

Pike County LEGAL JOURNAL

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

VOL. XVIII ♦ MILFORD, PA ♦ OCTOBER 2, 2026 ♦ NO. 40



Like us on Facebook: @Pike County Bar Association
Get the weekly issue on our Facebook page.

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

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

© Copyright 2026 Pike County Legal Journal





Publisher
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
P: 570-251-1512
F: 570-647-0086
www.pikecountylegaljournal.com

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Thomas Farley, Esq.

Vice-President
Oressa Campbell, Esq.

Treasurer
Jason Ohliger, Esq.

Secretary
Steven Benedict, Esq.

Founding CLE Coordinator
William G. Rice, Esq. ✕

IN THIS ISSUE

PRESS RELEASES — DISTRICT ATTORNEY.....	5
COURT CALENDAR	6
LEGAL NOTICES	12
SHERIFF'S SALES.....	16
CIVIL ACTIONS.....	30
MORTGAGES & DEEDS	32

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.

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.

A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	\$75
Mailed & Emailed	\$125

PIKE COUNTY OFFICIALS

Judge of the Court of Common Pleas

Gregory H. Chelak, *President Judge*

Kelly A. Gaughan, *Judge*

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

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

Magisterial District Judges

Ashley Zimmerman

Cristin Cavallaro

Christina Ballas

Randy Schmalzle

Deborah Fischer, *Retired*

Alan B. Cooper, Esq., *Retired*

Stephen A. McBride, Esq., *Retired*

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

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

Sheriff

Brian M. Vennie

District Attorney

Raymond Tonkin, Esq.

Prothonotary, Clerk of the Court,

Clerk of the Orphans' Court

Yvonne Merrill

Court Administrator

Samantha Venditti, Esq.

Chief Public Defender

Robert Bernathy, Esq.

D. Benjamin vanSteenburgh III, Esq. *Retired*

Commissioners

Matthew M. Osterberg, *Chairman*

Ronald R. Schmalzle

Christa L. Caceres

Treasurer

John Gilpin

Recorder of Deeds, Register of Wills

Sharon Schroeder

Coroner

Christopher Brighton

Auditors

Thomas Foran

Gail Sebring

Judy Leary-Wagner

PEMA

Tim Knapp



Pike County LEGAL JOURNAL

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

LEGAL ADVERTISING RATES

Effective 7/1/2026

Estate Notices \$125
Three (3) time insertion

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

First and Final Accounting \$75
Two (2) time insertion

All other notices will be billed at \$1.95 per line.
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.

NEW
RATES



© COPYRIGHT BRUCE FRANK

General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement
submitted camera-ready or via email in PDF
or JPG format.

Certain Restrictions Apply

The Pike County Legal Journal

is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on
Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

One Issue \$5 per issue
Mailed Copy \$100 per year
Emailed Copy Free

Full Page:

4"W X 7"H

Half Page:

4"W X 3 1/2"H

Quarter Page:

2"W X 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



PIKE COUNTY DISTRICT ATTORNEY PRESS RELEASE
**STATE POLICE AND DA DETECTIVES LOOKING FOR PIKE
COUNTY MAN CHARGED WITH FAILURE TO COMPLY
WITH SEX OFFENDER REGISTRATION**

Milford, Pa. – The Pennsylvania State Police at Blooming Grove and Pike County District Attorney's Office obtained an arrest warrant for Thorin Daye, age 25, last known to be in the Greene Township area. According to the affidavit of probable cause supporting the charges, Pennsylvania State Police were responding to a residence to assist Children and Youth services with an investigation. While on scene, Pennsylvania State Troopers observed Daye in the garage and through course of investigation, Daye is an active Tier 2 Megan's Law Offender and has been registered on Megan's Law since 3/31/2023.

Daye is charged with failing to register the new address he has been residing at in Pike County, which is requirement for Megan's Law Offenders.

Anyone with information regarding Daye's whereabouts is asked to contact the Pennsylvania State Police Blooming Grove Barracks 570-226-5718, the Pike County Detective's Office 570-296-3482 or submit a tip through Pike County DA CRIMEWATCH on the internet.



THORIN DAYE

Pike County Bar Association



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

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, OCTOBER 5, 2026

Courtroom 1

9 AM
Criminal Pre-Trial Conference
Pre-Trial Conferences for November
Trial Term

Courtroom 2

9 AM
1238-2026 Preliminary Injunction
Hearing
Matamoras Borough v.
North Atlantic Rental, Inc.
Judge Kelly A. Gaughan
JASON R. OHLIGER
BRENDAN R. ELLIS

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

1:30 PM
999-2024 Case Management Conference
Brandon Haydt v. Gerald & Mary Tone
Judge Kelly A. Gaughan
JOSEPH R. KEMMERLING
STEVEN BENEDICT

Hearing Room

1:30 PM
1364-2025 Divorce Hearing Officer
Pre-Hearing Conference
Stylianios Katris v. Nicole Katris
MATTHEW J. GALASSO
TAMMY LEE CLAUSE

2:30 PM
147-2023 Divorce Hearing Officer
Pre-Hearing Conference
Lisa Anne Cuff v. Edward Collins Cuff
TAMMY LEE CLAUSE
BRIAN J. CALI

3:30 PM
243-2021 Custody Conference
Kathleen Nistad-Schwarz v.
Thomas Schwarz
TAMMY LEE CLAUSE

TUESDAY, OCTOBER 6, 2026

Courtroom 1

11 AM
645-2020 Miscellaneous Civil Court
Estate of Albert Mark v.
Maria McCarthy, et al.
President Judge Gregory H. Chelak
ELIZABETH ANDERSON
JAMES SCANLON
MARK ZIMMER
AARON M. BENDER

Courtroom 2

9 AM
Argument – 6/25
Judge Kelly A. Gaughan
1 – 1012-2022 Hearing on Petition for
Contempt
Leslie L. Mears v. John D. Mears
Judge Kelly A. Gaughan
THOMAS E. MINCER
DONALD M. LEETH

2 – 1108-2023 Hearing on Petition for Contempt

Troy Richard v. Giovanna Weckel

Judge Kelly A. Gaughan

THOMAS E. MINCER

JAMES A. BUTZ

3 – 1164-2020 Hearing on Petition for Contempt

Tammy Bazemore v.

