

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* 

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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.

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Pike County LEGAL JOURNAL

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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, SEPTEMBER 28, 2026

Courtroom 2

9 AM
Mortgage Diversion Conference – 7/10
Judge Kelly A. Gaughan
1 – 767-2025 Mortgage Diversion
Conference
Citizens Bank, N.A. v. Carol A. Patroni,
as Personal Representative of the Estate
of Joseph R. Patroni
Judge Kelly A. Gaughan
BROOKE WOODWARD-BUCHAN
GEORGE E. GRETZ
2 – 1108-2025 Mortgage Diversion
Conference
GSMPS Mortgage Loan Trust 2004-4 v.
Gail L. Houman and Marina Houman,
Heir of Charles R. Houman, Deceased.
Judge Kelly A. Gaughan
KIERA MCFADDEN-ROAN
3 – 1702-2025 Mortgage Diversion
Conference
U.S. Bank Trust, National Association v.
Venechanos, et al.
Judge Kelly A. Gaughan
ADRIENNA N. HUNSBERGER
4 – 762-2026 Mortgage Diversion
Conference
Carrington Mortgage Services v. James
E. Short & Secretary of Housing and
Urban Development
Judge Kelly A. Gaughan
KEVIN T TONCZYCZYN
THOMAS E. MINCER

5 – 980-2026 Mortgage Diversion
Conference
Rocket Mortgage, LLC. v.
Bryan J. Merriweather,
Jamie A. Lawlor, and USA
Judge Kelly A. Gaughan
ERIN E. DONNELLY
6 – 406-2026 Mortgage Diversion
Conference
Selene Finance, L.P. v. Jean Ridge &
Heather O'Brien
Judge Kelly A. Gaughan
HAYDN C. MELTON
7 – 1224-2026 Mortgage Diversion
Conference
NewRez, LLC. v. Jami L. Brown
Judge Kelly A. Gaughan

10 AM
Argument and Hearing – 15/25
Judge Kelly A. Gaughan
1 – 848-2026 Name Change Hearing
In re: Petition for Name Change of
Carlee Bird, on Behalf of Henry David
Bird-Leeman
Judge Kelly A. Gaughan
2 – 560-2024 Hearing on Petition for
Contempt
Sebastian C. Lucio, Jr. v.
Danielle B. Cessna
Judge Kelly A. Gaughan
THOMAS E. MINCER
MATTHEW J. GALASSO
3 – 100-2024 Hearing on Petition for
Special Relief
Valentina Comar v. Keith A. Jackson
Judge Kelly A. Gaughan
SHANNON L. MUIR
THOMAS E. MINCER
4 – 953-2026 Name Change Hearing
In re: Petition for Name Change of Ken-
neth Kyle VanDunk
Judge Kelly A. Gaughan

5 – 1363-2025 Argument and Hearing
Thomas Jagger v. Edward Collins, et al.
Judge Kelly A. Gaughan
CHARLES KANNEBECKER
JENNIFER STAUFFER
JOSEPH MAYERS
DANIEL J. TWILLA

6 – 192-2025 Hearing on Petition for
Contempt

John Solch, III v. ALyson Solch
Judge Kelly A. Gaughan
THOMAS E. MINCER
SHANNON L. MUIR

7 – 383-2021 Hearing
Laureen Gatto v. Virgil Gatto, III
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
ASHLEY G. ZIMMERMAN

8 – 496-2023 Hearing on Petition for
Contempt

Enid Berg v. John Berg
Judge Kelly A. Gaughan
ASHLEY G. ZIMMERMAN
THOMAS E. MINCER

9 – 618-2026` Argument on Preliminary
Objections

The Honesdale National Bank v.
Jacqueline & Clarence Hess
Judge Kelly A. Gaughan
STEPHEN G. BRESSET

10 – 1098-2020 Hearing on Petition for
Contempt

Rebecca Carrington v.
William Carrington Jr.
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
THOMAS E. MINCER

11 – 443-2026 Hearing
Deborah Gionti v. Robert Gionti
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
THOMAS E. MINCER

12 – 398-2022 Hearing on Petition for
Contempt

Tamas Baka v Barbara Lee Baka
Judge Kelly A. Gaughan
JOHN J MARTIN
MATTHEW J. GALASSO

13 – 945-2024 Argument and Hearing
Red Sierra, LLC. v. Westfall
Entertainment Complex, Inc.
Judge Kelly A. Gaughan

JOHN J MARTIN
THOMAS E. MINCER
14 – 45348-2026 J Argument
Ganiyu Abu v.

A&M Merchandising, Inc.
Judge Kelly A. Gaughan
DANIEL J. SANTUCCI
15 – 7-2023 Hearing on Petition for
Contempt

Paul Lamitie v. Amanda Melton
Judge Kelly A. Gaughan
ASHLEY G. ZIMMERMAN

1:30 PM

8-2025 OA Adoption Hearing
In re: Bryson C. Miller
Judge Kelly A. Gaughan
LEATRICE A. ANDERSON

Hearing Room

1 PM

717-2026 Divorce Hearing Officer
Pre-Hearing Conference
Frank Dolcemaslo v. Traci Dolcemaslo
THOMAS E. MINCER
JAMES P. BARON

TUESDAY, SEPTEMBER 29, 2026

Courtroom 1

9 AM

1698-2025 Custody Trial
Herley J. Gurry v. Thomas P. Gurry
President Judge Gregory H. Chelak
SHANNON L. MUIR
THOMAS E. MINCER

Courtroom 2

9 AM

1280-2016 Hearing on Petition for
Special Relief
Tara Ayr, n/k/a Tara Ferreira v.
Anthony Ayr
Judge Kelly A. Gaughan

Hearing Room

10:30 AM

544-2025 Custody Conference

William Allison v Alexandra Allison

MATTHEW J. GALASSO

11:30 AM

178-2025 Custody Conference

Wayne Vorster v. Monique Vorster

MATTHEW J. GALASSO

JAMES A. BUTZ

WEDNESDAY, SEPTEMBER 30, 2026

Courtroom 1

9 AM

Juvenile Hearings – 12/15

President Judge Gregory H. Chelak

1 – 54-2024 JV Dispositional Review
Hearing

In re: G.M.

President Judge Gregory H. Chelak

MATTHEW J. GALASSO

2 – 70-2025 JV Dispositional Review
Hearing

in re: A.R.

President Judge Gregory H. Chelak

ERIC L. HAMILL

3 – 7-2026 JV Dispositional Review
Hearing

In re; D.C.

President Judge Gregory H. Chelak

ERIC L. HAMILL

4 – 68-2025 Jv Disposition Hearing

In re: S.E.

President Judge Gregory H. Chelak

ERIC L. HAMILL

5 – 49-2026 JV Disposition Hearing

In re: G.M-A.

President Judge Gregory H. Chelak

THOMAS E. MINCER

6 – 18-2026 JV Adjudication Hearing

In re: C.F.

President Judge Gregory H. Chelak

7 – 6-2026 JV Adjudication Hearing

In re: M-G.S.

President Judge Gregory H. Chelak

ERIC L. HAMILL

8 – 28-2026 JV Adjudication Hearing

In re: J.N.

President Judge Gregory H. Chelak

MATTHEW J. GALASSO

9 – 27-2026 JV Adjudication Hearing

In re: A.H.

President Judge Gregory H. Chelak

ERIC L. HAMILL

10 – 29-2026 JV Adjudication Hearing

In re: K.G.

President Judge Gregory H. Chelak

THOMAS E. MINCER

11 – 30-2026 JV Adjudication Hearing

In re: K.G.

President Judge Gregory H. Chelak

THOMAS E. MINCER

12 – 45-2026 JV Adjudication Hearing

In Re: J.B.

