

# Pike County LEGAL JOURNAL

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



VOL. XVIII ♦ MILFORD, PA ♦ JUNE 19, 2026 ♦ NO. 25



250 AMERICA PA  
PIKE COUNTY



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COURT OF COMMON PLEAS  
60TH JUDICIAL DISTRICT:  
Gregory H. Chelak, *President Judge*  
Kelly A. Gaughan, *Judge*  
Joseph F. Kameen, *President Judge retired*   
Harold A. Thomson, Jr., *Senior Judge retired* 

PIKE COUNTY LEGAL JOURNAL  
is published every Friday by the  
Pike County Bar Association

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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.

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Gregory H. Chelak, *President Judge*

Kelly A. Gaughan, *Judge*

Joseph F. Kameen, *President Judge, Retired* ⚔

Harold A. Thomson, Jr., *Senior Judge, Retired* ⚔

**Magisterial District Judges**

Ashley Zimmerman

Cristin Cavallaro

Paul Menditto

Randy Schmalzle

Deborah Fischer, *Retired*

Alan B. Cooper, Esq., *Retired*

Stephen A. McBride, Esq., *Retired*

Jay Rose, Esq., *Senior Judge, Retired* ⚔

Charles F. Lieberman, Esq., *Senior Judge, Retired*

**Sheriff**

Brian M. Vennie

**District Attorney**

Raymond Tonkin, Esq.

**Prothonotary, Clerk of the Court,**

**Clerk of the Orphans' Court**

Yvonne Merrill

**Court Administrator**

Samantha Venditti, Esq.

**Chief Public Defender**

Robert Bernathy, Esq.

D. Benjamin vanSteenburgh III, Esq. *Retired*

**Commissioners**

Matthew M. Osterberg, *Chairman*

Ronald R. Schmalzle

Christa L. Caceres

**Treasurer**

John Gilpin

**Recorder of Deeds, Register of Wills**

Sharon Schroeder

**Coroner**

Christopher Brighton

**Auditors**

Thomas Foran

Gail Sebring

Judy Leary-Wagner

**PEMA**

Tim Knapp



# Pike County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
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## LEGAL ADVERTISING RATES

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## 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 22, 2026

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

9 AM

207-201 Jury Selection

David & Valerie Moyer, Individually  
and as Natural Parents of Dante Moyer  
v. Karen Puiiu & State Farm Mutual

Automobile Insurance Company

Judge Kelly A. Gaughan

JASON R. OHLIGER

JENNIFER STAUFFER

EDWARD S. NEYHART

JEFFREY HAVRAN

### TUESDAY, JUNE 23, 2026

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

1:30 PM

430-2025 Criminal Non-Jury Trial  
Commonwealth v. Michael P. Conroy

President Judge Gregory H. Chelak

ROBERT A. SAURMAN

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

9 AM

207-2021 Civil Jury Trial

David & Valerie Moyer, Individually  
and as Natural Parents of Dante Moyer  
v. Karen Puiiu & State Farm Mutual

Automobile Insurance Company

Judge Kelly A. Gaughan

JASON R. OHLIGER

JENNIFER STAUFFER

EDWARD S. NEYHART

JEFFREY HAVRAN

### ***Hearing Room***

9:30 AM

116-2023 Custody Conference

Denis Ambio v. Jennifer Hayward

Hearing Officer Samantha G Venditti

FRANCIS RIZZO

MATTHEW J. GALASSO

10:30 AM

990-2025 Custody Conference

Victor Perez v. Amber Perez

Hearing Officer Samantha G Venditti

THOMAS E. MINCER

MATTHEW J. GALASSO

11:30 AM

1618-2025 Custody Conference

Savannah Ortiz v. Ejaydin Bodre

Hearing Officer Samantha G Venditti

BRETT J. RIEGEL

### WEDNESDAY, JUNE 24, 2026

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

9 AM

Juvenile Hearings – 5/20

President Judge Gregory H. Chelak

1 – 86-2024 JV Dispositional Review

Hearing

In re: E.S.

President Judge Gregory H. Chelak

ERIC L. HAMILL

2 – 68-2025 JV Dispositional Review

Hearing

In re: S.E.

President Judge Gregory H. Chelak

ERIC L. HAMILL

3 – 29, 79-2025 JV Dispositional

Review Hearing

In re; E.C.

President Judge Gregory H. Chelak

ERIC L. HAMILL

4 – 62-2025 JV Dispositional Review Hearing

In re: K.C.

President Judge Gregory H. Chelak  
ERIC L. HAMILL

5 – 10-2026 JV Disposition Hearing

In re: A.M.

President Judge Gregory H. Chelak  
ERIC L. HAMILL

11 AM

136-2025 Omnibus Pre-Trial Motion Hearing

Commonwealth v. Dennyel Contreras

President Judge Gregory H. Chelak  
ABIGAIL B. GUSTAFSON

### *Courtroom 2*

9 AM

Protection from Abuse Hearing – 2/10

Judge Kelly A. Gaughan

1 – 892-2026 Protection from Sexual Violence Hearing

Macy Jermion v. Austin Mussolini

Judge Kelly A. Gaughan

2 – 916-2026 Protection from Abuse Hearing

Richard Henn v. Max Marion

Judge Kelly A. Gaughan

10 AM

207-2021 Civil Jury Trial

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

**THURSDAY, JUNE 25, 2026**

### *Courtroom 1*

9 AM

15/20

President Judge Gregory H. Chelak

1 – 254-2025 Guilty Plea

Commonwealth v. Alexis Conklin

President Judge Gregory H. Chelak

STEVEN BENEDICT

2 – 103-2026 Guilty Plea

Commonwealth v. Miranda L. Helewa

President Judge Gregory H. Chelak

STEVEN BENEDICT

3 – 350-2023 Guilty Plea

Commonwealth v.

Stephen L. Bolstridge, II.

President Judge Gregory H. Chelak

ERIC L. HAMILL

4 – 13-2026 Plea & Sentence

Commonwealth v. Brandon R. Fox

President Judge Gregory H. Chelak

ERIC L. HAMILL

5 – 36-2025 Guilty Plea

Commonwealth v. Devin L. Froelich

President Judge Gregory H. Chelak

ERIC L. HAMILL

6 – 490-2025 Guilty Plea

Commonwealth v. Michael E. Hickey

President Judge Gregory H. Chelak

ERIC L. HAMILL

7 – 134-2026 Guilty Plea

Commonwealth v. Christina Hughes

President Judge Gregory H. Chelak

ERIC L. HAMILL

8 – 130-2026 Guilty Plea

Commonwealth v. Stefan L. Krol

President Judge Gregory H. Chelak

ERIC L. HAMILL

9 – 156-2026 Guilty Plea

Commonwealth v. Paige O. Padilla

President Judge Gregory H. Chelak

ERIC L. HAMILL

10 – 364-2025 Guilty Plea

Commonwealth v. Robert L. Pidi

President Judge Gregory H. Chelak

ERIC L. HAMILL

11 – 11-2026 Guilty Plea

Commonwealth v. Jesus D. Santiago, Jr.

