

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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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.

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Per Year

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Pike County Bar Association • P.O. Box 553 • Milford, PA 18337
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PIKE COUNTY DISTRICT ATTORNEY PRESS RELEASE
**PIKE COUNTY MAN SENTENCED UP TO 23 YEARS IN
PRISON FOR CRIMES AGAINST CHILDREN**

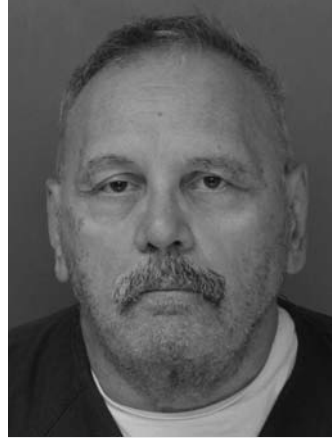
Milford, Pa. – Milford, Pa.-Pike County District Attorney Ray Tonkin announced the sentence of a Pike County man for multiple offenses against children. Juan Torres Alvarado, age 73, of Blooming Grove Township, previously entered a plea of guilty to the crimes of Possession of Child Sexual Abuse Material, two counts of Unlawful Contact with a Minor, and a count of Corruption of Minors, and Indecent Assault, all felonies. President Judge Gregory H. Chelak sentenced Torres Alvarado to a total sentence of not less than 56 months, nor more than 23 years followed by a 3-year consecutive term of probation supervision and a fine of \$3,000.00.

According to the affidavit of probable cause supporting the charges, Detectives at the District Attorney's Office obtained information from a Childline report. As part of investigation, investigators conducted forensic interviews of two children at Dickson House Children's Advocacy Center. One minor reported that Torres Alvarado would make them watch pornography videos with him and the other minor reported that Torres Alvarado had put his hands on his genital's multiple times at sleepovers. Detectives at the District Attorney's Office obtained a search warrant for Torres Alvarado's cellular phone, tablet, two laptops, an HP computer tower and the external hard drive. Upon obtaining this search warrant, Detectives found multiple webpages containing several sexualized photos of prepubescent boys, along with links to a website known to contain child sexual abuse material.

After a hearing with expert testimony from the Sexual Offenders Assessment Board member, President Judge Chelak designated Torres-Alvarado as a sexually violent predator under Pennsylvania's Megan's Law. He will remain registered for life. Torres Alvarado has been held at Pike County Correctional Facility and will now be transferred to a state correctional facility to begin serving his sentence.

District Attorney Tonkin credited the hard work of the detectives in his office along with the support of the professionals at Dickson House for gathering the evidence in this case that led to the conviction and sentence of this individual. Tonkin stated: "Child abuse cases are best solved through a fast response to a child line report and cooperation among all persons involved. A result like this protects children from any further destruction inflicted by this sexually violent predator."

If anyone has any information child exploitation, please contact the Pike County District Attorney's Office – Criminal Investigation Division at 570-296-3482 or submit a tip at <https://pike.crimewatchpa.com/da/279691/webforms/submit-tip>.



**JUAN TORRES
ALVARADO**

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, JUNE 8, 2026

Courtroom 1

9 AM

Criminal Pre-Trial Conference
President Judge Gregory H. Chelak

11:15 AM

222-2025 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Steven A. Caputo
President Judge Gregory H. Chelak
THOMAS P. SUNDMAKER

1:30 PM

Argument – 6/10
President Judge Gregory H. Chelak
1 – 116-2026 Protection from Abuse
Hearing and Hearing on Petition for
Special Relief
Catherine Horner v. Jeffrey Barwick
President Judge Gregory H. Chelak
THOMAS E. MINCER
JAMES P. BARON
2 – 691-2026 Protection from Abuse
Hearing
Jason A. Kenlan v. Abigail M. Holocher
President Judge Gregory H. Chelak
3 – 823-2026 Protection from Abuse
Hearing
Jennifer O'Connor, on Behalf of Emily
Ford (a minor) v. Spencer Crum
President Judge Gregory H. Chelak

4 – 1055-2018 Hearing on Petition for
Contempt and Hearing on Petition for
Special Relief

Ian Zimmerman v. Vanessa Keating
President Judge Gregory H. Chelak
BRIAN J. CALI

THOMAS E. MINCER

5 – 1458-2018 Hearing on Petition for
Contempt

Brooke A. Giannini v. Daniel J. Bilach
President Judge Gregory H. Chelak
ASHLEY G. ZIMMERMAN
JAMES P. BARON

6 – 548-2022 Hearing on Petition for
Contempt

Eileen Guyadeen v. Kelvin Guyadeen
President Judge Gregory H. Chelak
THOMAS E. MINCER
ASHLEY G. ZIMMERMAN

2 PM

Civil Pre-Trial Conference – 1/10
President Judge Gregory H. Chelak
1 – 468-2017 Civil Pre-Trial Conference
William Spalding v. Forest Lake
Properties, Inc., et al.
President Judge Gregory H. Chelak
RICHARD PRESSMAN
JOSEPH R. RYDZEWSKI
ROBIN SNYDER
GREGORY KUNKLE

Courtroom 2

10:30 AM

1636-2021 (Monroe County) Case
Management Conference
Georgia Strunk v. Dennis W. Deshler
Accounting Office
Judge Kelly A. Gaughan
WILLIAM RIESER
BRIAN C. FARRELL
DAVID L. DERATZIAN

11 AM
 953-2023 Case Management Conference
 and Hearing
 Jamilah Asmar v. OHI Asset (PA) Trust,
 et al.
 Judge Kelly A. Gaughan
 NATAN SCHWARTZ
 JOANNE KELHART
 PATRICIA A. LAFFERTY
 MATTHEW P. KERIS

11:30 AM
 255-2025 Criminal Pre-Trial Conference
 Commonwealth v. Christopher Wirth
 Judge Kelly A. Gaughan
 JAMES P. BARON

