealth v. James A. Stalter
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
3 – 638-2021 Contempt Hearing
Commonwealth v. Justin R. Paduani
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
4 – 321-2022 Contempt Hearing
Commonwealth v. Tyairi R. Terry
President Judge Gregory H. Chelak
Pike County Public Defenders Office
5 – 635-2020 Contempt Hearing
Commonwealth v. Hector A. Ruiz
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
6 – 199-2023 Contempt Hearing
Commonwealth v. David C. Wynne
President Judge Gregory H. Chelak
ERIC L. HAMILL
7 – 191-2017 Contempt Hearing
Commonwealth v. Robert B. Silas
President Judge Gregory H. Chelak
Pike County Public Defenders Office
8 – 316-2013, 215-2015 Contempt
Hearing
Commonwealth v. Jahfar C. Johnson
President Judge Gregory H. Chelak
Pike County Public Defenders Office
9 – 220-2023 Contempt Hearing
Commonwealth v. Javier B. Dalphus
President Judge Gregory H. Chelak

1 PM

15/30
President Judge Gregory H. Chelak
1 – 124-2025 Parole Hearing
Commonwealth v.
Christopher M. Vargas
President Judge Gregory H. Chelak
JAMES R. ELLIOTT

2 – 109-2026 Arraignment
Commonwealth v.
Francesco J. Genovese
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
3 – 174-2026 Arraignment
Commonwealth v. Michael Grabow
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
4 – 121-2026 Arraignment
Commonwealth v. Ryan M. Bronte
President Judge Gregory H. Chelak
5 – 417-2025 Arraignment
Commonwealth v. Kelly E. Furman
President Judge Gregory H. Chelak
6 – 120-2026 Arraignment
Commonwealth v. Kalena I. Serecych
President Judge Gregory H. Chelak
7 – 154-2026 Arraignment
commonwealth v. Brendan p. Courtney
President Judge Gregory H. Chelak
8 – 158-2026 Arraignment
Commonwealth v. Marcus R. Grazette
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
9 – 157-2026 Arraignment
Commonwealth v. Audrey R. Rafferty
President Judge Gregory H. Chelak
ERIC L. HAMILL
10 – 169-2026 Arraignment
Commonwealth v. Jeffrey J. Barwick
President Judge Gregory H. Chelak
JAMES P. BARON
11 – 029-2024 Arraignment
Commonwealth v. Kelli d. Desantis
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
12 – 85-2023 Arraignment
Commonwealth v. Jose A. Andujar
President Judge Gregory H. Chelak
13 – 188-2026 Arraignment and Bench
Warrant Return
Commonwealth v. Stephanie L. Moore
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
14 – 170-2026 Arraignment
Commonwealth v. Drew M. Williams
President Judge Gregory H. Chelak
BERNARD J. BROWN

15 – 192-2026 Arraignment
Commonwealth v. Michael J. Kent
President Judge Gregory H. Chelak
THOMAS E. MINCER

1:30 PM
123, 307-2025 Habeas Pre-Trial Motion
Hearing
Commonwealth v. Donald C. Ostrom, Jr.
President Judge Gregory H. Chelak
JAMES R. ELLIOTT

2:30 PM
157-2025 Habeas Pre-Trial Motion
Hearing
Commonwealth v. Rafal Nakielski
President Judge Gregory H. Chelak
BRETT J. RIEGEL

Courtroom 2

1:30 PM
33-2026 OC Petition for Incapacity
Hearing
In re: David Kern,
an Alleged Incapacitated Person
Judge Kelly A. Gaughan
SARAH A. WILSON
ORESSA P. CAMPBELL

Hearing Room

9:30 AM
909-2023 Custody Hearing
Alana Hooguis v. Carl Hooguis, III
Hearing Officer Samantha G Venditti
ASHLEY G. ZIMMERMAN
FRANK J. SANTOMAURO

FRIDAY, MAY 29, 2026

Courtroom 1

9 AM
Sentencing – 4/25
President Judge Gregory H. Chelak
1 – 424, 425-2025 Sentencing
Commonwealth v.
Rachel L. Wasniewski
President Judge Gregory H. Chelak
STEVEN BENEDICT

2 – 418-2025 Sentencing
Commonwealth v. Emylee E. Cheshire
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
3 – 427-2025 Sentencing
Commonwealth v. Kimberly L. Grzech
President Judge Gregory H. Chelak
ERIC L. HAMILL
4 – 487-2025 Sentencing
Commonwealth v.
Cinth De Jesus-Guerrero
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

9:30 AM
Sentencing – 9/25
President Judge Gregory H. Chelak
1 – 422-2023 Sentencing
Commonwealth v. David J. Wenstrom
President Judge Gregory H. Chelak
JAMES P. BARON
2 – 418, 430-2023 Sentencing
Commonwealth v. Joseph A. Evans
President Judge Gregory H. Chelak
THOMAS E. MINCER
3 – 630, 631-2023, 363, 364-2024
Sentencing
Commonwealth v. Kenneth Soule
President Judge Gregory H. Chelak
THOMAS E. MINCER
4 – 494-2025 Sentencing
Commonwealth v. Mitchell E. Wentz
President Judge Gregory H. Chelak
JUSTIN E. PFAFF
5 – 183-2023 Sentencing
Commonwealth v.
Alexandre Bittencourt-Castro
President Judge Gregory H. Chelak
THOMAS E. MINCER
6 – 648-2023, 73-2024 Sentencing
Commonwealth v. Kimberly A. Jacob
President Judge Gregory H. Chelak
THOMAS E. MINCER
7 – 564-2023 Sentencing
Commonwealth v. Reginald H. Francis
President Judge Gregory H. Chelak
RONALD GREENBLATT
8 – 173-2025 Sentencing
Commonwealth v. Felicia M. Cruz-Soto
President Judge Gregory H. Chelak
THOMAS E. MINCER

9 – 161-2025 Sentencing
Commonwealth v. Felicia N. Gleason
President Judge Gregory H. Chelak
JAMES P. BARON

10 AM

Sentencing – 5/25

President Judge Gregory H. Chelak
1 – 387-2025 Sentencing
Commonwealth v. Alison F. Paolicelli
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN
2 – 461, 462-2024, 150-2025 Sentencing
Commonwealth v. Andrea B. Kranz
President Judge Gregory H. Chelak
ANDREW J. KATSOCK
3 – 325-2025 Sentencing

Commonwealth v. Frank J. Meglio
President Judge Gregory H. Chelak
ANDREW J. KATSOCK

4 – 368-2025 Sentencing
Commonwealth v. Henry S. Briemann
President Judge Gregory H. Chelak
ROBERT A. SAURMAN

5 – 2-2025 Sentencing
Commonwealth v. Kyle M. Stauffer
President Judge Gregory H. Chelak
WILLIAM L. STEPHENS

11 AM

Sentencing – 1/5

President Judge Gregory H. Chelak
1 – 314-2025 Sentencing and Hearing
Commonwealth v. Juan Torres-Alvarado
President Judge Gregory H. Chelak
ERIC L. HAMILL

1:30 PM

Support Contempt Hearing – 7/25
President Judge Gregory H. Chelak
1 – 40043-2018 DR Support Contempt
Hearing
Catherine M. Horner v. Brian A. Becker
President Judge Gregory H. Chelak
2 – 40138-2019 DR Support Contempt
Hearing
Kelly L. Fedorka v.
William E. Coleman, III.
President Judge Gregory H. Chelak

3 – 40247-2014 DR Support Contempt
Hearing

Tiffany A. Ferguson v.
William E. Coleman, III.

President Judge Gregory H. Chelak
4 – 40337-2014 DR Support Contempt
Hearing

Jamie L. Hendrickson v.
Freya T. Hassenmayer

President Judge Gregory H. Chelak
5 – 40146-2023 DR Support Contempt
Hearing

Gina M. Mancato v. Craig A. Kellstrom
President Judge Gregory H. Chelak

6 – 40036-2018 DR Support Contempt
Hearing

Christen D. Conroy v.