Jeremy W. Bazemore

Judge Kelly A. Gaughan

THOMAS F. FARLEY

4 – 791-2026 Hearing on Petition for Special Relief

Anfisa Kukota v. Luis P. Delgado

Judge Kelly A. Gaughan

JOHN J MARTIN

THOMAS F. FARLEY

5 – 319-2022 Hearing

Lynne M. Russell v. Patrick Russell

Judge Kelly A. Gaughan

RONALD M. BUGAJ

TAMMY LEE CLAUSE

6 – 479-2025 Hearing on Motion to Compel

Robert Davies v. Mindy Davies

Judge Kelly A. Gaughan

TAMMY LEE CLAUSE

MATTHEW J. GALASSO

1:30 PM

Custody Status Conference – 6/10

Judge Kelly A. Gaughan

1 – 408-2024 Custody Status

Conference

Juan Bayron, Jr. v. Tina Bayron

Judge Kelly A. Gaughan

PRO-SE

2 – 520-2021 Custody Status

Conference

Carrie Scharff v. Dakota Erway

Judge Kelly A. Gaughan

TAMMY LEE CLAUSE

ASHLEY G. ZIMMERMAN

3 – 1064-2026 Custody Status

Conference

Jennifer Hugele v. Emily Hugele

Judge Kelly A. Gaughan

THOMAS E. MINCER

JOSEPH PLAVIN

4 – 296-2026 Custody Status Conference

Matthew Gray v. Karlie Oamil

Judge Kelly A. Gaughan

5 – 704-2025 Custody Status

Conference

Lauryn Codding v. Andrew Codding

Judge Kelly A. Gaughan

SHANNON L. MUIR

CHRISTOPHER E. FARRELL

6 – 912-2023 Custody Status

Conference

Krista Predmore v.

Barrett E. Henderson, Jr.

Judge Kelly A. Gaughan

THOMAS F. FARLEY

JAMES P. BARON

Hearing Room

9:30 AM

936-2022 Custody Conference

Alfonso Capizzo v. Gregory Luca

10:30 AM

104-2021 Custody Conference

Kenneth Feagels v. Stephanie Feagles

JAMES P. BARON

MATTHEW J. GALASSO

11:30 AM

297-2025 Custody Conference

Charles Cassimore v. Kristee Cassimore

MATTHEW J. GALASSO

TAMMY LEE CLAUSE

1:30 PM

1214-2026 Custody Conference

Yvonne Haugen v. Joshua Murch

MARK E. MOULTON

WEDNESDAY, OCTOBER 7, 2026

Courtroom 1

9 AM

Juvenile Hearings – 6/25

President Judge Gregory H. Chelak

1 – 56-2025 JV Violation Hearing

In re: G.B.

President Judge Gregory H. Chelak

ERIC L. HAMILL

2 – 46-2026 JV Adjudication Hearing

In re: L.R.

President Judge Gregory H. Chelak

3 – 60-2025 JV Disposition Hearing

In re: D.R.

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

4 – 45-2025 JV Disposition Hearing

and Dispositional Review Hearing

In re: A.S.

President Judge Gregory H. Chelak

THOMAS E. MINCER

5 – 78-2024 JV Dispositional Review
Hearing

In re: C.B.

President Judge Gregory H. Chelak

ERIC L. HAMILL

6 – 74-2025 JV Dispositional Review
Hearing

In re: A.W.

President Judge Gregory H. Chelak

ERIC L. HAMILL

11 AM

239, 341, 655-2023 Hearing and

Competency Review Hearing

Commonwealth v. Daniel Weed

President Judge Gregory H. Chelak

ANDREW J. KATSOCK

Courtroom 2

9 AM

Protection from Abuse Hearing – 3/10

Judge Kelly A. Gaughan

1 – 857-2026 Protection from Abuse
Hearing

Ande Kimble v. Jonathan Zahlman

Judge Kelly A. Gaughan

MATTHEW J. GALASSO

JAMES P. BARON

2 – 973-2026 Protection From Abuse -
NO TEMP-HEARING ONLY

Alyson Solch v. John Solch, III.

Judge Kelly A. Gaughan

SHANNON L. MUIR

THOMAS E. MINCER

3 – 1353-2026 Protection From Abuse -
NO TEMP-HEARING ONLY

Marcel Robinson v. Maritza Diaz

Judge Kelly A. Gaughan

10:30 AM

Hearing – 3/3

Judge Kelly A. Gaughan

1 – 007-2026 OA Involuntary

Termination of Parental Rights Hearing

In re: J.H.C.

