

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 ♦ MARCH 6, 2026 ♦ NO. 10



250 AMERICA PA
PIKE COUNTY



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

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By requirement of Law and Order of Court *The Pike County Legal Journal* is made the medium for the publication of all Legal Advertisements required to be made in Pike County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Pike County, and selected Opinions and Decisions of the Courts of Pike County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:00 am on the Monday preceding publication or, in the event of a holiday, on the preceding work day.

We reserve the right to reject any advertisements or matters, whether non-legal or otherwise, submitted for publication. Advertisements and Services printed in *The Pike County Legal Journal* are not endorsed by the Pike County Bar Association.

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
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Pike County Bar Association • P.O. Box 553 • Milford, PA 18337
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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, MARCH 9, 2026

Courtroom 1

9 AM
Criminal Jury Selection
President Judge Gregory H. Chelak

Courtroom 2

9 AM
1307-2025 Custody Trial
Timothy Daniels v. Tiffany Chavis
Judge Kelly A. Gaughan

1:30 PM
2-2026 OA Adoption Hearing
In re: Adoption of Jason T. Miller
Judge Kelly A. Gaughan
CHRISTOPHER E. FARRELL

2 PM
101-2025 OC Hearing
Bruce Hooper & Donna Hart v.
The Estate of Carol Jean Hooper
and John Hart, as Executor of the
Estate of Carol Jean Hooper
Judge Kelly A. Gaughan
MARY O. MORAN
JOSEPH R. RYDZEWSKI

TUESDAY, MARCH 10, 2026

Courtroom 1

9 AM
Criminal Jury Trial – 0/1
President Judge Gregory H. Chelak

Courtroom 2

9 AM
Argument – 21/25
Judge Kelly A. Gaughan
1 – 14-2022 OC Review Hearing
In re: Anne Marie Munciel, an Alleged
Incapacitated Person
Judge Kelly A. Gaughan
LINDSEY M. COLLINS
2 – 1492-2025 Name Change Hearing
In re: Name Change of Kaleb Bolcer
Judge Kelly A. Gaughan
3 – 1448-2025 Name Change Hearing
In re: Petition for Name Change of
Emma B. Visconti
Judge Kelly A. Gaughan
4 – 112-2026 Name Change Hearing
In re: Petition for Name Change of
Celeste H. Short-Venancio
Judge Kelly A. Gaughan
5 – 113-2026 Name Change Hearing
In re: Petition for Name Change of
Celvo Humberto Short-Venancio
Judge Kelly A. Gaughan
6 – 535-2025 Argument on Preliminary
Objections
Gisselle Reyes v. Naqaa Al-Dhumani &
Haifa Alissa
Judge Kelly A. Gaughan
CHARLES KANNEBECKER
EDWARD S. NEYHART
7 – 1675-2025 Argument on Preliminary
Objections
Rebecca Hanson v. Diana Richelderfer
Judge Kelly A. Gaughan
JASON R. OHLIGER
EAMON MERRIGAN

8 – 574-2024 Hearing on Petition for Contempt
Thiago P. Chaves v. Meredyth L. Chaves
Judge Kelly A. Gaughan
JUSTIN E. PFAFF
MATTHEW J. GALASSO
9 – 250-2021 Hearing on Petition for Contempt
Susan Janssens & Kevin Miele v. William Janssens, Joanne Purcell, and Frank Ferrante
Judge Kelly A. Gaughan
THOMAS F. FARLEY
RONNIE J. FISCHER
10 – 490-2023 Hearing on Petition for Contempt
Kelly & Walter Staszewski v. Jessica Abbott
Judge Kelly A. Gaughan
SHANNON L. MUIR
11 – 615-2025 Argument on Motion for Judgment on the Pleadings
Wells Fargo Bank, N.A. v. Hans Dustin Herman, in his Capacity as Executor and Heir of the Estate of Dawn Habermann
Judge Kelly A. Gaughan
BRANDON D. PACK
WILLIAM J. AQUILINO
12 – 1065-2024 Argument on Motion for Summary Judgment
Shohola Township v. Theodore Lee Claiborne and Lisa-Marie Claiborne
Judge Kelly A. Gaughan
JASON R. OHLIGER
13 – 297-2024 Argument
Zenaiya Shah v. Jack Jones
Judge Kelly A. Gaughan
CHARLES KANNEBECKER
MICHAEL J. BISHOP
14 – 1424-2024 Argument
Chad Muller v. Tara Muller
Judge Kelly A. Gaughan
JAMES P. BARON
15 – 956-2023 Argument
Laura Anderson v. Jason Kirkland
Judge Kelly A. Gaughan
CHARLES KANNEBECKER
GARY A. DRAKAS

