

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 ♦ AUGUST 28, 2026 ♦ NO. 35



© 2006 PCB

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

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

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

© Copyright 2026 Pike County Legal Journal





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

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Thomas Farley, Esq.

Vice-President
Oressa Campbell, Esq.

Treasurer
Jason Ohliger, Esq.

Secretary
Steven Benedict, Esq.

Founding CLE Coordinator
William G. Rice, Esq. ✕

IN THIS ISSUE

COURT CALENDAR	5
LEGAL NOTICES	11
SHERIFF'S SALES	14
CIVIL ACTIONS	22

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

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

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

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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

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

Subscription Rates

Per Year

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

PIKE COUNTY OFFICIALS

Judge of the Court of Common Pleas

Gregory H. Chelak, *President Judge*

Kelly A. Gaughan, *Judge*

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

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

Magisterial District Judges

Ashley Zimmerman

Cristin Cavallaro

Christina Ballas

Randy Schmalzle

Deborah Fischer, *Retired*

Alan B. Cooper, Esq., *Retired*

Stephen A. McBride, Esq., *Retired*

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

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

Sheriff

Brian M. Vennie

District Attorney

Raymond Tonkin, Esq.

Prothonotary, Clerk of the Court,

Clerk of the Orphans' Court

Yvonne Merrill

Court Administrator

Samantha Venditti, Esq.

Chief Public Defender

Robert Bernathy, Esq.

D. Benjamin vanSteenburgh III, Esq. *Retired*

Commissioners

Matthew M. Osterberg, Chairman

Ronald R. Schmalzle

Christa L. Caceres

Treasurer

John Gilpin

Recorder of Deeds, Register of Wills

Sharon Schroeder

Coroner

Christopher Brighton

Auditors

Thomas Foran

Gail Sebring

Judy Leary-Wagner

PEMA

Tim Knapp



Pike County LEGAL JOURNAL

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

LEGAL ADVERTISING RATES

Effective 7/1/2026

Estate Notices \$125
Three (3) time insertion

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

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

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

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

NEW
RATES



© COPYRIGHT BRUCE FRANK

General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

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

Certain Restrictions Apply

The Pike County Legal Journal

is published every Friday—52 issues per year.

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

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

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

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

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

Full Page:

4"W X 7"H

Half Page:

4"W X 3 1/2"H

Quarter Page:

2"W X 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



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, AUGUST 31, 2026

Courtroom 1

9 AM
Initial Call of the Criminal Trial List
President Judge Gregory H. Chelak

1:30 PM
142-2026 Criminal Non-Jury Trial
Commonwealth v. Jordan A. Comstock
President Judge Gregory H. Chelak
CHRISTIAN E. WEED

Courtroom 2

9 AM
Mortgage Diversion Conference – 8/10
Judge Kelly A. Gaughan
1 – 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
2 – 590-2026 Mortgage Diversion
Conference
NewRez, LLC, d/b/a Shellpoint Mortgage Servicing v. Brandon S. Angradi & Emily G. Padalino
Judge Kelly A. Gaughan
MEREDITH HANTSKE-WOOTERS
CRISTINA L. CONNOR
3 – 1702-2025 Mortgage Diversion
Conference
U.S. Bank Trust, National Association v. Venechanos, et al.
Judge Kelly A. Gaughan
ADRIENNA N. HUNSBERGER

4 – 810-2026 Mortgage Diversion
Conference
Planet Home Lending, LLC. v.
Vanessa B. Fray, a/k/a Vanessa Fray &
United States of America
Judge Kelly A. Gaughan
JILL M. FEIN
5 – 980-2026 Mortgage Diversion
Conference
Rocket Mortgage, LLC. v.
Bryan J. Merriweather, Jamie A. Lawlor,
and USA
Judge Kelly A. Gaughan
ERIN E. DONNELLY
6 – 986-2026 Mortgage Diversion
Conference
Freedom Mortgage Corporation v.
Diane Criswell, Carolyn Sammis a/k/a
Carol Sammis, and Tedd Sammis
Judge Kelly A. Gaughan
BRIAN J. YODER
7 – 406-2026 Mortgage Diversion
Conference
Selene Finance, L.P. v. Jean Ridge &
Heather O'Brien
Judge Kelly A. Gaughan
HAYDN C. MELTON
8 – 1069-2026 Mortgage Diversion
Conference
Longbridge Financial, LLC. v.
Richard L. Miller, Sr.
Judge Kelly A. Gaughan
ADRIENNA N. HUNSBERGER

10 AM
Argument and Hearing – 9/25
Judge Kelly A. Gaughan
1 – 75-2025 OC, 47-2024 OC Hearing
In re: Estate of Felicia Vandervliet
Judge Kelly A. Gaughan
ALEXANDER J. MAREK
GEORGE E. CLAUSE

2 – 517-2026 Name Change Hearing

In re: Petition for Name Change of
Liudmila Kulebakina, OBO Luka
Mevludi Tepnadze

Judge Kelly A. Gaughan

3 – 1703-2025 Hearing

Longbridge Financial, LLC. v.
Carol A. Darby

Judge Kelly A. Gaughan

BRANDON D. PACK

CHRISTIAN E. WEED

4 – 1164-2020 Hearing on Petition for
Contempt

Tammy Bazemore v.