Judge Kelly A. Gaughan

LEATRICE A. ANDERSON

ORESSA P. CAMPBELL

2 – 11-2026 OA Hearing

In re; D.S.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

3 – 75-2026 OR Petition for Incapacity
Hearing

In re: Carole Grexer,

an Alleged Incapacitated Person

Judge Kelly A. Gaughan

LINDSEY M. COLLINS

ORESSA P. CAMPBELL

1:30 PM

C & Y Hearing – 2/10

Judge Kelly A. Gaughan

1 – 22-2021 dP Permanency Review
Hearing

In re: H.H.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

MATTHEW J. GALASSO

2 – 20-2022 DP Permanency Review
Hearing

In re: R.H.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

MATTHEW J. GALASSO

Hearing Room

9:30 AM

595-2025 Mediation

Melissa Blaszczyk-Brewer v.

Koury Brewer

10:30 AM

1406-2026 Mediation

Miguel Fernandez v Marisela Perdomo

11:30 AM
1446-2026 Mediation
Michael Shevlin v. Rachel Kizer

1 PM
1165-2023 Divorce Hearing Officer
Pre-Hearing Conference
Christian Murphy v. Samantha Scotti
THOMAS E. MINCER
MATTHEW J. GALASSO

THURSDAY, OCTOBER 8, 2026

Courtroom 1

9 AM
10/25
President Judge Gregory H. Chelak
1 – 254-2025 Guilty Plea
Commonwealth v. Alexis Conklin
President Judge Gregory H. Chelak
STEVEN BENEDICT
2 – 9, 7, 6-2026, 440-2025 Hearing
Commonwealth v. Nicole L. Hall
President Judge Gregory H. Chelak
STEVEN BENEDICT
3 – 417-2025 Guilty Plea
Commonwealth v. Nicole L. Hall
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
4 – 9-2025 Guilty Plea
Commonwealth v. Anthony A. Torres
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
5 – 227-2025 Guilty Plea
Commonwealth v. Shannon E. Steele
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
6 – 109-2026 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v.
Francisco J. Genovese
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
7 – 466-2024 Hearing
Commonwealth v. Amy J. Collins
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
8 – 178-2025 Hearing
Commonwealth v. Sean A. Battle
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

9 – 65-2026 Hearing and Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Kevin E. Zelna
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
10 – 461-2025 Hearing on Modifica-
tion/Increase of Bail & ICC
Commonwealth v. Shelly A. Abell
President Judge Gregory H. Chelak
ERIC L. HAMILL

9:30 AM
9/25
President Judge Gregory H. Chelak
1 – 425-2009 Hearing
Commonwealth v.
Edward W. Pettersen, Jr.
President Judge Gregory H. Chelak
ORESSA P. CAMPBELL
2 – 168-2026 MD Indirect Criminal
Contempt Hearing
Commonwealth v. Ryan R. Mitschele
President Judge Gregory H. Chelak
ORESSA P. CAMPBELL
3 – 460-2025 Guilty Plea
Commonwealth v. Chad J. Backus
President Judge Gregory H. Chelak
THOMAS E. MINCER
4 – 198-2026 Guilty Plea
Commonwealth v. James P. Foster
President Judge Gregory H. Chelak
THOMAS E. MINCER
5 – 408-2025 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Nicole R. Sieber
President Judge Gregory H. Chelak
THOMAS E. MINCER
6 – 478-2025 Guilty Plea
Commonwealth v. Anila Ali
President Judge Gregory H. Chelak
THOMAS E. MINCER
7 – 55-2026 Guilty Plea
Commonwealth v. Ghada Chalhoub
President Judge Gregory H. Chelak
THOMAS E. MINCER
8 – 193-2025 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Bryan K. Lewis
President Judge Gregory H. Chelak
MATTHEW J. GALASSO

9 – 117-2026 Reconsideration of Sentence
Commonwealth v. Ryan J. Cartwright
President Judge Gregory H. Chelak
THOMAS F. FARLEY

10 AM

4/25

President Judge Gregory H. Chelak
1 – 153-2026 Guilty Plea
Commonwealth v. Richard A. Willet, III.
President Judge Gregory H. Chelak
DAVID V. LAMPMAN
2 – 175-2025 Guilty Plea
commonwealth v. Robert K. Poirier
President Judge Gregory H. Chelak
WILLIAM A. WEISS
3 – 584-2021 Hearing
Commonwealth v. Rakeem K. Douglas
President Judge Gregory H. Chelak
JOSEPH R. D'ANDREA
4 – 462-2025 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. William E. Fernandes
President Judge Gregory H. Chelak
THOMAS P. SUNDMAKER

10:30 AM

Violation Hearing – 7/25

President Judge Gregory H. Chelak
1 – 401-2025 Violation of Probation Hearing
Commonwealth v. Stanley Reed
President Judge Gregory H. Chelak
ORESSA P. CAMPBELL
2 – 244-2024 Violation of Probation Hearing
Commonwealth v. Stanley Reed
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
3 – 379-2024 Sanctions Hearing
Commonwealth v. Sean M. Kraft
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
4 – 78-2025 Violation of Parole Hearing
Commonwealth v. Gillian Rodriguez
President Judge Gregory H. Chelak
GERALD R. BRUNELL
5 – 188-2023 Sanctions Hearing
Commonwealth v.
Dominick M. Dilberto
President Judge Gregory H. Chelak
LINDSEY M. COLLINS