Robert J. Lugo, Jr.

President Judge Gregory H. Chelak
7 – 40338-2010 DR Support Contempt
Hearing

Tara E. Joseph v. Robert J. Lugo, Jr.
President Judge Gregory H. Chelak

2 PM

Support De Novo Appeal Hearing –
0/25

President Judge Gregory H. Chelak

Courtroom 2

9 AM

Support Contempt Hearing – 20/30
Judge Kelly A. Gaughan

1 – 40077-2024 DR Support Contempt
Hearing

Ashley M. Whitney v. Eric T. Aguirre
Judge Kelly A. Gaughan

2 – 40114-2025 DR Support Contempt
Hearing

Perla A. Antoine v. Frankel V. Antoine
Judge Kelly A. Gaughan

3 – 40121-2020 DR Support Contempt
Hearing

Jacqueline Rainone v. Kevin Arango
Judge Kelly A. Gaughan

4 – 40094-2025 DR Support Contempt
Hearing

Samantha Scotti v. Devin Bansgopaul
Judge Kelly A. Gaughan

5 – 40081-2025 DR Support Contempt Hearing
Brooke Russell v. Zachary A. Blasi
Judge Kelly A. Gaughan
6 – 40136-2023 dr Support Contempt Hearing
Thomas Faust v. Nancy DePaolis
Judge Kelly A. Gaughan
7 – 40100-2018 DR Support Contempt Hearing
Lori A. Birnbaum v. Joseph R. Devita
Judge Kelly A. Gaughan
8 – 40150-2023 DR Support Contempt Hearing
Elvimar Rivas v. Jason Fenelon
Judge Kelly A. Gaughan
9 – 40001-2010 DR Support Contempt Hearing
Kimberly Ruisi v. Thomas Giacalone
Judge Kelly A. Gaughan
10 – 40053-2024 DR Support Contempt Hearing
Alexis D. Ritz v. William P. Gregovich
Judge Kelly A. Gaughan
11 – 40166-2023 DR Support Contempt Hearing
Richard Speranza v. Brittany L. Hilbert
Judge Kelly A. Gaughan
12 – 40074-2022 DR Support Contempt Hearing
Caitlin Engels v. Cory M. Horner
Judge Kelly A. Gaughan
13 – 40184-2025 DR Support Contempt Hearing
Anielie Couvertier v. Masi Joseph
Judge Kelly A. Gaughan
14 – 40053-2020 DR Support Contempt Hearing
Todd Sumner v. Eva M. Lebo
Judge Kelly A. Gaughan
15 – 40221-2019 DR Support Contempt Hearing
Emily J. Hammond v.
Lucas T. Mackerley
Judge Kelly A. Gaughan
16 – 40056-2023 DR Support Contempt Hearing
Tamara J. Alleyne v. Michael P. Mosher
Judge Kelly A. Gaughan

17 – 40114-2023 DR Support Contempt Hearing
Nancy Wasileski v. Michael Nunemaker
Judge Kelly A. Gaughan
18 – 40172-2024 DR Support Contempt Hearing
Melissa L. Alloggio v. Jamie B. Richards, Jr.
Judge Kelly A. Gaughan
19 – 40093-2025 DR Support Contempt Hearing
Alyson Solch v. John M. Solch, III.
Judge Kelly A. Gaughan
20 – 40089-2023 DR Support Contempt Hearing
Kristina Harrelson v. Ryan J. Ufret
Judge Kelly A. Gaughan

10 AM
Support De Novo Appeal Hearing – 4/25
Judge Kelly A. Gaughan
1 – 40021-2026 DR Support De Novo Appeal Hearing
Evagelia Tselekis v. Charles Cochrane
Judge Kelly A. Gaughan
2 – 40166-2023 DR Support De Novo Appeal Hearing
Richard Speranza v. Brittany Hilbert
Judge Kelly A. Gaughan
3 – 40070-2010 DR Support De Novo Appeal Hearing
Suzanne M. Schmidt v.
Albert Graham, Jr.
Judge Kelly A. Gaughan
4 – 40085-2025 DR Support De Novo Appeal Hearing
George Earle, IV. v. Shanna Oamil
Judge Kelly A. Gaughan

1:30 PM
482-2019 Hearing on Petition for Special Relief
Danielle Wingle v.
Richard P. Wingle, III.
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
JUSTIN E. PFAFF

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 Tamara Diane Corrieri, deceased, late of 126 Pedersen Ridge 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:

Gerilyn Arenas
Administratrix of the Estate of
Tamara Diane Corrieri
410 Broad Street
Milford, PA 18337

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

5/22/2026 • 5/29/2026 • 6/5/2026

ESTATE NOTICE

John Peralo
Late of Blooming Grove Township
EXECUTOR
Janine Betancourt
35-30 168th Street
Flushing, NY 11358
ATTORNEY
Zoe A. Otway, Esq.
2573 Route 6
Hawley, PA 18428

5/22/2026 • 5/29/2026 • 6/5/2026

ESTATE NOTICE

Robert Livingston Gaines, late of Hawley, Pike County, Pennsylvania, (died November 3, 2025). Notice is hereby given that Letters Testamentary have been issued to Richard Dangerfield Quay, Executor of the Estate.

MARIANNE M. STIVALA,
ESQUIRE, CALI LAW, 103 EAST
DRINKER STREET, DUNMORE,
PENNSYLVANIA 18512.

5/22/2026 • 5/29/2026 • 6/5/2026

ESTATE NOTICE

Jamie Boyer
AKA Norma Jean Boyer
Late of Milford

ADMINISTRATOR

Sheila Voelker
191 Old Clove Road
Sussex, NJ 07461

5/15/2026 • 5/22/2026 • 5/29/2026

LETTERS TESTAMENTARY

Estate of David Mattar,
Deceased, late of 119 Bennett
Avenue, Matamoras, PA 18337.

Letters Testamentary on the
above estate have been granted to
the undersigned. All persons
indebted to the said estate are
requested to make payment, and
those having claims to present the
same without delay to:

John David Mattar
843 Breckenridge Court
New Hope, PA 18928

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

5/15/2026 • 5/22/2026 • 5/29/2026

ESTATE NOTICE

Estate of Doris Mooney, Late of
Milford Township, Pike County,
Pennsylvania.

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

5/15/2026 • 5/22/2026 • 5/29/2026

LETTERS TESTAMENTARY

Estate of Dennis Michael
McGowan, Deceased, late of 612
West Harford Street, Milford,
Pennsylvania 18337.

Letters Testamentary on the
above estate have been granted to
the undersigned. All persons
indebted to the said estate are
requested to make payment, and
those having claims to present the
same without delay to:

Brenda Sikora
4002 Crockers Lake Blvd #126
Sarasota, FL 34238

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

5/15/2026 • 5/22/2026 • 5/29/2026

EXECUTOR'S NOTICE

Estate of Howard E. Smith,
Deceased, late of Dingman
Township, Pike County,
Pennsylvania. Letters Testamentary
on the above estate have been
granted to Traci Smith. All persons
indebted to the said estate are
requested to make payment, and
those having claims should present
the same without delay to: Traci
Smith at 201 Gaffney Drive, Jenkins
Township, PA 18640 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

5/15/2026 • 5/22/2026 • 5/29/2026

ESTATE NOTICE

William Gerard Ackerson
AKA William G. Ackerson, William
Ackerson, Jr.
Late of Dingman Township
EXECUTRIX
Amalia Lyle
33 Bodine Lane
Honesdale, PA 18431
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

5/15/2026 • 5/22/2026 • 5/29/2026

**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



OTHER NOTICES

NOTICE

Notice is hereby given that Articles of Incorporation were filed for **KEYSTONE FLOW PLUMBING INC.** with the Commonwealth of Pennsylvania. The address of the registered office is 151 Badger Dr, Bushkill, PA 18324-7800 in Pike County. This corporation is incorporated under the provisions of the Business Corporation Law of 1988, as amended.

