

Pike County LEGAL JOURNAL

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



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PIKE COUNTY



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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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IN THIS ISSUE

COURT CALENDAR	5
LEGAL NOTICES	17
SHERIFF'S SALES.....	24
CIVIL ACTIONS	31
MORTGAGES & DEEDS	34

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

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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, JULY 6, 2026

Courtroom 1

9 AM

Final Call of the Criminal Trial List
President Judge Gregory H. Chelak

11:30 AM

239, 341, 655-2023 Competency
Review Hearing
Commonwealth v. Daniel Weed
President Judge Gregory H. Chelak
ANDREW J. KATSOCK

1:30 PM

Argument and Hearing – 3/10
President Judge Gregory H. Chelak
1 – 1264-2016, 40247-2016 DR
Termination of APL
Kimberly Seul v. James Seul
President Judge Gregory H. Chelak
MATTHEW J. GALASSO
RONALD M. BUGAJ
2 – 40-2026 OC Hearing
In re: Ingrid Warshaw Qualified
Personal Residence Trust
President Judge Gregory H. Chelak
KRIS E. FENDROCK
3 – 539-2026 Hearing
In re: Application for Private Detective
License for Matthew Tintle
President Judge Gregory H. Chelak

2:30 PM

Custody Status Conference – 1/10
President Judge Gregory H. Chelak
1 – 1698-2025 Custody Status
Conference
Harley J. Gurry v. Thomas P. Gurry
President Judge Gregory H. Chelak
SHANNON L. MUIR
JUSTIN E. PFAFF

2:45 PM

137-2019 Case Management Conference
Mary Gilbey Strub v. Adrienne Wesol,
Executrix of the Estate of Brian J.
Wesol, and John Regan
President Judge Gregory H. Chelak
JOHN T. STIEH
DAVID F. ABERNETHY
RENEE MCFARLAND-DUDEK
RONALD M. BUGAJ
JOHN J MARTIN
RONNIE J. FISCHER

Courtroom 2

9 AM

Mortgage Diversion Conference – 5/10
Judge Kelly A. Gaughan
1 – 690-2026 Mortgage Diversion
Conference
Newrez LLC d/b/a Shellpoint Mortgage
Servicing v. Robert & Ashley Schacht
Judge Kelly A. Gaughan
DANIELLE JOHNSON
2 – 561-2026 Mortgage Diversion
Conference
Lakeview Loan Servicing, LLC. v.
Francisco M. Garcia, a/k/a Francisco
Garcia
Judge Kelly A. Gaughan
ADRIENNA N. HUNSBERGER

3 – 602-2026 Mortgage Diversion
Conference
Freedom Mortgage Corporation v.
Robert E. Ward
Judge Kelly A. Gaughan
KARIN B. SCHWEIGER
4 – 164-2026 Mortgage Diversion
Conference
Newrez, LLC., d/b/a Shellpoint
Mortgage Servicing v.
Jorja Bertino, et al.
Judge Kelly A. Gaughan
MICHAEL C. MILEWSKI
5 – 1702-2025 Mortgage Diversion
Conference
U.S. Bank Trust, National Association v.
Venechanos, et al.
Judge Kelly A. Gaughan
ADRIENNA N. HUNSBERGER

9:15 AM
1020-2024 Case Management
Conference
Michele Stella v. Patriot Developers
and Excavating, LLC., and Brian Ascari,
Individually and as the Sole Member
and/or Agent of Patriot Developers
and Excavating, LLC.
Judge Kelly A. Gaughan
JAMES P. BARON
THOMAS F. FARLEY

9:30 AM
87-2025 OC Case Management
Conference
In re: Estate of Donald Albert, Deceased
Judge Kelly A. Gaughan
EDWIN ABRAHAMSEN
RONALD M. BUGAJ

9:45 AM
189-2020 Settlement Conference
Jerry & Teresa Graham v. Icon Legacy
Custom Modular Homes, LLC., et al.
Judge Kelly A. Gaughan
STEPHEN G. BRESSET
RONALD V. SANTORA
JOSEPH R. RYDZEWSKI
JAMES A. DOHERTY
ROBERT BALCH
ANTHONY M. KNAPP
JOHN D. LEMONICK
KEVIN C. HAYES

10 AM
46-2026 OC Petition for Incapacity
Hearing
In re: Nancy Squibb, an Alleged
Incapacitated Person
Judge Kelly A. Gaughan
STACEY BEECHER
ORESSA P. CAMPBELL

10:30 AM
3-2026 OA Adoption Hearing
In re: Adoption of Adriana Rae Reiser,
a minor
Judge Kelly A. Gaughan
ORESSA P. CAMPBELL

11 AM
57-2023 OC Review Hearing
In Re: Guardianship of Michael
Swannick
Judge Kelly A. Gaughan
MARY O. MORAN

1 PM
C & Y Hearing – 2/2
Judge Kelly A. Gaughan
1 – 23-2026 DP Dependency Hearing
In re: K.M.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
LINDSEY M. COLLINS
MARK E. MOULTON
2 – 24-2026 DP Dependency Hearing
In re: K.M.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
LINDSEY M. COLLINS
MARK E. MOULTON

2:30 PM
C & Y Hearing – 9/9
Judge Kelly A. Gaughan
1 – 14-2025 DP Permanency Review &
Goal Change Hearing
In re: A.J. (Susquehanna County)
Judge Kelly A. Gaughan
JENNIFER L. MCCAMBRIDGE
JOSEPH G. MCGRAW
ERIN E. DONNELLY

2 – 15-2025 DP Permanency Review & Goal Change Hearing

In re: T.J. (Susquehanna County)

Judge Kelly A. Gaughan

JENNIFER L. MCCAMBRIDGE

JOSEPH G. MCGRAW

ERIN E. DONNELLY

3 – 16-2025 DP Permanency Review Hearing

In re: J.W. (Susquehanna County)

Judge Kelly A. Gaughan

JENNIFER L. MCCAMBRIDGE

MICHAEL J. GATHANY

ERIN E. DONNELLY

4 – 12-2026 DP Dependency Hearing

In re: B.C. (Susquehanna County)

Judge Kelly A. Gaughan

JENNIFER L. MCCAMBRIDGE

JOSEPH G. MCGRAW

5 – 13-2026 DP Dependency Hearing

In re: M.C. (Susquehanna County)

Judge Kelly A. Gaughan

JENNIFER L. MCCAMBRIDGE

JOSEPH G. MCGRAW

6 – 14-2026 DP Dependency Hearing

In re: L.C. (Susquehanna County)

Judge Kelly A. Gaughan

JENNIFER L. MCCAMBRIDGE

JOSEPH G. MCGRAW

7 – 15-2026 DP Dependency Hearing

In re: L.C. (Susquehanna County)

Judge Kelly A. Gaughan

JENNIFER L. MCCAMBRIDGE

JOSEPH G. MCGRAW

8 – 16-2026 DP Dependency Hearing

In re: C.S. (Susquehanna County)

Judge Kelly A. Gaughan

JENNIFER L. MCCAMBRIDGE

JAIR R. NOVAJOSKY

JOSEPH G. MCGRAW

9 – 17-2026 DP Dependency Hearing

In re: I.C. (Susquehanna County)

Judge Kelly A. Gaughan

JENNIFER L. MCCAMBRIDGE

JOSEPH G. MCGRAW

Hearing Room

9 AM

1142-2022 Divorce Hearing Officer

Pre-Hearing Conference

Malissa Silva v. James Silva

Hearing Officer Oressa P. Campbell

MATTHEW J. GALASSO

RONALD M. BUGAJ

9:30 AM

1104-2025 Divorce Hearing Officer

Hearing

Jennifer Rose v. Richard Rose

Hearing Officer Samantha G Venditti

THOMAS E. MINCER

TAMMY LEE CLAUSE

TUESDAY, JULY 7, 2026

Courtroom 2

9 AM

Argument and Hearing – 16/20

Judge Kelly A. Gaughan

1 – 1497-2024 Contempt Hearing

Adam Boehmer v Justine Lang

Judge Kelly A. Gaughan

MATTHEW J. GALASSO

JAMES P. BARON

2 – 1012-2022 Hearing on Petition for Contempt

Leslie L. Mears v. John D. Mears

Judge Kelly A. Gaughan

THOMAS E. MINCER

DONALD M. LEETH

3 – 1336-2025 Name Change Hearing

In re: Petition for Name Change of

Christopher J. Kirby

Judge Kelly A. Gaughan

4 – 945-2024 Hearing

Red Sierra, LLC. v. Westfall Entertainment Complex, Inc.