16 – 869-2023 Hearing
Ronald V. Moraski v. Donna Moraski, Rashawn Cooks, and Kimberly Eilbacher
Judge Kelly A. Gaughan
TAMMY LEE CLAUSE
MATTHEW J. GALASSO
JOHN J MARTIN
17 – 336-2025 Hearing
John P. Hoey v. Victoria Rand
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
18 – 176-2025 Hearing
Christine Bentley v. Kenneth Lynch
Judge Kelly A. Gaughan
JAMES P. BARON
MATTHEW J. GALASSO
19 – 257-2020 Argument on Exceptions
Dennis R. Short v. Abbe Dague
Judge Kelly A. Gaughan
20 – 96-2025 OC Hearing
In re: Estate of Coleen Marie Sorice
Judge Kelly A. Gaughan
JENNIFER P. ONOFRY
21 – 98-2025 OC Hearing
In re: Carol A. Greene
Judge Kelly A. Gaughan

11 AM
13-2026 OR Guardian of a Minor Hearing
In re: Janelle J. Sainte (a minor)
Judge Kelly A. Gaughan
SARAH A. WILSON

1:30 PM
Custody Status Conference – 6/10
Judge Kelly A. Gaughan
1 – 1140-2025 Custody Status Conference
Samantha Marx v. Steven Marx
Judge Kelly A. Gaughan
NICHOLAS J. MASINGTON
ASHLEY G. ZIMMERMAN
2 – 1375-2025 Custody Status Conference
Stefanie Frey v. David Frey
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
JUSTIN E. PFAFF

3 – 75-2026 Custody Status Conference
Luis Guerrero-Ortiz v. Lindsay McCabe
Judge Kelly A. Gaughan
JAMES A. BUTZ
ROBERT A. SAURMAN
4 – 1353-2022 Custody Status
Conference
Matthew Gonzalez v. Shanna Sussens
Judge Kelly A. Gaughan
JAMES P. BARON
GEORGE E. CLAUSE
5 – 90-2026 Custody Status Conference
Ariyle Braswell v. Antomey McCalla
Judge Kelly A. Gaughan
6 – 1055-2024 Custody Status
Conference
Christopher Raser v. Amanda Raser
Judge Kelly A. Gaughan
JAMES P. BARON
MATTHEW J. GALASSO

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

Hearing Room

10:30 AM
980-2024 Custody Conference
Ivan Perez v. Veronica Quinones
Hearing Officer Samantha G Venditti

11:30 AM
400-2023 Custody Conference
Dakota Magill v. Alyxandrea Jacques
Hearing Officer Samantha G Venditti
ASHLEY G. ZIMMERMAN

WEDNESDAY, MARCH 11, 2026

Courtroom 1

9 AM
Criminal Jury Trial – 0/1
President Judge Gregory H. Chelak

Courtroom 2

9 AM
Protection from Abuse Hearing – 8/10
Judge Kelly A. Gaughan
1 – 303-2026 Protection from Abuse
Hearing
Chiffon Bembury v. Donald Murphy, Jr.
Judge Kelly A. Gaughan
2 – 1627-2025 Protection from Abuse
Hearing
Miranda Dolsay, On Behalf Of
Zeffen Kedrowitsch (a minor) v.
Andre J. Kedrowitsch
Judge Kelly A. Gaughan
SHANNON L. MUIR
JUSTIN E. PFAFF
3 – 1626-2025 Protection from Abuse
Hearing
Miranda Dolsay, On Behalf Of
Link Kedrowitsch (a minor) v.
Andre J. Kedrowitsch
Judge Kelly A. Gaughan
SHANNON L. MUIR
JUSTIN E. PFAFF
4 – 1625-2025 Protection from Abuse
Hearing
Miranda Dolsay, On Behalf Of
Evie Kedrowitsch (a minor) v.
Andre J. Kedrowitsch
Judge Kelly A. Gaughan
SHANNON L. MUIR
JUSTIN E. PFAFF
5 – 1624-2025 Protection from Abuse
Hearing
Miranda Dolsay, On Behalf Of
Temperance Kedrowitsch (a minor) v.
Andre J. Kedrowitsch
Judge Kelly A. Gaughan
SHANNON L. MUIR
JUSTIN E. PFAFF
6 – 1623-2025 Protection from Abuse
Hearing
Miranda Dolsay v. Andre J. Kedrowitsch
Judge Kelly A. Gaughan
SHANNON L. MUIR
JUSTIN E. PFAFF