1:30 PM
 Adoption Hearing – 2/2
 Judge Kelly A. Gaughan
 1 – 9-2025 OA Adoption Hearing
 In re: Petition for Adoption & Name
 Change of Meadow Anastasia Sanders
 Judge Kelly A. Gaughan
 JUSTIN E. PFAFF
 2 – 10-2025 OA Adoption Hearing
 In re: Petition for Adoption & Name
 Change of Malakai Amir Sanders
 Judge Kelly A. Gaughan
 JUSTIN E. PFAFF

TUESDAY, JUNE 9, 2026

Courtroom 1

9 AM
 688-2019 PCRA Hearing
 Commonwealth v. Musa Abdur-Rahim
 President Judge Gregory H. Chelak
 JAMES M. TOOMEY

Courtroom 2

9 AM
 Argument – 10/25
 Judge Kelly A. Gaughan
 1 – 381-2026 Name Change Hearing
 In re: Petition for Name Change of
 MacKenzie Grace Magie
 Judge Kelly A. Gaughan

2 – 557-2026 Name Change Hearing
 In re: Petition for Name Change of
 Chloe Lamb, on Behalf of Remy Ward
 Jenkins
 Judge Kelly A. Gaughan
 3 – 517-2026 Name Change Hearing
 In re: Petition for Name Change of
 Liudmila Kulebakina, OBO Luka
 Mevlundi Tepnadze
 Judge Kelly A. Gaughan
 4 – 219-2026 Argument on Motion for
 Summary Judgment
 John Callendrello v. Monica Ali
 Judge Kelly A. Gaughan
 VERN LAZAROFF
 MATTHEW J. GALASSO
 5 – 863-2025 Argument
 Maria Felix v. Joseph Felix
 Judge Kelly A. Gaughan
 JUSTIN E. PFAFF
 MATTHEW J. GALASSO
 6 – 724-2022 Argument
 William Robert White, Jr. v.
 Pine Ridge Community Association
 Judge Kelly A. Gaughan
 ANDREW J. KATSOCK
 ERICA A. SHIKUNOV
 7 – 297-2024 Argument
 Zenaiya Shah v. Jack Jones
 Judge Kelly A. Gaughan
 CHARLES KANNEBECKER
 MICHAEL J. BISHOP
 8 – 257-2020 Hearing on Petition for
 Contempt
 Dennis Short v. Abbe Dague
 Judge Kelly A. Gaughan
 9 – 259-2024 Hearing
 Theresa Callandrello v. Monica Ali
 Judge Kelly A. Gaughan
 VERN LAZAROFF
 MATTHEW J. GALASSO
 10 – 537-2026 Hearing
 Hidden Estates Property Owners'
 Association, et al. V. Michael Chiercio;
 Serge Djiya, Suan Congemi
 Judge Kelly A. Gaughan
 CHRISTOPHER E. FARRELL
 GEORGE E. CLAUSE

11:30 AM

207-2021 Civil Pre-Trial Conference
David & Valerie Moyer, Individually
and as Natural Parents of Dante Moyer
v. Karen Puiu & State Farm Mutual
Automobile Insurance Company
Judge Kelly A. Gaughan
JASON R. OHLIGER
JENNIFER STAUFFER
EDWARD S. NEYHART
JEFFREY HAVRAN

1:30 PM

Custody Status Conference – 4/10
Judge Kelly A. Gaughan
1 – 490-2026 Custody Status
Conference
Cody Davis v. Celestine Keefe
Judge Kelly A. Gaughan
ASHLEY G. ZIMMERMAN
THOMAS E. MINCER
2 – 100-2024 Custody Status
Conference
Valentina Comar v. Keith A. Jackson
Judge Kelly A. Gaughan
SHANNON L. MUIR
JUSTIN E. PFAFF
3 – 490-2023 Custody Status
Conference
Kelly & Walter Staszewski v.
Jessica Abbott
Judge Kelly A. Gaughan
SHANNON L. MUIR
4 – 296-2026 Custody Status
Conference
Mathew Gray v. Karlie Oamil
Judge Kelly A. Gaughan

2 PM

Civil Pre-Trial Conference – 1/10
Judge Kelly A. Gaughan
1 – 416-2022 Civil Pre-Trial Conference
Excell Homes, LLC. v.
Steven & Caren Comeau
Judge Kelly A. Gaughan
RONALD M. BUGAJ
CHRISTIAN E. WEED

Hearing Room

9:30 AM

1307-2025 Custody Conference
Timothy Daniels v. Tiffancy Chavis
Hearing Officer Samantha G Venditti
JAMES A. BUTZ

11:30 AM

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

1:30 PM

1029-2025 Custody Conference
Kayla Scott v. Troy Scott
Hearing Officer Samantha G Venditti
JUSTIN E. PFAFF

WEDNESDAY, JUNE 10, 2026

Courtroom 1

9 AM

Juvenile Hearings – 8/10
President Judge Gregory H. Chelak
1 – 11-2026 JV Adjudication Hearing
In re: A.O.
President Judge Gregory H. Chelak
2 – 12-2026 JV Adjudication Hearing
In re: C.M.
President Judge Gregory H. Chelak
3 – 13-2026 JV Adjudication Hearing
In re: A.R.
President Judge Gregory H. Chelak
4 – 16-2026 JV Adjudication Hearing
In re: T.P.
President Judge Gregory H. Chelak
JUSTIN E. PFAFF
5 – 18-2026 JV Adjudication Hearing
In re: C.F.
President Judge Gregory H. Chelak
6 – 19-2026 JV Adjudication Hearing
In re: B.R.
President Judge Gregory H. Chelak
7 – 23-2026 JV Adjudication Hearing
In re: N.D.
President Judge Gregory H. Chelak

8 – 7-2026 JV Dispositional Hearing
In re: D.J. C.
President Judge Gregory H. Chelak
ERIC L. HAMILL

1:30 PM
563-2020 Competency Hearing
Commonwealth v. Kevin Lee Pingitore
President Judge Gregory H. Chelak
RONALD M. BUGAJ

