

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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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
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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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Subscription Rates

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PIKE COUNTY OFFICIALS

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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* ⚔

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Cristin Cavallaro

Christina Ballas

Randy Schmalzle

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Alan B. Cooper, Esq., *Retired*

Stephen A. McBride, Esq., *Retired*

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

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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.

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Pike County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0086

LEGAL ADVERTISING RATES Effective 7/1/2026

Estate Notices \$125
Three (3) time insertion

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Name Registration, Name Change** \$75
One (1) time insertion

First and Final Accounting \$75
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RATES



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2"W X 3 1/2"H

4"W X 1 3/4"H

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2"W X 1 3/4"H



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, SEPTEMBER 7, 2026

Closed – Happy Labor Day

TUESDAY, SEPTEMBER 8, 2026

Courtroom 2

1:30 PM
804-2024 Civil Pre-Trial Conference
Evelyn Presle v. Michelle Manville
Judge Kelly A. Gaughan
MICHAEL A. PUNGITORE
WILLIAM M. COURTRIGHT

1:45 PM
254-2020 Civil Pre-Trial Conference
Tori St. John v.
Michael P. Bernstein, D.P.M.
Judge Kelly A. Gaughan
JASON R. OHLIGER
ADAM L. FENSTERMAKER

2 PM
376-2015 Civil Pre-Trial Conference
Barbara Banasiak, as Executrix of the
Estate of David Banasiak, & Barbara
Banasiak v. James Robinson, et al.
Judge Kelly A. Gaughan
CHARLES KANNEBECKER
DOUGLAS B. MARCELLO

Hearing Room

10:30 AM
760-2015 Custody Conference
Christopher Hoehmann v Heather Hagan
MATTHEW J. GALASSO
JAMES P. BARON

11:30 AM
511-2026 Custody Conference
Jessica Delmauro v. Michael Delmauro
JAMES P. BARON
MATTHEW J. GALASSO

WEDNESDAY, SEPTEMBER 9, 2026

Courtroom 2

9 AM
Protection from Abuse Hearing – 7/10
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 – 439-2026 Protection from Abuse
Hearing
Mendelina Nunez v. Manuel Padilla, Jr.
Judge Kelly A. Gaughan
SHANNON L. MUIR
CHRISTIAN E. WEED
3 – 786-2026 Protection from Abuse
Hearing
Veronica Koval v. Kyle Hickey
Judge Kelly A. Gaughan
MARK E. MOULTON
CHRISTIAN E. WEED
4 – 857-2026 Protection from Abuse
Hearing
Ande Kimble v. Jonathan Zahlman
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
JAMES P. BARON
5 – 1066-2026 Protection from Abuse
Hearing and Modification/Withdrawal
of Protection from Abuse Hearing
Jake Huff v. Marta Sztolberg
Judge Kelly A. Gaughan

6 – 1353-2026 Protection From Abuse -
NO TEMP-HEARING ONLY

Marcel Robinson v. Maritza Diaz

Judge Kelly A. Gaughan

7 – 1355-2026 Protection from Abuse
Hearing

Diana T. Matturri v. Richard Matturri, Jr.

Judge Kelly A. Gaughan

JUSTIN E. PFAFF

JAMES P. BARON

10:30 AM

C & Y Hearing – 12/12

Judge Kelly A. Gaughan

1 – 36-2021 DP Goal Change Hearing

In re: M.I.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

JAMES P. BARON

2 – 23-2021 DP Permanency Review

Hearing

In re: U.G.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

3 – 24-2021 DP Permanency Review

Hearing

In re: N.G.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

4 – 25-2021 DP Permanency Review

Hearing

In re: S.G.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

5 – 26-2021 DP Permanency Review

Hearing

In re: A.G.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

6 – 27-2021 DP Permanency Review

Hearing

In re: S.G.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

7 – 7-2021 DP Permanency Review

Hearing

In re: M.I.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

8 – 4-2024 DP Permanency Review
Hearing

In re: A.C.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

ORESSA P. CAMPBELL

MATTHEW J. GALASSO

9 – 5-2024 DP Permanency Review

Hearing

In re: N.C.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

ORESSA P. CAMPBELL

MATTHEW J. GALASSO

10 – 6-2024 DP Permanency Review

Hearing

In re: M.C.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

ORESSA P. CAMPBELL

MATTHEW J. GALASSO

11 – 8-2025 DP Permanency Review

Hearing

In re: K.C.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

ORESSA P. CAMPBELL

MATTHEW J. GALASSO

12 – 13-2025 DP Permanency Review

Hearing

IN Re: A.A.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

JOHN J MARTIN

1:29 PM

275-2025 Parole Hearing

Commonwealth v. Vincent Levier

Judge Kelly A. Gaughan

ERIC L. HAMILL

1:30 PM

C & Y Hearing – 1/5

Judge Kelly A. Gaughan

1 – 31-2026 DP Dependency Hearing

In re: S.L.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

Hearing Room

9:30 AM
479-2025 Divorce Hearing Officer
Hearing
Robert Davies v. Mindy Davies

THURSDAY, SEPTEMBER 10, 2026 ***Courtroom 1***

9 AM
0/25
Judge Kelly A. Gaughan

9:30 AM
0/25
Judge Kelly A. Gaughan

10 AM
1/25
Judge Kelly A. Gaughan
1 – 615-2023 Hearing on Motion to
Withdraw as Counsel
Commonwealth v. Caesar C. Francis
Judge Kelly A. Gaughan
MARK MACK

10:30 AM
Violation Hearing – 7/25
Judge Kelly A. Gaughan
1 – 613-2023 Violation of Parole
Hearing
Commonwealth v.
Jennifer M. Wanamaker
Judge Kelly A. Gaughan
JOSEPH G. PRICE
2 – 148-2025 Violation of Parole
Hearing
Commonwealth v. Brian R. Thomas
Judge Kelly A. Gaughan
NICHOLAS J. MCINTYRE
3 – 171-2019 Violation of Parole
Hearing
Commonwealth v. Joseph Nagy
Judge Kelly A. Gaughan
LINDSEY M. COLLINS

4 – 103-2021 Violation of Parole
Hearing
Commonwealth v. Angel R. Veras
Judge Kelly A. Gaughan
BRETT J. RIEGEL
5 – 320 & 321-2024 Sanctions Hearing
Commonwealth v. Michael Hickey
Judge Kelly A. Gaughan
KATHLEEN E. MARTIN
6 – 511-2022 Sanctions Hearing
Commonwealth v. Kaylee N. Story
Judge Kelly A. Gaughan
JAMES P. BARON