7 – 1594-2025 Protection from Abuse
Hearing

April Parreca v. Jonathan Opalek

Judge Kelly A. Gaughan

MATTHEW J. GALASSO

JAMES P. BARON

8 – 549-2025 Protection from Sexual
Violence Hearing

Emily Regar v. Michael Murtagh

Judge Kelly A. Gaughan

SHANNON L. MUIR

THOMAS E. MINCER

10:30 AM

C & Y Hearing – 8/15

Judge Kelly A. Gaughan

1 – 15-2018 DP Permanency Review &
Goal Change Hearing

In re: N.D.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

2 – 5-2025 DP Permanency Review
Hearing

In re: D.W.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

3 – 6-2025 DP Permanency Review
Hearing

In re: S.D.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

LINDSEY M. COLLINS

4 – 11-2024 DP Permanency Review
Hearing and Goal Change Hearing

In re: E.R.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

MARK E. MOULTON

5 – 18-2025 DP Permanency Review
Hearing

In re: A.S.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

6 – 14-2024 DP Permanency Review
Hearing

In re: D.S.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

MARK E. MOULTON

JUSTIN E. PFAFF

JOHN J MARTIN

7 – 36-2021 DP Permanency Review
Hearing

In re: M.I.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

JAMES P. BARON

8 – 7-2026 DP Dependency Hearing

In re: K.D.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

MARK E. MOULTON

1:30 PM

C & Y Hearing – 1/5

Judge Kelly A. Gaughan

1 – 13-2025 DP Dependency Hearing

In re: A.A.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

Hearing Room

9 AM

1440-2025 Settlement Conference

Jennifer Rose v. Richard Rose

Master Oressa P. Campbell

JUSTIN E. PFAFF

TAMMY LEE CLAUSE

10:30 AM

887-2024 Divorce Hearing Officer

Pre-Hearing Conference

Andrew Trout v. Terezinha Demelo

a/k/a Theresa Melo

Master Oressa P. Campbell

JUSTIN E. PFAFF

TAMMY LEE CLAUSE

11:30 AM

739-2024 Divorce Hearing Officer

Pre-Hearing Conference

Barbara Pajk v. Zbigniew Pajk

Master Oressa P. Campbell

THOMAS E. MINCER

ASHLEY G. ZIMMERMAN

1:30 PM
747-2025 Divorce Hearing Officer
Pre-Hearing Conference
William Haney v. Keiosha Perez-Haney
Master Oressa P. Campbell
ASHLEY G. ZIMMERMAN
THOMAS E. MINCER

2:30 PM
93-2026 Mediation
Emily Palumbo v. John Rome, Jr.
Mediator Oressa P. Campbell

3:30 PM
2-2022 Settlement Conference
Patrick Caccese v Jill Caccese
Master Oressa P. Campbell
THOMAS E. MINCER
ASHLEY G. ZIMMERMAN

THURSDAY, MARCH 12, 2026

Courtroom 1

9 AM
Criminal Jury Trial – 0/1
President Judge Gregory H. Chelak

Courtroom 2

9 AM
1105-2025 Custody Trial
Christopher Holt v. Shannon Holt
Judge Kelly A. Gaughan
JAMES P. BARON
CHRISTIAN E. WEED

Hearing Room

10:30 AM
967-2025 Custody Conference
Amanda Kyle v. Antonio Dominguez
Hearing Officer Samantha G Venditti
MATTHEW J. GALASSO
THOMAS E. MINCER

FRIDAY, MARCH 13, 2026

Courtroom 1

9 AM
Criminal Jury Trial – 0/1
President Judge Gregory H. Chelak

Courtroom 2

9 AM-9:30 AM
24-2025 OC Hearing
In re: Dorothy Moon, an
Alleged Incapacitated Person
Judge Kelly A. Gaughan
ORESSA P. CAMPBELL

Arbitration Room

9 AM
497-2025 Arbitration
Bank of American, N.A. v.
Lydia Calabro
JONATHAN P CAWLEY

1 PM
495-2025 Arbitration
Bank Of America, N.A., v.
Lydia Calabro
JONATHAN P CAWLEY

Pike County Bar Association



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

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 DEANNA
CORINNE HOWERING a/k/a
DEANNA C. HOWERING, late of
Matamoras Borough, Pike County,
Pennsylvania. Any person or persons
having claims against or indebted to
estate, present same to Executor:

Douglas E. Bowser
104 Harmony Drive
Hawley, PA 18428

Farley & Weed, LLC
2523 Route 6, Suite 1
Hawley, PA 18428

3/6/2026 • 3/13/2026 • 3/20/2026

EXECUTOR'S NOTICE

ESTATE OF FRANCISZEK
FIGURA, a/k/a FRANCISZEK R.
FIGURA, a/k/a FRANK FIGURA,
a/k/a FRANEK FIGURA, late of
Greene 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 JERZY FIGURA,
9527 7pt Street SE, Berlin, ND
58415, or to his attorneys, FARLEY
& WEED, LLC, 2523 Route 6,
Suite 1, Hawley, PA 18428.