Judge Kelly A. Gaughan

JOHN J MARTIN

THOMAS E. MINCER

5 – 377-2023 Argument on Motion for Summary Judgment

UMB Bank, National Association v. Anita Aragona and United States of America

Judge Kelly A. Gaughan
EMMANUEL J. ARGENTIERI
THOMAS E. MINCER

6 – 1292-2022 Hearing on Petition for Special Relief

Mark Gavin v. Dina Bogart
Judge Kelly A. Gaughan
THOMAS E. MINCER
MATTHEW J. GALASSO

7 – 368-2026 Hearing
Cheryl Cofield v. Jonathan Cofield

Judge Kelly A. Gaughan
JUSTIN E. PFAFF
MATTHEW J. GALASSO

8 – 21-2026 OC Hearing
In re: Estate of Mary Leigh Bertino
Judge Kelly A. Gaughan

SARAH A. WILSON
9 – 1087-2023 Contempt Hearing
Christine Bentley v. Kenneth Lynch
Judge Kelly A. Gaughan
MATTHEW J. GALASSO

10 – 200-2024 Argument
S.M., a Minor v. C.F., a Minor, Dennis Ford, Susan Ford, and Nationwide Mutual Insurance Co.

Judge Kelly A. Gaughan
MICHAEL DORSEY
EDWARD S. NEYHART
DANIEL PETRILLI

JOHN P. FINNERTY
11 – 440-2026 Hearing
Joseph & Samantha Kubanik v. Bluestone Property Holdings, LLC., et al.

Judge Kelly A. Gaughan
GEORGE E. CLAUSE
RONALD M. BUGAJ
GLEN D. KIMBALL

12 – 1030-2021 Hearing on Petition for Contempt and Hearing on Petition for Special Relief

Alessandra Larson v. Robert Larson
Judge Kelly A. Gaughan
EDMUND J. SCACCHITTI
MATTHEW J. GALASSO

13 – 390-2025 Argument
Craig D. Engvaldsen v. Beth E. Ferry
Judge Kelly A. Gaughan

THOMAS F. FARLEY
CHARLES KANNEBECKER
14 – 1101-2023 Hearing

Bear Ridge Estates Property Owners Association, Inc. v. David Bullock, James Walsh, Mary Francis Luysterburg, and Emer Day

Judge Kelly A. Gaughan
THOMAS F. FARLEY
15 – 788-2026 Hearing
Patrick Hughes v.

Nicole & James Johnson
Judge Kelly A. Gaughan
16 – 365-2025 Hearing on Petition for Special Relief

Kelli D. DeSantis v. Dylan DeSantis
Judge Kelly A. Gaughan
FRANK J. SANTOMAURO
MATTHEW J. GALASSO

11 AM

400-2023 Custody - Risk of Harm Hearing

Dakota Magill v. Alyxandrea Jacques
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
ASHLEY G. ZIMMERMAN

1:30 PM

Custody Status Conference – 0/10
Judge Kelly A. Gaughan

2 PM

Pre-Trial Conference – 1/10
Judge Kelly A. Gaughan

1 – 982-2025 Pre-Trial Conference
Wild Acres PHOA v. Elijah Vandermark
Judge Kelly A. Gaughan
THOMAS F. FARLEY

Hearing Room

9:30 AM

449-2026 Custody Conference
Elizabeth Kimmell v. Joshua Kimmell
Hearing Officer Samantha G Venditti

10:30 AM
1047-2020 Custody Conference
Jason Carota v. Kayla Murphy
Hearing Officer Samantha G Venditti
JAMES P. BARONJAMES A. BUTZ

11:30 AM
929-2025 Custody Conference
Kimberly VanArsdale v. Bryan Roff
Hearing Officer Samantha G Venditti

1:30 PM
365-2025 Custody Conference
Kelli DeSantis v. Dylan DeSantis
Hearing Officer Samantha G Venditti
FRANK J. SANTOMAURO
MATTHEW J. GALASSO

WEDNESDAY, JULY 8, 2026

Courtroom 1

9 AM
Juvenile Hearings – 5/10
President Judge Gregory H. Chelak
1 – 64-2024 JV Dispositional Review
Hearing
In re: D.K.
President Judge Gregory H. Chelak
ERIC L. HAMILL
2 – 57-2025 JV Disposition Hearing
In re: J.H.
President Judge Gregory H. Chelak
ERIC L. HAMILL
3 – 18-2026 JV Adjudication Hearing
In re: C.F.
President Judge Gregory H. Chelak
4 – 56-2025 JV Disposition Hearing
In re: G.B.
President Judge Gregory H. Chelak
ERIC L. HAMILL
5 – 71, 72-2024 JV Dispositional
Review Hearing
In re: J.D., Jr.
President Judge Gregory H. Chelak
ERIC L. HAMILL

11 AM
116-2024 MD Competency Review
Hearing
Commonwealth v. Miles A. Campbell
President Judge Gregory H. Chelak
ERIC L. HAMILL

1:30 PM
381-2025 Criminal Non-Jury Trial
Commonwealth v.
Rodney H. Wehnert, Sr.
President Judge Gregory H. Chelak
ROBERT A. SAURMAN

Courtroom 2

9 AM
Protection from Abuse Hearing – 8/10
Judge Kelly A. Gaughan
1 – 1666-2025 Protection from Abuse
Hearing
Jasmine Guest v. James Cohen
Judge Kelly A. Gaughan
SHANNON L. MUIR
MARK E. MOULTON
2 – 1-2026 Protection from Abuse
Hearing
Edward W. Anderson, Jr. v.
Tara Ann Norman
Judge Kelly A. Gaughan
NICHOLAS J. MCINTYRE
3 – 36-2026 Protection from Abuse
Hearing
Jordan Hernandez, OBO Carmella
Salvatoriello (a minor) v.
Frank Salvatoriello
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
NICHOLAS J. MCINTYRE
4 – 37-2026 Protection from Abuse
Hearing
Jordan Hernandez v. Frank Salvatoriello
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
NICHOLAS J. MCINTYRE
5 – 439-2026 Protection from Abuse
Hearing
Mendelina Nunez v. Manuel Padilla, Jr.
Judge Kelly A. Gaughan
SHANNON L. MUIR
CHRISTIAN E. WEED

6 – 973-2026 Protection from Abuse
Hearing

Alyson Solch v. John Solch, III.

Judge Kelly A. Gaughan

7 – 974-2026 Protection from Abuse
Hearing

Brigette Scott v. Leslie Scott

Judge Kelly A. Gaughan

8 – 975-2026 Protection from Abuse
Hearing

Brigette Scott v. Robert Scott

Judge Kelly A. Gaughan

10:30 AM

C & Y Hearing – 11/15

Judge Kelly A. Gaughan

1 – 16-2026 DP Dependency Hearing

In re: M.O.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

2 – 7-2026 DP Permanency Review
Hearing

In re: K.D.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

LINDSEY M. COLLINS

MARK E. MOULTON

3 – 5-2025 DP Permanency Review
Hearing

In re: D.W.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

4 – 6-2025 DP Permanency Review
Hearing

In re: S.D.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

5 – 11-2024 DP Permanency Review
Hearing

In re: E.R.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

MARK E. MOULTON

6 – 18-2026 DP Expedited Permanency
Review Hearing

In re: M.A.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

MARK E. MOULTON

7 – 7-2024 DP Expedited Permanency
Review Hearing and Goal Change
Hearing

In Re: ZA

Judge Kelly A. Gaughan

CHRISTINE RECHNER

8 – 4-2024 DP Goal Change Hearing

In re: A.C.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

ORESSA P. CAMPBELL

MATTHEW J. GALASSO

9 – 5-2024 DP Goal Change Hearing

In re: N.C.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

ORESSA P. CAMPBELL

MATTHEW J. GALASSO

10 – 6-2024 DP Goal Change Hearing

In re: M.C.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

ORESSA P. CAMPBELL

MATTHEW J. GALASSO

11 – 6-2026 OA Involuntary

Termination of Parental Rights Hearing

In re: O.E.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

MARK E. MOULTON

1:30 PM

511-2026 Relocation Hearing

Jessica Del Mauro v.