5/22/2026

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
JUNE 17, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 84-2023 SUR JUDGEMENT NO: 84-2023 AT THE SUIT OF U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST CIO U.S. BANK TRUST, NATIONALASSOCIATION vs.

KRISTINE M. MUREN &
MARC P. MUREN

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY, JUNE 17,
2026, at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

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

BEING Lot No. 52, Section 12 of
Sunrise Lake as shown on the plat
or map of Sunrise Lake or
Sunnylands, Inc. subdivision,
recorded in the Office of the
Recorder of Deeds in and for Pike
County in Plat Book Volume 24 at
Page 35.

TOGETHER with all and singular
the buildings and improvements,
ways, streets, alleys, driveways,
passages, waters, water courses,
rights, liberties, privileges,
hereditaments and appurtenances,
whatsoever unto the hereby granted
premises belonging, or in anywise
appertaining, and the reversions and
remainders, rents, issues, and profits
thereof; and all the estate, right,
title, interest, property, claim and
demand whatsoever of it, the said
grantor, as well at law as in equity,
of, in and to the same.

TAX ID: 03-0-104262

ALSO KNOWN AS 52-12 Spruce
Lake AIKIA Lot 52 Section 12
Sunrise Lake, Milford, PA 18337

BEING the same premises which
Federal Home Loan Mortgage
Corporation by Deed dated
September 03, 2002 and recorded in
the Office of Recorder of Deeds of
Pike County on September 27, 2002
at Book 1946, Page 133 granted and
conveyed unto Kristine M. Muren
and Marc P. Muren.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO
KRISTINE M. MUREN &
MARC P. MUREN

DEFENDANTS, OWNER OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$153,966.12 PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF KRISTINE M.
MUREN & MARC P. MUREN

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$153,966.12** PLUS
COSTS AND INTEREST AS
AFORESAID.

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

5/22/2026 • 5/29/2026 • 6/5/2026

**SHERIFF SALE
JUNE 17, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 1549-2025 SUR
JUDGEMENT NO: 1549-
2025_AT THE SUIT OF U.S.
BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR PRET2024-RPL2TRUST
vs. TOMI FOLSON IN HER
CAPACITY AS HEIR OF
THOMAS J. WILLIS AI KIA
THOMAS JOHN WILLIS,
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS &
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER THOMAS J.

WILLIS AI KIA THOMAS
JOHN WILLIS
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY, JUNE 17,
2026, at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

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

BEING KNOWN AS:
610 7TH STREET
MATAMORAS, PA 18336

BEING PARCEL NUMBER:
083.14-01-33

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO TOMI
FOLSON IN HER CAPACITY
AS HEIR OF THOMAS J.
WILLIS A/K/A THOMAS
JOHN WILLIS, UNKNOWN
HEIRS, SUCCESSORS,
ASSIGNS & ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
THOMAS J. WILLIS AI KIA
THOMAS JOHN WILLIS
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY

FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$25,716.23** 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 TOMI FOLSON IN HER CAPACITY AS HEIR OF THOMAS J. WILLIS A/K/A THOMAS JOHN WILLIS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS & ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS J. WILLIS A/K/A THOMAS JOHN WILLIS DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$25,716.23** PLUS COSTS AND INTEREST AS AFORESAID.

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

5/22/2026 • 5/29/2026 • 6/5/2026

**SHERIFF SALE
JUNE 17, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 919-2025 SUR JUDGEMENT NO: 919-2025 AT THE SUIT OF CITIZENS BANK, NA VS. KEN BAUMEL DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, JUNE 17, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land lying and being situate in Dingman Township, Pike County, Pennsylvania, being more particularly described as follows, to wit:

BEGINNING at an iron bar located in the line of lands of Pocono Mountain Water Forest, said point being the Southwesterly comer of the premises herein described and the Westerlymost comer of the lands to be conveyed by Lewis E. Miller to Arthur Jones; thence running along lands of Pocono Mountain Water Forest, North 60° 22' 11"

West, 50 feet to an iron bar for a corner; thence along same, South 69° 20' 53" West, 454.84 feet to an iron bar for a corner; thence along other lands to be conveyed to Merryl Krane, North 48° 13' 56" East, 1,241 feet to a point in the center of the Dwarfskill Creek; thence down and along the center of said creek, 265 feet, more or less, to the point for a corner; thence along lands to be conveyed to Arthur Jones, South 50° 7' 11" West, 717 feet to the point and place of BEGINNING.

CONTAINING 5 acres, more or less.

BEING the same premises which Chris R. Arnold, Sf. and Catherine A. Arnold, by Deed dated October 22, 1988 recorded October 24, 1988, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 1287, Page 202, conveyed unto Caroline Baumel and Ken Baumel.

Caroline Baumel departed this life on September 10, 2012.

BEING known as 123 Dwarfskill Court, Milford, PA 18337

TAX PARCEL: #123.00-02-12-

IMPROVEMENTS: Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO KEN BAUMEL

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$65,668.30** 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 **KEN BAUMEL**

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$65,668.30** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
LAW OFFICES GREGORY
JAVARDIAN
1310 INDUSTRIAL BLVD,
1ST FLOOR STE 101
SOUTHAMPTON, PA 18966

5/22/2026 • 5/29/2026 • 6/5/2026

**SHERIFF SALE
JUNE 17, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 106-2026 SUR JUDGEMENT NO: 106-2026 AT THE SUIT OF ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS LLC vs. DENIS A. HOLOHAN, III

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, JUNE 17, 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 Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Lot No.9, Block W-1207, as set forth on a Plan of Lots, Wild Acres, Section Twelve, Delaware Township, Pike County, Pennsylvania, dated May 1971, by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the office for the Recording of Deeds in and for Pike County, Pennsylvania in Plat Book 8, Page 72 on June 7, 1971.

TAX MAP NO. 175.02-09-13-

BEING the same premises which James L. Gregory, Jr. and Marilyn

Gregory, husband and wife, by Deed dated 09/21/2001 and recorded 09/26/2001 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 1898, Page 2598, granted and conveyed unto Wilmer Serrano.

AND ALSO BEING the same premises which Wilmer Serrano, by Deed dated 07/31/2010 and recorded 08/12/2010 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 2343, Page 481, granted and conveyed unto Wilmer Serrano and Joanne Serrano.

175.02-09-13

TAXID: 175.02-09-13

ALSO KNOWN AS 122 HEATHER HILL RD, DINGMANS FERRY, PA 18328-4009

BEING the same premises which Wilmer Serrano and Joanne Serrano by Deed dated November 05, 2020 and recorded in the Office of Recorder of Deeds of Pike County on December 14, 2020 at Book 2631, Page 1390 granted and conveyed unto Denis A. Holohan, III.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO DENIS A. HOLOHAN, III

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$131,315.28** 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 DENIS A. HOLOHAN, III

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$131,315.28** PLUS COSTS AND INTEREST AS AFORESAID.

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

5/22/2026 • 5/29/2026 • 6/5/2026

SHERIFF SALE
JUNE 17, 2026

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION **NO: 1542-2025** SUR JUDGEMENT NO: 1542-2025 AT THE SUIT OF WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY N.A. vs. **PAUL LINDBLAD** DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, JUNE 17, 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 State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot No. 15A, Block No. B-57, Section 8 Birchwood Lakes, Delaware Township, Pike County, Pennsylvania, by map dated April 20, 2018 and recorded in Pike County Recorder of Deeds Plat Book 51, 127.

BEGINNING at a set drill hole corner at the intersection of the Cypress Road and Rock Road right-of-way lines;

Thence along the Cypress Road right-of-way line on a curve to the left having a length of 144.83 feet, a

radius of 763.71 feet and a chord of north 44 degrees 04 minutes and 58 seconds East 144.61 feet, to a set iron pin corner, common lands of Donald Hill as described in Pike County Record Book 2461 Page 1361;

Thence along said lands South 51 degrees 21 minutes and 00 seconds East 125.00 feet to a found iron pin corner, common lands of John W. Callahan as described in Pike County Record Book 2430 Page 2385; Thence along said lands the following two courses and distances:

1. South 41 degrees 16 minutes and 00 seconds West 81.22 feet to a found iron pin corner;
2. South 46 degrees 49 minutes and 00 seconds West 90.52 feet to a set pin corner of the Rock Road right-of-way line;

Thence along said right-of-way line North 38 degrees 59 minutes and 00 seconds West 125.03 feet to the Point of BEGINNING.