Courtroom 2

9 AM
Protection from Abuse Hearing – 8/10
Judge Kelly A. Gaughan
1 – 1004-2024 Modification/Withdrawal
of Protection from Abuse Hearing
Patricia A. DiDiego v.
James E. Vangelakos
Judge Kelly A. Gaughan
JUSTIN E. PFAFF
JAMES P. BARON
2 – 33-2025 Protection from Abuse
Hearing
Tara Rodriguez v. Adam Rodriguez
Judge Kelly A. Gaughan
SHANNON L. MUIR
THOMAS E. MINCER
3 – 1540-2025 Protection From Abuse -
NO TEMP-HEARING ONLY
Lauren LaPlace, on Behalf of Ellis
Wentz (a minor) v. Mitchell Wentz
Judge Kelly A. Gaughan
SHANNON L. MUIR
JUSTIN E. PFAFF
4 – 1616-2025 Protection from Abuse
Hearing
John McGee v. Amy McGee
Judge Kelly A. Gaughan
KATHLEEN E. MARTIN
5 – 1616-2025 Modification/Withdrawal
of Protection from Abuse Hearing
John McGee v. Amy McGee
Judge Kelly A. Gaughan
KATHLEEN E. MARTIN
6 – 424-2026 Protection from Abuse
Hearing
Timothy Reilly v. Kimberly Corbett
Judge Kelly A. Gaughan
CHRISTIAN E. WEED
THOMAS E. MINCER

7 – 604-2026 Protection From Abuse -
NO TEMP-HEARING ONLY
Elizabeth Foster v. Gabriel Perez
Judge Kelly A. Gaughan
SHANNON L. MUIR
THOMAS E. MINCER
8 – 824-2026 Protection From Abuse -
NO TEMP-HEARING ONLY
Bruce Dikovics v. Vanessa Refold
Judge Kelly A. Gaughan

10:30 AM
C & Y Hearing – 9/10
Judge Kelly A. Gaughan
1 – 7-2025 DP Permanency Review
Hearing
In re: S.H.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
LEATRICE A. ANDERSON
2 – 15-2025 DP Permanency Review
Hearing
In re: J.Z.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
MARK E. MOULTON
3 – 11-2023 DP Permanency Review
Hearing
In re: B.M.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
4 – 1-2025 DP Permanency Review
Hearing
In re: I.D.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
MARK E. MOULTON
5 – 10-2023 DP Permanency Review
Hearing
In re: A.B.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
6 – 16-2025 DP Permanency Review
Hearing
In re: C.M.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
MARK E. MOULTON

7 – 14-2026 DP Permanency Review
Hearing

In re: J.Z.

Judge Kelly A. Gaughan
CHRISTINE RECHNER

JAMES P. BARON

MARK E. MOULTON

8 – 15-2018 DP Modification of
Placement Hearing

In re: N.D.

Judge Kelly A. Gaughan
CHRISTINE RECHNER

9 – 11-2024 DP Expedited Permanency
Review Hearing

In re: E.R.

Judge Kelly A. Gaughan
CHRISTINE RECHNER

MARK E. MOULTON

1:30 PM

C & Y Hearing – 1/5

Judge Kelly A. Gaughan

1 – 6-2026 OA Involuntary Termination
of Parental Rights Hearing

In re: O.E.

Judge Kelly A. Gaughan
CHRISTINE RECHNER

JAMES P. BARON

MARK E. MOULTON

Hearing Room

9:30 AM

1165-2023 Divorce Hearing Officer
Hearing

Christian Murphy v. Samantha Scotti
Hearing Officer Oressa P. Campbell

THOMAS E. MINCER

MATTHEW J. GALASSO

1:30 PM

1424-2024 Divorce Hearing Officer
Hearing

Chad Muller v. Tara Muller

Hearing Officer Oressa P. Campbell
JAMES P. BARON

THURSDAY, JUNE 11, 2026

Courtroom 1

9 AM

188-2026 Bench Warrant Return
Commonwealth v. Stephanie L. Moore

President Judge Gregory H. Chelak

JAMES R. ELLIOTT

9 AM

2/20

President Judge Gregory H. Chelak
1 – 131-2026 Hearing on

Modification/Increase of Bail & ICC

Commonwealth v. Luke A. Shumko

President Judge Gregory H. Chelak

ERIC L. HAMILL

2 – 152-2026 Hearing

Commonwealth v.

Nickolas S. Marrin-Youmans

President Judge Gregory H. Chelak

ERIC L. HAMILL

9:30 AM

8/20

President Judge Gregory H. Chelak

1 – 71-2026 Guilty Plea

Commonwealth v.

Joseph J. Lopez-Reyes

President Judge Gregory H. Chelak

CHRISTIAN E. WEED

2 – 60-2026 Guilty Plea

Commonwealth v. Stanley L. Meeker

President Judge Gregory H. Chelak

CHRISTIAN E. WEED

3 – 144-2026 Arraignment, Plea, &

Sentence

Commonwealth v. Lenny K. Dykstra

President Judge Gregory H. Chelak

THOMAS E. MINCER

4 – 659-2023 Plea or State Intent

Commonwealth v. William A. Swendsen

President Judge Gregory H. Chelak

CHRISTIAN E. WEED

5 – 481, 483-2025 Plea or State Intent

Commonwealth v. Raashid Nicholson

President Judge Gregory H. Chelak

THOMAS E. MINCER

6 – 499-2024, 188 / 247-2025 Guilty Plea

Commonwealth v. Michael E. Conklin
President Judge Gregory H. Chelak
ORESSA P. CAMPBELL

7 – 367-2024 Reconsideration of Sentence

Commonwealth v. John F. Gately
President Judge Gregory H. Chelak
THOMAS E. MINCER

8 – 67-2026 Guilty Plea

Commonwealth v. Adam Rufrano
President Judge Gregory H. Chelak
CHRISTIAN E. WEED

10 AM

1/20

President Judge Gregory H. Chelak
1 – 413-2025 Hearing

Commonwealth v. Nicolas A. Clemente
President Judge Gregory H. Chelak
QIANA M. LEHMAN

10:30 AM

Violation Hearing – 10/20

President Judge Gregory H. Chelak
1 – 642-2019 Violation of Parole Hearing

Commonwealth v. Christopher Gaffney
President Judge Gregory H. Chelak
JAMES R. ELLIOTT

2 – 171-2019 Violation of Parole Hearing

Commonwealth v. Joseph Nagy
President Judge Gregory H. Chelak
JASON G. BEARDSLEY

3 – 43-2024 Violation of Parole Hearing

Commonwealth v. Helena M. Wood
President Judge Gregory H. Chelak
LINDSEY M. COLLINS

4 – 613-2023 Violation of Parole Hearing

Commonwealth v.