President Judge Gregory H. Chelak

ERIC L. HAMILL

11 AM

116-2024 MD Competency Review
Hearing

Commonwealth v. Miles A. Campbell

President Judge Gregory H. Chelak

ERIC L. HAMILL

1:15 PM

912-2026 Custody Status Conference

Janine Kleso v. Kenneth Kleso

President Judge Gregory H. Chelak

THOMAS E. MINCER

ROBERT L. KOBILINSKI

1:30 PM

Argument and Hearing – 10/10

President Judge Gregory H. Chelak

1 – 1-2026 OA Adoption Hearing

In re: Petition for Adoption of Isabelle
Reddington (a minor)

President Judge Gregory H. Chelak

JUSTIN E. PFAFF

ASHLEY G. ZIMMERMAN

2 – 991-2026 Name Change Hearing

In re: Petition for Name Change of

Tashanna Smith, on behalf of

Lauren J. Hollis

President Judge Gregory H. Chelak

3 – 992-2026 Name Change Hearing
In re: Petition for Name Change of
Tashanna Smith, on behalf of
Hayden J. Hollis
President Judge Gregory H. Chelak
4 – 1485-2026 Protection from Abuse
Hearing
Breianne Schwarz v.
Christopher Ferrante
President Judge Gregory H. Chelak
5 – 116-2026 Protection from Abuse
Hearing and Hearing on Petition for
Special Relief
Catherine Horner v. Jeffrey Barwick
President Judge Gregory H. Chelak
THOMAS E. MINCER
JAMES P. BARON
6 – 930-2026 Hearing
In re; Matthew C. Messinger
President Judge Gregory H. Chelak
7 – 685-2026 Hearing
Catherine Horner v. Jeffrey Barwick
President Judge Gregory H. Chelak
THOMAS E. MINCER
JAMES P. BARON
8 – 1458-2018 Hearing on Petition for
Contempt
Brooke A. Giannini v. Daniel J. Bilach
President Judge Gregory H. Chelak
ASHLEY G. ZIMMERMAN
JAMES P. BARON
9 – 1960-2009 Argument on Exceptions
David E. Cielinski v.
Patricia A. Cielinski
President Judge Gregory H. Chelak
THOMAS E. MINCER
MATTHEW J. GALASSO
10 – 1226-2025 Hearing
Sean V. Kemether v. Carlos Roman and
Roman & Sons General Contracting,
LLC.
President Judge Gregory H. Chelak
JOHN T. STIEH

Courtroom 2

9 AM
Protection from Abuse Hearing – 5/10
Judge Kelly A. Gaughan
1 – 1066-2026 Protection from Abuse
Hearing and Modification/Withdrawal
of Protection from Abuse Hearing
Jake Huff v. Marta Sztolberg
Judge Kelly A. Gaughan
2 – 1155-2026 Protection From Abuse -
NO TEMP-HEARING ONLY
Laura Borer v. Matthew Borer
Judge Kelly A. Gaughan
3 – 1169-2026 Protection From Abuse -
NO TEMP-HEARING ONLY
Matthew Borer v. Laura Borer
Judge Kelly A. Gaughan
4 – 1394-2026 Protection from Abuse
Hearing
Frederick J. Durot v. Ian Durot
Judge Kelly A. Gaughan
SHANNON L. MUIR
5 – 1481-2026 Protect from Abuse
Hearing
Amanda Sullivan v. Devin D'Ambrosio
Judge Kelly A. Gaughan

11 AM
72-2026 OR Petition for Incapacity
Hearing
In re: Carol Anne Valenti, an Alleged
Incapacitated Person
Judge Kelly A. Gaughan
ORESSA P. CAMPBELL
LINDSEY M. COLLINS

1:30 PM
ARD – 17/25
Judge Kelly A. Gaughan
1 – 19-2025 Termination of ARD
Hearing
Commonwealth v. Justine P. Hechinger
Judge Kelly A. Gaughan
JAMES P. BARON
2 – 384-2025 Termination of ARD
Hearing
Commonwealth v. Steven A. Gerspach
Judge Kelly A. Gaughan
THOMAS F. FARLEY

3 – 458-2025 Termination of ARD
Hearing
Commonwealth v. Steven Huttera
Judge Kelly A. Gaughan
KATHLEEN E. MARTIN
4 – 72-2026 Termination of ARD
Hearing
Commonwealth v. Laurel A. Felter
Judge Kelly A. Gaughan
JAMES P. BARON
5 – 145-2026 ARD
Commonwealth v. Joseph P. Mellen
Judge Kelly A. Gaughan
JAIR R. NOVAJOSKY
6 – 175-2026 ARD
Commonwealth v. Grace E. Bell
Judge Kelly A. Gaughan
DAVID V. LAMPMAN
7 – 183-2026 ARD
Commonwealth v. Alexander DICKSON
Judge Kelly A. Gaughan
VERN LAZAROFF
8 – 187-2026 ARD
Commonwealth v. Luke M. Hanna
Judge Kelly A. Gaughan
ERIC L. HAMILL
9 – 210-2026 ARD
Commonwealth v. Melanie Rodriguez
Judge Kelly A. Gaughan
KATHLEEN E. MARTIN
10 – 221-2026 ARD
Commonwealth v. Amanda Holmquist
Judge Kelly A. Gaughan
KATHLEEN E. MARTIN
11 – 222-2026 ARD
Commonwealth v. Dominick E. Evichin
Judge Kelly A. Gaughan
JAMES P. BARON
12 – 225-2026 ARD
Commonwealth v. Taneisha R. Rine
Judge Kelly A. Gaughan
JAMES P. BARON
13 – 234-2026 ARD
Commonwelath v.
Raphael Jovanni Demoya
Judge Kelly A. Gaughan
KATHLEEN E. MARTIN
14 – 248-2026 ARD
Commonwealth v. Samantha L. Briggs
Judge Kelly A. Gaughan
ERIC L. HAMILL

15 – 260-2026 ARD
Commonwealth v. Martin c. Hedgelon
Judge Kelly A. Gaughan
WILLIAM A. WATKINS
16 – 302-2026 ARD
Commonwealth v. Charley E. Newman
Judge Kelly A. Gaughan
KATHLEEN E. MARTIN
17 – 296-2026 ARD
Commonwealth v. Matthew F. Paluzzi
Judge Kelly A. Gaughan
THOMAS E. MINCER

2 PM

45 & 46-2026 SA Hearing
Commonwealth v. Ryan England
Judge Kelly A. Gaughan

2:15 PM

226-2024 Pre-Trial Conference --
Non-Jury Trial
Andrew & Alexandra Kushnir v.
Oleksandr Mamoshuk, individually and
d/b/a AMPM Construction, LLC.
Judge Kelly A. Gaughan
SHANNON L. MUIR
CHRISTIAN E. WEED

2:30 PM

43-2025 Pre-Trial Conference --
Non-Jury Trial
Sebastian & Mercedes Lata v. Anthony
& Michael Esposito
Judge Kelly A. Gaughan

Hearing Room

9 AM

1291-2026 Mediation
Christine Stallone v. Raymond Keepers

10 AM

200-2025 Divorce Hearing Officer
Hearing
Kimeshri McKean v. John McKean, III
SHANNON L. MUIR
THOMAS E. MINCER

1:30 PM

1018-2024 Divorce Hearing Officer
Hearing
Jennifer Murtha v. Kevin Murtha
MATTHEW J. GALASSO

THURSDAY, OCTOBER 1, 2026

Courtroom 1

9 AM

9/25

President Judge Gregory H. Chelak
1 – 578-2022, 211, 212, 509-2024 Bail
Modification Hearing

Commonwealth v. Justin T. Vonsee

President Judge Gregory H. Chelak
STEVEN BENEDICT

2 – 199-2026 Guilty Plea

Commonwealth v. Corey L. Battle

President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

3 – 191-2026 Guilty Plea

Commonwealth v.

Blake Gonzalez-Hough

President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

4 – 417-2025 Guilty Plea

Commonwealth v. Kelly E. Furman

President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

5 – 245-2025 Guilty Plea

Commonwealth v. George A. Tassos

President Judge Gregory H. Chelak
ERIC L. HAMILL

6 – 461-2025 Hearing on

Modification/Increase of Bail & ICC

Commonwealth v. Shelly A. Abell

President Judge Gregory H. Chelak
ERIC L. HAMILL

7 – 255-2026 Bail Modification Hearing

Commonwealth v. Kevin J. Barnett

President Judge Gregory H. Chelak
JAMES R. ELLIOTT

8 – 84-2023 Reconsideration of
Sentence

Commonwealth v.