6 – 380-2025 Violation of Parole Hearing

Commonwealth v. Andrew M. Loria
President Judge Gregory H. Chelak
COREY J. EAGEN

7 – 194-2025 Violation of Probation Hearing

Commonwealth v. Trey C. Kelly
President Judge Gregory H. Chelak
ERIC L. HAMILL

11 AM

Contempt Hearing – 7/25

President Judge Gregory H. Chelak
1 – 189-2022 Sanctions Hearing
Commonwealth v. Christian M. Turner
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
2 – 69, 94-2025 Contempt Hearing
Commonwealth v. Dillon M. Wells
President Judge Gregory H. Chelak
ERIC L. HAMILL
3 – 247-2022 Contempt Hearing
Commonwealth v. Patricia A. Cielinski
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
4 – 369-2021 Contempt Hearing
Commonwealth v. Sunny D. Beehler
President Judge Gregory H. Chelak
Pike County Public Defenders Office
5 – 402-2011 Contempt Hearing
Commonwealth v. Douglas J. Bednar
President Judge Gregory H. Chelak
MATTHEW J. GALASSO
6 – 520-2024 Contempt Hearing
Commonwealth v. Andrew C. Sagers
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
7 – 115-2022 Sanctions Hearing
Commonwealth v. Michelle D. McNair
President Judge Gregory H. Chelak
LINDSEY M. COLLINS

1 PM

10/25

President Judge Gregory H. Chelak
1 – 292-2026 Arraignment
Commonwealth v. Carlos I. Florentin
President Judge Gregory H. Chelak
MATTHEW J. GALASSO

2 – 502-2025 Parole Hearing
Commonwealth v.
Kenneth G. Morgan, Jr.
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN
3 – 182-2026 MD Extradition Hearing
Commonwealth v. Joshua P. Novello
President Judge Gregory H. Chelak
4 – 344-2026 Arraignment
Commonwealth v.
Umberto A. Lagalante
President Judge Gregory H. Chelak
5 – 324-2026 Arraignment
Commonwealth v. Ernesto J. Margaro
President Judge Gregory H. Chelak
THOMAS P. SUNDMAKER
6 – 325-2026 Arraignment
Commonwealth v.
Ernesto J. Margaro, Jr.
President Judge Gregory H. Chelak
THOMAS E. MINCER
7 – 353-2026 Arraignment
Commonwealth v.
Jhon H. PERdomo-Carvajal
President Judge Gregory H. Chelak
8 – 356-2026 Arraignment
Commonwealth v. Richard L. Burgos
President Judge Gregory H. Chelak
9 – 358-2026 Arraignment
Commonwealth v. Nicholas J. Marchese
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
10 – 359-2026 Arraignment
Commonwealth v. Michael J. McGuire
President Judge Gregory H. Chelak
THOMAS E. MINCER
1:30 PM
136-2026 Omnibus Pre-Trial Motion
Hearing
Commonwealth v. Mark J. Worzel
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN

2:30 PM
26-2026 Omnibus Pre-Trial Motion
Hearing
Commonwealth v. Craig A. Reese
President Judge Gregory H. Chelak
JAMES R. ELLIOTT

Courtroom 2

10:30 AM
466-2021 Hearing on Petition for
Special Relief
Matthew Paul v. Jenna Keener
Judge Kelly A. Gaughan
THOMAS F. FARLEY
SHANNON L. MUIR

FRIDAY, OCTOBER 9, 2026 ***Courtroom 2***

9 AM
425-2009 PCRA Hearing
Commonwealth v.
Edward W. Pettersen, Jr.
President Judge Gregory H. Chelak
ORESSA P. CAMPBELL

Arbitration Room

9 AM
1599-2025 Arbitration
Citibank, N.A. vs. Michael A. Cibelli III
MICHAEL DOUGHERTY

9:30 AM
1600-2025 Arbitration
Citibank, N.A. vs. Michael A. Cibelli
MICHAEL DOUGHERTY

10:30 AM
1634-2025 Arbitration
Spokane Teachers Credit Union vs.
Peter Williams
JOEL M FLINK
BRITTANY N WESTON

1 PM
431-2025 Arbitration
Capital One, N.A., Successor By
Mergers To Discover Bank vs.
James F. Johnson
MICHAEL DOUGHERTY

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 Albert Ursich, Late of Shohola, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Robert Uriscb, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him cio Joseph Kosierowski, ESq. 460 Broad Street, Milford, Pennsylvania 18337.

10/2/2026 • 10/9/2026 • 10/16/2026

LETTERS OF ADMINISTRATION

Estate of Douglas Roberson, deceased, late of 2190 Shubert Avenue, Hendersen, NV 89052

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:

Glen Roberson and
Maryellen Ganny
as the Co-Administrators of the
Estate of Douglas Roberson
410 Broad St.
Milford, PA 18337

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

10/2/2026 • 10/9/2026 • 10/16/2026

ESTATE NOTICE

Estate of Edwin Frederick Galusha, a/k/a Edwin F. Galusha, late of Lackawaxen Township, Pike County, Commonwealth of Pennsylvania, deceased.

Letters of Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixty Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth

an address with the County where notice may be given to Claimant.