Jennifer M. Wanamaker

President Judge Gregory H. Chelak
JOSEPH G. PRICE

5 – 511-2022 Violation of Parole Hearing

Commonwealth v. Kaylee N. Story
President Judge Gregory H. Chelak
JAMES P. BARON

6 – 280-2025 Violation of Parole Hearing

Commonwealth v. Rachel N. Kingston
President Judge Gregory H. Chelak
JAMES P. BARON

7 – 180-2025 Violation of Parole Hearing

Commonwealth v. Brianna M. Albarran
President Judge Gregory H. Chelak
ERIC L. HAMILL

8 – 535-2018 Violation of Probation Hearing

Commonwealth v. Nicholas A. Clemente
President Judge Gregory H. Chelak
QIANA M. LEHMAN

9 – 279-2023 Violation of Probation Hearing

Commonwealth v. Jessica M. Prigge
President Judge Gregory H. Chelak
PATRICK M. ROGAN

10 – 162-2024 Violation of Parole Hearing

Commonwealth v. Elizabeth Sherman
President Judge Gregory H. Chelak
ERIC L. HAMILL

11 AM

Contempt Hearing – 6/20

President Judge Gregory H. Chelak
1 – 189-2022 Sanctions Hearing

Commonwealth v. Christian M. Turner
President Judge Gregory H. Chelak
LINDSEY M. COLLINS

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

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

3 – 41-2024 SA Contempt Hearing

Commonwealth v. Anthony L. Roman
President Judge Gregory H. Chelak

4 – 612-2021 Contempt Hearing

Commonwealth v. Salvatore Palmieri
President Judge Gregory H. Chelak
Pike County Public Defenders Office

5 – 366-2015 Contempt Hearing

Commonwealth v. Jovan Candelario
President Judge Gregory H. Chelak
ERIC L. HAMILL

6 – 306-2013 Contempt Hearing
Commonwealth v. Daryl L. Pearson
President Judge Gregory H. Chelak
CHRISTIAN E. WEED

1 PM
3/20
President Judge Gregory H. Chelak
1 – 147-2026 Arraignment
Commonwealth v. Corri L. Hesle
President Judge Gregory H. Chelak
2 – 275-2021 Arraignment
Commonwealth v. Monique M. Johnson
President Judge Gregory H. Chelak
3 – 195-2026 Arraignment
Commonwealth v. Justin D. Schultz
President Judge Gregory H. Chelak
JAMES P. BARON

2:30 PM
191-2025 Habeas Pre-Trial Motion
Hearing
Commonwealth v.
Madeleinis Rosales-Gonzalez
President Judge Gregory H. Chelak
JAMES P. BARON

Courtroom 2

9 AM
1741-2007 Civil Non-Jury Trial
Ronald & Rosemary Regan v. John
Kean, Jr., & Abigail Kean
Judge Kelly A. Gaughan
JEFFREY A. DURNEY
THOMAS F. FARLEY

1:30 PM
1432-2013 Hearing
Anthony Gosticha v. Melissa Koziel
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
THOMAS E. MINCER

FRIDAY, JUNE 12, 2026 ***Courtroom 1***

9 AM
Sentencing – 4/20
President Judge Gregory H. Chelak
1 – 218, 219-2025 Sentencing
Commonwealth v. Shawn R. Mohring
President Judge Gregory H. Chelak
STEVEN BENEDICT
2 – 410-2025 Sentencing and Hearing
on Modification/Increase of Bail & ICC
Commonwealth v.
Benjamin A. Burbridge
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
3 – 484-2025 Sentencing
Commonwealth v. Richele K. Jensen
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
4 – 160-2025 Sentencing
Commonwealth v. Bridget M. Dempsey
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

9:30 AM
Sentencing – 4/20
President Judge Gregory H. Chelak
1 – 455-2025 Sentencing
Commonwealth v. Jessica M. Ocher
President Judge Gregory H. Chelak
CHRISTIAN E. WEED
2 – 303-2025 Sentencing and Hearing
on Modification/Increase of Bail & ICC
Commonwealth v. Joseph Utegg
President Judge Gregory H. Chelak
JAMES P. BARON
3 – 107-2025 Sentencing
Commonwealth v. Cameron S. James
President Judge Gregory H. Chelak
THOMAS F. FARLEY
4 – 34-2026 Sentencing
Commonwealth v. Dillon R. Strzalka
President Judge Gregory H. Chelak
THOMAS E. MINCER

11 AM

Sentencing – 2/20

President Judge Gregory H. Chelak
1 – 401-2025 Sentencing and Hearing
on Modification/Increase of Bail & ICC
Commonwealth v. Stanley Reed
President Judge Gregory H. Chelak
ORESSA P. CAMPBELL
2 – 508-2025 Sentencing and
Withdrawal of Guilty Plea Hearing
Commonwealth v. Stacy L. Dippel
President Judge Gregory H. Chelak
ERIC E. WINTER

11 AM

Sentencing – 0/5

President Judge Gregory H. Chelak

Courtroom 2

9 AM

1311-2022 Civil Non-Jury Trial
Marlen Asanova & Elmira Karimova v.
American Neighbor, LLC., et al.
Judge Kelly A. Gaughan
ROGER MATTES

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 TESTAMENTARY

Estate of Thomas Mallon,
Deceased, late of 1010 Hemlock
Farms, Hawley, PA 18428.