3/6/2026 • 3/13/2026 • 3/20/2026

ADMINISTRATOR'S NOTICE

ESTATE OF ROBERT D. BUSS

Late of Lords Valley, Pike County,
Pennsylvania, deceased.

Letters of 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 the
same without delay to: Robert D.
Buss, Executor, 2 Grand Cedar
Road, Lander, Wyoming 82520 or to
his attorney, Mark E. Moulton,
Esquire, 693 Route 739, Suite 1,
Lords Valley, PA 18428.

3/6/2026 • 3/13/2026 • 3/20/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration have been issued in the Estate of Marion Bliss Keller, who died on September 28, 2021, late resident of Tafton, Pike County, PA 18464, to Jennifer Paul, Administratrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of **HOWELL MORAN PLLC, ATTN: ALFRED J. HOWELL, ESQUIRE,** Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

**ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE**

3/6/2026 • 3/13/2026 • 3/20/2026

ESTATE NOTICE

Hildegard E. Pohl
AKA Hilda
Late of Dreher Township
EXECUTOR
Margaret H. Carpino
2166 Lincoln Drive
Huntingdon Valley, PA 19006

3/6/2026 • 3/13/2026 • 3/20/2026

ESTATE NOTICE

Carde Jean Linkiewicz
Late of Lackawaxen Township
EXECUTOR
Alicia Urban
124 Corkeys Road
Hawley, PA 18428

3/6/2026 • 3/13/2026 • 3/20/2026

**LETTERS
TESTAMENTARY**

Estate of Carol MacBurney,
Deceased, late of 103 Rodeo
Lane/2968 Hemlock Farms, Hawley,
PA 18428.

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

Debra Pitt
704 Chatfield Drive
Pompton Plains, New Jersey 07444

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

3/6/2026 • 3/13/2026 • 3/20/2026

ESTATE NOTICE

Estate of Jesse R. McKean, Late of
Shohola, Pike County, Pennsylvania.

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

2/27/2026 • 3/6/2026 • 3/13/2026

ESTATE NOTICE

**ESTATE OF JEANETTE C.
PEDONE,** late of Blooming Grove
Twp, PA, (died August 16, 2023),
Courtney Pace, Executrix; c/o

Alexander B. Russin, Esquire, 1516
Wyoming Avenue, Forty Fort, PA,
18704.

2/27/2026 • 3/6/2026 • 3/13/2026

ESTATE NOTICE

Helen B. Cavanaugh
AKA Helen Cavanaugh
Late of Lackawaxen Township
EXECUTOR
Joseph P. Cavanaugh, Jr.
5205 Milano Street
Ave Maria, FL 34142
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

2/27/2026 • 3/6/2026 • 3/13/2026

ESTATE NOTICE

Leonard Van Orden
Late of Dingmans Township
EXECUTOR
Leonard H. Van Orden
166B Long Beach Blvd
Loveladies, NJ 08008-6138

2/27/2026 • 3/6/2026 • 3/13/2026

ESTATE NOTICE

Robert George Walsh
AKA Bob Walsh
Late of Delaware Township
EXECUTOR
Patricia Sami
19 Decker Lane
Boonton, NJ 07005

2/27/2026 • 3/6/2026 • 3/13/2026

ESTATE NOTICE

Marianne Margareta Haggglund
AKA Marianne Margareta Teheran
Late of Shohola Township
ADMINISTRATOR
Bjorn Antonio Teheran
218 Parkers Glen Road
Shohola, PA 18458

2/20/2026 • 2/27/2026 • 3/6/2026

**LETTERS
TESTAMENTARY**

Estate of Dorothy Mandica
Winhold, Deceased, late of 2086
Hemlock Farms, Hawley, PA
18428-9073.

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:
Theodore Baiersdorfer
2086 Hemlock Farms
Hawley, PA 18428-9073

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

2/20/2026 • 2/27/2026 • 3/6/2026

**LETTERS OF
ADMINISTRATION**

Estate of Edward J. Wilshusen,
Deceased, late of 104 Marble Court,
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:

Carol Jeanne Wilshusen
P.O. Box 3298
Milford, PA 18336

or to her attorney, Sarah Wilson,
Esq., 515 Broad Street, Milford, PA
18337

2/20/2026 • 2/27/2026 • 3/6/2026

SHERIFF SALES

Individual Sheriff Sales can be cancelled for a variety of reasons.

The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board of the Sheriff's office in Milford, located at 500 Broad Street.