11 AM
Contempt Hearing – 6/25
Judge Kelly A. Gaughan
1 – 306-2013 Sanctions Hearing
Commonwealth v. Daryl L. Pearson
Judge Kelly A. Gaughan
LINDSEY M. COLLINS
2 – 448-2015 Contempt Hearing
Commonwealth v. Jason Kupiec
Judge Kelly A. Gaughan
JAMES P. BARON
3 – 365-2016 CR 199-2018 CR,
148-2019 CR, 20-2025 SA Contempt
Hearing
Commonwealth v. Joshua J. Helwig
Judge Kelly A. Gaughan
LINDSEY M. COLLINS
4 – 484-2018 Contempt Hearing
commonwealth v. Vanessa D. Lentz
Judge Kelly A. Gaughan
LINDSEY M. COLLINS
5 – 81-2023 MD, 295-2016 CR
Contempt Hearing
Commonwealth v. Joanne A. Uccio
Judge Kelly A. Gaughan
Pike County Public Defenders Office
6 – 210-2025 Contempt Hearing
Commonwealth v. Angelus D. Pinero
Judge Kelly A. Gaughan

1 PM
5/25
Judge Kelly A. Gaughan
1 – 619-2023 Parole Hearing
Commonwealth v. Diane D. Long
Judge Kelly A. Gaughan
ERIC L. HAMILL

2 – 253-2026 Arraignment
Commonwealth v. Sean A. Battle
Judge Kelly A. Gaughan
3 – 317-2026 Arraignment
Commonwealth v. Richard C. Smith, Jr.
Judge Kelly A. Gaughan
4 – 312-2026 Arraignment
Commonwealth v. Pauline M. Savage
Judge Kelly A. Gaughan
RACHEL D. OLSZEWSKI
5 – 164-2026 MD Extradition Hearing
Commonwealth v. Ariel K. Rogers
Judge Kelly A. Gaughan
Pike County Public Defenders Office

Hearing Room

10:30 AM
1003-2026 Custody Conference
Erin Gillespie v. Michael Gillespie
Hearing Officer Samantha G Venditti
SHANNON L. MUIR

11:30 AM
786-2019 Custody Conference
Christen Conroy v. Robert Lugo
Hearing Officer Samantha G Venditti
JAMES P. BARON

FRIDAY, SEPTEMBER 11, 2026 ***Courtroom 1***

9 AM
Sentencing – 5/25
President Judge Gregory H. Chelak
1 – 233-2024 Sentencing
Commonwealth v. Joseph Big
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
2 – 188-2023 Violation of Parole
Hearing
Commonwealth v.
Dominick M. Dilberto
President Judge Gregory H. Chelak
ERIC L. HAMILL
3 – 346-2025 Sentencing and Hearing
on Modification/Increase of Bail & ICC
Commonwealth v.
Dominick M. Dilberto
President Judge Gregory H. Chelak
ERIC L. HAMILL

4 – 230-2026, 346-2025 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v.
Dominick M. Dilberto
President Judge Gregory H. Chelak
ERIC L. HAMILL
5 – 350-2023 Sentencing
Commonwealth v.
Stephen L. Bolstridge, II.
President Judge Gregory H. Chelak
ERIC L. HAMILL

9:30 AM
Sentencing – 1/25
President Judge Gregory H. Chelak
1 – 12-2026 Sentencing
Commonwealth v. Michael J. Petkus
President Judge Gregory H. Chelak
CHRISTIAN E. WEED

10 AM
Sentencing – 2/25
President Judge Gregory H. Chelak
1 – 505-2025 Sentencing
Commonwealth v. Walter J. Fraas
President Judge Gregory H. Chelak
CHRISTIAN W. FRANCIS
2 – 480-2025 Sentencing
Commonwealth v. Oleg Baida
President Judge Gregory H. Chelak
LEONARD B. ZOFTIS

10:30 AM
2/2
President Judge Gregory H. Chelak
1 – 413-2025 Sentencing
Commonwealth v. Nicolas A. Clemente
President Judge Gregory H. Chelak
QIANA M. LEHMAN
2 – 535-2018 Sanctions Hearing
Commonwealth v. Nicolas A. Clemente
President Judge Gregory H. Chelak
QIANA M. LEHMAN

11 AM
Sentencing – 1/5
President Judge Gregory H. Chelak
1 – 67-2026 Sentencing
Commonwealth v. Adam Rufrano
President Judge Gregory H. Chelak
CHRISTIAN E. WEED

Courtroom 2

9 AM

Custody Trial – 2/2

Judge Kelly A. Gaughan

1 – 816-2025 Custody Trial

Stephanie Soltis v. Daniel Alfano

Judge Kelly A. Gaughan

THOMAS E. MINCER

MATTHEW J. GALASSO

2 – 818-2025 Custody Trial

Daniel Alfano v. Stephanie Soltis

Judge Kelly A. Gaughan

MATTHEW J. GALASSO

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.

ESTATE NOTICE

Estate of Lou Ann Payne

Late of Milford, PA

EXECUTOR

Brett Payne

21 Locust Street

Warwick, NY 10990

9/4/2026 • 9/11/2026 • 9/18/2026

ESTATE NOTICE

Estate of Chester W. Garrett Jr. aka

Chester Garrett, deceased

Late of Greene Township, Pike

County

Notice is hereby given that Letters of Administration have been granted on the Estate of Chester W. Garrett Jr. aka Chester Garrett by the Register of Wills of Pike County, PA, to Theresa M. Tighe. All persons having claims against the Estate are requested to make them in writing without delay, and all persons indebted to the Estate make payment to the Administratrix.

Theresa M. Tighe,

Administratrix

c/o Timothy B. Fisher II,

Esquire

FISHER & FISHER LAW

OFFICES

PO Box 396

Gouldsboro, PA 18424

9/4/2026 • 9/11/2026 • 9/18/2026

ESTATE NOTICE

Estate of Charles Raymond

Millhouse aka Charles Ray

Millhouse aka Charles R. Millhouse

aka Charles Millhouse, deceased

Late of Lehman Township, Pike

County

Notice is hereby given that Letters Testamentary have been granted on the Estate of Charles Raymond Millhouse aka Charles Ray Millhouse aka Charles R. Millhouse aka Charles Millhouse by the Register of Wills of Pike County, PA, to Delaney L. Ward. All persons having claims against the Estate are requested to make them in writing without delay, and all persons indebted to the Estate make payment to the Executrix.