Kimberly Galusha
13 Evergreen Road
Sussex, NJ 07461

or to:

Jason R. Costanzo, Esq
17 N. 6th Street
Stroudsburg, PA 18360

10/2/2026 • 10/9/2026 • 10/16/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Testamentary have been issued in the Estate of Jeffery Marion a/k/a Jeffery H. Marion late of Greentown, Pike County, Pa., Date of Death, August 1, 2026 to Susan Vogt a/k/a Susan Claire Vogt, as Executrix 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 Susan Vogt a/k/a Susan Claire Vogt Executrix, c/o the Estate Attorney, Tammy Lee Clause as follows:

The Estate of Jeffery Marion
a/k/a Jeffery H. Marion
c/o Attorney, Tammy Lee
Clause
P.O. Box 241
Newfoundland, PA 18445
570-676-5212
attyclause@gmail.com
Attorney for the Estate of
Jeffery H. Marion

10/2/2026 • 10/9/2026 • 10/16/2026

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 Slemp
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

OTHER NOTICES

FICTITIOUS NAME REGISTRATION

Notice is hereby given that a
Registration of Fictitious Name was
filed in the Department of State of
the Commonwealth of Pennsylvania
on August 5, 2026, for **Security
Ranger Services** with a principal
place of business located at 1037
Route 390, Greentown, PA 18426 in
Pike County. The individual
interested in this business is David
Prell, also located at 1037 Route
390, Greentown, PA 18426. This is
filed in compliance with 54 Pa.C.S.
311.

10/2/2026

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** 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:
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. Ine., 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
corner; 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
TREVOSSE, 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



for advertising details call

P: 570 • 251 • 1512

F: 570 • 647 • 0086

www.pikecountypalawyers.com



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

CIVIL ACTIONS FILED

From September 17, 2026 to September 24, 2026

Accuracy of the entries is not guaranteed.

CHANGE OF NAME

2026-01493	Gordiles Donna	Petitioner	9/21/2026
2026-01494	England William Henry	Petitioner	9/22/2026

CONTRACT – DEBT COLLECTION: CREDIT CARD

2026-01472	Portfolio Recovery Associates Llc	Plaintiff	9/17/2026
2026-01472	Collins Matthew	Defendant	9/17/2026
2026-01479	American Express National Bank	Plaintiff	9/18/2026
2026-01479	Tejeda Julio	Defendant	9/18/2026
2026-01479	Tejeda Julio A	Defendant	9/18/2026
2026-01479	Brandon Transportation Llc	Defendant	9/18/2026
2026-01479	Jtt Transportation Llc	Defendant	9/18/2026
2026-01479	Jtt Transportation L	Defendant	9/18/2026
2026-01489	Wells Fargo Bank Na	Plaintiff	9/21/2026
2026-01489	Miller Richard L Sr	Defendant	9/21/2026
2026-01491	Bank Of America Na	Plaintiff	9/21/2026
2026-01491	Peo Brendan W	Defendant	9/21/2026
2026-01492	Bank Of America Na	Plaintiff	9/21/2026
2026-01492	Pforte Danielle	Defendant	9/21/2026
2026-01497	Jpmorgan Chase Bank Na	Plaintiff	9/23/2026
2026-01497	Jacobi Jerome	Defendant	9/23/2026
2026-01500	Midland Credit Management Inc	Plaintiff	9/23/2026
2026-01500	Gecik Michael C	Defendant	9/23/2026

DIVORCE

2026-01482	Sullivan Amanda	Plaintiff	9/21/2026
2026-01482	Dambrosio Devin	Defendant	9/21/2026
2026-01483	Roberts Roy Paul	Plaintiff	9/21/2026
2026-01483	Roberts Monique Crespo	Defendant	9/21/2026
2026-01483	Crespo Roberts Monique	Defendant	9/21/2026
2026-01501	Triplett Melissa L	Plaintiff	9/23/2026
2026-01501	Triplett Anthony G	Defendant	9/23/2026

MARRIAGE LICENSE

2026-00174	Panio Joseph J	9/17/2026
	Borjas Rivas Magdalena	
2026-00175	Konnen Deborah Lynn	9/17/2026
	Morgan Timothy Francis	
2026-00176	Jeanniton Brandon Albert	9/18/2026
	Lopez Gabriela Alejandra	
2026-00177	Engels Devyn Korryn	9/23/2026
	Rose Joshua Michael	

2026-00178	Bryla Piotr Baczewski Carolina Angelina	9/24/2026
------------	--	-----------

MISCELLANEOUS – OTHER

2026-01487	Saq Creek Estates Community Association Inc	Plaintiff	9/21/2026
2026-01487	Ciusano Jennifer Vega	Defendant	9/21/2026
2026-01487	Vega Crisano Jennifer	Defendant	9/21/2026
2026-01488	Saw Creek Estates Community Association Inc	Plaintiff	9/21/2026
2026-01488	Duran Nelson Jr	Defendant	9/21/2026
2026-01488	Rodriguez Mildred	Defendant	9/21/2026

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

2026-01499	Wells Fargo Bank Na	Plaintiff	9/23/2026
2026-01499	Niuman Thomas E Jr	Defendant	9/23/2026

REAL PROPERTY – QUIET TITLE

2026-01473	Pnc Bank National Association	Plaintiff	9/17/2026
2026-01473	Polonio Sonya S	Defendant	9/17/2026
2026-01473	Jacobs Jerome C	Defendant	9/11/2026
2026-01473	Lavelle Susan	Defendant	9/17/2026
2026-01496	Pineland Developments Li,C	Plaintiff	9/23/2026
2026-01496	Mckeen Felicida	Defendant	9/23/2026
2026-01496	Cendana Carol Estate Of	Defendant	9/23/2026

WAIVER OF LIENS

2026-50044	Rgb Enterprises Inc	Contractor	9/21/2026
2026-50044	Rgb Enterprises Inc	Owner	9/21/2026
2026-50044	Rgb Custom Home Builders	Contractor	9/21/2026
2026-50044	Rgb Custom Home Builders	Owner	9/21/2026
2026-50044	Rivera Figueroa Keishla T	Contractor	9/21/2026
2026-50044	Rivera Figueroa Keishla T	Owner	9/21/2026
2026-50044	Figueroa Keishla T Rivera	Contractor	9/21/2026
2026-50044	Figueroa Keishla T Rivera	Owner	9/21/2026
2026-50044	Martinez Jose Vargas	Contractor	9/21/2026
2026-50044	Martinez Jose Vargas	Owner	9/21/2026