President Judge Gregory H. Chelak

ERIC L. HAMILL

12 – 191-2026 Guilty Plea  
Commonwealth v.  
Blake Gonzalez-Hough  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE  
13 – 174-2026 Plea & Sentence  
Commonwealth v. Michael Grabow  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE  
14 – 158-2026 Guilty Plea  
Commonwealth v. Marcus R. Grazette  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE  
15 – 346-2025 Hearing on  
Modification/Increase of Bail & ICC  
Commonwealth v.  
Dominick M. Dilberto  
President Judge Gregory H. Chelak  
ERIC L. HAMILL

9:30 AM  
8/20  
President Judge Gregory H. Chelak  
1 – 240-2023 Guilty Plea and Hearing  
on Modification/Increase of Bail & ICC  
Commonwealth v. Taha G. Alkasri  
President Judge Gregory H. Chelak  
JAMES P. BARON  
2 – 39-2025 Guilty Plea  
Commonwealth v. Melanie R. Padilla  
President Judge Gregory H. Chelak  
JAMES P. BARON  
3 – 408-2025 Guilty Plea  
Commonwealth v. Nicole R. Sieber  
President Judge Gregory H. Chelak  
THOMAS E. MINCER  
4 – 105-2025 Guilty Plea  
Commonwealth v. Matthew R. Hamilton  
President Judge Gregory H. Chelak  
THOMAS E. MINCER  
5 – 481, 483-2025 Plea or State Intent  
Commonwealth v. Raashid Nicholson  
President Judge Gregory H. Chelak  
THOMAS E. MINCER  
6 – 507-2025 Guilty Plea  
Commonwealth v. James R. Gould  
President Judge Gregory H. Chelak  
JUSTIN E. PFAFF

7 – 176-2025 Guilty Plea  
Commonwealth v. Ruslan A. Krasikov  
President Judge Gregory H. Chelak  
JUSTIN E. PFAFF  
8 – 95-2025 Hearing  
Commonwealth v. Brittany A. Grogan  
President Judge Gregory H. Chelak  
THOMAS E. MINCER

10 AM  
6/20  
President Judge Gregory H. Chelak  
1 – 437-2024 Guilty Plea  
Commonwealth v. Jason T. Crawford  
President Judge Gregory H. Chelak  
ROBERT M. GAMBURG  
2 – 161-2026 Plea & Sentence  
Commonwealth v. David L. McCaskill  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
3 – 5-2026 Guilty Plea  
Commonwealth v. Stephen L. Milisci  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
4 – 397-2025 Guilty Plea  
Commonwealth v. Matthew Jones  
President Judge Gregory H. Chelak  
THOMAS P. SUNDMAKER  
5 – 219-2026 Bail Modification  
Hearing  
Commonwealth v. Gustave Debree  
President Judge Gregory H. Chelak  
MATTHEW T. COMERFORD  
6 – 422-2026 CV Hearing  
Commonwealth v. One 2024 GMC,  
VIN #1GT49XEYXRF423435 &  
\$2,272.00 in US Currency  
President Judge Gregory H. Chelak  
MATTHEW T. COMERFORD

10:30 AM  
Violation Hearing – 2/20  
President Judge Gregory H. Chelak  
1 – 163-2025 Sanctions Hearing  
Commonwealth v. Jacob Gigi  
President Judge Gregory H. Chelak  
LINDSEY M. COLLINS  
2 – 543-2024 Sanctions Hearing  
Commonwealth v. Rachel L. Akin  
President Judge Gregory H. Chelak  
LINDSEY M. COLLINS

11 AM

Contempt Hearing – 5/20

President Judge Gregory H. Chelak

1 – 92-2023 Contempt Hearing

Commonwealth v. Melissa A. Scurto

President Judge Gregory H. Chelak

Pike County Public Defenders Office

2 – 300, 660-2016 Contempt Hearing

Commonwealth v. Cynthia C. Saint John

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

3 – 237-2021 Contempt Hearing

Commonwealth v.

Bryan J. Rossnagle, Jr.

President Judge Gregory H. Chelak

JUSTIN E. PFAFF

4 – 262-2008 Contempt Hearing

Commonwealth v. Richard D. Palmer

President Judge Gregory H. Chelak

THOMAS P. SUNDMAKER

5 – 210-2025 Contempt Hearing

Commonwealth v. Angelus D. Pinero

President Judge Gregory H. Chelak

1 PM

8/20

President Judge Gregory H. Chelak

1 – 20-2026 Parole Hearing

Commonwealth v. Lakisha T. Lewis

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

2 – 55-2023 Parole Hearing

Commonwealth v. Drew M. Haycock

President Judge Gregory H. Chelak

THOMAS E. MINCER

3 – 121-2026 Arraignment

Commonwealth v. Ryan M. Bronte

President Judge Gregory H. Chelak

4 – 417-2025 Arraignment

Commonwealth v. Kelly E. Furman

President Judge Gregory H. Chelak

5 – 83-2026 Arraignment

Commonwealth v. William S. Gombosi

President Judge Gregory H. Chelak

6 – 120-2026 Arraignment

Commonwealth v. Kalena I. Seredych

President Judge Gregory H. Chelak

7 – 211-2026 Arraignment

Commonwealth v. Lesly A. Riggs

President Judge Gregory H. Chelak

8 – 77-2026 MD Bail Modification  
Hearing

Commonwealth v. Lesly A. Riggs

President Judge Gregory H. Chelak

1:30 PM

348-2025 Habeas Pre-Trial Motion  
Hearing

Commonwealth v.