Delaney L. Ward, Executrix
c/o Timothy B. Fisher II,
Esquire
FISHER & FISHER LAW
OFFICES
PO Box 396
Gouldsboro, PA 18424

9/4/2026 • 9/11/2026 • 9/18/2026

ESTATE NOTICE

Estate of James A. Cappadora
Late of Dingman Township
ADMINISTRATOR
Julianne Cappadora
5400 W. 97th Ave., #9220
Westminster, CO 80020

8/28/2026 • 9/4/2026 • 9/11/2026

ESTATE NOTICE

Patricia A. Lesch a/k/a Patricia Lesch, Deceased. Late of Greene Twp., Pike County, PA. D.O.D. 6/28/26. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all

persons indebted to the decedent to make payment without delay to Helen L. Mannion, Executrix, c/o James F. Mannion, Esq., 840 First Ave., #100, King of Prussia, PA 19406. Atty.: James F. Mannion, Mannion Prior LLP, 840 First Ave., #100, King of Prussia, PA 19406.

8/28/2026 • 9/4/2026 • 9/11/2026

ESTATE NOTICE

Estate of Brunhilde Haelsig
Late of Bushkill
EXECUTOR
Thomas R. Haelsig
371 Pocono Boulevard
Bushkill, PA 18324
ATTORNEY
Joseph S. Wiesmeth, Esquire
919 Main Street
Stroudsburg, PA 18360

8/28/2026 • 9/4/2026 • 9/11/2026

LETTERS OF ADMINISTRATION

Estate of Marshall Robert Cooper, Deceased, late of 408 Pennsylvania Avenue, Matamoras, PA 18336.

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:

Barbara Cooper
408 Pennsylvania Avenue
Matamoras, PA 18336

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

8/21/2026 • 8/28/2026 • 9/4/2026

ADMINISTRATRIX NOTICE

ESTATE OF LUIS A.
ROMERO, late of Bushkill, Pike
County, PA, 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 YVONNE
DEE ROMERO, 456 Mallard Lane,
Bushkill, PA 18324 or to her
attorneys, FARLEY & WEED, LLC,
2523 Route 6, Suite 1, Hawley, PA
18428.

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

Estate of Lynn Marie Wright
AKA Lynn M. Wright, Lynn M.
Hellyer
Late of Blooming Grove Township
EXECUTOR
John Carl Cope
120 Sugarloaf Lane
Tafton, PA 18464
ATTORNEY
Ronald M. Bugaj, Esq.
PO Box 390
Honesdale, PA 18431

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

Seewoonundun Bunjun, Deceased.
Late of Lehman Twp., Pike County
PA. D.O.D. 5/12/26. Letters
Testamentary on the above Estate
have been granted to the
undersigned, who request all
persons having claims or demands
against the estate of the decedent to
make known the same and all
persons indebted to the decedent to
make payment without delay to
Deepika Bunjun, Executrix, c/o
Carol R. Livingood, Esq., 130 W.
Lancaster Ave., P.O. Box 191,
Wayne, PA 19087. Atty.: Carol R.
Livingood, Timoney Knox LLP, 130
W. Lancaster Ave., P.O. Box 191,
Wayne, PA 19087.

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

Estate of Arnold Charles Schuff
Late of Lackawaxen Township
EXECUTOR
Christina Schimitsch
625 Route 590
Lackawaxen, PA 18435
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/21/2026 • 8/28/2026 • 9/4/2026

OTHER NOTICES

NOTICE

NOTICE IS HEREBY GIVEN that
a corporation is to be or has been
incorporated under the Business
Corporation Law of 1988, approved

December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the proposed corporation is:

Newfound Piece Retreat Inc.
In Pike, County and has been delivered to the Secretary of State for filing on 08/29/2026.

9/4/2026

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 412 Broad Street.

**SHERIFF SALE
SEPTEMBER 16, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO:508-2026 SUR JUDGEMENT NO: 508-2026 _AT THE SUIT OF SWBC MORTGAGE CORPORATION vs. DONNA MARIA PRINCE, IN HER CAPACITY AS HEIR OF CHRISTOPHER A. HILL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, & ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTOPHERA. HILL DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com>

ON WEDNESDAY,
SEPTEMBER 16, 2026, at 11:00
AM PREVAILING TIME IN
THE AFORENOON OF SAID
DATE:

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

BEING KNOWN AS: 114
DOVER DRIVE BUSHKILL, PA
18324

BEING PARCEL NUMBE~
192.04-05-69-

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO DONNA MARIA PRINCE, IN HER CAPACITY AS HEIR OF CHRISTOPHERA. HILL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, & ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTOPHER A. HILL

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$219,111.13** 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 13Y 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 DONNA
MARIA PRINCE, IN HER
CAPACITY AS HEIR OF
CHRISTOPHERA. HILL;
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, &
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER
CHRISTOPHER A. HILL

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$219,111.13** PLUS
COSTS AND INTEREST AS
AFORESAID.

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

8/21/2026 • 8/28/2026 • 9/4/2026

**SHERIFF SALE
SEPTEMBER 16, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 715-2026 SUR
JUDGEMENT NO: 715-2026
_AT THE SUIT OF LAKEVIEW
LOAN SERVICING, LLC vs.
MATTHEW FELD
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON **WEDNESDAY,**
SEPTEMBER 16, 2026, at 11:00
AM PREVAILING TIME IN
THE AFORENOON OF SAID
DATE:

By virtue of a Writ of Execution
No. 715-2026

LAKEVIEW LOAN
SERVICING, LLC
v.
MATTHEW FELD

owner(s) of property situate in the
TOWNSHIP OF DELAWARE,
PIKE County, Pennsylvania, being

165 BASSWOOD DRIVE.
DINGMANS FERRY, PA 18328
Tax ID No. 149.04-06-18 AKA
149.04-06-18-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: **\$122,198.61**

Attorneys for Plaintiff
Brock & Scott, PLLC

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO
MATTHEW FELD

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$122,198.61** PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$122,198.61** 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

8/21/2026 • 8/28/2026 • 9/4/2026

**SHERIFF SALE
SEPTEMBER 16, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 731-2026 SUR
JUDGEMENT NO: **_731-
2026_** AT THE SUIT OF
**PENNYMAC LOAN SERVICES,
LIC vs. EUGENIO PETOSA &
HELEN PETOSA**

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON **WEDNESDAY,
SEPTEMBER 16, 2026, at 11:00**
AM PREVAILING TIME IN
THE AFORENOON OF SAID
DATE:

DOCKET NO: 2026-00731

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

TAX PARCEL NO:
196-04-03-28

PROPERTY ADDRESS:

128 Meadow View Court,
Bushkill, Pennsylvania 18324

IMPROVEMENTS:

a Residential Dwelling

SOLD AS THE PROPERTY OF:

Eugenio Petosa and Helen Petosa

ATTORNEY'S NAME:

Powers Kim, LLC

SHERIFF'S NAME:

:BRIAN M. VENNIE

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA
TO EUGENIO PETOSA &
HELEN PETOSA

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$109,337.69 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 TRA T SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF EUGENIO
PETOSA & HELEN PETOSA

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$109,337.69 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

8/21/2026 • 8/28/2026 • 9/4/2026

**SHERIFF SALE
SEPTEMBER 16, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO:377-2023 SUR
JUDGEMENT NO: 377-2023
_AT THE SUIT OF UMB BANK,
NA, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLEY AS
LEGAL TITLE TRUSTE OF
PRL TITLE TRUST 1 vs. ANITA
ARAGONA & UNITED
STATES OF AMERICA

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>

ON WEDNESDAY,
SEPTEMBER 16, 2026, at 11:00
AM PREVAILING TIME IN
THE AFORENOON OF SAID
DATE:

THE LAND DESCRIBED
HEREIN IS SITUATED IN THH
STATE OF ,PENNSYLVANIA,
COUNTY OF PIKE, AND IS
DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR
TRACT OF LAND SITUATE IN
THE TOWNSHIP OF
BLOOMING GROVE,
COUNTY OF PIKE AND
COMMONWEALTH OF
PENNSYLVANIA, BEING
KNOWN AS LOT NO.1, BLOCK
I, STAGE 53, AS SHOWN ON A
CERTAIN PLAN ENTITLED
SUBDIVISION PLAT OF
HEMLOCK HILLS, HEMLOCK
FARM COMMUNITY, AS
RECORDED IN THE OFFICE
OF THE RECORDER OF
DEEDS OF PIKE COUNTY,
PENNSYLVANIA IN PLAT
BOOK 6, PAGE 168

CONTAINING Single Family
Dwelling

PARCEL IDENTIFICATION
NO: 120.02-02-31

CONTROL NO: 033445

TITLE TO SAID PREMISES IS
VESTED IN Anita Aragona, by
deed dated June 28, 2018, conveying
from Michael D. Vanhagen, by
Mark Moulton, his Power of
Attorney-in-fact and Yunhee Shin,
Husband and Wife, recorded July 5,
2018, in Book 2553, Page 2596.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO ANITA
ARAGONA & UNITED
STATES OF AMERICA

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$352,503.19** PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$352,503.19** PLUS
COSTS AND INTEREST AS
AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
ROMANO GARUBO
ARGENTIERI
52 NEWTON AVE
PO BOX 456
WOODBURY, NJ 08096

8/21/2026 • 8/28/2026 • 9/4/2026

**SHERIFF SALE
SEPTEMBER 16, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO:202-2025 SUR
JUDGEMENT NO: 202-2025
AT THE SUIT OF THE BANK
OF NEW YORK MELLON
F/K/A THE BANK OF NEW
YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF
THE CWALT, INC
ALTERNATIVE LOAN TRUST
2007-16CB MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2007-16CB vs. ANN
RIZZARDI, KNOWN
SURVIVING HEIR OF JOHN
MARK, JR. & UNKNOWN
SURVIVING HEIRS OF JOHN
MARK, JR

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY,
SEPTEMBER 16, 2026, at 11:00
AM PREVAILING TIME IN
THE AFORENOON OF SAID
DATE:

All that certain piece or parcel or
Tract of land situate in the
TOWNSHIP OF GREENE, Pike
County, Pennsylvania, and being
known as 100 Forest Hill Court
flk/a Lot 2215 Section 2 S,
Greentown, Pennsylvania 18426.

TAX MAP AND PARCEL
NUMBER: 128.02-01-35-

THE IMPROVEMENTS
THEREON ARE: Residential

Dwelling REAL DEBT: \$42,425.64

SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF: Ann Rizzardi,
Known Surviving Heir of John
Mark, Jr. and Unknown Surviving
Heirs of John Mark, Jr.

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO ANN
RIZZARDI, KNOWN
SURVIVING HEIR OF JOHN
MARK, JR. & UNKNOWN
SURVIVING HEIRS OF JOHN
MARK, JR

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$42,426.64** PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO

ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE
OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A
DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF ANN
RIZZARDI, KNOWN
SURVIVING HEIR OF JOHN
MARK, JR. & UNKNOWN
SURVIVING HEIRS OF JOHN
MARK, JR

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$42,426.64** PLUS
COSTS AND INTEREST AS
AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
MCCABE WEISBERG &
CONWAY LLC
1420 WALNUT STREET,
STE 1105
PHILADELPHIA, PA 19102

8/21/2026 • 8/28/2026 • 9/4/2026

**SHERIFF SALE
SEPTEMBER 16, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION. TO EXECUTION
NO: 45211-2026 SUR
JUDGEMENT NO:45211.2026 —
AT THE SUIT OF WALKER
LAKE SHORES
LANDOWNERS
ASSOCIATION Vs. STEVEN R.
SAUFROY & ROBIN D. HENRY
DEFENDANTS I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON **WEDNESDAY,**
SEPTEMBER 16, 2026, at 11:00
AM PREVAILING TIME IN
THE AFORENOON OF SAID
DATE:

LOTS #20, 21, 22, 23, 24 and 26

ALL THOSE CERTAIN pieces,
parcels or lots of land situate in
Shohola Township, Pike County,
Pennsylvania, being Lots No. 24, 21
and 23 Block No. 6, of Unit. 1, as
shown on the survey and original
plat of Walker Lake Shores, Shohola
Township, Pike County,
Pennsylvania, made by a Certified
Land Surveyor and of record in the
Recorder of Deeds Office of Pike
County, Pennsylvania, in Plat Book
No. 3, at Page 59, reference being
made thereto for a more particular
description of the lots herein
conveyed.

PARCEL NO.1: ALL THE
FOLLOWING described lot or
parcel of land situate, lying and

being in the development of Walker Lake Shores, Shohola Township, County of Pike and State of Pennsylvania, to-wit:

Lot No. 24 in Block No.6 of Unit No.1 as shown on the survey and original plat of Walker Lake Shores, Shohola Township, Pike County, Pennsylvania, made by a Certified Land Surveyor and of record in the Recorder of Deeds Office of Pike County, Pennsylvania, in Plat Book No.3, at Page 59, reference being made thereto for a more particular description of the lot or lots herein conveyed.