Lot No. 15A contains 19,670 sq. ft. or 0.45 acres, be the same more or less.

BEING the Hausler Lot No. 15A being further shown on a survey map entitled "Lands of Laura Hauler-Lot Improvement", prepared by Gary M. Flood, P.L.S., dated April 20, 2018 and recorded in Pike County Plat Book 51 Page 127.

Parcel No. : 149.04-07-44-

BEING mown and numbered as 100 Rock Road, Dingmans Ferry, PA 18328

Being the same property conveyed to Paul Lindblad who acquired title by virtue of a deed from Jamie Dale Hausler, Administratrix of Estate of Laura D. Hausler, dated January 20, 2023, recorded January 27, 2023, as Instrmnt Number 202300000659, and recorded in Book 2721, Page 637. 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 PAUL LINDBLAD

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$167,453.59** 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 PAUL
LINDBLAD

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$167,453.59** PLUS
COSTS AND INTEREST AS
AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
MDK LEGAL
PO BOX 165028
COLUMBUS, OH 43272-7101

5/22/2026 • 5/29/2026 • 6/5/2026

**SHERIFF SALE
JUNE 17, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 45315-2026 SUR
JUDGEMENT NO: 45316-2026
AT THE SUIT OF SUNRISE
LAKE PROPERTY OWNERS
ASSOCIATION vs. DONALD
MALONEY & MICHAEL
NUNEMAKER
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY, JUNE 17,
2026, at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

PARCEL 1:

ONE-HALF (1/2) INTEREST
OF THAT CERTAIN lot, piece or

parcel of land situate, lying and
being in the Township of Dingman,
County of Pike and Commonwealth
of Pennsylvania, more particularly
described as Lot Number 33, Block
Number 1, Section Number 7,
Sunrise Lake, as shown on plot or
map of Sunrise Lake or Sunnylands,
Inc. subdivisions recorded in the
Office of the Recorder of Deeds of
Pike County, Pennsylvania in Plat
Book 7, page 76.

TAX MAP NUMBER: 109.03-01-
21.

BEING THE SAME PREMISES
which DONALD MALONEY, by
his certain Deed dated Oct. 23,
2013 and recorded Oct. 30, 2013 in
the Office of the Recorder of Deeds
of Pike County, Pennsylvania, in
Deed Book 2435, at Page 984,
granted and conveyed unto .t PIS'C
snmtd Ind exmveyed unto
DONALD MALONEY, the
Granter named herein.

PARCEL II:

ONE-HALF (1/2) INTEREST
OF THAT CERTAIN lot, piece or
parcel of land situate, lying and
being in the Township of Dingman,
County of Pike, Commonwealth of
Pennsylvania, more particularly
described as:

Lot Number 32, Block Number 1,
Section Number 7, Sunrise Lake, as
shown on plot or map of Sunrise
Lake or Sunnylands, Inc.
subdivisions recorded in the Office
of the Recorder of Deeds of Pike
County, Pennsylvania in Plat Book
7, page 76.

TAX MAP NUMBER: 109.03-01-20.

BEING THE SAME PREMISES which DONALD MALONEY, by his certain Deed dated Oct. 23, 2013 and recorded Oct. 30, 2013 in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Deed Book 2435, at Page 984, granted and conveyed unto DONALD MALONEY, the Granter named herein.

PARCEL III:

ONE-HALF (1/2) INTEREST OF THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Dingman, County of Pike, Commonwealth of Pennsylvania, more particularly described as Lot Number 31, Block Number 1, Section Number 7, Sunrise Lake, as shown on plot or map of Sunrise Lake or Sunnyslans, Inc. subdivisions recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Plat Book 7, page 76.

TAX MAP NUMBER: 109.03-01-19.

BEING THE SAME PREMISES which DONALD MALONEY, by his certain Deed dated Oct. 23, 2013 and recorded Oct. 30, 2013 in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Deed Book 2435, at Page 984, granted and conveyed unto DONALD MALONEY, the Granter named herein.

TOGETHER WITH unto the Grantee herein, his heirs and

assigns, all right-of-way, and privileges and under and subject to all conditions, restrictions, reservations, covenants, easements and exceptions as set forth in the foregoing recited deed. Reference may be had to said deed or the record thereof for any and all purposes in connection with the conveyance with the same force and effect as if the same were more fully and at large set forth herein.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, perpetuity, claim and demand whatsoever of the said Grantor as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD, the said lot or piece of ground, described hereditaments and premises hereby granted, or mentioned intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

AND THE GRANTEE, for himself, his heirs, executors and administrators, does covenant, promise and agree to and with the said Grantee; his heirs and assigns, by these presents, that he, the said Grantor and his heirs, all and singular the hereditaments and

premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against him, the said Grantor and his heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, subject as aforesaid **SPECIALLY WARRANT AND FOREVER DEFEND.**

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO **DONALD MALONEY & MICHAEL NUNEMAKER**

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$9,044.87** 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 **DONALD MALONEY & MICHAEL NUNEMAKER**

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$9,044.87** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
FARLEY & WEED LLC
2523 ROUTE 6, STE 1
HAWLEY, PA 18428.

5/22/2026 • 5/29/2026 • 6/5/2026

**SHERIFF SALE
JUNE 17, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION **NO: 1290-2025** SUR JUDGEMENT NO: **1290-2025** AT THE SUIT OF **ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION VS. NANCY BLACK & RICHARD BLACK**

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, JUNE 17, 2026** at **11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN LOT,
PIECE OR PARCEL OF LAND
SITUATE, LYING ANO BEING
IN THE TOWNSHIP OF
SHOHOLA, COUNTY OF
PIKE, STATE OF
PENNSYLVANIA, MORE
PARTICULARLY DESCRIBED
AS LOT 4, BEING 2, 404
ACRES, MORE OR, AS
SHOWN ON A PLAT
ENTITLED "CRYSTAL SPRING
HEIGHTS. JOSEPH DEROSE,
SHOHOLA TWSP, PIKE
COUNTY, PENNA., VICTOR E.
ORBEN R.S., MILFORD PA,
AUGUST 3, 1979, DWG NO. CC-
279". SAID PLOT BEING
RECORDED IN THE
RECORDER OF DEEDS
OFFICE, IN MILFORD,
PENNSYLVANIA, ON
NOVEMBER 2, 1979 IN PLAT
BOOK 18 AT PAGE 46.

BEING THE SAME PREMISES
WHICH PATRICIA E.
DEROSE-FEINBERG AND
BRUCE FEINBERG, HER
HUSBAND, BY THEIR
CERTAIN DEED DATED MAY
12, 1986 AND RECORDED IN
THE OFFICE OF THE
RECORDER OF DEEDS IN
AND FOR PIKE COUNTY,
PENNSYLVANIA IN DEED
BOOK VOLUME 1040 PAGE
169, GRANTED AND
CONVEYED UNTO BARBARA
M. PRESCHER, THE
GRANTOR HEREIN.

TAX ID: 019.04-01-68

ALSO KNOWN AS
209 PARKERS GLEN RD,
SHOHOLA, PA 18458

BEING the same premises which
Barbara M. Preschel by Deed dated
September 11,2000 and recorded In
the Office of Recorder of Deeds of
Pike County on November 17, 2000
at Book 1868, Page 2359 granted
and conveyed unto Nancy Black and
Richard Black.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO **NANCY
BLACK & RICHARD BLACK**

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$106,645.96** 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 **NANCY
BLACK & RICHARD BLACK**

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$106,645.96** PLUS
COSTS AND INTEREST AS
AFORESAID.