Julian Pisutvacharakul

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

2:30 PM

435-2025 Habeas Pre-Trial Motion  
Hearing

Commonwealth v. Khristy Bonilla

President Judge Gregory H. Chelak

JAMES R. ELLIOTT

## ***Courtroom 2***

9 AM

207-2021 Civil Jury Trial

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

## ***Hearing Room***

9:30 AM

562-2026 Custody Conference

Gabriel Perez v. Elizabeth Foster

Hearing Officer Samantha G Venditti

10:30 AM

503-2025 Custody Conference

Rene Peterson v. Eugene Umphrey

Hearing Officer Samantha G Venditti

11:30 AM

721-2022 Custody Conference

Evan Hill v. Tabbatha Clark

Hearing Officer Samantha G Venditti

**FRIDAY, JUNE 26, 2026**

***Courtroom 1***

9 AM

Sentencing – 15/20

President Judge Gregory H. Chelak  
1 – 440-2025, 6, 7, 9-2026 Sentencing

Commonwealth v. Nicole L. Hall  
President Judge Gregory H. Chelak  
STEVEN BENEDICT

2 – 6, 9-2026 Hearing on  
Modification/Increase of Bail & ICC  
Commonwealth v. Nicole L. Hall

President Judge Gregory H. Chelak  
STEVEN BENEDICT

3 – 484-2025 Sentencing  
Commonwealth v. Richele K. Jensen  
President Judge Gregory H. Chelak

JAMES R. ELLIOTT  
4 – 284, 662-2023, 53-2026 Sentencing  
Commonwealth v. Timothy Greening

President Judge Gregory H. Chelak  
ERIC L. HAMILL

5 – 376-2025 Sentencing  
Commonwealth v. Robert L. Defreese  
President Judge Gregory H. Chelak

ERIC L. HAMILL  
6 – 79-2026 Sentencing  
Commonwealth v. Matthew R. Austin

President Judge Gregory H. Chelak  
STEVEN BENEDICT

7 – 99-2026 Sentencing  
Commonwealth v. Gail E. Flores  
President Judge Gregory H. Chelak

STEVEN BENEDICT  
8 – 96-2026 Sentencing  
Commonwealth v. Kelly E. Grumbine

President Judge Gregory H. Chelak  
STEVEN BENEDICT

9 – 94-2026 Sentencing  
Commonwealth v. Damian Kakolewski  
President Judge Gregory H. Chelak

JAMES R. ELLIOTT  
10 – 36-2026 Sentencing  
Commonwealth v. Leah A. Brown

President Judge Gregory H. Chelak  
JAMES R. ELLIOTT  
11 – 426-2025 Sentencing  
Commonwealth v. Hans D. Herman

President Judge Gregory H. Chelak  
ERIC L. HAMILL

12 – 98-2026 Sentencing  
Commonwealth v. Brian L. Olsen  
President Judge Gregory H. Chelak  
ERIC L. HAMILL

13 – 106-2026 Sentencing  
Commonwealth v. Thomas J. Price  
President Judge Gregory H. Chelak  
ERIC L. HAMILL

14 – 95-2026 Sentencing  
Commonwealth v. Donald E. Grumbine  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE

15 – 319-2023 Sentencing  
Commonwealth v. Amy McLaughlin  
President Judge Gregory H. Chelak  
NICHOLAS J. MCINTYRE

9:30 AM

Sentencing – 4/20

President Judge Gregory H. Chelak  
1 – 535-2024 Sentencing and Hearing  
on Modification/Increase of Bail & ICC

Commonwealth v. Anatoli Bialy  
President Judge Gregory H. Chelak  
JUSTIN E. PFAFF

2 – 459-2025 Sentencing  
Commonwealth v. Thomas P. Schaefer  
President Judge Gregory H. Chelak

MATTHEW J. GALASSO  
3 – 329-2025 Sentencing  
Commonwealth v. Joseph Hollis

President Judge Gregory H. Chelak  
THOMAS E. MINCER

4 – 465-2025 Sentencing  
Commonwealth v. Devon Sexton  
President Judge Gregory H. Chelak

THOMAS E. MINCER

10 AM

Sentencing – 11/20

President Judge Gregory H. Chelak  
1 – 92-2026 Sentencing  
Commonwealth v. Kyle J. Lefferts

President Judge Gregory H. Chelak  
JON C. DUPEE

2 – 471-2023 Sentencing  
Commonwealth v. Charles Latimer, Jr.  
President Judge Gregory H. Chelak

ROBERT M. GAMBURG

3 – 17-2026 Sentencing  
Commonwealth v. Gordon L. Scott, III.  
President Judge Gregory H. Chelak  
ANDREW J. KATSOCK  
4 – 3-2026 Sentencing  
Commonwealth v. Breanne N. Switzer  
President Judge Gregory H. Chelak  
ROBERT L. KOBILINSKI  
5 – 69-2026 Sentencing  
Commonwealth v. Christopher A. Baur  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
6 – 506-2025 Sentencing  
Commonwealth v.  
Marian Y. Rodriguez-Diaz  
President Judge Gregory H. Chelak  
KATHLEEN E. MARTIN  
7 – 472-2023 Sentencing  
Commonwealth v. Aaron Boyd  
President Judge Gregory H. Chelak  
THOMAS E. MINCER  
8 – 177-2025 Sentencing  
Commonwealth v. Aaron Boyd  
President Judge Gregory H. Chelak  
THOMAS P. SUNDMAKER  
9 – 113-2025 Sentencing  
Commonwealth v. Robert J. Cahill  
President Judge Gregory H. Chelak  
THOMAS P. SUNDMAKER

10 – 222-2025 Sentencing and Hearing  
on Modification/Increase of Bail & ICC  
Commonwealth v. Steven A. Caputo  
President Judge Gregory H. Chelak  
THOMAS P. SUNDMAKER  
11 – 282, 407-2022 Sentencing  
Commonwealth v. Kenneth J. Sabo  
President Judge Gregory H. Chelak  
THOMAS P. SUNDMAKER

11 AM  
Sentencing – 1/5  
President Judge Gregory H. Chelak  
1 – 109-2025 Hearing and Sentencing  
Commonwealth v. Jayson W. Miller  
President Judge Gregory H. Chelak  
JAMES R. ELLIOTT

### *Courtroom 2*

9 AM  
207-2021 Civil Jury Trial  
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



## LEGAL NOTICES

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

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### ESTATE NOTICES

*Notice is hereby given that, in the Estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said Estates are requested to present the same without delay and all persons indebted to said Estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

---

### ESTATE NOTICE

Estate of Michael Markiewicz, Late of Dingman Township, Pike County, Pennsylvania.

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

6/19/2026 • 6/26/2026 • 7/3/2026

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### ADMINISTRARIX NOTICE

ESTATE OF MICHAEL KEMERY, late of Palmyra Township, Pike County, Pennsylvania, deceased.