PARCEL NO.2: ALL THAT described lot or parcel of land situate, lying and being in the development of Walker Lake Shores, Shohola Township, County of Pike and State of Pennsylvania, to wit:

Lots No. 21 and 23, in Block No.6 of Unit No.1 shown on the survey and original plat of Walker Lake Shores, Shohola Township, Pike County, Pennsylvania, made by a Certified Land Surveyor and of record in the Recorder of Deeds of Pike County, Pennsylvania, in description of the lot or lots herein conveyed.

AND

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the development of Walker Lake Shores, Shohola Township, County of Pike and State of Pennsylvania, to wit:

Lots 20 and 22 in Block No.6 of Unit No.1 as shown on the survey

and original plat of Walker Lake Shores, Shohola Township, Pike County, Pennsylvania, made by a Certified Land Surveyor and of record in Recorder of Deeds Office of Pike County, Pennsylvania, reference being made thereto for a more particular description of the lot or lots herein conveyed.

AND

ALL THAT CERTAIN lot or parcel of land situate in the Township of Shohola, County of Pike and State of Pennsylvania, being Lot No. 26, Block No.6, Unit 1, as shown on a map of Walker Lake Shores, on file in Pike County Plat Book Volume 3, Page 59.

BEING THE SAME premises that the Federal National Mortgage Association aka FANNIE MAE, by Deed dated September 19,2007 and recorded September 26,2007 in Pike County Record Book 2251 Page 115-119 conveyed unto Steven R. Saufory and Robin D. Henry.

Tax Control: #'s, 12-0-006880, 12-0-006879 and 12-0-112534 a/k/a/ 112 Pine Drive, Walker Lake Shores, Shohola Township, Pike County, PA

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO STEVEN R. SAUFROY & ROBIN D. HENRY

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$27,918.92** 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 **STEVEN R. SAUFROY & ROBIN D. HENRY**

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$27,918.92** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
YOUNG & HAROS LLC
802 MAIN STREET
STROUDSBURG, PA 18360

8/21/2026 • 8/28/2026 • 9/4/2026



CIVIL ACTIONS FILED

*From August 20, 2026 to August 27, 2026
Accuracy of the entries is not guaranteed.*

CERTIFIED COPY OF LIEN

2026-45417	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/20/2026
2026-45417	Blume Kristy L	Debtor	8/20/2026
2026-45418	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/20/2026
2026-45418	Matamoras Dental Pllc	Debtor	8/20/2026
2026-45419	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/20/2026
2026-45419	Andries Matthew	Debtor	8/20/2026
2026-45420	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/20/2026
2026-45420	Milford Smile Designs	Debtor	8/20/2026
2026-45421	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/20/2026
2026-45421	Daigneault Adelle M	Debtor	8/20/2026
2026-45422	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/20/2026
2026-45422	Cichon John N	Debtor	8/20/2026
2026-45422	Dibiase Cichon Sarah H	Debtor	8/20/2026
2026-45422	Cichon Sarah H Dibiase	Debtor	8/20/2026
2026-45423	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/20/2026
2026-45423	Equinox Construction Llc	Debtor	8/20/2026
2026-45424	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/20/2026
2026-45424	Lewis David J	Debtor	8/20/2026
2026-45433	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/26/2026
2026-45433	Myers Carol C F F	Debtor	8/26/2026
2026-45434	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/26/2026
2026-45434	Dutkowski Meghan C	Debtor	8/26/2026
2026-45435	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/26/2026
2026-45435	Lydecker Terry L Jr	Debtor	8/26/2026
2026-45436	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/26/2026
2026-45436	Miller Theodore Z	Debtor	8/26/2026
2026-45436	Miller Karline M	Debtor	8/26/2026
2026-45437	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/26/2026
2026-45437	Wilson William E	Debtor	8/26/2026
2026-45438	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/26/2026
2026-45438	Russo Joseph	Debtor	8/26/2026
2026-45439	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/26/2026
2026-45439	Muthig Christian L	Debtor	8/26/2026
2026-45440	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/26/2026
2026-45440	Defalco Travis	Debtor	8/26/2026
2026-45440	Defalco Jenna	Debtor	8/26/2026
2026-45441	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/26/2026
2026-45441	Bubbass Smashburger Company Llc	Debtor	8/26/2026
2026-45442	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/26/2026
2026-45442	Horvay Michael J Jr	Debtor	8/26/2026

2026-45443	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/26/2026
2026-45443	Warren Mark S	Debtor	8/26/2026
2026-45443	Warren Meussa M	Debtor	8/26/2026

CONTRACT – DEBT COLLECTION: CREDIT CARD

2026-01324	Citibank Na	Plaintiff	8/21/2026
2026-01324	Armstrong Nicole	Defendant	8/21/2026
2026-01325	Citibank Na	Plaintiff	8/21/2026
2026-01325	Blount Tricia D	Defendant	8/21/2026
2026-01326	Citibank Na	Plaintiff	8/21/2026
2026-01326	Cibelli Michael A III	Defendant	8/21/2026
2026-01327	Jpmorgan Chase Bank Na	Plaintiff	8/21/2026
2026-01327	Mcdevitt Margaret	Defendant	8/21/2026
2026-01328	Bank Of America Na	Plaintiff	8/21/2026
2026-01328	Delaney George R	Defendant	8/21/2026
2026-01337	American Express National Bank	Plaintiff	8/24/2026
2026-01337	Teague Steven	Defendant	8/24/2026
2026-01338	American Express National Bank	Plaintiff	8/24/2026
2026-01338	Fowler Robert	Defendant	8/24/2026
2026-01338	Fowler Robert A	Defendant	8/24/2026

CONTRACT – OTHER

2026-01307	Pocono Ranch Lands Property Owners Association	Plaintiff	8/20/2026
2026-01307	Blackmon Robert M	Defendant	8/20/2026
2026-01307	Blackmon Iris L	Defendant	8/20/2026
2026-01309	Pocono Ranch Lands Property Owners Association	Plaintiff	8/20/2026
2026-01309	Kennedy Harold J	Defendant	8/20/2026
2026-01309	Kennedy Kimberly G	Defendant	8/20/2026
2026-01332	Sunrise Lake Property Owners Association	Plaintiff	8/21/2026
2026-01332	Erato Giovanni	Defendant	8/21/2026
2026-01332	Erato Giovanni	Defendant	8/21/2026

CUSTODY

2026-01344	Kelly John C Jr	Plaintiff	8/26/2026
2026-01344	Kelly Shonta L	Defendant	8/26/2026

DIVORCE

2026-01317	Dunlap Sharon	Plaintiff	8/21/2026
2026-01317	Dunlap Donald	Defendant	8/21/2026