Michael Del Mauro

Judge Kelly A. Gaughan

JAMES P. BARON

MATTHEW J. GALASSO

Hearing Room

9 AM

860-2026 Mediation

Patrick Barry v. Fawn Barry

Mediator Oressa P. Campbell

9:30 AM
1103-2025 Divorce Hearing Officer
Hearing
Travis Eyerman v. Megan Eyerman
Hearing Officer Oressa P. Campbell
JUSTIN E. PFAFF
MATTHEW J. GALASSO

10 AM
1128-2025 Divorce Hearing Officer
Hearing
Martin Brown v. Marissa Brown
Hearing Officer Oressa P. Campbell
ASHLEY G. ZIMMERMAN
MATTHEW J. GALASSO

THURSDAY, JULY 9, 2026
Courtroom 1

9 AM
5/20
President Judge Gregory H. Chelak
1 – 346-2025 Guilty Plea and Hearing
on Modification/Increase of Bail & ICC
Commonwealth v.
Dominick M. Dilberto
President Judge Gregory H. Chelak
ERIC L. HAMILL
2 – 134-2026 Guilty Plea
Commonwealth v. Christina Hughes
President Judge Gregory H. Chelak
ERIC L. HAMILL
3 – 130-2026 Bail Modification Hearing
Commonwealth v. Stefan L. Krol
President Judge Gregory H. Chelak
ERIC L. HAMILL
4 – 290-2025 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Michael J. Scoville
President Judge Gregory H. Chelak
ERIC L. HAMILL
5 – 196-2026 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Bobby R. Hill
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

9:30 AM
1/20
President Judge Gregory H. Chelak
1 – 436-2025 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Joseph C. Fleischer
President Judge Gregory H. Chelak
THOMAS E. MINCER

10 AM
5/20
President Judge Gregory H. Chelak
1 – 93-2026 MD Expungement Hearing
Commonwealth v. Lurii Stavriietykyi
President Judge Gregory H. Chelak
2 – 219-2026 Bail Modification Hearing
Commonwealth v. Gustave Debree
President Judge Gregory H. Chelak
MATTHEW T. COMERFORD
3 – 563-2020 Hearing on Motion to
Withdraw as Counsel
Commonwealth v. Kevin Lee Pingitore
President Judge Gregory H. Chelak
RONALD M. BUGAJ
4 – 413-2025 Guilty Plea
Commonwealth v. Nicolas A. Clemente
President Judge Gregory H. Chelak
QIANA M. LEHMAN
5 – 548-2024 Hearing
Commonwealth v. William J. Brady, III.
President Judge Gregory H. Chelak
JILLIAN KOCHIS

10:30 AM
Violation Hearing – 9/20
President Judge Gregory H. Chelak
1 – 320 & 321-2024 Sanctions Hearing
Commonwealth v. Michael Hickey
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN
2 – 188-2023 Violation of Parole
Hearing
Commonwealth v.
Dominick M. Dilberto
President Judge Gregory H. Chelak
LINDSEY M. COLLINS
3 – 171-2019 Violation of Parole
Hearing
Commonwealth v. Joseph Nagy
President Judge Gregory H. Chelak
LINDSEY M. COLLINS

4 – 544-2024 Violation of Parole Hearing
Commonwealth v. Jennifer Perez
President Judge Gregory H. Chelak
MATTHEW J. GALASSO

5 – 148-2025 Violation of Parole Hearing
Commonwealth v. Brian R. Thomas
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

6 – 449-2024 Violation of Probation Hearing
Commonwealth v. Cylis A. Stewart
President Judge Gregory H. Chelak
STEVEN BENEDICT

7 – 72-2025 Violation of Probation Hearing
Commonwealth v. Jonathan E. Troisi
President Judge Gregory H. Chelak
LINDSEY M. COLLINS

8 – 535-2018 Violation of Probation Hearing
Commonwealth v. Nicholas A. Clemente
President Judge Gregory H. Chelak
QIANA M. LEHMAN

9 – 365-2025 Violation of Probation Hearing
Commonwealth v. Michael B. Olah
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN

11 AM
Contempt Hearing – 5/20
President Judge Gregory H. Chelak
1 – 189-2022 Sanctions Hearing
Commonwealth v. Christian M. Turner
President Judge Gregory H. Chelak
LINDSEY M. COLLINS

2 – 676-2022 Contempt Hearing
Commonwealth v. David A. Wotring
President Judge Gregory H. Chelak

3 – 69, 94-2025 Contempt Hearing
Commonwealth v. Dillon M. Wells
President Judge Gregory H. Chelak
ERIC L. HAMILL

4 – 125-2014 Contempt Hearing
Commonwealth v. Matthew C. Maloney
President Judge Gregory H. Chelak
Pike County Public Defenders Office

5 – 59-2024 Contempt Hearing
Commonwealth v. Sean A. Barton
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

1 PM
7/20
President Judge Gregory H. Chelak

1 – 195-2025 Parole Hearing
Commonwealth v. Herbert W. Kanoff
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

2 – 121-2026 Arraignment
Commonwealth v. Ryan M. Bronte
President Judge Gregory H. Chelak

3 – 120-2026 Arraignment
Commonwealth v. Kalena I. Sereдых
President Judge Gregory H. Chelak

4 – 230-2026 Arraignment
Commonwealth v.
Dominick M. Dilberto
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

5 – 229-2026 Arraignment
Commonwealth v. Naquan S. Davidson
President Judge Gregory H. Chelak
THOMAS E. MINCER

6 – 238-2026 Arraignment
Commonwealth v. Ricardo Gotay
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE

7 – 244-2026 Arraignment
Commonwealth v. Anthony B. Carattini
President Judge Gregory H. Chelak
THOMAS E. MINCER

1:30 PM
503-2025 Omnibus Pre-Trial Motion Hearing
Commonwealth v. William D. Cole
President Judge Gregory H. Chelak
DAVID V. LAMPAN

2:30 PM
128-2026 Omnibus Pre-Trial Motion Hearing
Commonwealth v. Cara L. Godbold
President Judge Gregory H. Chelak
STEVEN BENEDICT

FRIDAY, JULY 10, 2026

Courtroom 1

9 AM

Sentencing – 18/20

President Judge Gregory H. Chelak

1 – 428-2025 Sentencing

Commonwealth v. Gail E. Casabona

President Judge Gregory H. Chelak

JAMES R. ELLIOTT

2 – 116-2026 Sentencing

commonwealth v. Megan L. Cron

President Judge Gregory H. Chelak

JAMES R. ELLIOTT

3 – 282-2018 Violation of Parole

Hearing

Commonwealth v. Megan L. Cron

President Judge Gregory H. Chelak

JAMES R. ELLIOTT

4 – 302-2018 Sentencing

Commonwealth v. Ericka K. Gigi

President Judge Gregory H. Chelak

JAMES R. ELLIOTT

5 – 628-2023 Sentencing

Commonwealth v. Ashley M. Nellums

President Judge Gregory H. Chelak

JAMES R. ELLIOTT

6 – 510-2024 Sentencing and Hearing

on Modification/Increase of Bail & ICC

Commonwealth v. John Potoski

President Judge Gregory H. Chelak

JAMES R. ELLIOTT

7 – 461-2025 Sentencing

Commonwealth v. Shelly A. Abell

President Judge Gregory H. Chelak

ERIC L. HAMILL

8 – 108-2026 Sentencing

Commonwealth v. Marc T. Meglio

President Judge Gregory H. Chelak

ERIC L. HAMILL

9 – 50-2026 Sentencing

Commonwealth v. Karen L. Mervine

President Judge Gregory H. Chelak

ERIC L. HAMILL

10 – 110-2026 Sentencing

Commonwealth v. Michael Robertson

President Judge Gregory H. Chelak

ERIC L. HAMILL

11 – 63-2026 Sentencing

Commonwealth v. Anthony R. Torres

President Judge Gregory H. Chelak

ERIC L. HAMILL

12 – 442-2025 Sentencing

Commonwealth v. Matthew B. Levelthal

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

13 – 43-2026 Sentencing

Commonwealth v. Patrick C. Manthe, Jr.

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

14 – 510-2025, 75, 44-2026 Sentencing

Commonwealth v. Jennifer Miranda

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

15 – 210-2025 MD Hearing on

Modification/Increase of Bail & ICC

Commonwealth v. Jennifer Miranda

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

16 – 84-2026 MD Indirect Criminal

Contempt Hearing

Commonwealth v. Jennifer Miranda

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

17 – 58-2026 Sentencing

Commonwealth v. Stephen J. Segeske

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

18 – 88, 89-2026 Sentencing

Commonwealth v. Mirella M. Smith

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

9:30 AM

Sentencing – 9/10

President Judge Gregory H. Chelak

1 – 445-2025, 125-2026 Sentencing

Commonwealth v. Larry F. Badea

President Judge Gregory H. Chelak

JAMES P. BARON

2 – 24-2026 Sentencing

Commonwealth v. Robyn C. McKeeby

President Judge Gregory H. Chelak

JAMES P. BARON

3 – 111-2026 Sentencing

Commonwealth v. Brandon T. Kennedy

President Judge Gregory H. Chelak

THOMAS F. FARLEY

4 – 15-2026 Sentencing
Commonwealth v. Brian T. Kersey
President Judge Gregory H. Chelak
THOMAS F. FARLEY
5 – 57-2026 Sentencing
Commonwealth v.
Venezia J. Pietracatella
President Judge Gregory H. Chelak
THOMAS F. FARLEY
6 – 193-2025 Sentencing
Commonwealth v. Bryan K. Lewis
President Judge Gregory H. Chelak
MATTHEW J. GALASSO
7 – 86-2025 Sentencing
Commonwealth v. Melissa A. Heregthy
President Judge Gregory H. Chelak
JUSTIN E. PFAFF
8 – 525-2018 Sanctions Hearing
Commonwealth v. Melissa A. Heregthy
President Judge Gregory H. Chelak
JUSTIN E. PFAFF
9 – 12-2026 Sentencing
Commonwealth v. Michael J. Petkus
President Judge Gregory H. Chelak
CHRISTIAN E. WEED