WRIT OF SUMMONS CIVIL

2026-01498	Stacks Bryan	Plaintiff	9/23/2026
2026-01498	Stacks Samantha	Plaintiff	9/23/2026
2026-01498	Mckean Rory E	Defendant	9/23/2026
2026-01498	Rory Mckean Custom Homes Inc	Defendant	9/23/2026

MORTGAGES AND DEEDS

*Recorded from September 16, 2026 to September 22, 2026
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	LOCATION	AMOUNT
Gravelle Dustin Lee Gravelle Leah Ann	Mortgage Access Corporation Weichert Financial Services Mortgage Electronic Registration System Inc	Blooming Grove Twp	508250
Ranieri Michael H Ranieri Christine F	New American Funding Llc Mortgage Electronic Registration System Inc	Blooming Grove Twp	225750
Garufi Regina	Honesdale National Bank	Shohola Twp	120000
Loomis Elizabeth	Secretary Of Housing & Urban Development	Delaware Twp	480000
Loomis Elizabeth	Mortgage Electronic Registration System Inc New American Funding Llc	Delaware Twp	480000
Willams Devyn	Mortgage Electronic Registration System Inc Beiter Mortgage Corporation	Blooming Grove Twp	50000
Bowker Matthew	Clear2mortgage Inc Mortgage Electronic Registration System Inc	Shohola Twp	220000
Joseph Anne Marie	Secretary Of Housing & Urban Development	Lehman Twp	7089.23
Castiglione Nicole A Finigan Jesse J III	Secretary Of Housing & Urban Development	Dingman Twp	10337.52
Murphy Amanda Murphy Shane	Movement Mortgage Llc Dart Collateral Manager Llc	Lehman Twp	163561. 97
Swankoski Janet L Volpe Michael A	Cmg Mortgage Inc Cmg Home Loans Mortgage Electronic Registration System Inc	Porter Twp	300000
Fox & Owl Pa Properties Llc	Mortgage Electronic Registration System Inc Insula Capital Group Llc	Lehman Twp	165750
Witten Kimberly Witten Jonathan	Dime Bank	Blooming Grove Twp	150000
Rogers Thomas F Jr	Dime Bank	Dingman Twp	130000

Garton Harry	Mortgage Research		
Campbell Coleen	Center Llc		
	Veterans United		
	Home Loans		
	Mortgage Electronic		
	Registration		
	System Inc	Blooming Grove Twp	92950
Ridings Carly J	Guaranteed Rate Inc		
Talley Ronald	Mortgage Electronic		
Talley Tracy A	Registration		
	System Inc	Blooming Grove Twp	387000
Lemongello Joseph V	Rocket Mortgage Llc		
Lemongello Nicole R	Mortgage Electronic		
	Registration System Inc	Palmyra Twp	260100
Mre Construction Llc	Honesdale National Bank	Westfall Twp	447440
Simpson Sandra M			
Simpson Sandra	West Capital Lending Inc		
Simpson Rodney	Dart Collateral Manager Llc	Lehman Twp	149999.21
Dejesus Daniel			
Dejesus Marta			
Plaza Marta	Pnc Bank Na	Lehman Twp	75000
Herndon Deborah A	Rocket Mortgage Llc		
	Mortgage Electronic		
	Registration System Inc	Lehman Twp	1258142
Bolin Orville	Point Digital Finance Inc		
	Point Titling Trust	Lehman Twp	54000
Worrell Evelyn Jr			
Harris-Worrell Clair	Cross Country Mortgage Llc		
Harris Worrell Clair	Mortgage Electronic		
Worrell Clair Harris	Registration System Inc	Lehman Twp	309294
Figueroa Keishla T Rivera	Essa Bank		
Rivera Figueroa Keishla T	Cnb Bank	Lackawaxen Twp	707150
Pickett Robert M	Rocket Mortgage Llc		
Pickett Robert M Sr	Mortgage Electronic		
Pickett Elzina	Registration		
	System Inc	Blooming Grove Twp	75000
Labruna Laura	Northwest Federal		
Labruna Laura Marie	Credit Union	Delaware Twp	50000
Gobright Ian	Rocket Mortgage Llc		
	Mortgage Electronic		
	Registration System Inc	Palmyra Twp	332500
Stiles Robert J	Figure Lending Llc		
Stiles Robert Jr	Dart Collateral Manager Llc	Delaware Twp	70636.15
Babb Christopher	Secretary Of Housing &		
	Urban Development	Matamoras Borough	71409.50
Mccarthy Derrick	Loandepot.Com Llc		
Timana Giovanna	Dart Collateral Manager Llc	Lehman Twp	51083