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

Thomas Mallon, Jr.
350 Bruyn Turnpike
Walkkill, New York 12589

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

6/5/2026 • 6/12/2026 • 6/19/2026

ESTATE NOTICE

Richard C. Chappell
Late of Lackawaxen Township
EXECUTOR
Betty J. Chappell
127 Market Road
Greeley, PA 18425

5/29/2026 • 6/5/2026 • 6/12/2026

**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

OTHER NOTICES

**PIKE COUNTY ORPHANS'
COURT NOTICE**

In Re: Estate of Jason Michael Ganly
First and Final Accounting and
Statement of Proposed Distribution
Executor/Trustee: Rachel Ganly
Confirm Ni Si: June 26, 2026

Send to:
JENNIFER ONOFRY ESQ
JACOBS WILSON &
ONOFRY ESQ
515 BROAD STREET
MILFORD, PA 18337

5/29/2026 • 6/5/2026

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 AFORNOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract ofland 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, Page133 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 AI KIA 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 JUDGMENT 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 comer; thence along same, South 69° 20' 53" West, 454.84 feet to an iron bar for a comer; thence along other lands to be conveyed to Meryll 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 comer; 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, S^f. 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 COL-
LECT \$65,668.30 PLUS COSTS
AND INTEREST AS AFORE-
SAID.

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 lund 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 o nice for the Recording of
Deeds in and for Pike County,
Pennsylvania in Plat Book 8, Page t
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 tor 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, Page1390 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 Instrwnent 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 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: 109.03-01-21.

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 smnted 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 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: 109.03-01-19.

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, perpertry, 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 gound, 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 GRANTER, 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, agains 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 **SPECIALY 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. PRESCHEL, 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 of land 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 02119/2025, 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 III ON 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 Records 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

Pike County LEGAL JOURNAL

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CIVIL ACTIONS FILED

*From May 21, 2026 to May 28, 2026
Accuracy of the entries is not guaranteed.*

CERTIFIED COPY OF LIEN

2026-45243	Pa Department Of Revenue Bureau Of Compliance	Creditor	5/26/2026
2026-45243	Sokharev Evgenii Y	Debtor	5/26/2026
2026-45244	Pa Department Of Revenue	Creditor	5/26/2026
2026-45244	Spencer Lloyd W	Debtor	5/26/2026
2026-45244	Spencer Stephanie A	Debtor	5/26/2026
2026-45245	Pa Department Of Revenue Bureau Of Compliance	Creditor	5/26/2026
2026-45245	Masters Nicholas	Debtor	5/26/2026
2026-45246	Pa Department Of Revenue Bureau Of Compliance	Cheditor	5/26/2026
2026-45246	Bubbas Smashburger Company Llc	Debtor	5/26/2026
2026-45247	Pa Department Of Revenue Bureau Of Compliance	Creditor	5/26/2026
2026-45247	Mcgrath Christopher A	Debtor	5/26/2026
2026-45247	Mcgrath Laura B B	Debtor	5/26/2026
2026-45248	Pa Department Of Revenue Bureau Of Compliance	Creditor	5/26/2026
2026-45248	Demattio Brian J	Debtor	5/26/2026
2026-45248	Campbell Ashlee	Debtor	5/26/2026
2026-45249	Pa Department Of Revenue Bureau Of Compliance	Creditor	5/26/2026
2026-45249	Borchers Scott F	Debtor	5/26/2026
2026-45250	Pa Department Of Revenue Bureau Of Compliance	Creditor	5/26/2026
2026-45250	Gonzalez Alberto L	Debtor	5/26/2026
2026-45250	Gonzalez Lizette	Debtor	5/26/2026
2026-45251	Pa Department Of Revenue Bureau Of Compliance	Creditor	5/26/2026
2026-45251	Thompson Megan E	Debtor	5/26/2026
2026-45252	Pa Department Of Revenue Bureau Of Compliance	Creditor	5/26/2026
2026-45252	Baumel Ken T	Debtor	5/26/2026
2026-45253	Pa Department Of Revenue Bureau Of Compliance	Creditor	5/26/2026
2026-45253	Schultz Bradford N	Debtor	5/26/2026
2026-45254	Pa Department Of Revenue Bureau Of Compliance	Creditor	5/26/2026
2026-45254	Oneil Andrew	Debtor	5/26/2026
2026-45254	Wheeler Alexis	Debtor	5/26/2026
2026-45255	Pa Department Of Revenue Bureau Of Compliance	Creditor	5/26/2026
2026-45255	Marienthal Michele L	Debtor	5/26/2026

CONTRACT – DEBT COLLECTION: CREDIT CARD

2026-00771	Capital One Na	Plaintiff	5/21/2026
2026-00771	Rambone Laurie K	Defendant	5/21/2026
2026-00778	Midland Credit Management Inc	Plaintiff	5/22/2026
2026-00778	Patton Travis	Defendant	5/22/2026
2026-00780	Wells Fargo Bank Na	Plaintiff	5/22/2026
2026-00780	Myer Brian	Defendant	5/22/2026
2026-00781	Midland Credit Management Inc	Plaintiff	5/22/2026
2026-00781	Visotsky Thomas	Defendant	5/22/2026

2026-00784	Us Bank National Association	Plaintiff	5/26/2026
2026-00784	Elan Financial Services	Plaintiff	5/26/2026
2026-00784	Scotti Monica	Defendant	5/26/2026
2026-00785	First National Bank Of Omaha	Plaintiff	5/26/2026
2026-00785	Rossi Nicholas	Defendant	5/26/2026
2026-00787	Capital One Na	Plaintiff	5/26/2026
2026-00787	Friendak Matthew P	Defendant	5/26/2026
2026-00793	Jpmorgan Chase Bank Na	Plaintiff	5/27/2026
2026-00793	Zmuda Lawrence	Defendant	5/27/2026