Letters of administration 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 KAY K. KEMERY, 892 Route 390, Greentown, PA 18426, or to her attorneys, FARLEY & WEED, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

6/19/2026 • 6/26/2026 • 7/3/2026

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### ESTATE NOTICE

Estate of Sheryl A. Mathieson, Late of Hawley, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Dean Mathieson and David Mathieson, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to :them clo Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

6/12/2026 • 6/19/2026 • 6/26/2026

---

### EXECUTOR'S NOTICE

Estate of Raymond W. Schlachter, Deceased, late of Blooming Grove Township, Pike County, Pennsylvania. Letters Testamentary on the above estate have been granted to Douglas Schlachter. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Douglas

Schlachter at 14730 Oak Bend Drive, Houston, TX 77079 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

6/12/2026 • 6/19/2026 • 6/26/2026

---

### NOTICE

THE ESTATE OF RICHARD J. FOY, deceased, late of Nassau County, New York.

LETTERS ADMINISTRATION in the above named estate having been granted on May 12, 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:

LAW OFFICES OF SPALL,  
RYDZEWSKI, ANDERSON,  
LALLEY & KRAJKOVICH,  
P.C.  
2573 ROUTE 6  
HAWLEY, PA 18428  
570-226-6229

6/12/2026 • 6/19/2026 • 6/26/2026

---

### 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  
Wallkill, 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

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### OTHER NOTICES

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### FICTITIOUS NAME REGISTRATION

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 14, 2026, for Messy Bun Shoppe with a principal place of business located at 112 Condor Drive, Unit 7, Tamiment, PA 18371-9493 in Pike County. The individual interested in this business is Kaitlain Ciemiecki, also located at 112 Condor Drive, Unit 7, Tamiment, PA 18371-9493. This is filed in compliance with 54 Pa.C.S. 311.

6/19/2026

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**SHERIFF SALES**

*Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board of the Sheriff's office in Milford, located at 412 Broad Street.*

**SHERIFF SALE  
JULY 15, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1487-2025: SUR JUDGEMENT NO: 1487-2025 AT THE SUIT OF PHD MORTGAGE CORPORATION vs. DONALD J. MCCONNELL AKA DONALD MCCONNELL AKA DONALD JAMES MCCONNELL

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

ALL THAT CERTAIN lot, parcel or piece of ground, situate in the Township of Delaware, County of Pike and State of Pennsylvania, more particularly described as follows to wit:

BEING Lot No. 819, Section No. 11, as shown on map entitled "Subdivision of section 11, Pocono mountain Lake Forest Corporation", on file in the Recorder's Office at

Milford, Pennsylvania, In Plat Book No. 10. page 5.

BEING THE SAME premises which Charles W. Smith, by his deed dated May 17, 1999 and recorded in Pike County May 21, 1999 in Record Book Volume 1782, at Page 215 granted and conveyed to Michael Joseph Hickey, Jr. and Martha R Hickey, husband and wife, the grantor herein.

TAX ID: 162.03-01-13

ALSO KNOWN AS 142 Whispering Pine Road, Dingmans Ferry, PA 18328-9208

BEING the same premises which Martha R. Hickey by Deed dated September 17, 2018 and recorded in the Office of Recorder of Deeds of Pike County on September 18, 2018 at Book 2559, Page 657 granted and conveyed unto Donald J McConnell.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO DONALD J. MCCONNELL AKA DONALD MCCONNELL AKA DONALD JAMES MCCONNELL

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$56,257.93** 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 J. MCCONNELL AKA DONALD MCCONNELL AKA DONALD JAMES MCCONNELL

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$56,257.93** PLUS COSTS AND INTEREST AS AFORESAID.

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

6/19/2026 • 6/26/2026 • 7/3/2026

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**SHERIFF SALE  
JULY 15, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION

**NO 1192-2025: SUR JUDGEMENT NO: 1192-2025 AT THE SUIT OF ROCKET MORTGAGE, LLC Fkfa QUICKEN LOANS, LLC vs. MICHAEL MANSFIELD & NICHOLE GOGOLEN**

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

Tax Id Number(s): 123.02-01-62 -

Land situated in the Township of Dingman in the County of Pike in the State of PA

BEING LOT NO. 153, SECTION NO. 2 AS SHOWN ON MAP ENTITLED SUBDIVISION OF SECTION A, POCONO MOUNTAIN WOODLAND LAKES CORP. ON FILE IN THE RECORDER'S OFFICE AT MILFORD, PA, IN PLAT BOOK NO. 10, PAGE 135.

Commonly known as: 153 Pitch Pine Dr, Milford, PA 18337-7593

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

TAX ID: 123.02-01-62

ALSO KNOWN AS 153 Pitch Pine Dr., Milford, PA 18337-7593

BEING the same premises which Britton F. Detrick, JR. by Deed dated April 28, 2004 and recorded in the Office of Recorder of Deeds of Pike County on May OS, 2004 at Book 2044, Page 1227 granted and conveyed unto Michael Mansfield and Sally Mansfield, now deceased.

Sally Mansfield having departed this life on May 1, 2019

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO MICHAEL MANSFIELD & NICHOLE GOGOLEN

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$261,991.54 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

EXECUTION AS THE PROPERTY OF MICHAEL MANSFIELD & NICHOLE GOGOLEN

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$261,991.54 PLUS COSTS AND INTEREST AS AFORESAID.

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

6/19/2026 • 6/26/2026 • 7/3/2026

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**SHERIFF SALE  
JULY 15, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 1176-2022: SUR JUDGEMENT NO: 1176-2022 AT THE SUIT OF US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. BELINDA BARNES & SKY WAKEFIELD TRUST DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, JULY 15, 2026, at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Property to be sold is situated in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania.

Commonly known as: 1010 Pine Ridge, Bushkill, PA 18324

Parcel Number: 193-04-01-26

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling

Judgment Amount: \$180,207.53

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO BELINDA BARNES & SKY WAKEFIELD TRUST

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$180,207.53 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 BELINDA BARNES & SKY WAKEFIELD TRUST

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$180,270.53 PLUS COSTS AND INTEREST AS AFORESAID.