10 AM
Sentencing – 13/20
President Judge Gregory H. Chelak
1 – 21-2026 Sentencing
Commonwealth v.
Eleanor A. Motsavage
President Judge Gregory H. Chelak
PAUL J. BENDER
2 – 51-2026 Sentencing
Commonwealth v. Daniel J. O'Connor
President Judge Gregory H. Chelak
RONALD M. BUGAJ
3 – 1-2026 Sentencing
Commonwealth v. Justin M. Pallay
President Judge Gregory H. Chelak
RONALD M. BUGAJ
4 – 75-2024 Sentencing
Commonwealth v. Edwin F. Cruz
President Judge Gregory H. Chelak
JOSEPH R. D'ANDREA
5 – 101-2026 Sentencing
Commonwealth v. Patrick G. McCarthy
President Judge Gregory H. Chelak
LAURA C. DENNIS

6 – 505-2025 Sentencing
Commonwealth v. Walter J. Fraas
President Judge Gregory H. Chelak
CHRISTIAN W. FRANCIS
7 – 39-2026 Sentencing
Commonwealth v. Bernard B. Ryan
President Judge Gregory H. Chelak
JOHN J MARTIN
8 – 502-2025 Sentencing
Commonwealth v.
Kenneth G. Morgan, Jr.
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN
9 – 74-2026 Sentencing
Commonwealth v. Eric G. Rumore
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN
10 – 77-2026 Sentencing
Commonwealth v. John R. Ayala
President Judge Gregory H. Chelak
MATTHEW T. MUCKLER
11 – 100-2026 Sentencing
Commonwealth v.
Kenneth S. Randall, Jr.
President Judge Gregory H. Chelak
JONATHAN V. MUNLEY
12 – 441-2025 Sentencing
Commonwealth v. Deividas Dumpis
President Judge Gregory H. Chelak
PATRICK C. O'HARA
13 – 482-2025 Sentencing
Commonwealth v. Edward C. Zeltmann
President Judge Gregory H. Chelak
MARTIN E. SOUTO-DIAZ

11 AM
Sentencing – 1/5
President Judge Gregory H. Chelak
1 – 56-2025 Sentencing
Commonwealth v. Brian E. Madden
President Judge Gregory H. Chelak
MARTIN E. SOUTO-DIAZ

1:30 PM
Support Contempt Hearing – 3/10
President Judge Gregory H. Chelak
1 – 40199-2022 DR Support Contempt
Hearing
Kacey R. Castelonía v.
Steven N. Yingling
President Judge Gregory H. Chelak

2 – 40028-2022 DR Support Contempt Hearing
Destrianne A. Galluccio v.
Christopher J. Young
President Judge Gregory H. Chelak
3 – 40269-2013 DR Support Contempt Hearing
Breianne M. Schwarz v.
Thomas R. Schwarz
President Judge Gregory H. Chelak

2 PM
Support De Novo Appeal Hearing –
1/10
President Judge Gregory H. Chelak
1 – 40043-2018 DR Support De Novo
Appeal Hearing
Catherine Horner v. Brian Becker
President Judge Gregory H. Chelak

Courtroom 2

9 AM
Support Contempt Hearing – 21/30
Judge Kelly A. Gaughan
1 – 40148-2025 DR Support Contempt
Hearing
Andrea Alexander-Levine v.
Devon Felix
Judge Kelly A. Gaughan
2 – 40118-2014 DR Support Contempt
Hearing
Kathleen A. Alveari v. Brian M. Alveari
Judge Kelly A. Gaughan
3 – 40114-2025 DR Support Contempt
Hearing
Perla A. Antoine v. Frankel V. Antoine
Judge Kelly A. Gaughan
4 – 40077-2021 DR Support Contempt
Hearing
Barbara J. Bresee v. Ryan C. Kleintop
Judge Kelly A. Gaughan
5 – 40118-2025 DR Support Contempt
Hearing
Angela H. Brown v. Michael H. Brown
Judge Kelly A. Gaughan
6 – 40099-2025 DR Support Contempt
Hearing
Melissa Burke v. Gerald C. Roby
Judge Kelly A. Gaughan

7 – 40080-2025 DR Support Contempt
Hearing
Tabbatha Clark v. Evan J. Hill
Judge Kelly A. Gaughan
8 – 40184-2025 DR Support Contempt
Hearing
Anielie Couvertier v. Masi Joseph
Judge Kelly A. Gaughan
9 – 40108-2022 DR Support Contempt
Hearing
Korinne F. Croce v. Giles J. Croce, Sr.
Judge Kelly A. Gaughan
10 – 40048-2019 DR Support Contempt
Hearing
Ashley C. Decatur v. Branden M. Kizer
Judge Kelly A. Gaughan
11 – 40026-2026 DR Support Contempt
Hearing
Gloria Jimenez v. Joel T. Vidot
Judge Kelly A. Gaughan
12 – 40140-2021 DR Support Contempt
Hearing
Michelle C. Marquis v.
Richard A. Marquis
Judge Kelly A. Gaughan
13 – 40043-2026 DR Support Contempt
Hearing
Samantha Padgett v.
Christopher R. Dickerson
Judge Kelly A. Gaughan
14 – 40014-2026 DR Support Contempt
Hearing
Shawnee M. Page v. Ashley N. Knowles
Judge Kelly A. Gaughan
15 – 40129-2024 DR Support Contempt
Hearing
Alexandra L. Parent v. Eric W. Cuevas
Judge Kelly A. Gaughan
16 – 40172-2016 DR Support Contempt
Hearing
John G. Seibert v. Erica C. Eginton
Judge Kelly A. Gaughan
17 – 40093-2025 DR Support Contempt
Hearing
Alyson Solch v. John M. Solch, III.
Judge Kelly A. Gaughan
18 – 40166-2023 DR Support Contempt
Hearing
Richard Speranza v. Brittany L. Hilbert
Judge Kelly A. Gaughan

19 – 40081-2021 DR Support Contempt Hearing

Jessica M. Troup v.

David A. Pyskaty, Sr.

Judge Kelly A. Gaughan

20 – 40153-2025 DR Support Contempt Hearing

Alicia M. Turner v.

Joseph R. Horace, Jr.

Judge Kelly A. Gaughan

21 – 40004-2026 DR Support Contempt Hearing

Georgiana C. Warren v.

Naquan Davidson

Judge Kelly A. Gaughan

10 AM

Support De Novo Appeal Hearing – 2/10

Judge Kelly A. Gaughan

1 – 40105-2024 dR Support De Novo Appeal Hearing

Jeanette Gilbo v. Robert France

Judge Kelly A. Gaughan

2 – 40114-2025 DR Support De Novo Appeal Hearing

Perlan Antoine v. Frankel Antoine

Judge Kelly A. Gaughan

11:30 AM

376-2015 Civil Pre-Trial Conference
Barbara Banasiak, as Executrix of the
Estate of David Banasiak, & Barbara
Banasiak v. James Robinson, et al.

Judge Kelly A. Gaughan

CHARLES KANNEBECKER
COULTER EBBERT

1:30 PM

Sentencing – 2/5

Judge Kelly A. Gaughan

1 – 78-2026 Sentencing and Hearing on
Modification/Increase of Bail & ICC

Commonwealth v. Sara N. Tomford

Judge Kelly A. Gaughan

JAMES P. BARON

2 – 275-2025 Sentencing and Hearing
on Modification/Increase of Bail & ICC

Commonwealth v. Vincent Levier

Judge Kelly A. Gaughan

ERIC L. HAMILL

2 PM

255-2025 Hearing

Commonwealth v. Christopher J. Wirth

Judge Kelly A. Gaughan

JAMES P. BARON



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

NOTICE IS HEREBY GIVEN

that, Letters of Administration have been issued in the Estate of Thomas J. Willis, who died on September 15, 2024, late resident of Matamoras, Pennsylvania, to Oressa P. Campbell, Administrator 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 Oressa P. Campbell, Administrator, c/o Howell Moran PLLC, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

MARY O. MORAN, ESQUIRE
ATTORNEY FOR THE ESTATE

7/3/2026 • 7/10/2026 • 7/17/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN

that, Letters of Administration have been issued in the Estate of Grace

Alescio, who died on November 9, 2015, late resident of Milford, Pennsylvania, to Oressa P. Campbell, Administrator 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 Oressa P. Campbell, Administrator, c/o Howell Moran PLLC, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

MARY O. MORAN, ESQUIRE
ATTORNEY FOR THE ESTATE

7/3/2026 • 7/10/2026 • 7/17/2026

ESTATE NOTICE

Estate of Edward Emil Nemeč, whose primary residence was 319 Cummins Hill Rd, Milford, Pike, Pennsylvania, 18337, deceased.