CONTRACT – DEBT COLLECTION: OTHER

2026-00768	Velocity Investments Llc	Plaintiff	5/21/2026
2026-00768	Kornheisl Danielle	Defendant	5/21/2026
2026-00769	Westlake Services Llc	Plaintiff	5/21/2026
2026-00769	Westlake Financial Services	Plaintiff	5/21/2026
2026-00769	Swatt Gregory L	Defendant	5/21/2026
2026-00770	People First Federal Credit Union	Plaintiff	5/21/2026
2026-00770	Cummings Arnold Dean Jr	Defendant	5/21/2026

CUSTODY

2026-00790	Sherwood Brian E Jr	Plaintiff	5/27/2026
2026-00790	Harrelson Kristina M	Defendant	5/27/2026

DIVORCE

2026-00764	Call Danielle	Plaintiff	5/21/2026
2026-00764	Stout Dominic	Defendant	5/21/2026
2026-00772	Giordano Nicholas Michael	Plaintiff	5/21/2026
2026-00772	Bovian Giordano Shaina Kara	Defendant	5/21/2026
2026-00772	Giordano Shaina Kara Bovian	Defendant	5/21/2026
2026-00789	Conklin Ashley	Plaintiff	5/26/2026
2026-00789	Reilly Daniel	Defendant	5/26/2026
2026-00791	Kukota Anfisa	Plaintiff	5/27/2026
2026-00791	Delgado Luis Paul	Defendant	5/27/2026
2026-00795	Mchugh Thomas Cilarles Jr	Plaintiff	5/28/2026
2026-00795	Mchugh Brigid Rose Bl,Ock	Defendant	5/28/2026
2026-00795	Block Mchugh Brigid Rose	Defendant	5/28/2026

MARRIAGE LICENSES

2026-00066	Watch Dianna Victoria Chelbus Shawn Michael	5/21/2026
2026-00067	Arana Jeremiah Francisco Sr Moran Breanna Alecia	5/21/2026
2026-00068	Smyth Russell Thomas Acovenno Kassandra Marie	5/28/2026
2026-00069	Sullivan Timothy J Briele Kelly Sue	5/28/2026

REAL PROPERTY – MORTGAGE FORECLOSURE

2026-00776	Pennymac Loan Services Llc	Plaintiff	5/22/2026
2026-00776	Pelkowski Stanislaw	Defendant	5/22/2026

2026-00777	Rocket Mortgage Llc	Plaintiff	5/22/2026
2026-00777	Blount Edward	Defendant	5/22/2026
2026-00777	Peterson Tricia D R	Defendant	5/22/2026
2026-00777	Commw Of Pa Dept Of Revenue Bureau Of Compliance	Defendant	5/22/2026
2026-00779	Guaranteed Rate Inc	Plaintiff	5/22/2026
2026-00779	Chervenak David P	Defendant	5/22/2026
2026-00779	Chervenak Elizabeth	Defendant	5/22/2026
2026-00794	Lakeview Loan Servicing Llc	Plaintiff	5/27/2026
2026-00794	Small Jennifer L	Defendant	5/27/2026
2026-00794	Jennifer Small	Defendant	5/27/2026
2026-00794	Small Thomas E	Defendant	5/27/2026
2026-00794	Small Thomas	Defendant	5/27/2026
2026-00796	Wilmington Savings Fund Society	Plaintiff	5/28/2026
2026-00796	Pine George Edward Jr	Defendant	5/28/2026

Pike County Bar Association



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(570) 296-5102 • www.pikebar.com

MORTGAGES AND DEEDS

*Recorded from May 21, 2026 to May 27, 2026
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	LOCATION	AMOUNT
Ganly Jane	Lakeview Loan Servicing Llc Mortgage Electronic Registration System Inc	Delaware Twp	115000
Harsche Ryan R Harsche Bethany Gannon Mark J Klossgannon Nadine Kloss Gannon Nadine	Dime Bank	Lackawaxen Twp	121263
Gannon Nadine Kloss	Dime Bank	Greene Twp	120000
Cano Jessica Lorena Cabal	United Wholesale Mortgage Llc		
Cabalcano Jessica Lorena	Mortgage Electronic Registration System Inc	Lehman Twp	299475
Hendrickson Kevin	Psecu	Greene Twp	75000
Mould Daniel W	Essa Bank		
Mould Francesca	Cnb Bank	Blooming Grove Twp	24200
Pocono Custom Home Builders Corporation	Tks Capital Llc	Porter Twp	255000
Dockemeyer Brian Dockemeyer Stephanie	Nexbank Mortgage Electronic Registration System Inc	Palmyra Twp	260000
Ballarano Sam F	Jpmorgan Chase Bank Na	Blooming Grove Twp	315000
Okhyrym Ivan Okhyrym Maryana	First Alliance Home Mortgage Llc Mortgage Electronic Registration System Inc	Dingman Twp	417050
Pires Manuel A Pires Danilla	Paramount Residential Mortgage Group Inc Mortgage Electronic Registration System Inc	Lehman Twp	195054
Higby Rebecca	Mortgage Electronic Registration System Inc Rocket Mortgage Llc	Lehman Twp	45000
Telford Maxine Telford-Swentzel Maxine	Rocket Mortgage Llc		
Telford Swentzel Maxine Telford Maxine Swentzel	Mortgage Electronic Registration System Inc	Dingman Twp	152625
Han Ying	Pennsylvania Housing Finance Agency	Lehman Twp	12300