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

5/22/2026 • 5/29/2026 • 6/5/2026

**SHERIFF SALE
JUNE 17, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 835-2025 SURJUDGEMENT
NO: 835-2025_ AT THE SUIT OF
WELLS FARGO BANK, N.A. vs.
FRANCIS SCOTT
STEINACKER IN HIS
CAPACITY AS HEIR TO THE
ESTATE OF NANCY D.
STEINACKER, DECEASED;
UNKNOWN HEIRS
SUCCESSORS, ASSIGNS & ALL
PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER NANCY D.
STEINACKER, DECEASED

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY, JUNE 17,
2026, at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

ALL THAT CERTAIN piece,
parcel and tract ofland situate, lying
and being in the Township of
Blooming Grove, County of Pike
and Commonwealth of
Pennsylvania, more particularly
described as follows to wit:

BEING Lot 31, Block 28, Hemlock
Farms Community, Stage 4A, as
shown on Plat of Hemlock Farms
Community, Laurel Ridge, Stage
4A, recorded in the Office of the
Recorder of Deeds of Pike County
in Plat Book 4, Page 184, on the
10th day of September, 1965.

Being the same premises which
Carlos Plantini and Yolando
Plantini, husband and wife, by Deed
dated 01/31/2007 and recorded
02/01/2007, in the Office of the
Recorder of Deeds in and for the
County of Pike, in Deed Instrument
No. 200700001908, granted and
conveyed unto Nancy D. Steinacker,
in fee.

AND the said Nancy Diane
Steinacker has departed this life on
or about 02/19/2025, thereby
vesting title of the mortgaged
premises unto Francis Scott
Steinacker in his Capacity as Heir
to the Estate of Nancy D.
Steinacker, Deceased, Unknown
Heirs, Successors, Assigns, and all
Persons, Firms, or Associations
Claiming Right, Title or Interest
from or under Nancy D. Steinacker,
Deceased.

Tax Parcel: 01-0-032811 AJKJA
107.04-04-86-

Premises Being: 239 Forest Drive,
Lords Valley, PA 18428

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO FRANCIS SCOTT STEINACKER IN HIS CAPACITY AS HEIR TO THE ESTATE OF NANCY D. STEINACKER, DECEASED; UNKNOWN HEIRS SUCCESSORS, ASSIGNS & ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANCY D. STEINACKER, DECEASED

DEFENDANTS, OWNER OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$15,622.67 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 FRANCIS SCOTT STEINACKER IN HIS

CAPACITY AS HEIR TO THE ESTATE OF NANCY D. STEINACKER, DECEASED; UNKNOWN HEIRS SUCCESSORS, ASSIGNS & ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANCY D. STEINACKER, DECEASED

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$15,622.67 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

5/22/2026 • 5/29/2026 • 6/5/2026

**SHERIFF SALE
JUNE 17, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 883-2025 SUR JUDGEMENT NO: 883-2025 AT THE SUIT OF MIDFIRST BANK VS. HOWARD R. STONE, JR DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, JUNE 17, 2026, at 11:00 AM PREVAILING

TIME IN THE AFORENOON
OF SAID DATE:

ALL THOSE CERTAIN
PIECES, PARCELS AND
TRACTS OF LAND LYING,
BEING AND SITUATE IN THE
TOWNSHIP OF DELAWARE,
COUNTY OF PIKE AND
STATE OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS FOLLOWS, TO
WIT:

LOTS 13ABC, BLOCK B-38,
AND LOTS 11ABC, BLOCK B-
39, AS SET FORTH ON A
PLAN OF LOTS -
BIRCHWOOD LAKES,
SECTION 6, DELAWARE
TOWNSHIP, PIKE COUNTY,
PENNSYLVANIA, DATED
NOVEMBER 1964 BY JOHN B.
AICHER, MONROE
ENGINEERING, INC.,
STROUDSBURG,
PENNSYLVANIA AND FILED
IN THE OFFICE FOR THE
RECORDING OF DEEDS IN
AND FOR PIKE COUNTY,
PENNSYLVANIA IN PLAT
BOOK 4, PAGE 1110N JANUARY
28, 1965.

BEING KNOWN AS: 101 DAISY
LANE FKA LOT 11 & 13
DOOLAN BLVD., DINGMANS
FERRY, PA 18328

PROPERTY ID NUMBER:
149.04-02-54 and 149.04-02-56

BEING THE SAME PREMISES
WHICH ROGER J.
FREDERICKS, JR. AND KATHY
M. FREDERICKS, HIS WIFE BY
DEED DATED 6/5/1998 AND

RECORDED 6/5/1998 IN THE
OFFICE OF THE RECORDER
OF DEEDS IN DEED BOOK
1540 AT PAGE 322, GRANTED
AND CONVEYED UNTO
HOWARD R. STONE, JR..

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO HOWARD
R. STONE, JR.

DEFENDANTS, OWNER OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$19,591.87** 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 HOWARD R.
STONE, JR

DEFENDANTS, OWNERS
REPUTED OWNERS TO

COLLECT **\$19,591.87** 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

5/22/2026 • 5/29/2026 • 6/5/2026

**SHERIFF SALE
JUNE 17, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 1581-2025 SUR JUDGEMENT NO: 1581-2025 AT THE SUIT OF LAKEVIEW LOAN SERVICING, LLC vs. CURTIS JULES & KRISTINA JULES DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, JUNE 17, 2026, at **11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING KNOWN AS:
98 SURREY LN
LORDS VALLEY, PA 18428

BEING PARCEL NUMBER:
034637

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO CURTIS JULES & KRISTINA JULES DEFENDANTS, OWNER OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$140,439.51** 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 CURTIS JULES & KRISTINA JULES

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$140,439.51** PLUS

COSTS AND INTEREST AS
AFORESAID.

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

5/22/2026 • 5/29/2026 • 6/5/2026

**SHERIFF SALE
JUNE 17, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 1473-2025 SUR
JUDGEMENT NO: 1473-
2025 AT THE SUIT OF WELLS
FARGO BANK, N.A. vs.
KENNETH A. WATSON,
TAWANDA MITCHELL, THE
UNITED STATES OF
AMERICA. DEPARTMENT OF
TREASURY, INTERENAL
REVENUE SERVICE

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON **WEDNESDAY, JUNE 17,**
2026, at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

ALL THAT CERTAIN PARCEL,
piece or tract of land situate, lying
and being in the Township of
Dingman, County of Pike and State
of Pennsylvania, being more
particularly described as follows:

BEING Lot 75, Section A-1, as
shown on a map of Pocono
Mountain Woodland Lakes
Corporation, on file in the
Recorders Office at Milford,
Pennsylvania, in Plat Book 10, page
118.