Szymon G. Szczepanik

President Judge Gregory H. Chelak
JAMES R. ELLIOTT

9 – 26-2026 Hearing

Commonwealth v. Craig A. Reese

President Judge Gregory H. Chelak
JAMES R. ELLIOTT

9:30 AM

4/25

President Judge Gregory H. Chelak

1 – 453-2025 Plea & Sentence

Commonwealth v. Kaylon D. Browning

President Judge Gregory H. Chelak

JAMES P. BARON

2 – 460-2025 Guilty Plea

Commonwealth v. Chad J. Backus

President Judge Gregory H. Chelak
THOMAS E. MINCER

3 – 198-2026 Guilty Plea

Commonwealth v. James P. Foster

President Judge Gregory H. Chelak
THOMAS E. MINCER

4 – 425-2023 Probation Termination
Review Hearing

Commonwealth v. Shane H. Costello

President Judge Gregory H. Chelak
MATTHEW J. GALASSO

10 AM

7/25

President Judge Gregory H. Chelak

1 – 97-2026 MD Indirect Criminal

Contempt Hearing

Commonwealth v. Joshua S. Wilson

President Judge Gregory H. Chelak
2 – 301-2024 Guilty Plea

Commonwealth v. Dennis J. Conklin

President Judge Gregory H. Chelak
JOHN J MARTIN

3 – 156-2026 MD Indirect Criminal

Contempt Hearing

Commonwealth v. Nathan Barrall

President Judge Gregory H. Chelak

4 – 495-2025 Hearing

Commonwealth v. Jessica S. Campbell

President Judge Gregory H. Chelak
LANCE J. FANUCCI

5 – 422-2026 CV Hearing

Commonwealth v. One (1) GMC VIN

#1gT49XEYXRF423435 and \$2,272.00

in U.S. Currency

President Judge Gregory H. Chelak
MATTHEW T. COMERFORD

6 – 226-2026 Guilty Plea

Commonwealth v. Elias A. Marx

President Judge Gregory H. Chelak
ROBERT A. SAURMAN

7 – 75-2025 Guilty Plea
Commonwealth v.
George L. Monroe, II.
President Judge Gregory H. Chelak
DOUGLAS L. BENNETT

10:30 AM
Violation Hearing – 12/25
President Judge Gregory H. Chelak
1 – 188-2023 Sanctions Hearing
Commonwealth v.
Dominick M. Dilberto
President Judge Gregory H. Chelak
ERIC L. HAMILL
2 – 283-2025 Violation of Parole
Hearing
Commonwealth v. Johnny B. Hernandez
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
3 – 32-2025 Violation of Parole Hearing
Commonwealth v. Daniel M. Rivardo
President Judge Gregory H. Chelak
JAMES P. BARON
4 – 244-2024 Violation of Parole
Hearing
Commonwealth v. Cassie Pinand
President Judge Gregory H. Chelak
ERIC L. HAMILL
5 – 103-2021 Violation of Parole
Hearing
Commonwealth v. Angel R. Veras
President Judge Gregory H. Chelak
BRETT J. RIEGEL
6 – 479-2024 Violation of Parole
Hearing
Commonwealth v. Andrea F. Bensley
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
7 – 403, 406-2025 Violation of Parole
Hearing and Violation of Probation
Hearing
Commonwealth v. Shawn M. Mills
President Judge Gregory H. Chelak
ERIC L. HAMILL
8 – 498-2024 Violation of Probation
Hearing
Commonwealth v. Melissa Volosin
President Judge Gregory H. Chelak
MATTHEW J. GALASSO

9 – 34-2026 Violation of Probation
Hearing
Commonwealth v. Dillon R. Strzalka
President Judge Gregory H. Chelak
THOMAS E. MINCER
10 – 487-2025 Violation of Probation
Hearing
Commonwealth v.
Cinth DeJesus-Guerrero
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
11 – 634-2022 Violation of Probation
Hearing
Commonwealth v.
Maximilian G. Hechinger
President Judge Gregory H. Chelak
ORESSA P. CAMPBELL
12 – 43-2026 Violation of Probation
Hearing
Commonwealth v. Patrick C. Manthe, Jr.
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

11 AM
Contempt Hearing – 7/25
President Judge Gregory H. Chelak
1 – 192-2010, 85, 91, 240-2015
Sanctions Hearing
Commonwealth v.
Matthew P. Trentacosta
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
2 – 72-2001 MD Sanctions Hearing
Commonwealth v. Kenneth D. Dean, Jr.
President Judge Gregory H. Chelak
Pike County Public Defenders Office
3 – 448-2015 Contempt Hearing
Commonwealth v. Jason Kupiec
President Judge Gregory H. Chelak
JAMES P. BARON
4 – 592-2015, 386-2018, 167-2019
Contempt Hearing
Commonwealth v. William C. Braxton
President Judge Gregory H. Chelak
ERIC L. HAMILL
5 – 653-2023 Contempt Hearing
Commonwealth v. Ja-Nay J. Chalmers
President Judge Gregory H. Chelak
JAMES P. BARON

6 – 558-2020, 46-2021 Contempt Hearing
Commonwealth v. Maria A. Adam
President Judge Gregory H. Chelak
Pike County Public Defenders Office
7 – 691-2019 Contempt Hearing
Commonwealth v.
Sekou Rashid-Abdullah
President Judge Gregory H. Chelak
THOMAS E. MINCER

1 PM
17/25
President Judge Gregory H. Chelak
1 – 501-2025 Parole Hearing
Commonwealth v. Steffen F. Lane
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN
2 – 301-2026 Arraignment
Commonwealth v. Michael Gevaras
President Judge Gregory H. Chelak
ORESSA P. CAMPBELL
3 – 359-2026 Arraignment
Commonwealth v. Michael J. McGuire
President Judge Gregory H. Chelak
THOMAS E. MINCER
4 – 253-2026 Arraignment
Commonwealth v. Sean A. Battle
President Judge Gregory H. Chelak
5 – 257-2026 Arraignment
Commonwealth v. Robert G. Larson, III.
President Judge Gregory H. Chelak
THOMAS E. MINCER
6 – 265-2026 Arraignment
Commonwealth v. Richard W. Fraim
President Judge Gregory H. Chelak
7 – 317-2026 Arraignment
Commonwealth v. Richard C. Smith, Jr.
President Judge Gregory H. Chelak
8 – 313-2026 Arraignment
Commonwealth v. Michelle E. Gordon
President Judge Gregory H. Chelak
WILLIAM J. AQUILINO
9 – 292-2026 Arraignment
Commonwealth v. Carlos I. Florentin
President Judge Gregory H. Chelak
MATTHEW J. GALASSO
10 – 314-2026 Arraignment
Commonwealth v. Jason Bokow
President Judge Gregory H. Chelak
MARK E. MOULTON

11 – 326-2026 Arraignment
Commonwealth v. Angel L. Belcher
President Judge Gregory H. Chelak
12 – 334-2026 Arraignment
Commonwealth v. Brad A. Swingle
President Judge Gregory H. Chelak
CHRISTIAN E. WEED
13 – 272-2026 Arraignment
Commonwealth v. Justin S. Risso
President Judge Gregory H. Chelak
14 – 449-2025 Arraignment
Commonwealth v. Christian Parrales
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
15 – 346-2026 Arraignment
Commonwealth v. Christopher J. Blynn
President Judge Gregory H. Chelak
MATTHEW J. GALASSO
16 – 335-2026 Arraignment and Hearing
on Modification/Increase of Bail & ICC
Commonwealth v. John J. Dimeo
President Judge Gregory H. Chelak
17 – 164-2026 MD Extradition Hearing
Commonwealth v. Ariel K. Rogers
President Judge Gregory H. Chelak
LINDSEY M. COLLINS

1:30 PM
32-2026 Omnibus Pre-Trial Motion
Hearing and Hearing
Commonwealth v. Jose Hernandez
President Judge Gregory H. Chelak
THOMAS E. MINCER

2:30 PM
269-2026 Omnibus Pre-Trial Motion
Hearing
Commonwealth v. Jeremy B. Butler
President Judge Gregory H. Chelak
BRADLEY W. WEIDENBAUM

FRIDAY, OCTOBER 2, 2026

Courtroom 1

9 AM
Sentencing – 12/25
President Judge Gregory H. Chelak
1 – 510-2024 Sentencing and Hearing
on Modification/Increase of Bail & ICC
Commonwealth v. John Potoski
President Judge Gregory H. Chelak
JAMES R. ELLIOTT

2 – 410-2025 Sentencing
Commonwealth v.
Benjamin A. Burbridge
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
3 – 224-2025 Sentencing
Commonwealth v. Dennis Hemion
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
4 – 167, 168-2026 Sentencing
Commonwealth v. Jeremy E. Meyer
President Judge Gregory H. Chelak
STEVEN BENEDICT
5 – 159-2026 Sentencing
Commonwealth v. Albert O. Stanat
President Judge Gregory H. Chelak
ERIC L. HAMILL
6 – 290-2025 Sentencing and Hearing
on Modification/Increase of Bail & ICC
Commonwealth v. Michael J. Scoville
President Judge Gregory H. Chelak
ERIC L. HAMILL
7 – 158-2026 Sentencing
Commonwealth v. Marcus Grazette
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
8 – 11-2026 Sentencing
Commonwealth v. Jesus Santiago, Jr
President Judge Gregory H. Chelak
ERIC L. HAMILL
9 – 19-2026 Sentencing
Commonwealth v.
Russell Fairweather, Jr.
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
10 – 184, 215, 231-2025 Sentencing
Commonwealth v. Dwayne L. Cantelmo
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
11 – 144, 450-2025 Sentencing
Commonwealth v. Alyssa D. Foster
President Judge Gregory H. Chelak
ERIC L. HAMILL
12 – 157-2026 Sentencing
Commonwealth v. Audrey R. Rafferty
President Judge Gregory H. Chelak
ERIC L. HAMILL