FEDERAL TAX LIEN

2026-45415	Department Of Treasury Internal Revenue Service	Plaintiff	8/20/2026
2026-45415	Johnson Gregory M	Defendant	8/20/2026
2026-45415	Jhonson Mary E G	Defendant	8/20/2026
2026-45416	Department Of Treasury Internal Revenue Service	Plaintiff	8/20/2026
2026-45416	Eitner Brittany	Defendant	8/20/2026

MARRIAGE LICENSE

2026-00140	Mckane Loretta Rose	8/20/2026
	Riker Kevin John	
2026-00141	Estrada Sophia Alexandra Gloria	8/21/2026
	Nekich Zachery Austin	

2026-00142	Down Daniel Brian Hy Erin Riley	8/21/2026
2026-00143	Kaufmann Cassidy Rose Broschart Raymond James	8/25/2026
2026-00144	Van Doran Felicia Coyne Michael Joseph	8/26/2026
2026-00145	Comfort Ryan Scott Rojas Victoria Eve	8/26/2026
2026-00146	Boccio Kyra Maureen Briggs Joshua Caleb	8/26/2026
2026-00147	Demberg Ericka Scott Hendricks Dakota James	8/27/2026

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

2026-01308	Midfirst Bank	Plaintiff	8/20/2026
2026-01308	Gumbman Pamela	Defendant	8/20/2026
2026-01314	Pennymac Loan Services Llc	Plaintiff	8/20/2026
2026-01314	Grover Benjamin	Defendant	8/20/2026
2026-01315	Freedom Mortgage Corporation	Plaintiff	8/20/2026
2026-01315	Armbruster Brian	Defendant	8/20/2026
2026-01315	Armbruster Lorraine	Defendant	8/20/2026
2026-01329	Wells Fargo Bank Na	Plaintiff	8/21/2026
2026-01329	Logiudice Carl Jr	Defendant	8/21/2026
2026-01329	Selikowitz Emily	Defendant	8/21/2026
2026-01329	Logiudice Emily	Defendant	8/21/2026
2026-01341	Wells Fargo Bank Na	Plaintiff	8/25/2026
2026-01341	Kingston Gail	Defendant	8/25/2026
2026-01341	Kingston Gail A	Defendant	8/25/2026
2026-01341	Kingston Gail Ann	Defendant	8/25/2026
2026-01341	Cahoon Hope Ann	Defendant	8/25/2026
2026-01341	Kingston Eric Michael	Defendant	8/25/2026
2026-01341	Kingston Timothy Joseph	Defendant	8/25/2026
2026-01343	Lakeview Loan Servicing Llc	Plaintiff	8/26/2026
2026-01343	Holder Katherine P	Defendant	8/26/2026

WAIVER OF LIENS

2026-50040	Althouse Robert G Jr	Contractor	8/21/2026
2026-50040	Althouse Robert G Jr	Owner	8/21/2026
2026-50040	Behney Kristen M	Contractor	8/21/2026
2026-50040	Behney Kristen M	Owner	8/21/2026
2026-50040	Behney Kirk E	Contractor	8/21/2026
2026-50040	Behney Kirk E	Owner	8/21/2026
2026-50041	Handy Contracting	Contractor	8/24/2026
2026-50041	Handy Contracting	Owner	8/24/2026
2026-50041	Handy William	Contractor	8/24/2026
2026-50041	Handy William	Owner	8/24/2026
2026-50041	Handy Allison L	Contractor	8/24/2026
2026-50041	Handy Allison L	Owner	8/24/2026

MORTGAGES AND DEEDS

*Recorded from August 19, 2026 to August 25, 2026
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	LOCATION	AMOUNT
Pilat Oleksandr Torres Nelson	Nbt Bank Na Freedom Mortgage Corporation	Lackawaxen Twp	228000
Torres Alice	Mortgage Electronic Registration System Inc	Lehman Twp	175518
Lombardo Lorraine Lombardo John	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Dingman Twp	175000
Sadler Tyler M	Homebrldge Financial Services Inc		
Sadler April	Mortgage Electronic Registration System Inc	Greene Twp	303030
Kolodziejski Brandon	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Delaware Twp	257050
Salntprix Sherwin E	Loandepot.Com Llc Mortgage Electronic Registration System Inc	Lehman Twp	160000
Darwin John Darwin Christina	Police & Fire Federal Credit Union	Greene Twp	150000
Rivera Ruben Rivera Rosa	Jpmorgan Chase Bank Na	Matamoras Borough	50000
Pocono Lodging Llc	Griffin Funding Inc Mortgage Electronic Registration System Inc	Lackawaxen Twp	310500
Ostrander Sheri	Summit Mortgage Corporation Mortgage Electronic Registration System Inc	Greene Twp	155252
Leach Eric	Sage Home Loans Corporation Mortgage Electronic Registration System Inc	Palmyra Twp	242250
Ortiz Daisy Ortiz Luis Alberto	Cross Country Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	124000
Ortiz Emily Shea Theresa A	Summit Mortgage Corporation Mortgage Electronic Registration System Inc	Blooming Grove Twp	240000

Costello Rebecca L			
Gray Rebecca L	Dime Bank	Delaware Twp	70000
Crandley Charles	Crosscountry Mortgage Llc		
Crandley Melissa	Mortgage Electronic Registration System Inc	Blooming Grove Twp	304000
Falcicchio Catherine	Citizens Bank Na	Delaware Twp	108000
Johnson Kirk	Td Bank Na		
Johnson Andria	Mortgage Electronic Registration System Inc	Lehman Twp	362250
Debree Gustave			
Debree Laureen E	Dime Bank	Matamoras Borough	40000
Peters Michael A			
Turner Geannine M	Dime Bank	Blooming Grove Twp	22000
Roessel Eric	Jpmorgan Chase Bank Na	Palmyra Twp	150000
Handy William			
Handy Allison L	Dime Bank	Dingman Twp	285000
Gonzalez Gustavo	Essa Bank & Trust		
Gonzalez Gus	Cnb Bank	Lehman Twp	35500
Macke Stephen E	Mortgage Electronic Registration System Inc		
	Rocket Mortgage Llc	Greene Twp	50000
Thomas Raymond	Us Bank Na	Porter Twp	100000
Ihb Homes Llc	Sylvan Business Services Llc	Lehman Twp	500000
Barrett Rasheed	Absolute Home Mortgage Corporation		
	Mortgage Electronic Registration System Inc	Lehman Twp	323819
Susan Mae Gotz Living Trust 03/04/2024	First Colony Mortgage Corporation		
	Mortgage Electronic Registration System Inc	Blooming Grove Twp	303500
King Ozell	United Mortgage Lending Llc		
	Mortgage Electronic Registration System Inc	Dingman Twp	305000
Rivera Samantha	Absolute Home Mortgage Corporation		
Alhihi Victoria	Mortgage Electronic Registration System Inc	Lehman Twp	314204
Malinowski Danielle	Guaranteed Rate Inc		
Malinowski Jason	Mortgage Electronic Registration System Inc	Lackawaxen Twp	1249375
Demarco Dennis A Jr	Cmg Mortgage Inc		
	Cmg Home Loans	Lackawaxen Twp	280000
Marino Theresa	Nbt Bank Na	Blooming Grove Twp	50000
Behney Kristen M			
Behney Kirk E	Wayne Bank	Blooming Grove Twp	236000