Parcel No. : 123.02-02-30-

BEING known and numbered as
151 Ash Lane, Milford, PA 18337

Being the same property conveyed
to Kenneth A. Watson and Tawanda
Mitchell, his wife who acquired title,
as tenants by the entirety, by virtue
of a deed from Kenneth A. Watson,
dated November 14, 2023, recorded
November 14, 2023, as Instrument
Number 202300008881, and
recorded in Book 2745, Page 403,
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 **KENNETH A. WATSON.**
TAWANDA MITCHELL, THE
UNITED STATES OF
AMERICA, DEPARTMENT OF
TREASURY, INTERENAL
REVENUE SERVICE

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$302,108.38** 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 KENNETH A. WATSON, TAWANDA

MITCHELL, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY. INTERENAL REVENUE SERVICE

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$302,108.38 PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
MDK LEGAL
PO BOX 165028
COLUMBUS, OR 43216-5028

5/22/2026 • 5/29/2026 • 6/5/2026

CIVIL ACTIONS FILED

*From May 8, 2026 to May 14, 2026
Accuracy of the entries is not guaranteed.*

CONTRACT – DEBT COLLECTION: OTHER

2026-00694	Velocity Investments Llc	Plaintiff	5/08/2026
2026-00694	Mackey William	Defendant	5/08/2026
2026-00695	Velocity Investments Llc	Plaintiff	5/08/2026
2026-00695	Mcneill Kevin	Defendant	5/08/2026
2026-00696	Velocity Investments Llc	Plaintiff	5/08/2026
2026-00696	Crandall Valerie	Defendant	5/08/2026
2026-00727	Portfolio Recovery Associates Llc	Plaintiff	5/14/2026
2026-00727	Robinson Dawn	Defendant	5/14/2026
2026-00728	Portfolio Recovery Associates Llc	Plaintiff	5/14/2026
2026-00728	Bowman Harsha	Defendant	5/14/2026
2026-00729	Portfolio Recovery Associates Llc	Plaintiff	5/14/2026
2026-00729	Carucci Sharon	Defendant	5/14/2026
2026-00730	Portfolio Recovery Associates Llc	Plaintiff	5/14/2026
2026-00730	Kimble Ann M	Defendant	5/14/2026

DIVORCE

2026-00717	Dolcemascolo Traci	Plaintiff	5/13/2026
2026-00717	Dolcemascolo Frank	Defendant	5/13/2026
2026-00722	Haupt Christa	Plaintiff	5/14/2026
2026-00722	Haupt Eric	Defendant	5/14/2026
2026-00724	Nobre Eduardo	Plaintiff	5/14/2026
2026-00724	Nobre Jennifer	Defendant	5/14/2026
2026-00724	Ferraro Jennifer	Defendant	5/14/2026
2026-00725	Sladicka John M	Plaintiff	5/14/2026
2026-00725	Sladicka Dorothy L	Defendant	5/14/2026

FEDERAL TAX LIEN

2026-45232	Department Of Revenue Irs	Plaintiff	5/13/2026
2026-45232	Morris Johnney M	Defendant	5/13/2026

JUDGMENT

2026-45231	United States Attorneys Office For Middle District Of Pa	Plaintiff	5/11/2026
2026-45231	Dutko Myron J	Defendant	5/11/2026

MARRIAGE LICENSES

2026-00057	Schurmann Matthew John Ascher Segura Lyka Angelica Sola	5/08/2026
2026-00058	Dull Ashton James Amos Adrianna Grace	5/08/2026
2026-00059	Ratchford Kevin Kirschner Maegan	5/08/2026
2026-00060	Lee Claire Shengyan Fu Tzuyuan	5/12/2026
2026-00061	Palumbo Emily Amanda Anderson Ronald Robert	5/12/2026
2026-00062	Siver Christopher Alan Babcock Rachel Katherine	5/13/2026
2026-00063	Deluca Michael Thomas Stevenson Causil Angie Paola	5/14/2026

MECHANICS LIEN CLAIM

2026-00702	Green Fleet Services Inc Llc	Claimant	5/11/2026
2026-00702	Servpro Of King Of Prussia	Claimant	5/11/2026
2026-00702	Pollio Donna M	Defendant	5/11/2026

MISCELLANEOUS – REPLEVIN

2026-00709	Bridgecrest Credit Company Llc	Plaintiff	5/11/2026
2026-00709	Small Jennifer L	Defendant	5/11/2026
2026-00709	Small Thomas E	Defendant	5/11/2026
2026-00723	Citadel Federal Credit Union	Plaintiff	5/14/2026
2026-00723	Rodriguez Maximino Jr	Defendant	5/14/2026

REAL PROPERTY – MORTGAGE FORECLOSURE

2026-00698	Midfirst Bank	Plaintiff	5/08/2026
2026-00698	Barton George F Jh	Defendant	5/08/2026
2026-00698	Parsell Ann	Defendant	5/08/2026
2026-00698	Barton Dianne C	Defendant	5/08/2026
2026-00715	Lakeview Loan Servicing Llc	Plaintiff	5/13/2026
2026-00715	Feld Matthew	Defendant	5/13/2026
2026-00716	Wells Fargo Bank Na	Plaintiff	5/13/2026
2026-00716	Conklin Richard F Jr	Defendant	5/13/2026
2026-00731	Pennymac Loan Services Llc	Plaintiff	5/14/2026
2026-00731	Petosa Eugenio	Defendant	5/14/2026
2026-00731	Petosa Helen	Defendant	5/14/2026

REAL PROPERTY – OTHER

2026-00707	Conashaugh Lakes Community Association	Plaintiff	5/11/2026
2026-00707	Tserkovnyuk Tetyanna	Defendant	5/11/2026

TRANSCRIPT CIVIL SUIT

2026-45230	Old Marcel Lake Property Owners Association	Plaintiff	5/08/2026
2026-45230	Sevek John Jordan	Defendant	5/08/2026
2026-45230	Titus Heather	Defendant	5/08/2026
2026-45233	Anesthesia Associates Of Morristown	Plaintiff	5/14/2026
2026-45233	Stephan Michelle Kathr	Defendant	5/14/2026
2026-45234	Credit Corp Solutions Inc	Plaintiff	5/14/2026
2026-45234	Ortiz Sixto	Defendant	5/14/2026

WAIVER OF LIENS

2026-50014	Rmd Contracting	Contractor	5/11/2026
2026-50014	Rmd Contracting	Owner	5/11/2026
2026-50014	Tussel Lindsay M	Contractor	5/11/2026
2026-50014	Tussel Lindsay M	Owner	5/11/2026
2026-50014	Ingulli Patrick A	Contractor	5/11/2026
2026-50014	Ingulli Patrick A	Owner	5/11/2026
2026-50015	Dream Homes Inc	Contractor	5/12/2026
2026-50015	Dream Homes Inc	Owner	5/12/2026
2026-50015	Regec Ryan J	Contractor	5/12/2026
2026-50015	Regec Ryan J	Owner	5/12/2026



MORTGAGES AND DEEDS

*Recorded from May 7, 2026 to May 13, 2026
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	LOCATION	AMOUNT
Paneto Kyle	Mortgage Research Center Llc First Residential Independent Mortgage Mortgage Electronic Registration System Inc	Lehman Twp	380000
Reinford Landon Kuhn	Guaranteed Rate Inc	Greene Twp	279920
Secton Lauren Rose	Ark-La- Tex Financial Services Llc Eleven Mortgage Mortgage Electronic Registration System Inc	Lehman Twp	427121
Glover Leslie	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Palmyra Twp	397694
Gidzinski Andrea	Noyus Home Mortgage Ixonia Bank Mortgage Electronic Registration System Inc	Westfall Twp	360050
Gidzinski Michael W	Secretary Of Housing & Urban Development	Lehman Twp	923062
Kelemen Haley Michelle	Heritage Financial Credit Union	Dingman Twp	125000
Chapman Michael Thomas	New American Funding Llc Mortgage Electronic Registration System Inc	Delaware Twp	178000
Lamb Ronda	Summit Mortgage Corporation Mortgage Electronic Registration System Inc	Delaware Twp	147000
Fleming Joseph	Wayne Bank	Lackawaxen Twp	259386
Mack April L	Mortgage Electronic Registration System Inc	Blooming Grove Twp	60000
Mack Robert	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Greene Twp	241350
Wynne Jennifer	Wells Fargo Bank Na	Palmyra Twp	105000