Darlene Booth and James Nemeč have been appointed the Co-Personal Administrators of this Estate.
ANDREA R. CAPITA, ESQ. OF CAPITA LAW LLC located at 104 WEST HIGH STREET, MILFORD, PENNSYLVANIA 18337, TELEPHONE NUMBER: (570) 832-7498
EMAIL: INFO@CAPITALAWLLC.COM is the attorney of record.
All persons indebted to the Estate

are hereby requested to make immediate payment, and those having claims are directed to present the same without delay to this attorney within twelve (12) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Pike County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

7/3/2026 • 7/10/2026 • 7/17/2026

ESTATE NOTICE

Estate of Eileen R. Michaelis, also known as Eileen Michaelis, whose primary residence was 107 W. Shore Dr., Dingmans Ferry, Pike, Pennsylvania, 18328, deceased.

Erin Marie Saucedo has been appointed the Executrix of this Estate.

ANDREA R. CAPITA, ESQ. OF CAPITA LAW LLC located at 104 WEST HIGH STREET, MILFORD, PENNSYLVANIA 18337, TELEPHONE NUMBER: (570) 832-7498

EMAIL:

INFO@CAPITALAWLLC.COM is the attorney of record.

All persons indebted to the Estate are hereby requested to make immediate payment, and those having claims are directed to present the same without delay to this attorney within twelve (12) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Pike County Branch,

Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

7/3/2026 • 7/10/2026 • 7/17/2026

LETTERS OF ADMINISTRATION

Estate of Jennifer Vega Crisano, deceased, late of 286 Brentwood Drive, Lehman Township, Pennsylvania, 18324.

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:

Anthony H. Crisano Jr.
Administrator of the Estate of
Jennifer Vega Crisano
410 Broad Street
Milford, PA 18337

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

6/26/2026 • 7/3/2026 • 7/10/2026

ESTATE NOTICE

Joseph Daley, Deceased
Late of **Pike County**, PA

Letters of Testamentary on the above Estate having been granted to the **Executor** Christopher N Daley, all persons indebted to the Estate are requested to make payment, and

those having claims to present same without delay, to Brian F. Levine, Esquire.

Brian F. Levine, Esquire
Levine Law, LLC
Attorney for the Executor
22 E Grant St
New Castle, PA 16101-2279

6/26/2026 • 7/3/2026 • 7/10/2026

ESTATE NOTICE

Estate of Thomas Cable
Late of Dingmans Ferry
ADMINISTRATOR
Kaitlyn Sisson
104 Partridge Court
Dingmans Ferry, PA 18328

6/26/2026 • 7/3/2026 • 7/10/2026

ESTATE NOTICE

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

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

6/19/2026 • 6/26/2026 • 7/3/2026

ADMINISTRARIX NOTICE

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

Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to KAY K. KEMERY, 892 Route 390, Greentown, PA 18426, or to her attorneys, FARLEY & WEED, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

6/19/2026 • 6/26/2026 • 7/3/2026

OTHER NOTICES

NOTICE

IN THE COURT OF
COMMON PLEAS
PIKE COUNTY, PENNSYLVANIA

IN RE: 2000 BMW Z3

Wayne T. Tigue, Petitioner

NO.: 2026-CV-740

**Petition for Certificate of
Title to Abandoned Vehicle**

AND NOW COMES Petitioner, WAYNE T. TIGUE, by and through his attorneys, Spall, Rydzewski, Anderson, Lalley & Krajcovich, P.C. by Leatrice Anderson, Esquire, and request that this Court approve the issuance of a Certificate of Title to Petitioner, WAYNE T. TIGUE, for the vehicle described below and in support thereof, represent as follows:

1. Petitioner, Wayne T. Tigue, is a sui juris individual, with a

current address of 296 Gumbletown Road, Paupack, PA 18451.

2. Petitioner became the owner of the premises known as 105 Meadow Ridge Acres Road, Milford, PA 18337, identified as Tax Map No. 150.00-01-09, and further evidenced by Deed recorded on January 13, 2026, in the Pike County Recorder of Deeds Office in Record Book 2817, Page 240, following a tax sale conducted by the Pike County Tax Claim Bureau. A true and correct copy of said deed is attached hereto as Exhibit “A”.

3. The last known titled owner of said premises was Jacquelyn Gardella, of Pike County, Pennsylvania.

4. At the time Petitioner acquired the property, a motor vehicle was located on the property and appeared to have been abandoned.

5. The vehicle is described as follows:

a. Vehicle 1: [2000 BMW Z3, VIN No. 4USCH334XYLF43465]

A true and correct copy of the vehicle’s expired registration card is attached hereto as Exhibit “B”.

6. The vehicle was left on the property by the prior owner and has not been removed or claimed by any person since Petitioner’s acquisition.

7. Upon information and belief, Jacquelyn Gardella is deceased and no estate has been opened, or alternatively, no personal representative is available to act on behalf of the estate, and that no known heirs, next of kin, or personal representative of Jacquelyn Gardella existed or could be located to claim or take responsibility for her remains. Despite diligent efforts,

no heirs, successors, assigns, or representatives of Jacquelyn Gardella have been identified or located. A search of the records maintained by the Register of Wills of Pike County, Pennsylvania, confirms that no estate has been opened for the Decedent and no personal representative has been appointed. A true and correct copy of the estate search showing no records found is attached hereto as Exhibit “C”.

8. A petition was filed in the Court of Common Pleas of Pike County, Pennsylvania, Docket No. 1416-2025, where the Pike County Coroner sought for final disposition of the cremated remains of Jacquelyn Gardella, and said proceeding established an Order authorizing the Coroner to dispose of the remains of Decedent. A true and correct copy of filed Petition and Order is attached hereto as Exhibit “D”.

9. Accordingly, there exists no person with legal authority to take possession of or otherwise dispose of the Decedent’s personal property, including the abandoned motor vehicle identified herein.

10. Said vehicle remains abandoned, as there is no duly appointed personal representative, heir, or other authorized individual to take possession of title thereto or to arrange for its removal or disposition.

11. The vehicle meets the definition of abandoned vehicles under applicable Pennsylvania law, including but not limited to 75 Pa.C.S. § 7305.

12. Petitioner is unable to obtain a certificate of title for the

vehicle through ordinary administrative processes due to the absence of any owner or authorized representative to execute title documents.

13. Without title, Petitioner cannot lawfully dispose of, transfer, or make use of the vehicle.

14. Judicial intervention is necessary to resolve the status of the vehicle and permit issuance of a certificate of title.

15. Petitioner further avers that, to the best of his knowledge, information, and belief, there are no lien

16. s or encumbrances on the title to the Decedent's vehicle.

17. Petitioner respectfully requests that this Honorable Court award ownership of said vehicle to the Petitioner in order that the Petitioner may proceed with titling procedures of the Commonwealth of Pennsylvania's Department of Transportation.

WHEREFORE Petitioner, Wayne T. Tigue, hereby requests this Honorable Court award ownership of said vehicle to the Petitioner.

Respectfully Submitted:

Leatrice A. Anderson, Esquire
Spall, Ryzdewski, Anderson,
Lalley & Krajovich, P.C.
2573 Route 6
Hawley, PA 18428
(570) 226- 6229

7/3/2026

NOTICE

**IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY,
PENNSYLVANIA
CIVIL DIVISION**

**IN RE: 2000 BMW Z3, VIN NO.
4USCH334XYLF43465**

740-2026 CV

ORDER

AND NOW, this 10th day of June 2026, on consideration of the Petitioner's Motion for Continuance of hearing on the Merits Scheduled for July 27, 2026, filed in the above-captioned matter on June 9, 2026, it is hereby **ORDERED** that the Motion is **GRANTED** and the Hearing scheduled for June 27, 2026, is **CONTINUED** to **August 4, 2026, at 10:00 a.m.** in the Pike County Courthouse, Milford, Pennsylvania.

It is **FURTHER ORDERED** that, prior to this Hearing, the Petitioner obtain a certified copy of the vehicle's computer record from the Pennsylvania Department of Transportation by completing and submitting PennDOT Form DL-135 (Request for Vehicle Information) to determine if any person or entity may have an interest in the vehicle.

It is **FURTHER ORDERED** that the Petitioner publish the text of the Petition and this Order by publication one time in the Pike County Legal Journal (570-251-1512) and one (1) other newspaper of general circulation in the area. Proof of publication shall be filed at

the Pike County Prothonotary's Office prior to this Hearing.

BY THE COURT:

HON. KELLY A. GAUGHAN, J.

cc: Leatrice A. Anderson, Esq.
Pike County Court
Administration, DA

7/3/2026

NOTICE

IN THE COURT OF
COMMON PLEAS
PIKE COUNTY, PENNSYLVANIA

IN RE: 2012 Subaru Forester

Wayne T. Tigie, Petitioner

NO.: 2026-CV-741

**Petition for Certificate of
Title to Abandoned Vehicle**

AND NOW COMES Petitioner, WAYNE T. TIGUE, by and through his attorneys, Spall, Rydzewski, Anderson, Lalley & Krajovich, P.C. by Leatrice Anderson, Esquire, and request that this Court approve the issuance of a Certificate of Title to Petitioner, WAYNE T. TIGUE, for the vehicle described below and in support thereof, represent as follows:

1. Petitioner, Wayne T. Tigie, is a sui juris individual, with a current address of 296 Gumbletown Road, Paupack, PA 18451.
2. Petitioner became the owner of the premises known as 105 Meadow Ridge Acres Road, Milford, PA 18337, identified as Tax

Map No. 150.00-01-09, and further evidenced by Deed recorded on January 13, 2026, in the Pike County Recorder of Deeds Office in Record Book 2817, Page 240, following a tax sale conducted by the Pike County Tax Claim Bureau. A true and correct copy of said deed is attached hereto as Exhibit "A".