Lopez Kyle	JPmorgan Chase Bank Na	Dingman Twp	299250
Calin Daniel	Rocket Mortgage Llc		
	Mortgage Electronic		
	Registration System Inc	Dingman Twp	405000
Hayes Jerome	Crosscountry Mortgage Llc		
	Mortgage Electronic		
	Registration System Inc	Lehman Twp	326968
Halloran James Conway	Crosscountry Mortgage Llc		
Halloran Kristi Lauren	Mortgage Electronic		
	Registration System Inc	Lehman Twp	130000
Huber Devin	Crosscountry Mortgage Llc		
Nykaza Andrea	Mortgage Electronic		
	Registration System Inc	Dingman Twp	309320
Nessler Kerry P	Truist Bank		
Kerry P Nessler Revocable	Mortgage Electronic		
Trust 04/28/2025	Registration System Inc	Palmyra Twp	1162000
Calhau Amaury	Cmg Mortgage Inc		
Calhau Tanya Mara	Cmg Home Loans		
	Mortgage Electronic		
	Registration System Inc	Lehman Twp	222500
Nester Raymond C	Guild Mortgage Company Llc		
	Mortgage Electronic		
	Registration System Inc	Delaware Twp	266750
Arenson Daniel	First Priority Mortgage Inc		
Baeza Daria Lynn	Mortgage Electronic		
	Registration		
	System Inc	Blooming Grove Twp	445000
Cline Christopher Michael	Emm Loans Llc		
Cline Maureen Joy	Mortgage Electronic		
	Registration System Inc	Lackawaxen Twp	532000
Meyers Janet	Guild Mortgage		
	Company Llc		
McWilliams Kevin	Mortgage Electronic		
	Registration System Inc	Lackawaxen Twp	214404
Jv 123 Cliff Drive Llc	Mazzotta Cooper		
	Michelle Exrx		
	Cooper Michelle		
	Mazzotta Exrx		
	Mazzotta Frank		
	Victor III Est		
	Mazzotta Frank		
	III Est		
	Mazzotta Frank		
	VIII Est	Blooming Grove Twp	65000
Rudnitsky Steven	Td Bank Na		
Rudnitsky Sharon	Mortgage Electronic		
	Registration System Inc	Palmyra Twp	423700
Rhodes David	Navy Federal Credit Union	Delaware Twp	1200000
Mckean Emily	Psecu	Dingman Twp	17000

Coleman Darnette	Mortgage Research Center Llc Veterans United Home Loans Mortgage Electronic Registration System Inc	Lehman Twp	201286
Broshears Jason Aaron Broshears Cindy Kay	Planet Home Lending Llc Mortgage Electronic Registration System Inc	Palmyra Twp	395541
Urso Gaspare F	Mortgage Electronic Registration System Inc Rocket Mortgage Llc	Palmyra Twp	54888

DEEDS

SELLER	BUYER	LOCATION	AMOUNT
Rozenraukh Mark Adamovich Alexandra	Pilat Oleksandr	Lackawaxen Twp	285000
Kaplun Sofya Keylin Anna	Dinardo Inga	Delaware Twp	1
Kaplun Sofya Exrx Kaplun Iosif Est	Kaplun Sofya Keylin Anna Dinardo Inga	Delaware Twp	1
Kml Law Group Pc	Secretary Of Housing & Urban Development	Lackawaxen Twp	1
Derobbio Adam Cain	Sadler Tyler M Sadler April	Greene Twp	300000
Mcperson William Mcperson Michelle A	Kolodziejski Brandon	Delaware Twp	265000
Arruda David Arruda Berta C	Medeiros Hildeberto Sanchez Angelica	Dingman Twp	16860
Fernandez Nora Helena	Crown Touch Llc	Delaware Twp	10500
Blanchard Donald	Blanchard Donald	Delaware Twp	1
Portalatin Daniel	Portalatin Daniel Portalatin Anna Maria	Lehman Twp	1
Bianchinotti Family Trust 06/24/2024	Grigoras Family Revocable Living Trust 06/12/2026	Lehman Twp	50000
Helm Roger J Helm Karen C	Ostrander Sheri	Greene Twp	153700
Storch Henry D Storch Marcia C	Leach Eric D	Palmyra Twp	255000
Dejong Miguea Egan Karae	Scanlon Patrick	Blooming Grove Twp	265000
Brian R Bates Living Trust 01/19/2017	Wassmann Family Trust 05/25/2004		
Ellen C Bates Living Trust 01/19/2017	Milligan Family Trust 05/25/2004	Palmyra Twp	2065000

Sosinsky Joel I	Sosinsky Joel I		
Sosin Adrienne M	Sosin Adrienne M		
	Sosin Michael Harry	Blooming Grove Twp	1
Sullivan Kathleen	Murphy Corinne		
	Siconolfi Michael		
	Murphy Michele	Shohola Twp	14000
Morgan Thomas J	Turner Paul		
Morgan Erica	Salamone Kristen		
	Grey Heather	Shohola Twp	14000
Altreche Melissa	Altreche Melissa		
	Pagan Aaron Lee		
	Cotto Joshua Ommy	Shohola Twp	1
Altreche Albert	Altreche Albert		
	Altreche Iris		
	Altreche Angel Luis	Shohola Twp	1
Bowen Maria	Bowen Maria		
	Bowen Fiorintino Jamie		
	FlorIntino Jamie Bowen		
	Bowen Lindsay		
	Serignese Kelsey	Shohola Twp	1
Dovbenyuk Bogdan	Penafiel-Molina Jorge O		
	Penafiel Molina Jorge O		
	Molina Jorge O Penafiel		
	Coronel Lia G	Shohola Twp	14000
Fernandez Tilanga	Ortiz Daisy		
	Ortiz Luis Alberto		
	Ortiz Emily	Lehman Twp	155000
Domino Joseph A			
Domino Pamela L Agent			
Domino Pamela L	Shea Theresa E	Blooming Grove Twp	300000
Poliakine Peter	Poliakine Peter		
Biga Amy E	Biga Amy E	Lehman Twp	1
Rodla Robert	Crandley Charles		
Rodla Joy	Crandley Melissa	Blooming Grove Twp	380000
Chellew Frank	Johnson Kirk		
Birkhead Cinthia	Johnson Andria	Lehman Twp	560000
Dann Michael			
Dann Maureen	Roessel Eric	Palmyra Twp	385000
Jaray Leanne	Susan Mae Gotz Living		
	Trust 03/04/2024	Blooming Grove Twp	383000
Pronesti Vincent			
Pronesti Nicole	King Ozell	Dingman Twp	305000
Ma Kevin S	Rivera Samantha		
Choi Ellen J	Alhihi Victoria	Lehman Twp	320000
Cij Holdings Llc	Malinowski Danielle		
	Malinowski Jason	Lackawaxen Twp	332500
Brogna James			
Brogna Georgia	Demarco Dennis	Lackawaxen Twp	300000