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

6/19/2026 • 6/26/2026 • 7/3/2026

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**SHERIFF SALE  
JULY 15, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 1538-2025 SUR JUDGEMENT NO: 1538-2025 AT THE SUIT OF CITIZENS BANK, N.A. vs. SCOTT STEINACKER A/K/A FRANCIS SCOTT STEINACKER A/K/A FRANK STEINACKER, KNOWN SURVIVING HEIR OF NANCY STEINACKER A/K/A NANCY D. STEINACKER A/K/A NANCY DIANE STEINACKER & UNKNOWN SURVIVING HEIRS OF NANCY STEINACKER A/K/A NANCY

D. STEINACKER A/K/A  
NANCY DIANE STEINACKER

DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at  
<https://pike.pa.realforeclose.com>  
ON WEDNESDAY, JULY 15,  
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 3T, 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 D & B CUSTOM  
BUILDERS, INC., BY  
INDENIURE BEARING DATE  
THIS 1ST DAY OF  
SEPTEMBER, 2000 AND  
BEING RECORDED AT  
MILFORD, PENNSYLVANIA IN  
THE OFFICE FOR THE  
RECORDING OF DEEDS, IN

AND FOR THE COUNTY OF  
PIKE, ON THE 27TH DAY OF  
SEPTEMBER, 2000 IN  
RECORD BOOK 1864, PAGE  
1065. GRANIED AND  
CONVEYED UNTO CARLOS  
PIANTINI AND YOLANDA  
PIANTINI, IN FEE SUBJECT  
TO RESTRICTIONS  
TESERVATIONS, EASEMENTS,  
CONVENANTS, OIL, GAS OR  
MINERAL RIGHTS OF  
RECORD, IF ANY.

BEING THE SAME PREMISES  
CONVEYED TO NANCY D.  
STEINACKER FROM CARLOS  
PIANTINI AND YOLANDA  
PIANTINI, HUSBAND AND  
WIFE BY DEED DATED  
1/31/2007, AND RECORDED  
ON 2/1/2007. AT BOOK 2317,  
PAGE 829, IN PIKE COUNTY  
PA.

ASSESSORS PARCEL  
NUMBER: 107 01 04 86

Improvements: Residential Dwelling

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO SCOTT  
STEINACKER A/K/A FRANCIS  
SCOTT STEINACKER A/K/A  
FRANK STEINACKER,  
KNOWN SURVIVING HEIR  
OF NANCY STEINACKER  
A/K/A NANCY D.  
STEINACKER A/K/A NANCY  
DIANE STEINACKER &  
UNKNOWN SURVIVING  
HEIRS OF NANCY  
STEINACKER A/K/A NANCY

D. STEINACKER A/K/A  
NANCY DIANE STEINACKER

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF **\$36,138.37** 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 SCOTT  
STEINACKER AIKIA FRANCIS  
SCOTT STEINACKER A/K/A  
FRANK STEINACKER,  
KNOWN SURVIVING HEIR  
OF NANCY STEINACKER  
A/K/A NANCY D.  
STEINACKER A/K/A NANCY  
DIANE STEINACKER &  
UNKNOWN SURVIVING  
HEIRS OF NANCY  
STEINACKER A/K/A NANCY  
D. STEINACKER A/K/A  
NANCY DIANE STEINACKER

DEFENDANTS, OWNERS  
REPUTED OWNERS TO

COLLECT **\$36,138.37** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
MCCABE WEISBERG  
CONWAY LLC  
1420 WALNUT STREET,  
STE 1501  
PHILADELPHIA, PA 19102

**6/19/2026 • 6/26/2026 • 7/3/2026**

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**SHERIFF SALE  
JULY 15, 2026**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
,PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO: 1572-2025 SUR  
JUDGEMENT NO: 1572-2025  
AT THE SUIT OF  
CARRINGTON MORTGAGE  
SERVICES LLC vs. VADA  
DASILVA, EXECUTRIX OF  
THE ESTATE OF VICTOR  
WALKER, DECEASED &  
SECRETARY OF HOUSING &  
URBAN DEVELOPMENT, U.S.  
DEPARTMENT OF HUD

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

ALL THAT CERTAIN lot, piece  
or parcel of land situate in Greene  
Township, Pike County,

Commonwealth of Pennsylvania, known and designated as Lot No. 111, on a certain map of "Rocky Acres, Lands Of C. F. Ruffner, et ux, Greene Township, Pike County, Pennsylvania, March 1965, with revisions to Sept. 1981, Scale 1" = 200', Harry F. Schenagel R.S." with revised map being duly recorded in the Pike County Plat Book 21, at Page 49, on July 12, 1982.

ALSO BEING KNOWN AS 102 Oak Road, Canadensis, PA 18325

PARCEL NO. 069928

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO **VADA DASILVA, EXECUTRIX OF THE ESTATE OF VICTOR WALKER, DECEASED & SECRETARY OF HOUSING & URBAN DEVELOPMENT, U.S. DEPARTMENT OF HUD**

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$79,446.83** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF **VADA DASILVA, EXECUTRIX OF THE ESTATE OF VICTOR WALKER, DECEASED & SECRETARY OF HOUSING & URBAN DEVELOPMENT, U.S. DEPARTMENT OF HUD**

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$79,446.83** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff  
PIKE COUNTY,  
PENNSYLVANIA  
LOGS LEGAL GROUP LLP  
985 OLD EAGLE SCHOOL  
ROAD, STE 514  
WAYNE, PA 19087

**6/19/2026 • 6/26/2026 • 7/3/2026**

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**CIVIL ACTIONS FILED**

*From June 4, 2026 to June 11, 2026  
Accuracy of the entries is not guaranteed.*

**CERTIFIED COPY OF LIEN**

2026-45264	Pa Department Of Revenue Bureau Of Compliance	Creditor	6/08/2026
2026-45264	Stasyshyn Donald A	Debtor	6/08/2026
2026-45264	Stasyshyn Nancy	Debtor	6/08/2026

**CHANGE OF NAME**

2026-00848	Bird Carlee Obo	Petitioner	6/04/2026
2026-00848	Bird Leeman Henry David Minor	Petitioner	6/04/2026
2026-00848	Leeman Henry David Bird Minor	Petitioner	6/04/2026
2026-00858	Henriques Sandra Lolita	Petitioner	6/05/2026