Peralta Jonathan	Mortgage Electronic		
Peralta Carly	Registration System Inc		
	Rocket Mortgage Llc	Dingman Twp	81000
Sullivan Julia A	Newrez Llc		
	Mortgage Electronic		
	Registration		
	System Inc	Blooming Grove Twp	114000
Heintzelman Colleen M	Pennymac Loan Services Llc		
	Mortgage Electronic		
	Registration System Inc	Lehman Twp	150000
Mcmullin Christopher W	Wilmington Savings		
Mcmullin Alison B	Fund Society Fsb		
Mcmullin Alison B Agent	Wfsf Mortgage	Palmyra Twp	210000
Vink Joshua P	Guaranteed Rate Inc		
Vink Rebecca	Mortgage Electronic		
	Registration System Inc	Delaware Twp	210000
Carter Joshua	Novus Home Mortgage		
Carter Mariah	Ixon Bank		
	Mortgage Electronic		
	Registration System Inc	Dingman Twp	363750
Brown Brian			
Gear Kaylin	Wayne Bank	Lackawaxen Twp	840000
Batista Gilberto	Provident Bank		
	Mortgage Electronic		
	Registration System Inc	Lehman Twp	190000
Chessari Anthony Jr	Wells Fargo Bank Na		
Chessari Colleen Rose	Mortgage Electronic		
	Registration System Inc	Dingman Twp	300000
Sutton Matthew	Morgan Stanley		
Sutton Jennifer	Private Bank Na		
	Mortgage Electronic		
	Registration System Inc	Dingman Twp	390000
Crider Michael J	Pnc Bank Na	Lehman Twp	50000
Kauffman Cynthia	Rocket Mortgage Llc		
	Mortgage Electronic		
	Registration System Inc	Lehman Twp	105000
Gafkowsky Charles A			
Gafkowsky Katherine J	Citizens Bank Na	Dingman Twp	125000
Devlin Christopher	Summit Mortgage Corporation		
Charles	Mortgage Electronic		
	Registration System Inc	Palmyra Twp	320000
Altamirano Bolivar	Kind Lending Llc		
Yusupova Sabina	Mortgage Electronic		
	Registration System Inc	Lehman Twp	204000
Monahan Ashley	Rocket Mortgage Llc		
	Mortgage Electronic		
	Registration System Inc	Westfall Twp	172600

Boyko Meghan Boyko Christopher	Newrez Llc Mortgage Electronic Registration System Inc	Palmyra Twp	200000
Schappert Nicole Schappert Devin J Schappert Devin	Community Bank Na Revocable Agreement of Trust John W Troxell 03/19/2007	Palmyra Twp	120000
Wilshire Villas Holdings Llc		Palmyra Twp	250000
Martin Curtis Martin Patricia Fields Patricia	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Delaware Twp	90000
Dziemian Robert Thomas	Freedom Mortgage Corporation Mortgage Electronic Registration Systrminc	Dingman Twp	333000
Digregorio John T Digregorio Francine D Digregorio John C	Navy Federal Credit Union	Shohola Twp	100000
Flood Herman K III Flood Veronica L	Jpmorgan Chase Bank Na	Lehman Twp	192307

DEEDS

SELLER	BUYER	LOCATION	AMOUNT
Pitt Debra Exrx Macburney Carol P Est	Destefano Louis J Jr Destefano Tina Marie	Blooming Grove Twp	365000
Beckwith Albert	Delarue Laurence	Dingman Twp	1000
Mann Timothy G Jr Mann Jayda M Agent	Mcallister Kassandra Mcallister Zachary Mocko Jeannette	Westfall Twp	675000
Strys Glenn Hale Mary Ann	Gravelle Dustin Lee Gravelle Leah Ann	Blooming Grove Twp	535000
Pike County Tax Claim Bureau	Wilson Michael Tegan Donna		
Villani Donna	Villani Donna	Delaware Twp	536.84
Loomis Elizabeth	Loomis Elizabeth	Delaware Twp	1
Smith Albert M	Henderson Hashim	Delaware Twp	16000
Golic Dragan Golic Yelena	Campbell Coleen Garton Harry	Blooming Grove Twp	229000
Caparoni Carol A Exrx Caparoni Roger S Est	Pineland Developments Llc	Lehman Twp	1
Zaragoza Elizabeth Zaragoza Eduardo	Caccavelli Anthony	Shohola Twp	128000
R & C Realty Llc T&C Realty Llc	Swankoski Janet L Volpe Michael A	Porter Twp	385000

Shohola Llc	Shohola Llc	Shohola Twp	1
Shohola Llc	Shohola Llc	Shohola Twp	1
Shohola Llc	Shohola Llc	Shohola Twp	1
Shohola Llc	Shohola Llc	Shohola Twp	1
Shohola Llc	Shohola Llc	Shohola Twp	1
Koorasingh Hyacinth	Fox & Owl Pa Properties Llc	Lehman Twp	195000
Al-Moustafa Talaat	Al-Moustafa Family		
Al-Moustafa America	Revocable Trust	Lehman Twp	1
Fernandes Nuno Fillipe	Harris Jane M		
	Mayer Richard E Jr	Lackawaxen Twp	2222
Ross Matthew J	Talley Ronald		
Ross Tina M	Talley Tracy		
	Ridings Carly J	Blooming Grove Twp	430000
Werner Colin M	Lemongello Joseph V		
Werner Brianna L	Lemongello Nicole R	Palmyra Twp	289000
Nackman Cathy	Destefano Beatrice	Westfall Twp	348000
Correia Sandra C Exrx			
Correia Sandra Exrx			
Bastos Ana Est			
Bastos Ana L Est			
Bastos Ana Maria Est			
Deoliveira Afonso			
Lopes Bastos Ana			
Maria Est			
Afonso Lopes Bastos			
Ana Maria			
Deoliveira Est			
Lopes Bastos Ana			
Maria Deoliveira			
Afonso Est			
Bastos Ana Maria	Garcia Cristina I		
Deoliveira Afonso	Green Valentin Anthony		
Lopes Est	Valentin Anthony Green	Shohola Twp	14000
Young Tina Ann	Worrell Evelyn Jr		
	Harris-Worrell Clair		
	Harris Worrell Clair		
	Worrell Clair Harris	Lehman Twp	320000
Broes Karina	Figueroa Keishla T Rivera		
Thorzewski Marek	Rivera Figueroa Keishla T	Lackawaxen Twp	16750
Bradley Charles	Bradley Nazeeha C	Blooming Grove Twp	1
Lohrer Steven	Williamson Barbara	Lehman Twp	121000
Poupas James W	Diaczuk Caroline		
Poupas Kimberly A	Diaczuk Richard	Dingman Twp	495000
Hopkins Barbara J	Bonomo Suzanne		
	Bonomo Kenneth	Shohola Twp	35000
Denaro Gerald	Pardilov Leonid		
	Anufriyeva Rusalina	Dingman Twp	20000
Borodovsky Lev			
Borodovsky Lisa	Borodovsky Lisa	Dingman Twp	1