SHERIFF SALE MARCH 18, 2026

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 453-2025 SUR JUDGEMENT NO: 453-2025_AT THE SUIT OF M&T BANK vs, EDWARD DWYER & ANTHONY WHITTLES DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON **WEDNESDAY, MARCH 18, 2026, at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIKE,

STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN LOT, PARCEL OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, BEING LOT NO. 161, SECTION NO. 2E, AS SHOWN ON MAP OF POCONO MOUNTAIN LAKE ESTATES, INC., ON FILE IN THE RECORDER'S OFFICE AT MILFORD, PENNSYLVANIA IN PLOT BOOK NO.8 PAGE 208.

BEING KNOWN AS: 139 CHIPMUNK ROAD, BUSHKILL, PA 18324

PROPERTY ID NUMBER:
189.02-01-94-

BEING THE SAME PREMISES WHICH P ARIN SHAH AND ROHIT SHAH BY DEED DATED 11/25/2019 AND RECORDED 11/26/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2592 AT PAGE 1880, GRANTED AND CONVEYED UNTO ANTHONY WHITTLES AND EDWARD DWYER.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO EDWARD DWYER & ANTHONY WHITTLES

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$232,973.24 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 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 EDWARD DWYER & ANTHONY WHITTLES

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$232,973.24 PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
KML LAW GROUP PC
701 MARKET STREET,
STE 5000
PHILADELPHIA, PA 19106-1532

2/20/2026 • 2/27/2026 • 3/6/2026

**SHERIFF SALE
MARCH 18, 2026**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO: 562-2024 SUR JUDGEMENT NO: 562-2024 AT THE SUIT OF MASTHOPE MOUNTAIN COMMUNITY PROPERTY OWNERS COUNCIL vs. TOM MCKNIGHT

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://pike.pa.realforeclose.com> ON WEDNESDAY, MARCH 18, 2026, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Being shown and designated as Lot No. 321 on a certain map or plan of lots entitled "Subdivision of Mast Hope Rapids, Section Three, Powder Hom Park, Masthope Rapids, Inc., owner and Developer, Lackawaxen Township, Pike County, Pennsylvania, dated July 10, 1973 and revised April 3, 1974 and May 1974, prepared by Edward C. Hess Associates, Inc., Stroudsburg, Pennsylvania, Scale being 1 inch = 100 feet', recorded June 5, 1974 in the Recorder's Office, Milford, Pike

County, Pennsylvania, in Plat Book Volume 11, page 42.

BEING THE SAME premises which Federal Home Loan Mortgage Corporation by Marie T. Eaise by Deed dated October 27, 2010 and recorded November 4, 2010 in Pike County in Record Book 2349 Page 2078 conveyed unto Tom McKnight, as sole owner, in fee.

Parcel: 009.04-04-61
Tax Control: 05-0-025106
a/k/a/ 118 Powderhorn Drive, Lot 321, Masthope Rapids, Lackawaxen Township, Pike County, PA

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO **TOM MCKNIGHT**

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$58,655.32** 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 **TOM MCKNIGHT**

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$58,655.32** PLUS COSTS AND INTEREST AS AFORESAID.

Brian M. Vennie, Sheriff
PIKE COUNTY,
PENNSYLVANIA
YOUNG & HAROS LLC
802 MAIN STREET
STROUDSBURG, PA 18360-1602

2/20/2026 • 2/27/2026 • 3/6/2026



CIVIL ACTIONS FILED

*From February 19, 2026 to February 26, 2026
Accuracy of the entries is not guaranteed.*

CERTIFIED COPY OF LIEN

2026-45082	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/25/2026
2026-45082	Antoine Franker	Debtor	2/25/2026
2026-45083	Pa Department Of Revenue Bureau Of Compliance	Cheditor	2/25/2026
2026-45083	Welsh Kyle C	Debtor	2/25/2026
2026-45084	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/25/2026
2026-45084	Beisel Construction Inc	Debtor	2/25/2026
2026-45085	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/25/2026
2026-45085	Polise Restaurants Corp	Debtor	2/25/2026
2026-45086	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/25/2026
2026-45086	Toth Lajos	Debtor	2/25/2026
2026-45087	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/25/2026
2026-45087	May Terence C	Debtor	2/25/2026
2026-45087	May Sherri L	Debtor	2/25/2026
2026-45088	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/25/2026
2026-45088	Blume Kristy L	Debtor	2/25/2026
2026-45089	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/25/2026
2026-45089	Mckelvay Michael K	Debtor	2/25/2026
2026-45089	Mckelvay Catherine	Debtor	2/25/2026
2026-45090	Pa Department Of Revenue Bureau Of Compliance	Creditor	2/25/2026
2026-45090	Houlker Nicholas J	Debtor	2/25/2026