**CONTRACT – DEBT COLLECTION: OTHER**

2026-00850	Velocity Investments Llc	Plaintiff	6/05/2026
2026-00850	King Lamisha	Defendant	6/05/2026
2026-00851	Velocity Investments Llc	Plaintiff	6/05/2026
2026-00851	Mcnamara Edward Jr	Defendant	6/05/2026
2026-00852	Velocity Investments Llc	Plaintiff	6/05/2026
2026-00852	Caceres Christa	Defendant	6/05/2026
2026-00854	Jefferson Capital Systems Llc	Plaintiff	6/05/2026
2026-00854	Ford Jason	Defendant	6/05/2026
2026-00856	Security Credit Services Llc	Plaintiff	6/05/2026
2026-00856	Eaton Robert	Defendant	6/05/2026
2026-00867	Southwood Financial Trust Llc	Plaintiff	6/08/2026
2026-00867	Warner Gibson	Defendant	6/08/2026
2026-00867	Warner Eva	Defendant	6/08/2026
2026-00875	Velocity Investments Llc	Plaintiff	6/08/2026
2026-00875	Futa Fatima	Defendant	6/08/2026
2026-00881	Targeted Lending Co Llc	Plaintiff	6/10/2026
2026-00881	Oandc Realty Inc	Defendant	6/10/2026
2026-00881	Oc Realty And Excavation	Defendant	6/10/2026
2026-00881	Keener Scott	Defendant	6/10/2026
2026-00881	Milford Equipment Rentals And Excavation Inc	Defendant	6/10/2026

**CONTRACT – OTHER**

2026-00846	Conashaugh Lakes Community Association	Plaintiff	6/05/2026
2026-00846	Weigold Angela	Defendant	6/05/2026

**CUSTODY**

2026-00761	Osmanzai Sharon	Plaintiff	6/05/2026
2026-00761	Osmanzai Batash	Defendant	6/05/2026
2026-00868	Aulogia Dana	Plaintiff	6/08/2026
2026-00868	Smithem Matthew	Defendant	6/08/2026

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**DIVORCE**

2026-00859	Yanes Edgar	Plaintiff	6/05/2026
2026-00859	Yanes Svitlana	Defendant	6/05/2026
2026-00882	Lien Kitrina	Plaintiff	6/09/2026
2026-00882	Lien Richard W	Defendant	6/09/2026
2026-00884	Dang Thi Minh Hao	Plaintiff	6/10/2026
2026-00884	Thach Tho	Defendant	6/10/2026

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**DIVORCE W/CUSTODY**

2026-00860	Barry Patrick	Plaintiff	6/05/2026
2026-00860	Barry Fawn	Defendant	6/05/2026

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**FEDERAL TAX LIEN**

2026-45257	Department Of Treasury Internal Revenue Service	Plaintiff	6/04/2026
2026-45257	Mcconnell Mark L	Defendant	6/04/2026
2026-45259	Department Of Treasury Internal Revenue Service	Plaintiff	6/04/2026
2026-45259	Cassel Building Contractors	Defendant	6/04/2026

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**MARRIAGE LICENSES**

2026-00074	Loewenberg Michael Sean Henderson Peggy Dorothea	6/04/2026
2026-00075	Blazeski Pavel Thomas Kleh Jennifer Mary	6/04/2026
2026-00076	Murphy Deena Marie Mckane Anthony Kevin	6/05/2026
2026-00077	Rotella Gianna Elizabeth Groves Ethan Joshua	6/05/2026
2026-00078	Marro Victoria Ann Ambrus Zoltan Albert	6/08/2026
2026-00079	Wahlers Victoria Esmeray Oneil Erin Bridget	6/08/2026
2026-00080	Fortino Chelsea Marie Schiavo Thomas John	6/08/2026
2026-00081	Myszka Alex Tomasz Diblasi Jennifer Leigh	6/09/2026
2026-00082	Kohle Glenn Alan Weeks-Sam Ceresa	6/09/2026
2026-00083	Marchioni Justin Sibilia Matalina Joy	6/09/2026
2026-00084	Langbein Allison Marie Boyd John Anthony	6/09/2026

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**REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL**

2026-00885	Newrez Llc	Plaintiff	6/10/2026
2026-00885	Shellpoint Mortgage Servicing	Plaintiff	6/10/2026
2026-00885	Alnuairat Adel K	Defendant	6/10/2026
2026-00885	Estrella Yeraldina M	Defendant	6/10/2026

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**WAIVER OF LIENS**

2026-50019	Ed Nikles Custom Builders Inc	Contractor	6/10/2026
2026-50019	Ed Nikles Custom Builders Inc	Owner	6/10/2026
2026-50019	Maddock Deirdre	Contractor	6/10/2026
2026-50019	Maddock Deirdre	Owner	6/10/2026

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**MORTGAGES AND DEEDS**


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*Recorded from June 3, 2026 to June 9, 2026  
Accuracy of the entries is not guaranteed.*

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**MORTGAGES**

<b>BORROWER</b>	<b>LENDER</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Ahumada Nunez Daniel Jesus	Novus Home Mortgage		
Nunez Daniel Jesus Ahumada	Ixon Bank Mortgage Electronic		
Ahumada Monica	Registration System Inc	Lehman Twp	264000
Dolinshek Alyssa Dolinshek Paul	Honesdale National Bank	Lackawaxen Twp	620000
Vanwingerden Karen M	First Colony Mortgage Corporation Mortgage Electronic Registration System Inc	Lehman Twp	110000
Toner Douglas E	Pennsylvania State	Lehman Twp	280000
Toner Janet A	Employee Credit Union	Lehman Twp	280000
Vani Annette Vani Anthony	Arc Home Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp	429000
Cummings William	Navy Federal Credit Union	Milford Borough	220000
Patinha Frank G Patinha Anita	Texana Bank Na Mortgage Electronic Registration System Inc	Delaware Twp	208035
Malkeyeva Mira Malkeyev Aleksandr	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Shohola Twp	335000
Briceno Cesar Augusto Bauermeister Jose Arturo	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Delaware Twp	440000
Walsh Richard L III Walsh Carol	First Commonwealth Federal Credit Union	Lehman Twp	35000
Eadicicco Michael	Heritage Financial Credit Union	Shohola Twp	100375
Mitchell Thomas Gaines Tristian	Guaranteed Rate Inc Pennsylvania Housing Finance Agency	Greene Twp Delaware Twp	25000 6500
Rice Susan C Rice Daniel F	Dime Bank	Lackawaxen Twp	120000
Trainor Kelli J Trainor Brian M	Dime Bank	Delaware Twp	100000
Toro Chelsea	Secretary Of Housing & Urban Development	Delaware Twp	10885.52