Serino Jason	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Delaware Twp	95250
Freeman Jordan Ferreira Freeman Francia	Mutual Of Omaha Mortgage Inc Dart Collateral Manager Llc	Lehman Twp	25747.50
Saunders Peter Saunders Susan	West Capital Lending Inc Dart Collateral Manager Llc	Palmyra Twp	116570.26
Pa Ave Rentals Llc	Jeff Bank	Matamoras Borough	248000
Hoza Doug G	Mortgage Research Center Llc		
Hoza Sydney	Veterans United Home Loans Mortgage Electronic Registration System Inc	Blooming Grove Twp	465000
Ramirez Tiffany Ramirez Joseph	Secretary Of Housing & Urban Development	Lehman Twp	28562.32
Hunt Michaela Jr Hunt Elizabeth A	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Westfall Twp	750000
Morris Robert Morris Amanda Leigh	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Dingman Twp	230000
Ruggiero Vincent A Citarrella Elizabeth J	Nfm Lending Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp	330000
Claes Mstin R	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	231600
Higgins Calleigh Shoemaker Emily	Loanunited.Com Llc Mortgage Electronic Registration System Inc	Greene Twp	546400
Armes Michael Armes Ellen	Northeast Equitable Mortgage Llc Mortgage Electronic Registration System Inc	Blooming Grove Twp	439200
Cummins Sandra L	Kind Lending Llc Mortgage Electronic Registration System Inc	Blooming Grove Twp	225207
Brito Argely	Federal Savings Bank Mortgage Electronic Registration System Inc	Dingman Twp	315270
Coluccio Anthony Coluccio Gina	United Faith Mortgage Mortgage Electronic Registration System Inc	Westfall Twp	200000

Pino Joseph	Mortgage Research Center Llc Veterans United Home Loans Mortgage Electronic Registration System Inc	Dingman Twp	480000
Hammel James P	American Financial Resources Llc		
Hammel Kristen Caban	Mortgage Electronic Registration System Inc	Palmyra Twp	584000
Regeg Ryan J	Ps Bank	Palmyra Twp	300000
Hamilton Donna	Citizens Bank Na	Delaware Twp	150000
Red City Flips Llc	Kiavi Funding Inc	Lehman Twp	236200
Esposito Kristine	A & D Mortgage Llc Mortgage Electronic Registration System Inc	Dingman Twp	300000
Kalendareva Lyudmila Simkhaev Isosif	Kind Lending Llc Mortgage Electronic Registration System Inc	Blooming Grove Twp	292600
2487 & 2489 Route 6 Llc Two Four Eight Seven & Two Four Eight Nine Route 6 Llc	Metroaction Inc	Palmyra Twp	50000
Gustoff Holdings Llc	Dime Bank	Delaware Twp	300000
Catalpa Holdings Llc	Dime Bank	Delaware Twp	300000
Lemanquais Cheryl A Lemanquais Michael S	Novus Home Mortgage Ixonnia Bank Mortgage Electronic Registration System Inc	Lehman Twp	208600
Rubio Warren James Rubio Deborah M	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Blooming Grove Twp	287999
Parris Dale A Jr Parris Andrea	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Delaware Twp	361200
Comeau Steven J Comeau Caren A	Dime Bank	Lackawaxen Twp	40000
Scherfel Kristen C Scherfel William IV Scherfel Joan	Dime Bank	Greene Twp	50000
Hudrick Ronald E Hudrick Claire	Coastal Community Bank	Lehman Twp	129000
Ortiz Miguel A Jr Ortiz Melissag	Mortgage Electronic Registration System Inc Pennymac Loan Services Llc	Delaware Twp	64000
Martin James Joseph Martin Nova L	Mortgage Electronic Registration System Inc Mission Loans Llc	Dingman Twp	100750

Ruzzi Diane S	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Lackawaxen Twp	270000
Griffith Albert	Secretary Of Housing & Urban Development	Lehman Twp	12134.45
Griffith Rosalineda	Equity Prime Mortgage Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp	167526
Conklin David G	Honesdale National Bank	Blooming Grove Twp	95000
Cooke Kelly	Pennymac Loan Services Llc Mortgage Electronic Registration System Inc	Delaware Twp	190445
Dobson Joanne Dorothy	Walsh Alba L Walsh Alba		
Walsh Alba L	Loandepot.Com Llc		
Walsh Andrew	Dart Collateral Manager Llc	Delaware Twp	31848.63
Wagner Stephen William	Pennsylvania Housing Finance Agency	Lehman Twp	13140
Wagner Stephen William	Cross Country Mortgage Llc	Lehman Twp	254916
Colameo-Coscia Christine	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Lackawaxen Twp	178500
Colameo Coscia Christine	Honesdale National Bank	Blooming Grove Twp	198000
Coscia Christine Colameo	Mortgage Research Center Llc First Residential Independent Mortgage Mortgage Electronic Registration System Inc	Blooming Grove Twp	245471
Coscia Frank	New American Funding Llc		
Rode David Anthony	Mortgage Electronic Registration System Inc	Lehman Twp	204517
Mendez Christie	Crosscountry Mortgage Llc		
Burmeister Edward V	Mortgage Electronic Registration System Inc	Lehman Twp	204517
Burmeister Robin S	Mortgage Electronic Registration System Inc	Delaware Twp	343200
Hernandez Erol C	Morgan Stanley Private Bank Na		
Hernandez Jaclyn M	Mortgage Electronic Registration System Inc	Palmyra Twp	900000
Schaeffer Stephen R	Trophy Point Investment Group Llc	Lehman Twp	74980
Schaeffer Allison N	West Capital Lending Inc Mortgage Electronic Registration System Inc	Lehman Twp	190000
Dh Partners Llc	Jpmorgan Chase Bank Na	Blooming Grove Twp	1100000

Given Mark	Mortgage Electronic		
Given Joanne	Registration System Inc		
	Lendage Llc		
	Achieve Loans	Greene Twp	54100

DEEDS

SELLER	BUYER	LOCATION	AMOUNT
Newell Otto K	Newell Family Irrevocable		
Newell Jeanne A	Trust 04/09/2026	Matamoras Borough	1
Joseph Napoli Irrevocable	Dana Napoli Living		
Family Trust 04/29/2024	Trust 04/30/2026	Delaware Twp	120000
Adams Edward			
Adams Claudette	Paneto Kyle	Lehman Twp	400000
Timmons Tracy Exrx			
Timmons Toby Exr	Reinford Landon Kuhn		
Timmons Carol Est	Seeton Lauren Rose	Greene Twp	349900
Beki B Solutions Inc	Sharoff Daniel		
	Gill Kendall	Blooming Grove Twp	450000
Evada Group Llc	Glover Leslie	Lehman Twp	435000
Angiuli Gary	Gary C Angiuli Revocable		
Angiuli Annette	Trust 03/11/2026		
	Annette Angiuli Revocable		
	Trust 03/11/2026	Lackawaxen Twp	1
Selneck Richard Edward	Kelemen Haley Michelle		
Selneck Celeste T	Chapman Michael Thomas	Westfall Twp	379000
Fernandez Nora	Pena Yasmin	Lackawaxen Twp	5500
Fernandez Nora	Pena Yasmin	Delaware Twp	5500
Mack April L	Mack April L		
	Mack Robert	Delaware Twp	1
Mack April L			
Fick April L			
Fick Thomas M	Mack April L	Delaware Twp	1
Martin Richard	Richard Martin Trust		
	03/27/2026	Palmyra Twp	1
Frick Sharon Exrx			
Delaney Maureen V Est	Akm Real Estate		
Delaney Maureen Est	Holdings Llc	Greene Twp	167000
Shchykno Hanna	Wynne Jennifer	Delaware Twp	247000
Falcinelli Gregory C	Rebecca Lang Trust		
Moy Lai T	06/02/23	Lackawaxen Twp	610000
Marsh Ernest Jr	Pettit John J		
Marsh Laurie B	Pettit Sherry L	Shohola Twp	14000
Tussel Lindsay M	Ingulli Patrick A		
	Tussel Lindsay M	Lackawaxen Twp	1
Rivera Karen			
Hernandez Manuela	Vasquez Monica M	Dingman Twp	16335