Pascalli Rocco W			
Pascalli Rocco	Blues Tar		
Pascalli Lisa	Construction Llc	Greene Twp	80000
Stamato Janet L			
Moaba Frances Est			
Stamato Janet L Exrx	Alfis Michael V III	Lackawaxen Twp	155000
Mcandrew Robert K Exr			
Yackowski Anthony G Est	Lopez Kyle	Dingman Twp	315000
Marx Stephen F	Mcgee John	Palmyra Twp	20000
Mcmahon Valerie Barbin			
Barbin Mcmahon Valerie	Calin Daniel	Dingman Twp	464000
Tierney Carolyn			
Tierney Carolyn Carter			
Carter Tierney Carolyn	Kleinberg Jacob		
Carter Charles	Kleinberg Tamara	Shohola Twp	10100
Rudolph Roland	Mcclymont Brian	Dingman Twp	16860
Catherine Lucente &			
Albino Lucente			
Revocable Trust	Lucente Albert		
05/2712025	Lucente Dominic	Lehman Twp	1
Lucente Catherine Exrx	Catherine Lucente &		
Lucente Albino Jr Est	Albino Lucente Revocable	Lehman Twp	1
	Trust 05/27/2025		
Flores Hector S			
Flores Rosario			
Hector Samuel			
Rosario Hector			
Samuel Flores			
Flore Rosario	Rosario Hector		
Hector Samuel	Samuel Flores		
Rosario Hector	Flores Rosario		
Samuel Flore	Hector Samuel	Delaware Twp	1
Mcdonald Brittany A			
Mcdonald Brittany			
Eagen Michael D	Mcdonald Brittany A		
Eagen Michael	Eagen Michael D	Delaware Twp	1
Capozzi Joseph Jr	Capozzi Joshua Joseph	Lackawaxen Twp	1
Capozzi Joseph Jr	Capozzi Joshua Joseph	Lackawaxen Twp	1
Maurer Raymond John	Maurer Family Trust		
Maurer Kathleen	06/22/2026	Greene Twp	1
570 Roofing			
Contractor Llc			
Five Seven Zero Roofing			
Contractor Llc	Hayes Jerome	Lehman Twp	333000
Ferrie Brendan	Halloran James Conway		
Ferrie Kaylee	Halloran Kristi Lauren	Lehman Twp	345000
Lewis Kevin Timothy	Huber Devin		
Lewis Chadwick Richard	Nykaza Andrea	Dingman Twp	320000

Marrone David			
Marrone Maria	Marrone Maria	Shohola Twp	1
Musto Joseph	Nessler Kerry P		
Musto Donna	Kerry P Nessler Revocable Trust 04/28/2025	Palmyra Twp	1550000
Voloshin Karina	Calhau Amaury		
Voloshin Gennady	Calhau Tanya Mara	Lehman Twp	235000
Rinker Stephen Admr			
Doherty Kim A Est	Nester Raymond C	Delaware Twp	275000
Arenson Daniel	Baeza Richard		
Arenson Eileen	Baeza Daria Lynn	Blooming Grove Twp	1494500
Potashnick Suzanne	Strafford Jason William Strafford Cynthia Marie	Blooming Grove Twp	399000
Guido James	Coleen M Colleluori		
Guido Christina	Living Trust	Lackawaxen Twp	310000
Piperno Bela	Cline Christopher Michael Cline Maureen Joy	Lackawaxen Twp	665000
Gerardi Jean			
Gerardi Nicholas M II	Murray Arthur D		
Gerardi Ashley	Murray Amy	Lackawaxen Twp	37500
Lake Adventure Community Association Inc	Rodriguez Carmelo	Dingman Twp	14999
Smoke Neil M	Neil M Smoke Revocable Trust		
Alonso Carmen M	Carmen M Alonso Revocable Trust	Lackawaxen Twp	1
Ulrich William	Meyers Janet McWilliams Kevin	Lackawaxen Twp	218360
Mazzotta-Cooper Michelle Exrx			
Mazzotta Cooper Michelle Exrx			
Cooper Michelle Mazzotta Exrx			
Mazzotta Frank Victor III Est			
Mazzotta Frank III Est			
Mazzotta Frank V III Est	Jv 123 Cliff Drive Llc	Blooming Grove Twp	125000
Vanblarcom Debra	Debra Van Blarcom Living Trust 09/0612026	Shohola Twp	1
Ga Homes Inc	Hucke Peter		
G A Homes Inc	Hucke Jenine	Lackawaxen Twp	936500
Clark Charles H G	Charles & Joan Clark		
Clark Joan	Living Trust 04/24/2026	Lackawaxen Twp	1
Streiff Annie	Rhodes David	Delaware Twp	200000

Weeks Katelyn Exrx			
Carley John M Est	Brown Linda	Lackawaxen Twp	12500
Beck Lia	Coleman Darnette	Lehman Twp	205000
Freer Richard C	Wach Edward		
Freer Janine	Wach Zofia	Dingman Twp	537000
Rosario Engelbert	Lim Ryu		
	Lim Edwin	Lackawaxen Twp	204680.40
Berger Allan	Allan W Berger Living Trust 08/05/2026	Lackawaxen Twp	1
Ramirez Noe			
Ramirez Margarita	Ramirez Noel	Greene Twp	1
Michael P Guy Revocable Living Trust			
Carolyn T Guy Revocable Living Trust	227 Upper Llc Two Two Seven Upper Llc	Lackawaxen Twp	135000
Brizo Ana Rosario Izaguirre			
Izaguirre Brizo Ana Rosario	Siembab Kazimierz P Siembab Aneta M	Dingman Twp	5000

Pike County Bar Association



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THE PIKE COUNTY LEGAL JOURNAL

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