9:30 AM
Sentencing – 3/25
President Judge Gregory H. Chelak
1 – 12-2026 Sentencing
Commonwealth v. Michael J. Petkus
President Judge Gregory H. Chelak
CHRISTIAN E. WEED
2 – 84-2026 Sentencing
Commonwealth v. Owen N. Loiacono
President Judge Gregory H. Chelak
THOMAS E. MINCER
3 – 71-2026 Sentencing and Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Joseph Lopez-Reyes
President Judge Gregory H. Chelak
CHRISTIAN E. WEED

10 AM
Sentencing – 6/25
President Judge Gregory H. Chelak
1 – 101-2026 Sentencing and Hearing
on Modification/Increase of Bail & ICC
Commonwealth v. Patrick G. McCarthy
President Judge Gregory H. Chelak
LAURA C. DENNIS
2 – 576-2023 Sentencing
Commonwealth v. John R. Keller
President Judge Gregory H. Chelak
THERON J. SOLOMON
3 – 137-2026 Sentencing
Commonwealth v. James Jennings
President Judge Gregory H. Chelak
JAMES J. BURKE
4 – 508-2025 Sentencing
Commonwealth v. Stacy Dippel
President Judge Gregory H. Chelak
ERIC E. WINTER
5 – 472-2023 Sentencing
Commonwealth v. Aaron Boyd
President Judge Gregory H. Chelak
THOMAS E. MINCER
6 – 177-2025 Sentencing
Commonwealth v. Aaron Boyd
President Judge Gregory H. Chelak
THOMAS P. SUNDMAKER

11 AM

Sentencing – 2/5

President Judge Gregory H. Chelak

1 – 116-2025 Sentencing

Commonwealth v. Ayden S. McCabe

President Judge Gregory H. Chelak

THOMAS E. MINCER

2 – 150-2026 Sentencing

Commonwealth v. Ross E. Haring

President Judge Gregory H. Chelak

ERIC L. HAMILL

Courtroom 2

9 AM

599-2023 (Susquehanna) Hearing on

Petition for Special Relief

Daniel Clapper v. Chelsea Gerrard

(Susquehanna County)

Judge Kelly A. Gaughan

TERRENCE MCDONALD

KURT T. LYNOTT

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.

EXECUTRIX NOTICE

ESTATE OF ARLENE L.

BOSLAND, late of Delaware

Township, Pike County,

Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to KIMBERLY DOUGLASS, 104 Lancet Circle, Dingmans Ferry, PA 18328, or to

her attorneys, FARLEY & WEED, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

9/25/2026 • 10/2/2026 • 10/9/2026

ESTATE NOTICE

Jazoni June Fraser, Deceased. Late of Lehman Twp., Pike County, PA. D.O.D. 10/18/24. Letters of Administration 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 Fatima K. Johnson-Fraser & James Fraser, Administrators, c/o Kristen L. Behrens, Esq., 1650 Market St., #1200, Phila., PA 19103. Atty.: Kristen L. Behrens, Dilworth Paxson LLP, 1650 Market St., #1200, Phila., PA 19103.

9/25/2026 • 10/2/2026 • 10/9/2026

ESTATE NOTICE

Estate of Gregory J. Cooper
Late of Lehman Township
EXECUTOR
Darlene Cooper
590 Whippoorwill Drive
Bushkill, PA 18324

9/18/2026 • 9/25/2026 • 10/2/2026

LETTERS OF ADMINISTRATION

**NOTICE IS HEREBY
GIVEN**, that Letters of
Administration have been issued in
the Estate of Todd Kersting late of
Milford, Pike County, P.A., Date of
Death, June 21, 2026 to Dennis
Minnick, as Administrator of the
Estate. All persons indebted to the
said Estate are required to make
payments and those having claims
or demands are to present the same
without delay to Administrator, c/o
the Estate Attorney, George E.
Clause, II as follows:

The Estate of Todd Kersting
c/o The Clause Law Group
Attorney, George E. Clause, II
P.O. Box 241
Newfoundland, PA 18445
570-676-5212
gclause@clauselawgroup.com
Attorney for the Estate of
Todd Kersting

9/18/2026 • 9/25/2026 • 10/2/2026

LETTERS OF ADMINISTRATION

Estate of Zariah Caruso,
deceased, late of 166 N Lake Shore
Drive, Dingmans Ferry, PA
18328.

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:

Raymond Caruso
Administrator of the Estate of
Zariah Caruso
410 Broad Street
Milford, PA 18337

Or his attorney, Jason R.
Ohliger, Esq., 410 Broad Street,
Milford, PA 18337.

9/18/2026 • 9/25/2026 • 10/2/2026

LETTERS OF ADMINISTRATION

Estate of Michael James
Kinney, deceased, late of 110 E.
Hartford Street, Milford, PA,
18337.

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

Emma Ortiz
Administrator of the Estate of
Michael James Kinney
410 Broad Street
Milford, PA 18337

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

9/18/2026 • 9/25/2026 • 10/2/2026

ESTATE NOTICE

THE ESTATE OF LOUISE I.
MOREO, deceased, late of Lehman
Township, Pike County,
Pennsylvania.

LETTERS ADMINISTRATION
in the above named estate having
been granted on July 22, 2024, 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:

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

9/18/2026 • 9/25/2026 • 10/2/2026

ESTATE NOTICE

Estate of George H. Horning, Jr.
AKA George H. Horning
Late of Shohola Township
EXECUTOR
Theresa Slempe
104 Raypaula Drive
Shrewsbury, PA 17361

9/18/2026 • 9/25/2026 • 10/2/2026

ESTATE NOTICE

Estate of Edward Charles Weimer
Late of Palmyra Township
EXECUTRIX
Lisa Connors
257 Yale Avenue
Kensington, CA 94708

ATTORNEY

Christopher Farrell, Esq.
PO Box 312
158 South Street
Waymart, PA 18472

9/18/2026 • 9/25/2026 • 10/2/2026

ESTATE NOTICE

Estate of James A. Cappadora
Late of Dingman Township
ADMINISTRATOR
Julianne Cappadora
5400 W. 97th Ave., #2220
Westminster, CO 80020

9/18/2026 • 9/25/2026 • 10/2/2026

ESTATE NOTICE

Estate of Ruth Evelyn Matos
Late of Lehman Township
ADMINISTRATOR
Tiara J. Fields
270 Pearl Street, Apt. 1
Manchester, NH 03104
ATTORNEY
Michaelangelo L. Dippolito
712 Kimberton Road
Chester Springs, PA 19425

9/11/2026 • 9/18/2026 • 9/25/2026

LETTERS TESTAMENTARY

Estate of Mark Haynes
Robbins, Deceased, late of 105
Harvey Road, Milford, PA 18337.

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

Susanne Robbins
105 Harvey Road
Milford, PA 18337

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

9/11/2026 • 9/18/2026 • 9/25/2026

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 OCTOBER 14, 2026

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO:561-2026 SUR

JUDGEMENT NO: 561-2026
_AT THE SUIT OF LAKEVIEW
LOAN SERVICING, LLC vs.
FRANCISCO M. GARCIA
A/K/A FRANCISCO GARCIA
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY, OCTOBER
14, 2026, at 11:00 AM PREV
AILING 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:
2247 SOUTHPORT DR,
BUSHKILL, PA 18324

BEING PARCEL NUMBER:
196.02-02-49

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO
FRANCISCO M. GARCIA
A/K/A FRANCISCO GARCIA

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$74,863.07** 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 FRANCISCO

M. GARCIA A/K/A
FRANCISCO GARCIA

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$74,863.07 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

9/18/2026 • 9/25/2026 • 10/2/2026

**SHERIFF SALE
OCTOBER 14, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 654-2026 SUR
JUDGEMENT NO: 654-2026
AT THE SUIT OF U.S. BANK
TRUST COMPANY, N.A. AS
TRUSTEE FOR VELOCITY
COMMERCIAL CAPITAL
LOAN TRUST 2025-2 VS. RE
PROPERTY AND RECOVERY,
LLC A PENNSYLVANIA
LIMITED LIABILITY
COMPANY

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY, OCTOBER
14, 2026, at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID DATE:

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

BEING Lot Number 115, Stage
one, Pike Ridge, as shown on Plat of
Pine Ridge. Inc., State One recorded
in the Office of the Recorder of
Deeds of Pike County in Plat Book
Volume: 6 Page 53 on August 11,
1967.

TOGETHER with all rights and
privileges and UNDER AND
SUBJECT to all conditions,
covenants and restrictions as appear
in the chain of title.