Jeremy W. Bazemore

Judge Kelly A. Gaughan

CHRISTIAN E. WEED

5 – 34-2024 OC Hearing on Petition for
Contempt

In re: Estate of Alicia Tidaback

Judge Kelly A. Gaughan

ERIC L. HAMILL

6 – 45176-2026 Hearing

Tae Y. Nam v. Desiree & Kenny
Swaitkowski

Judge Kelly A. Gaughan

7 – 1276-2026 Hearing

In re: Appointment of Ryan Brennan as
School Police Officer

Judge Kelly A. Gaughan

R. ANTHONY WALDRON

8 – 1277-2026 Hearing

In re: Appointment of Mark Manara as
School Police Officer

Judge Kelly A. Gaughan

R. ANTHONY WALDRON

9 – 1278-2026 Hearing

In re: Appointment of Gregory Martucci
as School Police Officer

Judge Kelly A. Gaughan

R. ANTHONY WALDRON

1:30 PM

1105-2025 Hearing

Christopher Holt v. Shannon Holt

Judge Kelly A. Gaughan

JAMES P. BARON

CHRISTIAN E. WEED

Hearing Room

10 AM

887-2024 Divorce Hearing Officer
Hearing

Andrew Trout v. Terezinha Demelo

THOMAS E. MINCER

TAMMY LEE CLAUSE

TUESDAY, SEPTEMBER 1, 2026

Courtroom 1

1:30 PM

29-2024 Criminal Non-Jury Trial
Commonwealth v. Kelli D. DeSantis

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

Hearing Room

9:30 AM

562-2026 Custody Hearing

Gabriel Perez v. Elizabeth Foster

THOMAS E. MINCER

11:30 AM

408-2024 Custody Conference

Juan Bayron, Jr. v. Tina Bayron

WEDNESDAY, SEPTEMBER 2, 2026

Courtroom 1

9 AM

582-2024 Criminal Non-Jury Trial

Commonwealth v. Israel Horovitz

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

Courtroom 2

9 AM

Protection from Abuse Hearing – 7/10

Judge Kelly A. Gaughan

1 – 494-2026 Protection from Abuse
Hearing

Shannon Kent v. Frederick Wells

Judge Kelly A. Gaughan

SHANNON L. MUIR

2 – 33-2026 Protection from Abuse
Hearing

Lauren Greene v. Genava C. Ebanks
Judge Kelly A. Gaughan

3 – 1331-2025 Protection from Abuse
Hearing

Carolina Hotchkiss v. Edmond A.
Hotchkiss

Judge Kelly A. Gaughan
SHANNON L. MUIR

JUSTIN E. PFAFF

4 – 1319-2026 Protection From Abuse -
NO TEMP-HEARING ONLY

Michelle L. Conkling v. Brian C.
Conkling

Judge Kelly A. Gaughan

5 – 1334-2026 Protection from Abuse
Hearing

Amanda Post v. Travis Helms
Judge Kelly A. Gaughan

6 – 1335-2026 Protection from Abuse
Hearing

Christian Murphy v. Samantha Scotti
Judge Kelly A. Gaughan

7 – 1340-2026 Protection From Abuse -
NO TEMP-HEARING ONLY

John Von Ohlsen v. Margaret Hasson-
Hallihan

Judge Kelly A. Gaughan

10:30 AM

1137-2023 Protection from Abuse
Hearing

Christina Soule v. Kenneth Soule
Judge Kelly A. Gaughan

SHANNON L. MUIR
THOMAS E. MINCER

10:30 AM

1251-2021 Hearing on Petition for
Special Relief

Kenneth Soule v. Christina Soule
Judge Kelly A. Gaughan

THOMAS E. MINCER
SHANNON L. MUIR

1:30 PM

1238-2026 Preliminary Injunction
Hearing

Matamoras Borough v. North Atlantic
Rental, Inc.

Judge Kelly A. Gaughan
JASON R. OHLIGER

Hearing Room

9:30 AM

1018-2024 Divorce Hearing Officer
Hearing

Jennifer Murtha v. Kevin Murtha
MATTHEW J. GALASSO

THOMAS F. FARLEY

1:30 PM

1334-2025 Settlement Conference
Je'Maryo Sublett v. Norma Sublett

THOMAS E. MINCER
JAMES P. BARON

2:30 PM

708-2020 Settlement Conference
Irene Fenstermacher v.