3. The last known titled owner of said premises was Jacquelyn Gardella, of Pike County, Pennsylvania.

4. At the time Petitioner acquired the property, a motor vehicles was located on the property and appeared to have been abandoned.

5. The vehicle is described as follows:

b. Vehicle 2: [2012 Subaru Forester, VIN No. JF2SHABC7CH417251]

A true and correct copy of the vehicles' expired registration cards are attached hereto as Exhibit "B".

6. The vehicle was left on the property by the prior owner and has not been removed or claimed by any person since Petitioner's acquisition.

7. Upon information and belief, Jacquelyn Gardella is deceased and no estate has been opened, or alternatively, no personal representative is available to act on behalf of the estate, and that no known heirs, next of kin, or personal representative of Jacquelyn Gardella existed or could be located to claim or take responsibility for her remains. Despite diligent efforts, no heirs, successors, assigns, or representatives of Jacquelyn Gardella have been identified or located. A search of the records maintained by the Register of Wills of Pike County, Pennsylvania,

confirms that no estate has been opened for the Decedent and no personal representative has been appointed. A true and correct copy of the estate search showing no records found is attached hereto as Exhibit “C”.

8. A petition was filed in the Court of Common Pleas of Pike County, Pennsylvania, Docket No. 1416-2025, where the Pike County Coroner sought for final disposition of the cremated remains of Jacquelyn Gardella, and said proceeding established an Order authorizing the Coroner to dispose of the remains of Decedent. A true and correct copy of filed Petition and Order is attached hereto as Exhibit “D”.

9. Accordingly, there exists no person with legal authority to take possession of or otherwise dispose of the Decedent’s personal property, including the abandoned motor vehicle identified herein.

10. Said vehicle remains abandoned, as there is no duly appointed personal representative, heir, or other authorized individual to take possession of title thereto or to arrange for its removal or disposition.

11. The vehicle meets the definition of abandoned vehicle under applicable Pennsylvania law, including but not limited to 75 Pa.C.S. § 7305.

12. Petitioner is unable to obtain a certificate of title for the vehicle through ordinary administrative processes due to the absence of any owner or authorized representative to execute title documents.

13. Without title, Petitioner cannot lawfully dispose of, transfer,

or make use of the vehicle.

14. Judicial intervention is necessary to resolve the status of the vehicle and permit issuance of a certificate of title.

15. Petitioner further avers that, to the best of his knowledge, information, and belief, there are no liens or encumbrances on the title to the Decedent’s vehicle.

16. Petitioner respectfully requests that this Honorable Court award ownership of said vehicle to the Petitioner in order that the Petitioner may proceed with titling procedures of the Commonwealth of Pennsylvania’s Department of Transportation.

WHEREFORE Petitioner, Wayne T. Tighe, hereby request this Honorable Court award ownership of said vehicles to the Petitioner.

Respectfully Submitted:

Leatrice A. Anderson, Esquire
Spall, Rydzewski, Anderson,
Lalley & Krajcovich, P.C.
2573 Route 6
Hawley, PA 18428
(570) 226- 6229

7/3/2026

NOTICE

**IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY,
PENNSYLVANIA
CIVIL DIVISION**

IN RE: 2012 SUBARU
FORESTER, VIN
NO. JF2SHABC7CH417251

741-2026 CV

ORDER

AND NOW, this 10th day of June 2026, on consideration of the Petitioner's Motion for Continuance of hearing on the Merits Scheduled for July 27, 2026, filed in the above captioned matter on June 9, 2026, it is hereby **ORDERED** that the Motion is **GRANTED** and the Hearing scheduled for June 27, 2026, is **CONTINUED** to **August 4, 2026, at 10:00 a.m.** in the Pike County Courthouse, Milford, Pennsylvania.

It is **FURTHER ORDERED** that, prior to this Hearing, the Petitioner obtain a certified copy of the vehicle's computer record from the Pennsylvania Department of Transportation by completing and submitting PennDOT Form DL-135 (Request for Vehicle Information) to determine if any person or entity may have an interest in the vehicle.

It is **FURTHER ORDERED** that the Petitioner publish the text of the Petition and this Order by publication one time in the Pike County Legal Journal (570-251-1512) and one (1) other newspaper of general circulation in the area. Proof of publication shall be filed at the Pike County Prothonotary's Office **prior** to this Hearing.

BY THE COURT:

HON. KELLY A. GAUGHAN, J.

cc: Leatrice A. Anderson, Esq.
Pike County Court
Administration, DA

7/3/2026

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
JULY 15, 2026**

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

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

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

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

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

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

TAX ID: 162.03-01-13

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

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

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

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$56,257.93** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO

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

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

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

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

6/19/2026 • 6/26/2026 • 7/3/2026

**SHERIFF SALE
JULY 15, 2026**

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

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

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

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

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

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

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

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

TAX ID: 123.02-01-62

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

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

Sally Mansfield having departed this
life on May 1, 2019

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

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

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

EXECUTION AS THE
PROPERTY OF MICHAEL
MANSFIELD & NICHOLE
GOGOLEN

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

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

6/19/2026 • 6/26/2026 • 7/3/2026

**SHERIFF SALE
JULY 15, 2026**

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

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

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

Parcel Number: 193-04-01-26

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

Judgment Amount: \$180,207.53

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

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
mDGMENT ON THE
AMOUNT OF **\$180,207.53** PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF BELINDA BARNES & SKY WAKEFIELD TRUST

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

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

6/19/2026 • 6/26/2026 • 7/3/2026

**SHERIFF SALE
JULY 15, 2026**

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

D. STEINACKER A/K/A
NANCY DIANE STEINACKER

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

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF BLOOMING GROVE, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEING LOT 3T, BLOCK 28, HEMLOCK FARMS COMMUNITY, STAGE 4A, AS SHOWN ON PLAT OF HEMLOCK FARMS COMMUNITY, LAUREL RIDGE, STAGE 4A, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY IN PLAT BOOK 4, PAGE 184, ON THE 10TH DAY OF SEPTEMBER, 1965.

BEING THE SAME PREMISES WHICH D & B CUSTOM BUILDERS, INC., BY INDENIURE BEARING DATE THIS 1ST DAY OF SEPTEMBER, 2000 AND BEING RECORDED AT MILFORD, PENNSYLVANIA IN THE OFFICE FOR THE RECORDING OF DEEDS, IN

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

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

ASSESSORS PARCEL NUMBER: 107 01 04 86

Improvements: Residential Dwelling

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

D. STEINACKER A/K/A NANCY DIANE STEINACKER

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$36,138.37 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF SCOTT STEINACKER A/K/A FRANCIS SCOTT STEINACKER A/K/A FRANK STEINACKER, KNOWN SURVIVING HEIR OF NANCY STEINACKER A/K/A NANCY D. STEINACKER A/K/A NANCY DIANE STEINACKER & UNKNOWN SURVIVING HEIRS OF NANCY STEINACKER A/K/A NANCY D. STEINACKER A/K/A NANCY DIANE STEINACKER

DEFENDANTS, OWNERS REPUTED OWNERS TO

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

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

6/19/2026 • 6/26/2026 • 7/3/2026

**SHERIFF SALE
JULY 15, 2026**

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

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

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

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

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

PARCEL NO. 069928

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

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

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

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

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

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

6/19/2026 • 6/26/2026 • 7/3/2026

CIVIL ACTIONS FILED

*From June 18, 2026 to June 25, 2026
 Accuracy of the entries is not guaranteed.*

APPEAL LICENSE SUSP

2026-00963	Periu Anthony	Appellant	6/24/2026
2026-00963	Commonwealth Of Pennsylvania Department Of Transportation	Appellee	6/24/2026

AUDITS

2026-00931	Pike County Auditors Annual Report Of 2025	Audited Party	6/18/2026
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CHANGE OF NAME

2026-00953	Vandunk Kenneth Kyle	Petitioner	6/24/2026
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CONTRACT – DEBT COLLECTION: CREDIT CARD

2026-00940	Cavalry Spv I Llc	Plaintiff	6/22/2026
2026-00940	Horn Earl Van	Defendant	6/22/2026
2026-00941	Citibank Na	Plaintiff	6/22/2026
2026-00941	Harlacher August K	Defendant	6/22/2026
2026-00942	Capital One Na	Plaintiff	6/22/2026
2026-00942	Mott Robert J	Defendant	6/22/2026
2026-00954	Capital One Na	Plaintiff	6/24/2026
2026-00954	Cotto Ricardo	Defendant	6/24/2026
2026-00956	Us Bank National Association	Plaintiff	6/24/2026
2026-00956	Elan Financial Services	Plaintiff	6/24/2026
2026-00956	Mills Bridget	Defendant	6/24/2026