Conashaugh Lakes Community Association	Abbadessa Matthew M Abbadessa Kathleen M	Dingman Twp	5000
An Aleksandra Pedro	Junior Juracy Denadai Denadai Luciana Lellis Pereira V	Dingman Twp	9000
Suarez Washington D Varela Fabian	Rodriguez Mauricio	Dingmantwp	5000
Glynn Dennis Glynn Denise	Lawicka Barbara Cecylia	Dingman Twp	5000
Rmd Contracting Llc	Ortiz Michael Ortiz Rebecca	Lackawaxen Twp	1
Elca Development Corporation	Oconnor Sean K Oconnor Linda B	Dingman Twp	13000
Voltron Electric Inc	Pa Ave Rentals Llc	Matamoras Borough	310000
Storey Deanna	Martini Donald	Shohola Twp	8276.40
Vennje Brian M Sheriff Monahos Lisa	Us Bank National Trust Na Tr Lb-Igloo Series 4 Trust	Lehman Twp	1
Costa Marcos Antonio Kusayeva Nina	Hoza Doug G Hoza Sydney	Blooming Grove Twp	465000
Vennie Brian M Sheriff Ader Pauletta Ader Richard	Us Bank Trust Na Tr Reo Trust 20 17-Rp11	Lehman Twp	1
Hendrix Brent Hendrix Shirley	Morris Robert Morris Alanda Leigh	Dingman Twp	430000
Bratten Sharon L	Michael L Bratten & Sharon L Bratten Revocable Living Family Trust	Delaware Twp	1
Rickard Christina Ruth	Persing Jeffrey Persing Michelle	Blooming Grove Twp	445000
Valleau Gary	Citarrella Elizabeth J Ruggiero Vincent A	Lackawaxen Twp	430000
Smith Carolyn	Tuozzo Martin J Tuozzo Alba J	Shohola Twp	16335
Milden Kyle A Kaffl Lindsay N	Claes Justin R	Lehman Twp	289500
Weidner Timothy M Hoehler Weidner Jill L Hoehler Weidner Jill L	Higgins Calleigh Shoemaker Emily	Greene Twp	1683000
Weidner Jill L Boehler Langschultz John	Armes Michael		
Langschultz Frances	Armes Ellen	Blooming Grove Twp	549000
Hicks Allen K Hicks Rita	Hicks Family Irrevocable Trust 05/06/2026	Dingman Twp	1
Link Paul	Cummins Sandra L	Blooming Grove Twp	285000
Milford Developers Llc Mre Construction Llc	Brito Argely Coluccio Anthony Coluccio Gina	Dingman Twp Westfall Twp	350300 609550

Lynch Harlan			
Lynch Dawn M	Pino Joseph	Dingman Twp	480000
Murisan Kaylin	Hammel James P		
	Hammel Kristen Caban	Palmyra Twp	730000
Sanchez Robert E	Red City Flips Llc	Lehman Twp	194000
Shakelton Jonathan Peter	Esposito Kristine	Dingman Twp	540000
Homan Bradley Gene	Kim-Epstein Tai-Hee		
	Epstein Brian T	Dingman Twp	422500
Kalendareva Lyudmila	Kalendareva Lyudmila		
	Simkhaev Iosif	Blooming Grove Twp	1
Hannigan Nicholas	Hannigan Irrevocable		
Hannigan Susan	Trust 06/17/2025	Dingman Twp	1
Michalski Thomas C Sr	Michael Family Revocable		
Michalski Marjorie A	Trust March 1 2026	Palmyra Twp	1
Jenssen Living Trust	Cabin Trust		
10/13/2010	Jenssen Living Trust		
	10/13/2010	Greene Twp	1
Verleysen Christiane Exrx			
Verley Sen Luc Est	Verley Sen Christiane	Lehman Twp	1
G A Homes Inc	Wehrenberg John William		
Ga Homes Inc	Wehrenberg		
Anderson Grace	Rita Catherine	Lackawaxen Twp	559000
Marrero Louis J Jr	Lemanquais Cheryl A		
Marrero Joann	Lemanquais Michael S	Lehman Twp	298000
Mccann Robin J Exrx	Rubio Warren James		
Francesco Judith Est	Rubio Deborah M	Blooming Grove Twp	359999
Pike County Tax			
Claim Bureau Tr			
St Marks United			
Methodist Church	Falore Mopelola	Lehman Twp	1250
Pike County Tax			
Claim Bureau Tr			
Delaware Shore Realty Inc	Falore Mopelola	Lehman Twp	1250
Pike County Tax Claim			
Bureau Tr			
Persaud Shawn	Porto Bello Llc	Dingman Twp	1300
Pike County Tax			
Claim Bureau Tr			
Avlonitis Leonidis			
Avlonitis Konstationos	Carrozza Frank Michael	Delaware Twp	1250
Pike County Tax	Pocono Mountain Lakes		
Claim Bureau Tr	5 6 7 Community		
Butta Biagio	Association Inc	Delaware Twp	25
Pike County Tax	Pocono Mountain Lakes		
Claim Bureau Tr	5 6 7 Community		
Spages Fred R	Association Inc	Delaware Twp	25
Pike County Tax			
Claim Bureau Tr	Sutch Linda		
Ferlise Clifford	Sutch Andrew D	Delaware Twp	1250
Aghayev Namig	Johnston Jennifer D	Delaware Twp	18000

Intartaglio Robert A			
Intartaglio Cheryl S	Johnston Jennifer D	Palmyra Twp	330000
Caulfield Mary	Conklin David G Sr		
	Conklin Lisa Anne	Lackawaxen Twp	164000
Caulfield Michael Jr Exr			
Caulfield Thomas F Est			
Caulfield Thomas Est	Caulfield Mary	Lackawaxen Twp	1
Mcelhinney Kathleen			
Pace Kathleen			
Pace Henry	Vagias Realty 8 Llc	Lackawaxen Twp	11500
Iadanza Thomas	Iadanza Family Trust		
Iadanza Sandra	04/14/2026	Dingman Twp	1
Fuhse Joan	Fuhse Jeffrey E	Shohola Twp	1
Fuhse Joan	Fuhse Jeffrey E	Shohola Twp	1
Verge Andre	Degraw Anthony Richard		
Verge Linda	Degraw Erin Nicole	Shohola Twp	7000
Agostini Paul	Paul Ravmond Agostini		
Gonzalez Rosana	& Rosana M Gonzalez		
	Revocable Trust	Blooming Grove Twp	1
Burgess Vernon Lee	Shotwell Lisa M		
Pinchac Stephen W	Shotwell Carl T	Delaware Twp	145000
Ott Ann	Ott Ann	Dingman Twp	1
Alexander Stephen	Wagner Stephen William	Lehman Twp	262800
Rossi Felix			
Rossi Barbara J	Mandatta Mary Ellen	Porter Twp	1
Gutierrez Ivette	Mendez Christie	Blooming Grove Twp	250000
Streamline Estates Llc			
Rachwal Eryk	Mclean Kathleen M	Palmyra Twp	249900
Tigue Wayne	Hayes Edward		
	Haves Jaimee	Lackawaxen Twp	165000
Lawler Christopher E			
Lawler Keith E	Hernandez Erol C		
Dunn Karen A	Hernandez Jaclyn M	Delaware Twp	429000
Rashford Family Trust	Schaeffer Stephen R		
05/15/2017	Schaeffer Allison N	Palmyra Twp	1200000
Grossman John	Clark Darron		
Grossman Carmen L	Clark Kelly Ann	Shohola Twp	30000
Siomkos Deborah Sue			
Lambert David	Lambert David	Matamoras Borough	1
Onofry William A	Onofry Living Trust		
Onofry Jennifer P	12/15/2016	Dingman Twp	1
Medina Angela	Dh Partners Llc	Lehman Twp	58800
Rode David Anthony			
Rode Kristine Cynthia			
Rode Kristina Cynthia	Rode David Anthony	Blooming Grove Twp	1

Pike County Bar Association



for advertising details call

P: 570 • 251 • 1512

F: 570 • 647 • 0086

www.pikecountypalawyers.com



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(570) 500-2954 • pikecountybar@gmail.com

A large rectangular area with a black border, containing numerous horizontal lines for writing.





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2013 CHILDREN'S CHAMPION AWARD HONOREES

THE PIKE COUNTY LEGAL JOURNAL

3305 LAKE ARIEL HIGHWAY, SUITE 3

HONESDALE, PA 18431