Machi Sophia O	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	227797
Macintyre Samanta Macintyre Scott	Zillow Home Loans Llc Mortgage Electronic Registration System Inc	Greene Twp	275488
Sturniolo Scott M Schwartz Linda	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	106000
Rodriguez Ramon	Ease Mortgage Mortgage Electronic Registration System Inc	Blooming Grove Twp	240052
Wisniewski Jordan Adal	United Wholesale Mortgage Llc Mortgage Electronic Registration System Inc	Dingman Twp	175874
Pearce Kim G Pearce Laurie L	Citizens Bank Na	Westfall Twp	320000
Armagno Kevin Armagno Rebecca	Pennymac Loan Services Llc Mortgage Electronic Registration System Inc	Dingman Twp	345859
Noga Eric T Noga Rebecca A	Planet Home Lending Llc Mortgage Electronic Registration System Inc	Delaware Twp	271649
Fennell Heather Alarcon Lisa Ann	Honesdale National Bank Novus Home Mortgage Ixon Bank Mortgage Electronic Registration System Inc	Palmyra Twp Blooming Grove Twp	180000 215000
Sersea Dumitru C Sersea Mildred N	Newrez Llc Mortgage Electronic Registration System Inc	Blooming Grove Twp	217063
Saavedra Catherine Ross Ross Saavedra Catherine Saavedra Juan	Pennymac Loan Services Llc Mortgage Electronic Registration System Inc	Lehman Twp	297000
Sladek Robin	Absolute Home Mortgage Corporation Mortgage Electronic Registration System Inc	Lehman Twp	284000
Davis Michael J Davis Dianam	Corning Federal Credit Union	Lackawaxen Twp	10000
Jackson Rashidah	Lakeview Loan Servicing Llc Dart Collateral Manager Llc	Lehman Twp	77242.50

Mcbride Brian			
Mcbride Dorothy V	Wells Fargo Bank Na	Westfall Twp	125000
Gressler Donna	Mortgage Electronic		
Gressler Patrick	Registration System Inc		
	Rocket Mortgage Llc	Blooming Grove Twp	45000
Dewar Elabdouni Heather			
Dewar Elabdouni Heather Ann			
Elabdouni Heather Dewar	Mortgage Electronic		
Elabdouni Heather Ann Dewar	Registration System Inc		
Elabdouni Khalid	Rocket Mortgage Llc	Matamoras Borough	100000
Venancio Celeste H	Guaranteed Rate Inc		
Venancio Vasquez Gustavo	Mortgage Electronic		
Vasquez Gustavo Venancio	Registration System Inc	Matamoras Borough	333000
Woodruff Tasha	Secretary Of Housing & Urban Development	Lehman Twp	11009.06
Kinkopf Julie			
Kinkopf Michael	Wells Fargo Bank Na	Blooming Grove Twp	198000
Petric-Buchberger Ira			
Petric Buchberger Ira	Rocket Mortgage Llc		
Buchberger Ira Petric	Mortgage Electronic		
Buchberger Gregor	Registration System Inc	Lehman Twp	210000
Nikles Justin	Cardinal Finance Company Lp		
Irwin Sarah	Mortgage Electronic Registration System Inc	Greene Twp	139500
Hernandez Robert	American Neighborhood		
Johanson Susan	Mortgage Acceptance		
Johanson-Hernandez Susan	Company Llc		
Johanson Hernandez Susan	Mortgage Electronic		
Hernandez Susan Johanson	Registration System Inc	Dingman Twp	276000
Murdoch Evan	Wayne Bank	Westfall Twp	70000
Murdoch And Co Llc	Wayne Bank	Milford Twp	70000
Murdoch And Co Llc	Metroaction Inc	Milford Twp	75000
Murdoch Evan	Wayne Bank	Westfall Twp	408000
Murdoch And Co Llc	Wayne Bank	Milford Twp	408000
Lenze John F	Rocket Mortgage Llc		
	Mortgage Electronic Registration System Inc	Lackawaxen Twp	131500
Long Anna M			
Long Thomas M	Citizens Bank Na	Matamoras Borough	210000
Graham Jade	Zillow Home Loans Llc		
Graham James	Mortgage Electronic Registration System Inc	Lehman Twp	136500

Fendt Janet Marie	Planet Home Lending Llc Mortgage Electronic Registration System Inc	Dingman Twp	276963
Burden Christina L	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Shohola Twp	237442
Kabu-Kubi Kabuki Kubi Kabuki Kabu Kabu Kubi Kabuki	Ark-La-Tex Financial Services Llc Eleven Mortgage Mortgage Electronic Registration System Inc	Lehman Twp	383838
Baratta Patricia	Nationwide Mortgage Bankers Inc Mortgage Electronic Registration System Inc	Blooming Grove Twp	305250
Bartholomae Janet S	Mortgage Electronic Registration System Inc Rocket Mortgage Llc	Blooming Grove Twp	67000
Neal-Shaw Kerry Shaw Kerry Neal Neal Shaw Kerry Shaw Brad M	Mortgage Electronic Registration System Inc Rocket Mortgage Llc	Porter Twp	52200

**DEEDS**

SELLER	BUYER	LOCATION	AMOUNT
Martinez-Mateo Annabel	Ahumada Nunez Daniel Jesus		
Martinez Mateo Annabel	Nunez Daniel Jesus Ahumada		
Mateo Annabel Martinez	Nunez Daniel Jesus Ahumada Ahumada Monica	Lehman Twp	330000
Leur Ryan	Gbij Masthlope		
Pena Veronica	Pebble Rock Llc	Lackawaxen Twp	365000
Wojtera Gregory Rene	Andrew Keith		
Martel Gregory Rene	Andrew Carolyn	Blooming Grove Twp	290000
Wezowicz Edward Richard-Wezowicz Karen Richard Wezowicz Karen Wezowicz Karen Richard	Lower Lakeview Drive Revocable Trust	Lackawaxen Twp	205000
Richard Karen			
Beck Frances P	Frances V Beck		
Beck Frances V	Irrevocable Trust	Palmyra Twp	1