CONTRACT – DEBT COLLECTION: OTHER

2026-00929	Velocity Investments Llc	Plaintiff	6/18/2026
2026-00929	Cibelli Michael	Defendant	6/18/2026
2026-00938	Portfolio Recovery Associates Llc	Plaintiff	6/22/2026
2026-00938	Engels Devyn K	Defendant	6/22/2026
2026-00939	Portfolio Recovery Associates Llc	Plaintiff	6/22/2026
2026-00939	Stack Yvonne	Defendant	6/22/2026
2026-00944	Community Bank Na	Plaintiff	6/22/2026
2026-00944	Zoschak Thomas G	Defendant	6/22/2026
2026-00952	New Vision Renovations	Plaintiff	6/24/2026
2026-00952	Kang Sunkyu	Defendant	6/24/2026
2026-00960	Portfolio Recovery Associates Llc	Plaintiff	6/24/2026
2026-00960	Kuhl Peter	Defendant	6/24/2026
2026-00961	Portfolio Recovery Associates Llc	Plaintiff	6/24/2026
2026-00961	Zapf Randi	Defendant	6/24/2026
2026-00962	Portfolio Recovery Associates Llc	Plaintiff	6/24/2026
2026-00962	Schuman Bobbie	Defendant	6/24/2026

CUSTODY

2026-00926	Henzs Isannah	Plaintiff	6/18/2026
2026-00926	Dignardi William Hendley	Defendant	6/18/2026
2026-00943	Dolci Drew E	Plaintiff	6/22/2026
2026-00943	Dolci Lisa J	Defendant	6/22/2026

DIVORCE

2026-00927	Kahler Michelle Frances	Plaintiff	6/18/2026
2026-00927	Kahler Arthur Edward	Defendant	6/18/2026

DIVORCE W/CUSTODY

2026-00948	Castillo Kaitlyn	Plaintiff	6/23/2026
2026-00948	Castillo Joel	Defendant	6/23/2026
2026-00949	Kerkhoven Brittany	Plaintiff	6/23/2026
2026-00949	Kerkhoven Neil	Defendant	6/23/2026
2026-00957	Jarmolinski Daniel Richard	Plaintiff	6/24/2026
2026-00957	Ashton Saige Ryanna	Defendant	6/24/2026

MARRIAGE LICENSE

2026-00089	Galeano Adriana Berenise Degarmo Joseph George	6/18/2026
2026-00090	Best Ronald Clement Nevarez Brenda	6/18/2026
2026-00091	Cruz Anthony Michael Velazquez Aaraliz Marie	6/18/2026
2026-00092	Cruz Anthony Michael	6/18/2026
2026-00093	Murillo Alvear Estefania Carolina Gonzalez Rodriguez Yandel Manuel	6/18/2026
2026-00094	Colwell Sydney	6/23/2026
2026-00095	Sarich Joseph Daniel Colwell Sydney Michele	6/23/2026
2026-00096	Kelly Samantha Lynn Lamothe Josie Grace	6/23/2026
2026-00097	Rodriguez Raul Batista Jazmin Iris	6/23/2026

2026-00098	Hietsch Benjamin Michael Nielsen Meghan Grace		6/23/2026
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MISCELLANEOUS – OTHER

2026-00928	Mlepoa Inc	Plaintiff	6/18/2026
2026-00928	Marcel Lakes Estates Property Owners Association	Plaintiff	6/18/2026
2026-00928	Old Marcel Lake Property Owners Association	Defendant	6/18/2026

NOTICE OF APPEAL

2026-00932	Crown Asset Management Llc	Appellant	6/18/2026
2026-00932	Comly Janie	Appellee	6/18/2026
2026-00945	Nam Tae Y	Appellant	6/22/2026
2026-00945	Swiatkowski Desiree	Appellee	6/22/2026
2026-00945	Swiatkowski Kenny	Appellee	6/22/2026
2026-00950	LnvN Funding Llc	Appellant	6/23/2026
2026-00950	Conway Paul	Appellee	6/23/2026
2026-00951	Seeleys Landing Inc	Appellant	6/23/2026
2026-00951	Vols Jaequeline	Appellee	6/23/2026

PRIVATE DETECTIVE APP

2026-00930	Messenger Matthew Charles	Petitioner	6/18/2026
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REAL PROPERTY – PARTITION

2026-00955	Frycz Nancy	Plaintiff	6/24/2026
2026-00955	Frycz John	Defendant	6/24/2026

REAL PROPERTY – QUIET TITLE

2026-00958	Rapuzzi Christopher P	Plaintiff	6/24/2026
2026-00958	Rapuzzi Danna L	Plaintiff	6/24/2026
2026-00958	Jones Dylan	Defendant	6/24/2026
2026-00958	Jones Michael T Estate Of	Defendant	6/24/2026

TRANSCRIPT CIVIL SUIT

2026-45271	Capital One Bank Na	Plaintiff	6/18/2026
2026-45271	Halstead Elizabeth	Defendant	6/18/2026
2026-45272	First Business Specialty Finance Llc	Plaintiff	6/18/2026
2026-45272	Milford Equipment Rentals And Excavation Inc	Defendant	6/18/2026
2026-45272	Keener Scott	Defendant	6/18/2026

TORT – OTHER

2026-00933	Matthews Jeffrey	Plaintiff	6/18/2026
2026-00933	Matthews Donna	Plaintiff	6/18/2026
2026-00933	Excell Homes Inc	Defendant	6/18/2026

VENIRE REPORT

2026-00934	Venire Report	Plaintiff	6/18/2026
2026-00934	June 2026 Trial Term	Plaintiff	6/18/2026

MORTGAGES AND DEEDS

*Recorded from June 17, 2026 to June 24, 2026
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	LOCATION	AMOUNT
Roscher Shenickwa Samuel Trevor	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	351515
Pizarro David			
Pizarro Leslie	Upstart Mortgage Llc	Dingman Twp	50000
Helms Albert T	Manufacturers & Traders Trust Company		
Helms Kathryn L	M&T Bank	Matamoras Borough	50000
Manghisi John P	West Capital Lending Inc		
Manghisi John	Dart Collateral Manager Llc	Lehman Twp	25747.50
Kofsky Jeffrey	Cliffco Inc		
Fishman Dara	Mortgage Electronic Registration System Inc	Palmyra Twp	960000
Rose Margaret M	Dime Bank	Delaware Twp	20000
Collins Maria T			
Dickerson Maria T	Dime Bank	Dingman Twp	50000
Scheu Donald	Dime Bank	Dingman Twp	63000
Dilanyan Violetta	Better Mortgage Corporation		
Derzhavin Kate	Mortgage Electronic Registration System Inc	Greene Twp	172125
Zimmerman William K	Jonestown Bank & Trust Company		
Zimmerman Lituania	Mortgage Electronic Registration System Inc	Palmyra Twp	330000
Mallia Christopher	East Coast Capital Corporation		
Mallia Glenda	Mortgage Electronic Registration System Inc	Blooming Grove Twp	431100
Gutierrez Leslie Levy			
Gutierrez Cesar	Bank Of America Na	Dingman Twp	65000
Nattian Laura	Loandepot.Com Llc Dart Collateral Manager Llc	Milford Twp	93799.17
Shakhnazaryan Arsen	Mortgage Electronic Registration System Inc		
Simakova Margarita	Kind Lending Llc	Lehman Twp	120000
Lugo Jose	United Wholesale Mortgage Llc		
Lugo Adalgisa	Mortgage Electronic Registration System Inc	Palmyra Twp	409311

Fletcher Kenneth A Fletcher Debra M	Mortgage Electronic Registration System Inc West Capital Lending Inc	Lehman Twp	50000
Breuer James R Breuer Ida Mae	Wayne Bank	Lackawaxen Twp	16000
Curley Joseph J Curley Joseph Curley Dawn	Nmbnow Dart Collateral Manager Llc	Delaware Twp	155673.50
Carter Margaret M	Loandepot.Com Llc Dart Collateral Manager Llc	Lehman Twp	41196
Centerpoint Community Church Inc	Dime Bank	Milford Twp	993750
Jaludi Dylan	Novus Home Mortgage Ixon Bank		
	Mortgage Electronic Registration System Inc	Palmyra Twp	212000
Reedy Eugene F	Novus Home Mortgage Ixon Bank		
	Mortgage Electronic Registration System Inc	Blooming Grove Twp	146880
Syniec Andrzej Syniec Joanna	Lending Capital Group Inc Mortgage Electronic Registration System Inc	Greene Twp	146250
Brown Jamel Brown Chantel	Secretary Of Housing & Urban Development	Lehman Twp	18477.01
Bagnick Christopher Joseph Bagnick Taylor Lennox			
Lennox Bagnick Taylor	Atlantic Coast Mortgage Llc	Palmyra Twp	1264000
Waters Robert Bunting Kevin	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Delaware Twp	324022
Cywinski Nicholas Cywinski Zachery	Cross Country Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	173250
Hunter Melsia J	Zoom Home Lending Llc Mortgage Electronic Registration System Inc	Lehman Twp	279054
Kaufmann Christopher M Spina Marianne	Nationwide Mortgage Bankers Inc	Dingman Twp	243750
Pruden Christopher	Sofi Bank Na Mortgage Electronic Registration System Inc	Lehman Twp	280000
Dipopolo Carol M Dipopolo Alfonso	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Lackawaxen Twp	199575
Ponsell Mario D Ponsell Cristina M	Citizens Bank Na	Lehman Twp	80000