CONTRACT – DEBT COLLECTION: CREDIT CARD

2026-00269	Capital One Na	Plaintiff	2/23/2026
2026-00269	Claussell Michelle A	Defendant	2/23/2026
2026-00270	Capital One Na	Plaintiff	2/23/2026
2026-00270	Walsh Timothy J	Defendant	2/23/2026
2026-00271	Capital One Na	Plaintiff	2/23/2026
2026-00271	Dein Mary D	Defendant	2/23/2026
2026-00273	Citibank Na	Plaintiff	2/23/2026
2026-00273	Auguste Luzerne	Defendant	2/23/2026
2026-00274	Citibank Na	Plaintiff	2/23/2026
2026-00274	Mcdermott Derek	Defendant	2/23/2026

CONTRACT – DEBT COLLECTION: OTHER

2026-00267	Portfolio Recovery Associates Llc	Plaintiff	2/20/2026
2026-00267	Nelson Sabine	Defendant	2/20/2026
2026-00268	Portfolio Recovery Associates Llc	Plaintiff	2/20/2026
2026-00268	Reuter Vincent P	Defendant	2/20/2026
2026-00272	Nasa Federal Credit Union	Plaintiff	2/23/2026
2026-00272	Davidson Thomas P	Defendant	2/23/2026
2026-00272	Davidson William L	Defendant	2/23/2026

CUSTODY

2026-00261	Medina Yelissa	Plaintiff	2/19/2026
2026-00261	Corhera Eric	Defendant	2/19/2026
2026-00266	Helewa Alexis	Plaintiff	2/20/2026
2026-00266	Helewa Jason	Defendant	2/20/2026
2026-00266	Helewa Miranda	Defendant	2/20/2026

DIVORCE

2026-00275	Comly Felicity	Plaintiff	2/23/2026
2026-00275	Comly Kevin	Defendant	2/23/2026
2026-00279	Stockman Lee Edward Jr	Plaintiff	2/24/2026
2026-00279	Feitel Harmony Marie	Defendant	2/24/2026

FEDERAL TAX LIEN

2026-45075	Dept Of Treasury Irs	Plaintiff	2/19/2026
2026-45075	Rati Pruidze	Defendant	2/19/2026

MARRIAGE LICENSES

2026-00022	Foss Ryan Anthony Mr Opalinski Monica Helena Ms	2/20/2026
2026-00023	Kuchinski Allison Suzanne Donahoe Ted David	2/23/2026
2026-00024	Carrozza Frank Michael Muren Emma Michaela	2/23/2026
2026-00025	Pagano Caitlin Marie Hammond Ryan Patrick	2/24/2026

MISCELLANEOUS – OTHER

2026-00264	The Glen At Tamiment Property Owners Association Inc	Plaintiff	2/20/2026
2026-00264	Brevil Marie S	Defendant	2/20/2026

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

2026-00260	Fts Capital Llc	Plaintiff	2/19/2026
2026-00260	Sattaur Omar	Defendant	2/19/2026

WAIVER OF LIENS

2026-50001	LTS General Conthacting Ll-C	Contractor	2/20/2026
2026-50001	Orencia Daludado Rowena	Owner	2/20/2026
2026-50001	Daludado Rowena Orencia	Owner	2/20/2026
2026-50001	Pabalan Loreto D	Owner	2/20/2026
2026-50002	Ogrodnick Brandon	Contractor	2/24/2026
2026-50002	Ogrodnick Brandon	Owner	2/24/2026
2026-50002	D & F Solutions Inc	Contractor	2/24/2026
2026-50002	D & F Solutions Inc	Owner	2/24/2026
2026-50002	Mre Construction	Contractor	2/24/2026
2026-50002	Mre Construction	Owner	2/24/2026

WRIT OF SUMMONS

2026-00278	Demeri Robert C	Plaintiff	2/24/2026
2026-00278	Demeri Ruth A	Plaintiff	2/24/2026
2026-00278	Janssens Susan	Defendant	2/24/2026