TAX ID: 194.03-01-48
ALSO KNOWN AS
2114 LAKEVIEW ROAD,
BUSHKILL, PA 18324-8164

BEING the same premises which
Scott Douma and Nichole A.
Douma by Deed dated April 19,
2024 and recorded in the Office of
Recorder of Deeds of Pike County
on April 30, 2024 at Book 2757,
Page 1780 granted and conveyed
unto RE Property and Recovery,
LLC

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO RE
PROPERTY AND RECOVERY,
LLC A PENNSYLVANIA
LIMITED LIABILITY
COMPANY

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$221,241.24** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE PILED 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 RE PROPERTY AND RECOVERY, LLCA PENNSYLVANIA LIMITED LIABILITY COMPANY

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$221,241.24** PLUS COSTS AND INTEREST AS AFORESAID.

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

9/18/2026 • 9/25/2026 • 10/2/2026

SHERIFF SALE OCTOBER 14, 2026

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 392-2026 SUR JUDGEMENT NO: 392-2026 AT THE SUIT OF NEWREZ, LLC vs. JASON GREIBESLAND & ALYSSA GREIBESLAND DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, OCTOBER 14, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Blooming Grove, County of Pike and State of Pennsylvania, as laid out upon a certain map entitled "Map Showing Lot Combination Hemlock Farms Community-Resulting Lot 14R, Block II, Stage XXXVII" by Wm. F. Schoenagel, PLS, dated 01/26/2021, and intending to be recorded simultaneously herewith (see Pike County Plat Book 53 Page 289) more particularly described as follows:

BEGINNING at the common comer of Lot 12A and Lot 14R the land herein conveyed, said corner being located on the westerly edge of Rimrock Lane; thence along Lot 12A South 85 degrees 03 minutes 30 seconds West 269.05 feet to a comer; thence along Lot 5 and Lot

4 the following two courses and distances:

1. North 5 degrees 52 minutes 59 seconds West 122.66 feet to a corner; and
2. North 44 degrees 19 minutes 50 seconds West 50.00 feet to a corner; thence along-Lot 15 North 50 degrees 17 minutes 30 seconds East 233.79 feet to a corner on the southerly edge of Rimrock Lane; thence along the edge of said 50 foot wide private road the following three courses and distances:
 - a. South 42 minutes 42 minutes 10 seconds East 124.02 feet to a corner;
 - b. South 18 degrees 16 minutes 50 seconds East 171.06 feet to a corner;
 - c. South 3 degrees 53 minutes 50 seconds West 30.47 feet to the point and place of BEGINNING.

COMPRISING within said boundaries Lot 14R as show on a certain plan of lots on the lands of the grantor herein.

BEARINGS of the magnetic meridian and **CONTAINING** one and forty-three (1.43) one-hundredths of an acre of land to be the same more or less

TOGETHER WITH unto the Grantees herein, their heirs andlor successors and assigns, all rights, liberties and privileges, and **UNDER AND SUBJECT** to all covenants, restrictions and reservations set forth in Deeds in the chain of title.

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

TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors, for themselves and their heirs, executors, and administrators, do, by these presents, covenants, grant and agree, to and with the said Grantees their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees their heir and assigns, against them, the said Grantors, and their heirs, **SHALL AND WILL SPECIALLY WARRANT AND FOREVER DEFEND** against the lawful claims of all persons claiming by, through

or under the said Grantors but not otherwise.

The Improvements thereon being known as 104 Rimrock Lane, Lords Valley, Pennsylvania- 18428.

Parcel No. 120.02-04-70- (Control: 037373)

BEING the same premises which Jeanne Sasson, individual, by Deed dated January 5, 2017, granted and conveyed unto Jason Greibesland and Alyssa Greibesland, husband and wife, and recorded in the Office of the Recorder of Deeds of Pike County on January 23, 2017 in Book 2515, Page 1249.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO **JASON GREIBESLAND & ALYSSA GREIBESLAND**

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$124,763.05** 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 **JASON GREIBESLAND & ALYSSA GREIBESLAND**

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$124,763.05** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
HILL WALLACK LLP
1000 FLORAL VALE BLVE,
STE 300
YARDLEY, PA 19067

9/18/2026 • 9/25/2026 • 10/2/2026

**SHERIFF SALE
OCTOBER 14, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION **NO: 463-2026** SUR JUDGEMENT **NO: 463-2026** **_AT THE SUIT OF FIFTH THIRD BANK vs. ROBERT G. LARSON, III & ALES SANDRA LARSON** DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com>

ON WEDNESDAY, OCTOBER 14, 2026, at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID DATE:

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

BEING KNOWN AS:
110 MANOR RIDGE DRIVE
SHOHOLA, PA 18458

BEING PARCEL NUMBER:
093.00-01-06

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO ROBERT
G. LARSON, III &
ALESSANDRA LARSON

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$210,085.12 PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF ON A
DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF ROBERT G.
LARSON, III & ALESSANDRA
LARSON

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$210,085.12 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

9/18/2026 • 9/25/2026 • 10/2/2026

**SHERIFF SALE
OCTOBER 14, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 1404-2025 SUR
JUDGEMENT NO: 1404-2025
AT THE SUIT OF
CARRINGTON MORTGAGE
SERVICES, LLC vs. VICTORIA
LYNNAE MOLINA
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>

ON WEDNESDAY, OCTOBER 14, 2026, at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID DATE:

DOCKET NO: 2025-01404

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

TAX PARCEL NO:
196.04-02-05/104786

PROPERTY ADDRESS:
203 Saint Andrews Drive,
Bushkill, Pennsylvania 18324

IMPROVEMENTS:
a Residential Dwelling

SOLD AS THE PROPERTY OF:
Victoria Lynnac Molina

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 VICTORIA
LYNNAE MOLINA

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$204,825.07** 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 VICTORIA
LYNNAE MOLINA

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$204,825.07** PLUS
COSTS AND INTEREST AS
AFORESAID.

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

9/18/2026 • 9/25/2026 • 10/2/2026

**SHERIFF SALE
OCTOBER 14, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 1001-2026 SUR
JUDGEMENT NO: 1001-2026

AT THE SUIT OF EVERETT
FINANCIAL, INC DBA
SUPREME LENDING vs.
BRANDON ANGRADI
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY, OCTOBER
14, 2026, at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID DATE:

By virtue of a Writ of Execution
No. 1001-2026

EVERETT FINANCIAL, INC.
DBA SUPREME LENDING v.
BRANDON ANGRADI

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

807 TANAGER CT., LORDS
VALLEY, PA 18428
Tax ID No. 120 03 04 19 AKA 120-
03-04-19- AKA 120.03-04-19
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$248,881.62

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 BRANDON ANGRADI

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$248,881.62 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 BRANDON
ANGRADI

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$248,881.62 PLUS
COSTS AND INTEREST AS
AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA B
ROCK & SCOTT PLLC
2011 RENAISSANCE BLVD,
STE 100
KING OF PRUSSIA, PA 19406

9/18/2026 • 9/25/2026 • 10/2/2026

**SHERIFF SALE
OCTOBER 14, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 395-2026 SUR JUDGEMENT NO: 395-2026 _AT THE SUIT OF NEWERZ, LLC vs, CHRISTOPHER A. JONES DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, OCTOBER 14, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or tract ofland situate in the Township ofLebman, County of Pike and Commonwealth of Pennsylvania, being known as Lot No. 663, Section 10, as shown on a certain plan entitled Lehman-Pike Development Corporation, Saw Creek Estates, as recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Plot Book Volume 15, Page 13.

Parcel No. : 192.04-07-29-

BEING known and numbered as 142 Edinburgh Road, Bushkill, PA 18324

Being the same property conveyed to Christopher A. Jones who acquired title by virtue of a deed from Kendell G. Brooks and Phillina Brooks, dated February 21,2022, recorded May 10,2022, as Instrument Number 202200005151,

and recorded in Book 2697, Page 945, Office of the Recorder of Deeds, Pike County, Pennsylvania.

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

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$237,090.18** 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 **CHRISTOPHER A. JONES**

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$237,090.18** PLUS COSTS AND INTEREST AS AFORESAID.

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

9/18/2026 • 9/25/2026 • 10/2/2026

**SHERIFF SALE
OCTOBER 14, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 1045-2026 SUR
JUDGEMENT NO: 1045-
2026 AT THE SUIT OF TRUIST
BANK FKA BRANCH
BANKING & TRUST
COMPANY vs. DONALD W.
ETHREDGE

DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON WEDNESDAY, OCTOBER
14, 2026, at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece
or parcel of land situate, lying and
being in the Township of Blooming
Grove, County of Pike, and State of
Pennsylvania, more particularly
described as Lot 21, Block VI,
Hemlock Farms Community, Stage
XCIII, as shown on plat of
Hemlock Farms Community, Maple
Ridge, Stage XCIII, recorded in the
Office of the Recorder of Deeds,
Pike County, in Plat Book 8, Page
193, on the 17th day of June, 1971.