Han Ying	Nfm Lending Llc	Lehman Twp	241541
Pollack Victor L			
Pollack Victor	Loandepot.Com Llc		
Pollack Tamara	Dart Collateral Manager Llc	Lehman Twp	43672.12
Rodriguez Artie	Mortgage Electronic		
Rodriguez Daniela	Registration System Inc		
	Heloc Company Llc	Lehman Twp	86000
Sredinski John T			
Sredinski Carol A	Nbt Bank Na	Blooming Grove Twp	425000
Conklin Renae	Nbt Bank Na	Dingman Twp	90000
Niper Jane P	Keystone Funding Inc		
	Mortgage Electronic		
	Registration System Inc	Lehman Twp	110000
Perez Jose	Pennsylvania Housing		
Perez Melissa	Finance Agency	Lehman Twp	12000
Perez Jose	Novus Home Mortgage		
Perez Melissa	Ixon Bank		
	Mortgage Electronic		
	Registration System Inc	Lehman Twp	228000
Higgins Jonathan			
Higgins Alison	Trovv Lending Co	—	100000
Nelson Mitchell			
Ellison Adrianna	Citizens Bank Na	Westfall Twp	81100
Gavin Lakisha	Secretary Of Housing &		
	Urban Development	Lehman Twp	8562.31
Wallbillich Stephen	Pennymac Loan Services Llc		
	Mortgage Electronic		
	Registration System Inc	Delaware Twp	50000
Caldwell Jacob	West Capital Lending Inc		
Caldwell Rebecca	Dart Collateral Manager Llc	Delaware Twp	25747.50
Luciano Salvador			
Mavelin Margaret			
Salvador Mavelin			
Margaret Luciano			
Perez Clark			
Gabriel Enrique	Loandepot.Com Llc		
Clark Gabriel	Mortgage Electronic		
Enrique Perez	Registration System Inc	Lehman Twp	392755
Gabriel Robert Edward			
Gabriel Sherri Lynn	Jeff Bank	Dingman Twp	290000
Thompson Thomas Jr	Tashlik Jesse		
	Shah Parin	Delaware Twp	132500
Hujus Krystal	Heritage Financial		
Laperna Benjamin	Credit Union	Matamoras Borough	1289000
Oneill James F	Police & Fire Federal		
Oneill Carolyne	Credit Union	Blooming Grove Twp	33300
Tegan Donna	First National Bank		
Wilson Michael	Of Pennsylvania	Delaware Twp	75000

Aulogia Dana R	M&T Bank Mortgage Electronic Registration System Inc	Dingman Twp	246050
Thompson James	Jpmorgan Chase Bank Na	Lehman Twp	97000
Opalecky Sharon K	West Capital Lending Inc		
Opalecky Sharon	Dart Collateral Manager Llc	Lackawaxen Twp	103170
Norris Barbara	Coastal Community Bank	Blooming Grove Twp	21000
Fast Anthony	Contour Mortgage Corporation	Lehman Twp	347588
Sonilal Kevin	New American Funding Llc		
Sonilal Irma	Mortgage Electronic Registration System Inc	Lehman Twp	271876
Fredericks Roger J Jr	Heritage Financial Credit Union	Westfall Twp	116000
Fredericks Kathy	Lend-A-Loan Llc		
Delellas Donald J	Mortgage Electronic Registration System Inc	Delaware Twp	183700
Delellas Roxanne			
Dingman Michael R			
Taylor Ashley M			

DEEDS

SELLER	BUYER	LOCATION	AMOUNT
Campbell Arielle Merrill Yvonne Prothonotary	Campbell Arielle	Milford Borough	1
Hedegaard Dan	Cano Jessica Lorena Cabal	Lehman Twp	305000
Chernomaz Vladimir	Cano Jessica Lorena Trust	Delaware Twp	1
Tsalpanova Inessa	Inessa Tsalpanova Trust	Delaware Twp	1
Orenstein Denise	Pocono Custom Home Builders Corporation	Porter Twp	120000
Gofman Yaroslava	Slava Gofman Family Trust	Greene Twp	1
Estok Revocable Living Trust 09/06/2017	Shirley Estok Living Trust 12/11/2025	Milford Borough	1
Siaczynski Daniel	Siaczynski Daniel Siaczynska Stanislawa Siaczynska Zaneta	Delaware Twp	1
Joan A Thomson Family Trust	Thomson James Matthew	Palmyra Twp	1
Penwarden Kyle	Miller Douglas J	Palmyra Twp	5000
Kheyman John	John And Svetlana Kheyman Living Trust 09/17/2024	Greene Twp	1
Kheyman Boris			
Bechtold Gean L Jr	Dockemeyer Brian		
Bechtold Julie R	Dockemeyer Stephanie	Palmyra Twp	325000

Baez Efrain			
Baez Gabriella	Ballarano Sam F	Blooming Grove Twp	350000
Musano Peter			
Musano Annette Calabrese			
Calabrese Musano Annette	Okhyrym Ivan		
	Okhyrym Maryana	Dingman Twp	439000
Miller Troy D	Troy & Tonya Miller		
Miller Tonya C	Living Trust 05/18/2026	Lehman Twp	1
Forster Gladys	Rykowski Joseph		
Vormawor Vincent K	Rykowski Jennifer	Milford Twp	69000
Bradley Dorena Lee	Harvey Ludmilla	Dingman Twp	370000
Bradley Dorena Lee Admr			
Gaudino Dorena Admr			
Bradley Timothy Patrick Est			
Bradley Timothy Est	Bradley Dorena Lee	Dingman Twp	1
Pike County Tax Claim Bureau Tr			
Mroz Malgorzata			
Mroz Jan	Stellitano Michael	Greene Twp	1256
Pike County Tax Claim Bureau Tr			
Hicks Oscar	Stellitano Michael	Greene Twp	1256
Pike County Tax Claim Bureau Tr			
Bell James R			
Bell June I	Stellitano Michael	Greene Twp	1256
Pike County Tax Claim Bureau Tr			
Morton Kila	Stellitano Michael	Greene Twp	1256
Pike County Tax Claim Bureau Tr			
Valdes Angel			
Valdes Irene	Stellitano Michael	Greene Twp	1256
Pike County Tax Claim Bureau Tr	Stellitano Michael	Greene Twp	1256
Pike County Tax Claim Bureau Tr	Stellitano Michael	Greene Twp	1256
Pike County Tax Claim Bureau Tr			
Jager Family Trust	Sterlace John	Lehman Twp	1270
Pike County Tax Claim Bureau Tr			
Co Francisco S			
Co Carmen G	Sterlace John T	Lehman Twp	1270