Fonti Frank	Frank Fonti & Eydie		
Fonti Eydie	Fonti Revocable Trust	Palmyra Twp	1
Albanese Lynn	Albanese Irrevocable		
	Family Trust 09/15/2026	Lackawaxen Twp	1
R&R Little Enterprises Inc	Conashaugh Lakes		
R & R Little Enterprises Inc	Community Association	Dingman Twp	56200
Greene Orin	Sanford Patrick E		
	Sanford Paula M	Shohola Twp	15000
Hicks Katherine M	Streit Benjamin	Lehman Twp	185000
Gerbron John C			
Williamson Lee A	Gerbron John C	Delaware Twp	1
Holocher Jennifer M	Holocher Jennifer M		
	Wyka Tadeusz A	Dingman Twp	1
Nijal Group Llc	Mcmullin Christopher W		
	Mcmullin Alison B	Palmyra Twp	280000
Kyle Amanda	Vink Joshua P		
	Vink Rebecca	Delaware Twp	285000
Daunt Kathleen L			
Daunt Kevin	Williams Christina	Greene Twp	45000
Papaleo Robert T	Secretary Of Housing And		
	Urban Development	Dingman Twp	364900.38
Labarbera Gary	Gary S Labarbera Revocable		
Labarbera Carolyn	Trust 06/19/2026		
	Carolyn Labarbera Revocable		
	Trust 06/19/2026	Lackawaxen Twp	1
Lagala Antonio	Lagala Antonio		
	Shipman Carole P	Delaware Twp	1
Traver Thomas			
Traver John Jr	Traver Thomas	Shohola Twp	1
Ledwith Margaret	Doerr Harry A		
	Doerr Patricia E	Blooming Grove Twp	400000
Kuster Gerard T	Kuster Gerard T		
	Glassman-Kuster Fern		
	Glassman Kuster Fern		
	Kuster Fern Glassman	Lehman Twp	1
Lashinsky David	Lizardi Martha		
Lashinsky Valerie	Lantigua Marlta	Blooming Grove Twp	194000
Correa Raycharlyn			
Correa Krasulski			
Raycharlyn Frances			
Krasulski Raycharlyn			
Frances Correa			
Correa Constance	Alvarez Michelle	Dingman Twp	14000
Segelbacher Conrad	Carter Joshua		
Segelbacher Megan Anne	Carter Mariah	Dingman Twp	375000
Boudissa Aimad Eddine			
Rando Melissa	Batista Gilberto	Lehman Twp	200000
Melnyk Andrii	Mlepoa Inc	Delaware Twp	4833.20

Nieves Eric J	Chessari Anthony Jr		
	Chessari Colleen Rose	Dingman Twp	569000
Bridgemohansingh Harry	Travers Michael	Delaware Twp	12000
Medina Mauricio			
Medina Vilma	Devlin Christopher Charles	Palmyra Twp	1320000
Flips Are Us Llc	Altamirano Bolivar		
	Yusupova Sabina	Lehman Twp	340000
Craig W Sloboda			
Revocable Living Trust			
02/23/2016			
Robyn E Sloboda			
Revocable Living Trust			
02/23/2016	Monahan Ashley	Westfall Twp	305000
Schmid Elizabeth M Exrx			
Schmid Robert W Est			
Schmid Elizabeth M	Bushkill Pa Eagle Village Llc	Lehman Twp	3288.78
Schmid Elizabeth M Exrx			
Schmid Robert W Est	Bushkill Pa Eagle Village Llc	Lehman Twp	3288.78
Kaminsky Mark	Kaminsky Anthony	Shohola Twp	1
Vennie Brian M Sheriff			
Latouche Esther	Rocket Mortgage Llc	Lehman Twp	205500
Vennie Brian M Sheriff	Federal National		
Mcconnell Donald J	Mortgage Association	Delaware Twp	12436.05
Vennie Brian M Sheriff	Us Bank Na Tr		
Baker Linda L	Velocity Commercial Capital		
	Loan Trust VCC2021-2	Lehman Twp	2286.69
Vennie Brian M Sheriff			
Holohan Denis A III	Rocket Mortgage Llc	Delaware Twp	108500
Khomut Matt	Wilshire Villas Holdings Llc	Palmyra Twp	62500







© 2008 PCB

2013 CHILDREN'S CHAMPION AWARD HONOREES

THE PIKE COUNTY LEGAL JOURNAL

3305 LAKE ARIEL HIGHWAY, SUITE 3

HONESDALE, PA 18431