Being the same premises which
Henry J. Weiss and Maureen J.
Weiss, husband and wife, by Deed
dated 04/27/1999 and recorded
04/28/1999, in the Office of the
Recorder of Deeds in and for the
County of Pike, in Deed Book
1746, Page 259, granted and
conveyed unto Donald W. Ethredge,
in fee.

Tax Parcel: 120.01-03-85-
A/K/A 120.01-03-85

Premises Being: 800 Pony Court
F/K/A 1180 Hemlock Farms,
Hawley, PA 18428

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO DONALD
W. ETHREDGE

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$189,190.58** 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 W. ETHREDGE

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$189,190.58 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

9/18/2026 • 9/25/2026 • 10/2/2026

**SHERIFF SALE
OCTOBER 14, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 681-2024 SUR JUDGEMENT NO: 681-2024 AT THE SUIT OF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. TARIK H. RICE

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

ON WEDNESDAY, OCTOBER 14, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL that certain lot, parcel or piece of land, situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania; being Lot 143, Stage VI, Pine Ridge Estates as shown on a Plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, In Plot Book Volume 10, Page 73.

BEING designated as Tax ID: 188.04-02-32

BEING the same premises which Wells Fargo Bank, N.A., successor by merger to Wells Fargo Minnesota, N.A., as Trustee FIKJA Norwest Bank Minnesota N.A., as Trustee for the Holders of the Structured Asset Securities Corporation Amortizing Residential Collateral Trust Mortgage PassThrough Certificates, Series 2002-BC5 by Deed dated September 19, 2007 and recorded in the Official Records of Pike County on October 9, 2007 in Deed Book Volume 2252, Page 1265, et seq., granted and conveyed unto Tarik H. Rice.

1139 Cranberry Drive, FIKIA 1
Cranberry Drive, Bushkill, PA
18324 Tax Parcel Number: 188.04-02-32

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF

PENNSYLVANIA TO_TARIK H.
RICE

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$177,641.91** 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 **TARIK H. RICE**

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT **\$177,641.91** 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

9/18/2026 • 9/25/2026 • 10/2/2026

SHERIFF SALE
OCTOBER 14, 2026

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: 640-2026 SUR
JUDGEMENT **NO: _640-**
2026_AT THE SUIT OF
FREEDOM MORTGAGE
CORPORATION vs. JOSEPH
MCNEELY
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON **WEDNESDAY, OCTOBER**
14, 2026, at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID DATE:

By virtue of a Writ of Execution
No. 2026-00640

FREEDOM MORTGAGE
CORPORATION
v
JOSEPH MCNEELY

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

Parcel ID: 112.02-01-26

Property Address:
117 Pine Acres Lane,
Milford, PA 18337

Improvements thereon:
Residential Dwelling

Judgment Amount: \$554,527.50

Attorney for Plaintiff:
McCalla Raymer Leibert Pierce,
LLP 485F Route 1 South, Suite 300
Iselin, NJ 08830-3072

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO JOSEPH
MCNEELY

DEFENDANTS, OWNER. OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$554,527.50 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 JOSEPH
MCNEELY
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$554,527.50 PLUS
COSTS AND INTEREST AS
AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
MCCALLA RAYMER
LEIBERT PIERCE
485 ROUTE 1 SOUTH
SUITE 300
ISELIN, NJ 08830-3072

9/18/2026 • 9/25/2026 • 10/2/2026

Pike County Bar Association



Pike County Bar Association • P.O. Box 553 • Milford, PA 18337
(570) 500-2954 • pikecountybar@gmail.com

CIVIL ACTIONS FILED

From September 10, 2026 to September 17, 2026

Accuracy of the entries is not guaranteed.

CERTIFIED COPY OF LIEN

2026-45470	Pa Department Of Revenue Bureau Of Compliance	Creditor	9/14/2026
2026-45470	Ruggiero Francis P	Debtor	9/14/2026
2026-45470	Ruggiero Marcy B	Debtor	9/14/2026
2026-45471	Pa Department Of Revenue Bureau Of Compliance	Creditor	9/14/2026
2026-45471	Iancu Alexander	Debtor	9/14/2026
2026-45471	Karnayeva Yuliya	Debtor	9/14/2026

CONTRACT – DEBT COLLECTION: CREDIT CARD

2026-01453	American Express National Bank	Plaintiff	9/11/2026
2026-01453	Liebman Carol	Defendant	9/11/2026
2026-01453	Liebman Carol B	Defendant	9/11/2026
2026-01454	Jpmorgan Chase Bank Na	Plaintiff	9/11/2026
2026-01454	Wehnert Alyssa D	Defendant	9/11/2026
2026-01464	Bank Of America Na	Plaintiff	9/14/2026
2026-01464	Emery Scheibner Lisa	Defendant	9/14/2026
2026-01464	Scheibner Emery Lisa	Defendant	9/14/2026
2026-01468	Pca Aquisitions V Llc	Plaintiff	9/15/2026
2026-01468	Cope Marie	Defendant	9/15/2026

CONTRACT – DEBT COLLECTION: OTHER

2026-01450	Portfolio Recovery Associates Llc	Plaintiff	9/11/2026
2026-01450	Stopyra Marissa H	Defendant	9/11/2026
2026-01451	Portfolio Recovery Associates Llc	Plaintiff	9/11/2026
2026-01451	Meany Michael C	Defendant	9/11/2026
2026-01452	Portfolio Recovery Associates Llc	Plaintiff	9/11/2026
2026-01452	Gombosi Michele	Defendant	9/11/2026
2026-01455	Velocity Investments Llc	Plaintiff	9/11/2026
2026-01455	Cuevas Lorna F	Defendant	9/11/2026

DIVORCE

2026-01444	Woodward Jaclyn Seidler	Plaintiff	9/10/2026
2026-01444	Woodward Mark Allan	Defendant	9/10/2026
2026-01445	Cruz Margaret	Plaintiff	9/10/2026
2026-01445	Cruz Eric	Defendant	9/10/2026

DIVORCE W/ CUSTODY

2026-01446	Shevlin Michael Ryan	Plaintiff	9/10/2026
2026-01446	Kizer Rachel Leann	Defendant	9/10/2026

MARRIAGE LICENSE

2026-00167	Lemin Jennifer Lynn Rihm James E	9/10/2026
2026-00168	Santiago Ian Sierra Sara Jade	9/11/2026
2026-00169	Odonnell Kevin Joseph Rivera Sabel Marie	9/11/2026
2026-00170	Gandolfo Catherine Ann Kudlacik Thomas Matthew	9/11/2026
2026-00171	Tassos Alyssa Faith Cohan Arthur Scott	9/15/2026
2026-00172	Ruiz Nelson Jr Ruiz Edna Gomes	9/16/2026
2026-00173	Gallic Abigail Nichole Iannicelli Matthew James	9/16/2026

MECHANICS LIEN CLAIM

2026-01459	Green Fleet Services Inc Llc	Claimant	9/14/2026
2026-01459	Servpro Of King Of Prussia	Claimant	9/14/2026
2026-01459	Fisher Tito Lopez	Defendant	9/14/2026
2026-01459	Lopez Fisher Tito	Defendant	9/14/2026
2026-01460	Green Fleet Services Inc Llc	Claimant	9/14/2026
2026-01460	Servpro Of King Of Prussia	Claimant	9/14/2026
2026-01460	Van Louise H	Defendant	9/14/2026

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

2026-01461	Servis One Inc	Plaintiff	9/14/2026
2026-01461	Bsi Financial Services	Plaintiff	9/14/2026
2026-01461	Molina Cintya Diaz	Defendant	9/14/2026
2026-01461	Diaz Molina Cintya	Defendant	9/14/2026
2026-01462	Wells Fargo Bank Na	Plaintiff	9/14/2026
2026-01462	Wachovia Bank National Association	Defendant	9/14/2026
2026-01462	Niuman Thomas E Jr	Defendant	9/14/2026
2026-01462	Niuman Thomas E	Defendant	9/14/2026
2026-01467	Freedom Mortgage Corporation	Plaintiff	9/15/2026
2026-01467	Rosolie Brian E	Defendant	9/15/2026
2026-01467	The Secretary Of Housing And Urban Development	Defendant	9/15/2026