MORTGAGES AND DEEDS

*Recorded from February 5, 2026 to February 11, 2026
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	LOCATION	AMOUNT
Demarchi Angelica Bowman Orwain	Wells Fargo Bank Na Secretary Of Housing & Urban Development	Dingman Twp Lehman Twp	\$236,200.00 \$8,679.03
Fanshaw Donna L Sam & Donna Fanshaw Trust 01/09/2008	Citizens Bank Na	Westfall Twp	\$300,000.00
Cassino John Cassino Regina	United Wholesale Mortgage Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$268,000.00
Citrone Anthony L Citrone Madeline C Citrone Madeline C Agent	Nbt Bank Na	Blooming Grove Twp	\$230,000.00
Hale Gregory	New Era Lending Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$246,200.00
Devita Michael J Devita Nancy L	Pnc Bank Na	Shohola Twp	\$175,000.00
Mcclain Richard Marlin Jr Mcclain Tammy Sue	Pennymac Loan Services Llc Mortgage Electronic Registration System Inc	Westfall Twp	\$161,814.00
Pitrelli Alfred Pitrelli Nicole Lorraine	Dime Bank	Milford Twp	\$100,000.00
Hathaway Dawn L Hathaway James A	Nbt Bank Na	Blooming Grove Twp	\$100,000.00
Cangas Allen R Cangas Christine Vanamburgh Daisy M	Newrez Llc Mortgage Electronic Registration System Inc	Palmyra Twp	\$350,000.00
Azierski Deborah Joan	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Dingman Twp	\$250,000.00
Ward Rachel Elizabeth	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$82,700.00
Zapatel Teodoro G Zapatel Lisa Ann	Mortgage Electronic Registration System Inc		
Hartey Thomas J	Rocket Mortgage Llc Dime Bank	Dingman Twp Dingman Twp	\$0.00 \$100,000.00

Smith Jeremy Louis Jr	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Dingman Twp	\$110,000.00
125 Deer Llc			
One Two Five Deer Llc	Klavi Funding Inc	Delaware Twp	\$179,700.00
Green Tereisha	Secretary Of Housing & Urban Development	Lehman Twp	\$3,415.46
D&F Solutions Inc	Honesdale National Bank	Dingman Twp	\$333,926.00
Masters Evagelyn	Hometap Equity Partners Llc	Delaware Twp	\$50,331.00
Popham Dennis	Figure Lending Llc		
Popham Dennis Jr	Dart Collateral Manager Llc	Greene Twp	\$31,528.33
Stehlik Paul Jr	Unlock Partnership		
Stehlik Suzy	Solutions Aoi Inc	Greene Twp	\$73,000.00
Downs Susan E			
Brown Jackson	Wells Fargo Bank Na	Lehman Twp	\$174,400.00
Lagnese Richard	Crosscountry Mortgage Llc		
Lagnese Nicole	Mortgage Electronic Registration System Inc	Dingman Twp	\$168,000.00
398 Lake Estate Llc	Fm Home Loans Llc		
Three Nine Eight Lake Estate Llc	Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$200,000.00
Long Lacroix Alfonso Anthony	Mortgage Electronic Registration System Inc		
Lacroix Alfonso Anthony Long	Rocket Mortgage Llc	Lehman Twp	\$75,000.00
Detino Anthony	Pennymac Loan Services Llc		
Detino Alexa-Rae	Mortgage Electronic Registration System Inc	Dingman Twp	\$439,200.00
Smith Alexander			
Smith Yuna	Ps Bank	Westfall Twp	\$235,000.00
Lilley Bruce	Manufacturers & Traders Trust Company	Delaware Twp	\$100,000.00
Siemers Bobbie	Manufacturers & Traders Trust Company	Milford Twp	\$200,000.00
Milford 264 Realty Llc	Ohi Asset Mortgage Lender Llc	Westfall Twp	\$7,150,000.00
Ness David	Rocket Mortgage Llc		
Barton Ricky Len	Mortgage Electronic Registration System Inc	Dingman Twp	\$215,811.00
Ramirez Alexander	Point Titling Trust Point Digital Finance Inc	Lehman Twp	\$67,000.00
Fiorina Virginia	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Palmyra Twp	\$183,350.00
Guida Kenneth	Mortgage Electronic Registration System Inc Rocket Mortgage Llc	Dingman Twp	\$196,000.00

Harper Daniel Leroy Jr Harper Toreanna M Hall	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$331,000.00
Rios Victor M Jr Ramos Noeli	Novus Home Mortgage Mortgage Electronic Registration System Inc Ixonla Bank	Lehman Twp	\$247,350.00
Tindle Louis John Tindle Debra A Tindle Louis J Tindle Debra Ann	Spring Eq Llc Mortgage Electronic Registration System Inc	Shohola Twp	\$60,000.00

DEEDS

SELLER	BUYER	LOCATION	AMOUNT
Montalbano Christopher			
Montalbano Carol	Demarchi Angelica	Dingman Twp	\$249,900.00
Perimenis Peter	Cassino John		
Perlmenis Alexandra	Cassino Regina	Lackawaxen Twp	\$335,000.00
Healy Thomas K Healy Christine A	Thomas Healy Irrevocable Asset Management Trust 02/03/2026 Christine Healy Irrevocable Asset Management Trust 02/03/2026	Lehman Twp	\$1.00
Gouak William E Gouak Annet	Hemlock Farms Community Association	Blooming Grove Twp	\$32,670.00
Coca Joseph	Coca Joseph Coca Interlandi Susan Interlandi Susan Coca	Lackawaxen Twp	\$1.00
Reilly Thomas Reilly Patricia A	Thomas & Patricia Reilly Living Trust 02/20/2026	Shohola Twp	\$1.00
Pirl Austin	Azierskl Deborah	Dingman Twp	\$405,000.00
Equity Trust Company Cusd			
Schreiber Lauren Korycki Joseph	Simmons Crystal Delgado Yaneisi Ibanez Yosandy	Delaware Twp Shohola Twp	\$7,200.00 \$8,000.00
Preferred Realty Holdings Inc	B&G Contracting Llc	Dingman Twp	\$38,000.00
Santarsiere Anthony	125 Deer Llc One Two Five Deer Llc	Delaware Twp	\$135,000.00