Kuhl Peter	Kuhl Peter Becher-Kuhl Lynn Ann Becher Kuhl Lynn Ann Kuhl Lynn Ann Becher	Dingman Twp	1
Sze David	Mulet Claudia		
Sze Gladys M	Bonomo Adam	Lehman Twp	340000
Sikora Brenda Exrx Mcgowan Dennis			
Michael Est	Sikora Brenda	Milford Borough	1
Angeli Peter Degli	Vanwingerden Karen M	Lehman Twp	210000
Attia Mustafa Francisco Charissa Francisco Attia Charissa Mae			
Attia Charissa Mae Francisco	Toner Douglas E Toner Janet A	Lehman Twp	410000
Lts Homes Llc	Vani Anthony Vani Annette	Lackawaxen Twp	704715.50
Quinlan Matthew G			
Quinlan Julie L	Cito Daniel	Palmyra Twp	42000
Hollingsworth Mark Ferreira Peralta Hollingsworth Elvira Joana Peralta Hollingsworth Elvira Joana Ferreira			
Hollingsworth Elvira Joana Ferreira Peralta	Woodley Craig J Woodley Carol G	Palmyra Twp	22500
Martini Joseph	Fetch George Michael Fetch Lauren Helena	Greene Twp	55000
Rala Frank Madeira Gazaneo Marta			
Gazaneo Marta Madeira Fornabaio Peter J Jr	Lemmerman Amos Peter Fornabaio Revocable Trust 01/31/26	Lackawaxen Twp Lackawaxen Twp	70000 1
Rothstein Jeffrey Doane Allen	Cummings William	Milford Borough	220000
Tamarack Properties Llc	Malkeyeva Mira Malkeyev Aleksandr	Shohola Twp	335000
Walsh Robert G Est Sami Patricia Exrx	Briceno Cesar Augusto Bauermeister Jose Arturo	Delaware Twp	550000
Jsr Chestnut Assoc Lp Jsr Chestnut Associates Lp	Plummer Chet Plummer Heidi L	Palmyra Twp	160000
Mercado Andre	Goralczyk Emilia Goralczyk Lukasz	Dingman Twp	14000
Drewett Donald A Drewett Donald A Sr Drewett Donald A II Agent	Drewett Donald A II	Dingman Twp	1

Nordone Paul Est			
Nordone Paul J Est	Celetano Noel A		
Celetano Noel A Admrx	Beehner Wendy		
Celetano Noel Admrx	Nordone Paul J Jr	Lehman Twp	1
Haelsig Lothar Est	Haelsig Brunhilde		
Haelsig Brunhilde	Haelsig Thomas		
	Haelsig Eric	Lehman Twp	1
Berger Alexander			
Pekelis Yelena	Alexyelena Trust	Dingman Twp	1
Saffarano Corinne	Machi Sophia O	Lehman Twp	232000
Farnelli Susan Exrx	Macintyre Samanta		
Farnelli Marian B Est	Macintyre Scott	Greene Twp	285000
Coutts Albert L			
Coutts Marilyn L	Fennell Heather	Palmyra Twp	225000
Young Paul			
Bonelli Natalie	Alarcon Lisa Ann	Blooming Grove Twp	465000
Rinehimer Albert L III			
Rinehimer Patricia M			
Rinehimer Cole L	Rinehimer Albert L III		
Rinehimer Chase M	Rinehimer Patricia M	Palmyra Twp	1
Martin Sandra L	Vanbuskirk Jason		
	Vanbuskirk Nicole	Greene Twp	99000
Civello Ralph J	Saavedra Juan		
Bakolias Christos	Saavedra Catherine Ross		
	Ross Saavedra Catherine	Lehman Twp	330000
Ballesteros Diego F			
Richter Esmeralda	Sladek Robin	Lehman Twp	355000
Schoeman Margo R Est			
Schoeman Margo Est			
Schoeman Margo Est			
Schoeman-Freed Jodi Exrx	Schoeman-Freed Jodi		
Schoeman Freed Jodi Exrx	Schoeman Freed Jodi		
Freed Jodi Schoeman Exrx	Freed Jodi Schoeman	Blooming Grove Twp	1
Burnett James R	Venancio Celeste H		
Burnett Ellen N	Venancio Vasquez		
	Gustavo		
	Vasquez Gustavo		
	Venancio	Matamoras Borough	370000
Vennie Brian M Sheriff			
Miller Catherine			
Miller Catherine M	Reo 2025-Nrl Llc	Delaware Twp	130462.20
Devivo Laura	Kinkopf Michael		
Prokesch William	Kinkopf Julie	Blooming Grove Twp	330000
Costanza Gina Exrx	Petric-Buchberger Ira		
Vurro Felix Est	Petric Buchberger Ira		
	Buchberger Ira Petric		
	Buchberger Gregor	Lehman Twp	262500
Zektser Boris	Spehalski Julia E		
	Spehalski Robert S	Palmyra Twp	70000

Eddie Louie & Yum Lau Louie Living Trust 08/22/2022	Dolrei Group Llc	Lehman Twp	198000
Zuczek Robert M Zuczek Joannm	Butler Carole Butler Ronald Butler Christopher	Dingman Twp	15000
Mcgowan Marlon V	Knee Harry Benedict Knee Dawn C	Dingman Twp	3000
Nikles Thomas R Nikles Christine	Nikles Justin Irwin Sarah	Greene Twp	155000
Antolino Anthony Joseph Antolinokayla Michelle	Antolino Anthony Joseph Antolino Kayla Michelle	Westfall Twp	1
Lore Sandra Lore Sandra Admrx Lore Vincent A Est Lore Vincent Est	Hernandez Robert Johanson Susan Johanson-Hernandez Susan Johanson Hernandez Susan Hernandez Susan Johanson	Dingman Twp	345000
Dejesus Gladys Cordeiro Valkirta S	Cordeiro Valkirla S	Dingman Twp	2000
Clarion Industries Llc White Barbara	Murdoch And Co Llc Vennie Brian M Vennie Traci E Fulginiti James K Fulginiti Cheryl D Lysinger Andrew J Lysinger Mary C	Milford Twp Palmyra Twp	450000 141300
Motsavage William Motsavage Eleanor Czerwann	Graham James Graham Jade Mastrandrea Anthony	Lehman Twp	195000
Mastrandrea Ann Derflinger Gloria A	Mastrandrea Ann	Greene Twp	1
Eck Eileen Agent Roger K Steinberg Revocable Trust Agreement 04/03/2018 Gail K Steinberg Revocable Trust Agreement 04/03/2018	Anderson James M Sr Mccullough John M Mccullough Sherry S	Blooming Grove Twp Delaware Twp	325000 470000
Davis Rely Lois Hely Lois Davis Hely James Davis Stewart Nancy Stewart Nancy Davis Stewart George N Iv Jl Property Management Llc	Rauch Scot Allen Rauch Casey Leigh Kabu-Kubi Kabuki Kubi Kabuki Kabu Kabu Kubi Kabuki	Palmyra Twp Lehman Twp	280000 380000
Brown Renee	Baratta Patricia	Blooming Grove Twp	500000



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