REAL PROPERTY – QUIET TITLE

2026-01466	Bear Mgm Llc	Plaintiff	9/15/2026
2026-01466	Rosencrance Diane	Defendant	9/15/2026

WAIVER OF LIENS

2026-50043	Wayne Bank	Contractor	9/14/2026
2026-50043	Wayne Bank	Owner	9/14/2026
2026-50043	Kellman Enterprises Llc	Contractor	9/14/2026
2026-50043	Kellman Enterprises Llc	Owner	9/14/2026

MORTGAGES AND DEEDS

*Recorded from September 9, 2026 to September 15, 2026
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	LOCATION	AMOUNT
Reese Jonathan W	Federal Housing Commissioner	Dingmantwp	535500
Reese Jonathan W	Mortgage Electronic Registration System Inc South River Mortgage Llc	Dingman Twp	535500
Westby Nicholas Putnam Emily	Carrington Mortgage Services Llc Mortgage Electronic Registration System Inc	Matamoras Borough	270000
Wisniewski Matthew	Pennsylvania Housing Finance Agency	Dingman Twp	15500
Wisniewski Matthew Geros Asterios	Crosscountry Mortgage Llc A&D Mortgage Llc	Dingman Twp	300700
	Mortgage Electronic Registration System Inc	Greene Twp	157500
Sibilia Robert C Sibilia Dianne	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Blooming Grove Twp	299653
Vitchers Tracey E	Mortgage Electronic Registration System Inc Guaranteed Rate Inc	Milford Borough	90000
Ross Jolin A Jr Ross John Jr	Figure Lending Llc Dart Collateral		
Ross Stacey	Manager Llc	Blooming Grove Twp	15283.56
Merola Gina	Secretary Of Housing & Urban Development	Lehman Twp	12474.96
Principe Eugene J Principe Deborah	Hometap Homeownership Solutions Llc	Lackawaxen Twp	106401
Raymond Ralph J Raymond Constance	Unmb Home Loans Inc Mortgage Electronic Registration System Inc	Blooming Grove Twp	203000
Roberts Thomas J Roberts Cheryl L	Embassy Bank For The Lehigh Valley	Delaware Twp	420000
Kavanagh Caitlyn	Novus Home Mortgage Ixon Bank Mortgage Electronic Registration System Inc	Delaware Twp	337500

Alexander Kianna	Us Bank Na	Blooming Grove Twp	279812
Green Jennifer	Jim Thorpe Neighborhood Bank	Greene Twp	100000
Lynch-Johnson Cynthia	Rocket Mortgage Llc		
Lynch Johnson Cynthia	Mortgage Electronic		
Johnson Cynthia Lynch	Registration System Inc	Lehman Twp	164000
Lynch Cynthia A			
Driscoll Robertw Jr	Honesdale National Bank	Lackawaxen Twp	70000
Driscoll Mary	Honesdale National Bank	Lehman Twp	100000
Jablonski Donald	West Capital Lending Inc		
Caldwell Jacob	Dart Collateral Manager Llc	Delaware Twp	27457.59
Caldwell Rebecca	Rocket Mortgage Llc		
Guyadeen Eileen	Mortgage Electronic		
	Registration System Inc	Dingman Twp	225002
Merz River Decker	Jpmorgan Chase Bank Na	Delaware Twp	408500
Clark William C	Tomo Mortgage Llc		
Clark Joannem	Mortgage Electronic		
	Registration System Inc	Lackawaxen Twp	348000
Garcia Luis M	Cmg Mortgage Inc		
Lopez Garcia Kasandra	Mortgage Electronic		
Garcia Kasandra Lopez	Registration System Inc	Lackawaxen Twp	335200
Tomesheski Anthony			
Cherry Elizabeth	Coastal Community Bank	Delaware Twp	115674.99
Vazquez Blanca A Lassalle			
Lassalle Vazquez Blanca A	Td Bank Na	Milford Borough	100000
Ames Charles D	Kind Lending Llc		
Siegfried Lee Anne	Mortgage Electronic		
	Registration System Inc	Porter Twp	237600
Troup Melissa K			
Troup Benjamin R	Wayne Bank	Dingman Twp	75000
Dwyer Katie	Kind Lending Llc		
Dwyer Richard III	Mortgage Electronic		
	Registration		
	System Inc	Blooming Grove Twp	375000
Schiappacasse Robert E	Unity Bank		
Taylor Cheryl L	Mortgage Electronic		
	Registration System Inc	Palmyra Twp	479000
Meeker William G III	Horizon Farm		
	Credit Aca	Blooming Grove Twp	56000
Brewster Justin M	Guaranteed Rate Inc		
Brewster Tara Rose	Mortgage Electronic		
	Registration System Inc	Shohola Twp	347478
Heidel Gregory Clifton			
Heidel Jean	Net Federal Credit Union	Palmyra Twp	100000
Lopes Alexandre Maria	American Neighborhood		
Love Svetlana	Mortgage Acceptance		
	Company Llc		
	Mortgage Electronic		
	Registration System Inc	Lehman Twp	213570

Lee George	Mortgage Research Center Llc Veterans United Home Loans Mortgage Electronic Registration System Inc	Lehman Twp	355000
121 Cottage Lake Llc One Two One Cottage Lake Llc	Ps Bank	Palmyra Twp	845000
Fabbricatore Nicholas J Sr	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Palmyra Twp	1288750
Moyer Mark M	Psecu	Palmyra Twp	35000
Estok-Baker Tanner Estok Baker Tanner Baker Tanner Estok	Mortgage Electronic Registration System Inc Rocket Mortgage Llc	Lackawaxen Twp	45000
Rolando Nicholas	Novus Home Mortgage Ixon Bank Mortgage Electronic Registration System Inc	Dingman Twp	261900
Karwan Kelly Karwan Jason M Edwards Lance	Honesdale National Bank Novus Home Mortgage Ixon Bank Mortgage Electronic Registration System Inc	Blooming Grove Twp Palmyra Twp	140000 332500
Resnick Jeff Sardo Kevin	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp	212000
Gonzalez Mark Gonzalez Mark A Sr Pepe Melissa Ross Samaad N	Utilities Employees Credit Union Freedom Mortgage Corporation Mortgage Electronic Registration System Inc	Lehman Twp	60000
Given Mark Given Joanne	Cross Country Mortgage Llc Mortgage Electronic Registration System Inc	Greene Twp	196747
Pajk Zbigniew	Lending Group Company Mortgage Electronic Registration System Inc	Delaware Twp	108000
Homer Roger	New American Funding Llc Dart Collateral Manager Llc	Matamoras Borough	66786.38
Vies Stephanie	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Greene Twp	225000

DEEDS

SELLER	BUYER	LOCATION	AMOUNT
Falore Mope Lola	Tsarenok Stanislav	Lehman Twp	5850
Thomas E Ross & Irene A Ross Revocable Trust			
Ross Irene A	Shannon Thomas J		
Flint Alexander Agent	Shannon Jillian P	Palmyra Twp	447000
Progressive Rehab Of Pa Inc	Vanhorn Michelle	Milford Twp	425000
Caruso Salvatore			
Caruso Giuseppe			
Caruso Rick			
Caruso Mario	Nevatap Family Llc	Lackawaxen Twp	417500
Quinn Patricia J	Patricia J Quinn Living Trust 09/15/2026	Blooming Grove Twp	1
Reese Jonathon W			
Hanson Robert I	Reese Jonathon W	Dingman Twp	1
Saydah Harold M IV	Sayday Harold M III Saydah Diane	Shohola Twp	1
Sedita Robert J	Westby Nicholas		
Sedita Jennifer L	Putnam Emily	Matamoras Borough	315000
Sola Ssive V			
Sola Samuel	Tamarack Properties Llc	Dingman Twp	30000
Wheeler James Albert	Wisniewski Matthew James	Dingman Twp	310000
Montalvo Irma M			
Sanantonio Homero S	Ferrin Elizabeth E		
Flynn Adriene	Kourani Abbas F	Shohola Twp	14000
Lugo Magda	Solorza Carmen G		
Nieves Negron Magda A	Each Anthony		
Negron Magda A Nieves	Each Nicolas	Shohola Twp	14000
Ramos-Herrera Aida			
Ramos Herrera Aida			
Herrera Aida Ramos	Santangelo Ales Sandra		
Herrera Nelson R	Santangelo Lucas	Shohola Twp	14000
Maciag Anna	Brady Micheal		
	Brady Elizabeth C	Shohola Twp	14000
Rivera Evelyn	Guzman Castillo Anabel		
Marcial Rose	Castillo Anabel Guzman	Shohola Twp	114000
Lee Howard E Jr	Bradley Michael	Palmyra Twp	21500
Ryan Richard J			
Ryan Catherine	Ryan Catherine	Westfall Twp	1
Jdc Preservation & Repair Llc	Sibilla Robert C Sibilla Dianne	Blooming Grove Twp	310000
Steinberg Herbert	Alexander Kianna	Blooming Grove Twp	330000
Hall Marcia I			
Hall Richard	Raymond Ralph J		
Hall Brian	Raymond Constance	Blooming Grove Twp	290000