Perez Jose	Pennsylvania Housing		
Perez Melissa	Finance Agency	Lehman Twp	12000
Fritsch Maryann	Manufacturers And		
Fritsch Mary Ann	Traders Trust Company	Greene Twp	340000
Gries Lauren M	Loanunited.Com Llc		
Gries Anthony	Mortgage Electronic		
	Registration System Inc	Dingman Twp	236568
Guercia Douglas			
Guercia Teresa	Keybank Na	Shohola Twp	50000
Accetta Michael	Loandepot.Com Llc		
Accetta Laurie	Dart Collateral Manager Llc	Dingman Twp	25497.50

DEEDS

SELLER	BUYER	LOCATION	AMOUNT
Mooy Cherie	Cherie A Mooy Trust		
Mooy Cherie A	12/14/2010	Shohola Twp	1
Satkesii Trust			
Shre Investments Llc	E&C Management Llc	Lehman Twp	15000
Ramos William A	Roscher Shenickwa		
	Samuel Trevor	Lehman Twp	358000
Rak IvanV	Hudzyk Taras	Dingman Twp	17000
Newsome Kathie Lynn			
Goodwin Kathie			
Newsome Scott James			
Newsome Scott J			
Malti Bonnle Ann	Alstede Pamela L	Palmyra Twp	242000
Meeh Joan	Michael And Joan Trust		
	05/20/2026	Lehman Twp	1
Levine Brian F Admr			
Roster Kevin Gene Est	Roster Eric	Lackawaxen Twp	1
Estate Of Kevin			
Gene Roster			
Levine Brian F Admr			
Roster Kevin Gene Est	Roster Eric	Lackawaxen Twp	1
Alice Ehrhardt Irrevocable	Kofsky Jeffrey		
Family Trust	Fishman Dara	Palmyra Twp	1200000
Park Seth G	Jose Davila &		
Park Rachel K	Meghan Shannon		
	Living Trust	Blooming Grove Twp	360000
John J Kiley & Jeanne			
E Kiley Declaration	Questionable		
Of Trust 02/19/2002	Morels Llc	Blooming Grove Twp	345000
Henry Josephine	Ross Christine		
	Ross Robert B	Dingman Twp	15900

Vaynshteyn Tatyana	Parillo Anthony J Berrios Erin C	Shohola Twp	28000
Fht Prime Group Llc	Derzhavin Kate Dilanyan Violetta	Greene Twp	202500
Difiore Veronica	Hinderliter William F Hinderliter Denise M	Dingman Twp	1
Page Kevin	Landon Roy Landon Laura	Lackawaxen Twp	250000
Decatur John Decatur Leslie	Vpe Kouzounas Trust 08/29/2024	Delaware Twp	369900
Dipalma Sal Victor Dipalma Sally Ann C	Kerr Michael D Kerr Patricia E	Dingman Twp	60000
Nogueras Eileen	Dollberg Robert A Dollberg Bridget E Patrick Patrick Dollberg Bridget E	Dingman Twp	15000
Lenczewski Stephen J Lenczewski Joanna	Drucker Katharine Michele Lenczewski Lenczewski Drucker Katharine Michele	Lackawaxen Twp	1
Grippaldi Joseph Grippaldi Denise	Zimmerman William K Zimmerman Lituania	Palmyra Twp	440000
Brush Judith R	Mallia Christopher Mallia Glenda	Blooming Grove Twp	479000
Sorrell Bradley Scott Sorrell Mary Ellen	Diorio Anthony Dorazio Alexandra	Milford Twp	812585
Joco Insurance Inc	Lopez Johnny J Mendoza Martha M	Dingman Twp	10500
Vennie Brian M Sheriff Beck Dana Beck Donald Jr Grantham Diana Beck John	Cascade Funding Mortgage Trust Hb13	Delaware Twp	1
Pike County Tax Claim Bureau Tr Rico Carmen M Bundalian Jim B Bundalian Grace	Porto Bello Llc	Lehman Twp	1260
Pike County Tax Claim Bureau Tr Lahey Robert W Pike County Tax Claim Bureau Tr	Lowe Danielle	Dingman Twp	1250
Sanchez Perla Pike County Tax Claim Bureau Tr Smith Kelby E Chery Sheila	Lawson Joseph Rust Leslie D	Lehman Twp	1250 1260

Pike County Tax Claim Bureau Tr	Gryzeski Edward B		
Nonprofit Learning Center	Gryzeski Kathleen C	Lehman Twp	1250
Pike County Tax Claim Bureau Tr			
Gallanda Alfred G	Derenzi Joseph		
Gallanda Lena	Derenzi Debra	Delaware Twp	1250
Pike County Tax Claim Bureau Tr	Palmieri Pirjo Juntunen		
Meadow Creek Inc	Juntunen Palmieri Pirjo	Lehman Twp	1250
Pike County Tax Claim Bureau Tr			
Ware David I	Jones Cordell	Lehman Twp	1250
Milford Hill Properties Llc	Centerpoint Community Church	Milford Twp	1325000
Moreng Joseph C	Moreng Family Living		
Moreng Kathryn M	Trust 06/16/2026	Delaware Twp	1
Tizio James C	James Tizio Revocable		
Tizio Anne	Trust 05/12/2026	Lehman Twp	1
Frick Sharon	Carioto Liliana	Greene Twp	190000
Akm Real Estate Holdings Llc	Frick Sharon	Greene Twp	1
Frick Sharon E Exrx Delaney Margaret V Est	Akm Real Estate		
Delaney Margaret Est	Holdings Llc	Greene Twp	1
Cozy Cabin Sp Llc	Jaludi Dylan	Palmyra Twp	265000
Schillinger Chris R	Rourke Mark N		
Schillinger Denise M	Rourke Jodi L	Porter Twp	375000
McNair Walter	McNair Family		
McNair Lynn	Irrevocable Trust	Palmyra Twp	1
Mashuta Oleksandr	Reedy Eugene F	Blooming Grove Twp	183600
Bank Of New York Mellon Tr			
Bank Of New York Tr			
Cit Mortgage Loan Trust 2007-1			
Asset-Backed Certs Series 2007-1			
Select Portfolio Servicing Inc Agent	Syniec Andrzej Syniec Joanna	Greene Twp	195000
Sisco Kurt	Bagnick Christopher Joseph		
Sisco Barbara	Bagnick Taylor Lennox Lennox Bagnick Taylor	Palmyra Twp	1580000
Courtright Samuel Jr	Waters Robert		
	Bunting Kevin	Delaware Twp	330000
Kowalczyk Elzbieta	Cywinski Zachery Cywinski Nicholas	Lehman Twp	275000
Alvarado Carlos A	Kaufmann Christopher M		
Alvarado Marilyn	Spina Marianne	Dingman Twp	325000

Kotex Construction Llc	Pruden Christopher	Lehman Twp	1350000
Vicente Luis A	Panko Robert		
Vicente Silvia	Paganpanko Denise		
	Pagan Panko Denise		
	Panko Denise Pagan	Dingman Twp	5000
Mikler Oxsana	Khaykln Meyer		
	Khaykin Dora	Delaware Twp	238000
Crespo Barreto			
Frederico A			
Barreto Frederico			
A Crespo			
Trancoso Fae Crespo			
Fernanda	Furlan Kleymer Felix		
Fae Crespo Fernanda	Dasilva Goncalves Fernanda		
Ttrancoso	Goncalves Fernanda Dasilva	Dingman Twp	5000
Hutkowski Albert	Coleman Christopher		
	Coleman Jamie M	Palmyra Twp	26500
Loeffler Maximilian Harry			
Loeffler Maximilian	Dipopolo Alfonso		
Rotenburg Caroline	Dipopolo Carol	Lackawaxen Twp	221750
Morris Kathleen A			
Degaray William F			
Degara Y Christopher J	2026 Degara Y		
Degaray Daniel P	Family Trust	Lackawaxen Twp	1
Degaray Family 2019	Morris Kathleen A		
Irrevocable Trust	Degaray William F		
05/10/2019	Degaray Christopher J		
	Degara Y Daniel P	Lackawaxen Twp	1





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THE PIKE COUNTY LEGAL JOURNAL

3305 LAKE ARIEL HIGHWAY, SUITE 3

HONESDALE, PA 18431