Vennie Brian M Sheriff			
Segal-Gebski Irma			
Segal Gebski Irma			
Gebski Irma Segal			
Segal Irma			
Segalgebskl Marius	Wilmington Savings		
Segal Gebskl Marius	Fund Society Fsb Tr		
Gebskl Marius Segal	Stanwich Mortgage		
Gebski Marius	Loan Trust F	Dingman Twp	\$1.00
Hanges John	Deluca Alysa L		
	Deluca Marc	Lackawaxen Twp	\$205,000.00
Bonaparte Gregory	Downs Susan E		
	Brown Jackson	Lehman Twp	\$218,000.00
Manos-Kiretchjian Patti A			
Manos Patti A	Lagnese Richard		
Kiretchjian Gregory R	Lagnese Nicole	Dingman Twp	\$210,000.00
Everaert Bruno	Egorov Vladimir		
	Pavlovich		
Brotons Sarah	Egorova Nina		
	Ivanovna	Blooming Grove Twp	\$21,900.00
Maranga Guy	398 Lake Estate Llc		
Maranga Joan	Three Nine Eight		
	Lake Estate Llc	Lackawaxen Twp	\$782,337.60
Stefanese Anthony	Stefanese Conservation		
Stefanese Lena	Trust 01/25/2026	Delaware Twp	\$10.00
Feely Stephen	Dooley Jeffrey Charles		
Feely Donna	Dooley Carole Beth	Lackawaxen Twp	\$374,000.00
Thornbury Lori	Bernackl Jessica Lynn		
	Thornbury David Rolfe Jr	Lackawaxen Twp	\$1.00
Hulse Arnold Linda	Hulse Arnold Linda		
Arnold Linda Hulse	Arnold Linda Hulse		
	Manheim Jodi		
	Bicsak Robin	Delaware Twp	\$1.00
Harold S Arnold Jr	Hulse Arnold Linda		
Living Trust 03/05/1999	Arnold Linda Hulse	Delaware Twp	\$1.00
Bogue Robert	Bogue Robert		
	Bogue Amanda Rachelle	Dingman Twp	\$1.00
Mcneely Frederick J	Detino Anthony		
Mcneely Victoria	Detino Alexa-Rae	Dingman Twp	\$549,000.00
Pitman Realty Llc	A&E Home Solutions		
	Group Llc	Lehman Twp	\$11,888.00
Ohl Asset Pa Lp	Milford 264 Realty Llc	Westfall Twp	\$2,167,488.00
Sweeney Michael G	Brunelle Theodore M		
	Rosnyoi Erika	Palmyra Twp	\$50,000.00
Ramirez Alexander	Ramirez Alexander	Lehman Twp	\$1.00
Sommerville Thomas	Gloria & Thomas Joseph		
Sommerville Gloria	Sommerville Irrevocable		
	Living Trust 01/23/2026	Shohola Twp	\$10.00

Tighe Jedidiah	Tighe Jedidlah		
Tighe Tracey A	Tighe Tracey A	Lackawaxen Twp	\$1.00
Cerutti Robert	Robert Cerutti Revocable Trust 02/03/2026	Dingman Twp	\$10.00
Lawrence Heather Exrx			
Pavlak Barbara Lynn Est			
Pavlak Barbara Est	Hall Annette	Blooming Grove Twp	\$115,000.00
Mclp Asset Company Inc			
Newrez Llc			
New Penn Financial Llc			
Shellpoint Mortgage Servicing Agent	Exeter Court Holdings Llc	Lehman Twp	\$214,900.00
Bradley Ryan	Harper Daniel Leroy Jr		
Bradley Tabitha	Harper Toreanna M Hall	Lehman Twp	\$331,000.00
Prokipchuk Fred			
Leykina Lina	Leykina Lina	Lehman Twp	\$1.00
Bodnar Kim A Admrx			
Overman James Est	Lin Qian	Westfall Twp	\$182,000.00
Boesch Isabel	Rios Victor M Jr		
	Ramos Noeli	Lehman Twp	\$255,000.00



Pike County Bar Association



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THE PIKE COUNTY LEGAL JOURNAL

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