Tallman Person Robert III			
Person Robert Tallman III			
Chen-Person			
Christine Jamie			
Chen Person			
Christine Jamie			
Person Christine	Roberts Thomas J		
Jamie Chen	Roberts Cheryl L	Delaware Twp	540000
Pouch Craig	Kavanagh Caitlyn	Delaware Twp	375000
Kulp Harrison E			
Kulp Deborah L	King Peter R	Greene Twp	130000
Sass Maurice Jr Exr			
Sass Maurice F Exr			
Sass Maurice F Est	Zeigler Lukshides Llc	Palmyra Twp	104906.67
Miranda Todd			
Sinanan Shandika	Hamilton Ronald	Delaware Twp	25000
Kemery Jean Marie	Kemery Jean Marie		
	Dierolf Brandon		
	Dierolf Danielle		
	Barrales Justine	Palmyra Twp	15932.70
Albright Neal			
Wendy Admr			
Neal Wendy			
Albright Admr			
Albright Jimmie			
Wayne Est			
Albright Jimmie W Est	Albright John Alex	Delaware Twp	1
Echevarria Luz M	Il Echevarria Trust		
	08/11/2026	Lehman Twp	1
Doak William J			
Doak Agnieszka	Polmas Trust 08/21/2026	Lackawaxen Twp	1
Green Jennifer			
Grill David	Green Jennifer	Greene Twp	52995.60
Fottrell John M			
Fottrell Margaret M	Fottrell John M	Dingman Twp	1
Kirwan Lawrence P	Lawrence & Sandra Kirwan		
Kirwan Sandra K	Living Trust 09/02/2026	Milford Twp	1
Levin Maya	Buggel Andrew		
	Buggel Danielle P	Greene Twp	595000
Ferraro William			
Wilson Renee	Santoro Stephen	Blooming Grove Twp	360000
Carvey Ralph M	Carvey Ralph M		
	Greene Lauren	Lehman Twp	1
Ficalora Joseph	Joseph R Ficalora 2026		
	Irrevocable Trust		
	07/07/2026	Palmyra Twp	387330.40

Swanick James W Jr Admr			
Swanick James W Est			
Swanick James K Est	Swanick James W Jr		
Swanick Jack Est	Swanick Carol Jean	Palmyra Twp	1
Chinchilla Properties Llc	Holdforth John G III		
	Holdforth Shari Lynn	Dingman Twp	22500
Guyadeen Kelvin	Guyadeen Eileen	Dingman Twp	1
Caprio Carmine			
Caprio Carmine A	Carmine Caprio Trust		
Caprio Lucianop	07/28/2026	Dingman Twp	1
Panagis John M			
Panagis Lucinda A	Merz River Decker	Delaware Twp	1430000
Amy J Liebschutz			
Revocable Living Trust	Liebschutz Amy Jane	Shohola Twp	1
Suchecky Joseph Mark	Joseph M & Emma		
	Herminia Suchecky		
	Living Trust		
	12/12/2025	Blooming Grove Twp	1
Barbieri Hannelore T	Clark William C		
	Clark Joanne M	Lackawaxen Twp	435000
Conway Paul	Conway Paul		
	Sarcuniconway Jennifer		
	Sarcuni Conway Jennifer		
	Conway Jennifer Sarcuni	Milford Borough	1
Brewster Donna L	Garcia Luis M		
	Lopez Garcia Kasandra		
	Garcia Lcasandra Lopez	Lackawaxen Twp	419000
Bleiler Michelle A			
Maurer Michelle A			
Eisentraut David K	Lewis Scott N		
Eisentraut Michael K	Lewis Michele L	Palmyra Twp	97000
Carter Kevin	Kondracki Geraldine		
Carter Mary Beth	Kondracki Charles	Blooming Grove Twp	325000
Roy Michael A			
Roy Marinan	Pzmt Planning Trust	Greene Twp	1370000
Manning Robert	Ames Charles D		
Manning Mary E	Siegfried Lee Anne	Porter Twp	1264000
Giorgi Carolyn	Dwyer Katie		
Giorgi Emerald C	Dwyer Richard III	Blooming Grove Twp	375000
L&L Brothers	Schiappacasse Robert E		
Properties Llc	Taylor Cheryl L	Palmyra Twp	599000
Kurda Michael			
Kurda Ewa	Butts Brian	Palmyra Twp	37000
Witten Jonathan	Meeker		
Witten Kimberly	William G III	Blooming Grove Twp	70000
Terrance Oconnor			
Revocable Trust			
Nancy Oconnor			
Revocable Trust	Tanahashi Sadayoshi	Lehman Twp	265000

Pike County Tax Claim Bureau			
Fanelli Mauro M Jr			
Mascetta Anthony	Khrulyov Alexander	Shohola Twp	1
Pike County Tax Claim Bureau			
Kehoe Thomas			
Kehoe Daniella	Khrulyov Alexander	Shohola Twp	1
Okraynets Dmitry	Dlv 4 AA Trust	Lackawaxen Twp	1
Carter Joshua K	Brewster Justin M		
	Brewster Tara Rose	Shohola Twp	358225
Murray Kevin			
Cheek Micliael	Murray Kevin		
Cheek Michael D	Cheek Michael	Delaware Twp	1
Hasting Marke	Lopes Alexandre Maria		
	Love Svetlana	Lehman Twp	237300
Edwards Eileen Kristin	Lee George	Lehman Twp	355000
Cattali Eileen M	Bluestar Construction Llc	Greene Twp	30000
Person-Correa Shanice L			
Person Correa Shanice L			
Correa Shanice L Person			
Correa Roberto N	Sharifipour Naseer	Lehman Twp	189000
A&J Zelenack	121 Cottage Lake Llc		
Development Inc	One Two One Cottage Lake Llc	Palmyra Twp	217156.80
Werner Colin Mathew			
Werner Brianna Lauren	Fabbricatore Nicholas J Sr	Palmyra Twp	385000
Yosco Rosalie			
Sousa Annamarie Agent	Rolando Nicholas	Dingman Twp	270000
Bowe William H Jr			
Najjar Sandra Agent	Wisniewski Shannon M	Dingman Twp	325000
Schneider Erik	Karwan Kelly		
Schneider Karen	Karwan Jason M	Blooming Grove Twp	295000
Lukowiak Elba A	Hussey David M		
Lukowiak Girard Daniel	Rendon Luis	Dingman Twp	5000
Feinzig Robert	Haak Gerrylynn		
	Haak Edward		
	Haak Saylalyynn		
	Haak Gerald		
	Faust Lois Robin	Shohola Twp	14000
Vernyy-Tsikuonova 2015 Family Trust	Tsikuonova Irina	Lackawaxen Twp	1
Morgan Thomas J	Medina Ewelina A		
Morgan Erica	Medina Christian B	Shohola Twp	14000
Khrulgov Alexander	Rozell Cortney Nicole		
Khrulyov Alexander	Abdelrahman Mohamed	Shohola Twp	14000
Coutts Albert			
Coutts Marilyn	Edwards Lance	Palmyra Twp	350000

Michal Andrew			
Michal Jill	Wychock Edward A	Palmyra Twp	2248
Otamaya Llc	Urban Venecia M	Palmyra Twp	1263250
Piazza Bryan A	Resnick Jeff		
	Sardo Kevin	Lackawaxen Twp	265000
Cloud Hill Farm Llc			
Agnew Lynn	Kizer Craig	Greene Twp	210000
Montalvo Angel Jr	Montalvo Angel Jr		
Funes Christina	Montalvo Leila Milani	Dingman Twp	1
Behrens Jeffrey	Murphy Madison		
Lembeck Leslie	Murphy Ashley	Shohola Twp	1
Patino-Marín Edilma M	Patino-Marín Edilma M		
Patino Marín Edilma M	Patino Marín Edilma M		
Marín Edilma M Patino	Marín Edilma M Patino		
	Patino Gloria E	Dingman Twp	1
Fangio Martin	Favocci Christopher L		
Fangio Julie	Favocci Maria V	Palmyra Twp	625000
Vennie Brian M Sheriff			
Downey Judith			
Downey Judy			
Downey Vincent			
Downey Timothy			
Downey Thomas			
Downey James	Pennymac Loan Services Llc	Delaware Twp	35500





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THE PIKE COUNTY LEGAL JOURNAL

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