Pike County Tax Claim Bureau Tr			
Guequierre Evans	Ali Mohamed	Blooming Grove Twp	2500
Pike County Tax Claim Bureau Tr			
Malabage Suneth	Campbell Douglas	Matamoras Borough	1250
Pike County Tax Claim Bureau Tr			
Larrow Paul R	Smith Raymond	Lehman Twp	1600
Pike County Tax Claim Bureau Tr			
Williams Eric	Brand Estate Ltd	Lehman Twp	1598
Eddy Raymond J Jr Decker Debra A			
Eddy Debra A	Han Ying	Lehman Twp	246000
Niper Richard D			
Niper Jane P	Vorster Monique	Lehman Twp	180000
Mosca Anne M	Dorsey Christopher	Blooming Grove Twp	268000
Yetter Eileen I	Perez Jose		
Robles Wanda	Perez Melissa	Lehman Twp	240000
Robacker Christopher	Rds Group Llc	Palmyra Twp	79900
Lascano Elvis Alfredo Lascano Janeth P	Elvis Lascano & Janeth Lascano Living Trust 02/03/2026	Lackawaxen Twp	1
Disko Michael D Jr Exr Disko Barbara A Est	Disko Keith Douglas Disko Michael David Jr Disko Kenneth Robert	Delaware Twp	1
Williams Leroy	Luciano Salvador Mayelin Margaret Salvador Mayelin Margaret Luciano Perez Clark Gabriel Enrique Clark Gabriel Enrique Perez	Lehman Twp	400000
Jani Eugene Jani Dawn	Marina Way Llc	Palmyra Twp	34000
Rakhmanov Arslan	Feinstein Aleksandr Feinstein Nina	Delaware Twp	575000
Contracting & Estimating Llc	Laperna Benjamin Hujus Krystal	Matamoras Borough	309900
Hendrixson Bradley W Hendrixson Trina	Catanese Charles	Shohola Twp	195000
Bissessar Anne	Ruffino Donna	Shohola Twp	14000
Hirschler Arthur A Harrison Kathleen M	Stitz David Stitz Elizabeth	Dingman Twp	15000
Colon Ramon	Cubas Donaldo Mira Mira Cubasdonaldo	Dingman Twp	2700

Laspina Stephen Laspina Lisa	Laspina Stephen Laspina Lisa Laspina Stefanie Laspina Olivia Laspina Christopher	Shohola Twp	1
Cruz Cesar Dacruz Cesar M Cruz Miriam Franco Lima Rosa Miriam Lima Rosa Miriam Franco	Mazuera Yurmar Grajales Grajales Mazuera Yurmar Martinez Luz K	Dingman Twp	5000
Hirschler Arthur A Harrison Kathleen M	Granatelli Annette Granatelli Victoria J Granatelli Julia R	Dingman Twp	5000
Ellensohn Walter Jr	Ellensohn Walter Jr Ellensohn Laura	Lackawaxen Twp	1
Lee Janette	Janette Lee 2025 Irrevocable Trust 08/11/2025	Dingman Twp	1
Fishbein Barbara Agent Gentner Rosemarie Agent			
Schwagerl Ritae	Schwagerl Herbert Joseph	Greene Twp	1
Scully Gary R Scully Noreen E Pike County Tax Claim Bureau	Aulogia Dana R Mcclintock Amy Mcclintock Tom	Dingman Twp Shohola Twp	259000 5445
Michaely Michael Pike County Tax Claim Bureau			
Bender William F Jr Bender Lucy R Pike County Tax Claim Bureau	Murphy Glynn David Murphy Lucia Maria C&W Pike Real Estate Llc C & W Pike Real Estate Llc	Palmyra Twp Dingman Twp	1633.50 27225
Torres Freddie Pike County Tax Claim Bureau	Bestinvest Llc Komarovskiy Denis S	Dingman Twp	1524.60
Gitlan Jordan Pike County Tax Claim Bureau	Bestinvest Llc Komarovskly Denis S	Dingman Twp	1524.60
Calcagno Joann Calcagno Angela Pike County Tax Claim Bureau	C&W Pike Real Estate Llc C & W Pike Real Estate Llc	Dingman Twp	27225
5 Seasons Llc Five Seasons Llc	Bestinvest Llc Komarovskly Denis S	Dingman Twp	43560

Pike County Tax Claim Bureau			
5 Seasons Llc	C&W Pike Real Estate Llc		
Five Seasons Llc	C & W Pike Real Estate Llc	Dingman Twp	43560
Pike County Tax Claim Bureau			
Benasa Realty Company	Marrese Ryan	Delaware Twp	24502.50
Pike County Tax County Claim Bureau	C& W Pike Real Estate Llc	Delaware Twp	27225
Cianchetti Brian	Davis Enterprise Llc	Greene Twp	95000
Capriotti Theodore J Est			
Riordan Kathleen Exrx	Grigoryants Mariana	Shohola Twp	50000
Tabaka Edward	Sonilal Kevin		
Tabaka Emilia	Sonilal Irma	Lehman Twp	354000
Condon Richard William	Richard Condon Living Trust	Dingman Twp	1
Y Brothers Inc	Cunningham Kyle R	Palmyra Twp	342000
Fredericks Roger J Jr			
Fredericks Roger J	Fredericks Roger J Jr		
Fredericks Kathy	Fredericks Kathy	Lehman Twp	1
Francois Marie Anne	Francois Marie Anne		
	Francois Theomar Chakey	Lehman Twp	1
Spadola Paul J	Spadola Paul J		
Spadola Adrienne N	Spadola Adrienne N		
	Spadola Lauren	Lehman Twp	1



Pike County Bar Association



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THE PIKE COUNTY LEGAL JOURNAL

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