Mark Fenstermacher
ASHLEY G. ZIMMERMAN
THOMAS E. MINCER

3:30 PM

104-2026 Divorce Hearing Officer
Pre-Hearing Conference

Glenn Bonelli v.
Sheila Buchheit-Bonelli

THURSDAY, SEPTEMBER 3, 2026

Courtroom 1

9 AM

7/25

President Judge Gregory H. Chelak
1 – 254-2025 Guilty Plea

Commonwealth v. Alexis Conklin
President Judge Gregory H. Chelak
STEVEN BENEDICT

2 – 109-2025 Hearing

Commonwealth v. Jayson W. Miller
President Judge Gregory H. Chelak

JAMES R. ELLIOTT

3 – 4 – 9, 7, 6-2026, 440-2025 Hearing
Commonwealth v. Nicole L. Hall
President Judge Gregory H. Chelak
STEVEN BENEDICT
4 – 176-2026 Guilty Plea
Commonwealth v. William D.
Poltersdorf
President Judge Gregory H. Chelak
ERIC L. HAMILL
5 – 270-2026 Guilty Plea
Commonwealth v. Anthony M. Ryan
President Judge Gregory H. Chelak
ERIC L. HAMILL
6 – 578-2022, 211, 212, 509-2024 Bail
Modification Hearing
Commonwealth v. Justin T. Vonsee
President Judge Gregory H. Chelak
STEVEN BENEDICT
7 – 144, 450-2025 Guilty Plea
Commonwealth v. Alyssa D. Foster
President Judge Gregory H. Chelak
ERIC L. HAMILL

9:30 AM
6/25
President Judge Gregory H. Chelak
1 – 223-2026 Guilty Plea
Commonwealth v. Paul E. Carter
President Judge Gregory H. Chelak
JAMES P. BARON
2 – 119-2026 Guilty Plea
Commonwealth v.
Jaquasha D. Robinson
President Judge Gregory H. Chelak
JAMES P. BARON
3 – 60-2026 Guilty Plea
Commonwealth v. Stanley L. Meeker
President Judge Gregory H. Chelak
CHRISTIAN E. WEED
4 – 66-2026 Hearing
Commonwealth v. Terrance D. Collins
President Judge Gregory H. Chelak
MATTHEW J. GALASSO
5 – 311, 312-2025 Reconsideration of
Sentence
Commonwealth v. Adam C. Rodriguez
President Judge Gregory H. Chelak
THOMAS E. MINCER
6 – 317, 440, 441-2023 Bail Modifica-
tion Hearing
Commonwealth v. Charles Williams
President Judge Gregory H. Chelak
CHRISTIAN E. WEED

10 AM
15/25
President Judge Gregory H. Chelak
1 – 91-2026 Guilty Plea
Commonwealth v. Vladimir Desir
President Judge Gregory H. Chelak
JASON KADISH
2 – 133-2026 Guilty Plea
Commonwealth v. Nicole E. Hollan
President Judge Gregory H. Chelak
ANDREW J. KATSOCK
3 – 301-2024 Guilty Plea
Commonwealth v. Dennis J. Conklin
President Judge Gregory H. Chelak
JOHN J. MARTIN
4 – 220-2026 Guilty Plea
Commonwealth v. Brian W. Cole
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN
5 – 224-2026 Guilty Plea
Commonwealth v.
Kristen E. Korneliussen
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN
6 – 5-2026 Guilty Plea
Commonwealth v. Stephen J. Milisci
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN
7 – 112-2024 Hearing
Commonwealth v. Alton B. McCarthy
President Judge Gregory H. Chelak
PAUL ACKOUREY
8 – 134-2026 Hearing
Commonwealth v. Christina Hughes
President Judge Gregory H. Chelak
ERIC L. HAMILL
9 – 136-2026 Hearing
Commonwealth v. Mark J. Worzel
President Judge Gregory H. Chelak
KATHLEEN E. MARTIN
10 – 472-2023 Withdrawal of Guilty
Plea Hearing
Commonwealth v. Aaron Boyd
President Judge Gregory H. Chelak
THOMAS E. MINCER
11 – 177-2025 Withdrawal of Guilty
Plea Hearing
Commonwealth v. Aaron Boyd
President Judge Gregory H. Chelak
THOMAS P. SUNDMAKER

12 – 2-2026 Hearing on Motion to Withdraw as Counsel
Commonwealth v. Sara Sasscer
President Judge Gregory H. Chelak
BRETT J. RIEGEL
13 – 477-2023 Hearing
Commonwealth v. Harry Brandshaw, III
President Judge Gregory H. Chelak
JOHN H. URBANSKI
14 – 547-2023 Hearing on Modification/Increase of Bail & ICC
Commonwealth v. Anthony T. Green
President Judge Gregory H. Chelak
15 – 163-2026 MD Indirect Criminal Contempt Hearing
Commonwealth v. John L. Von Ohlsen
President Judge Gregory H. Chelak

10:30 AM
Violation Hearing – 3/25
President Judge Gregory H. Chelak
1 – 15-2022 Violation of Parole Hearing
Commonwealth v. Bryan Dewese, Jr.
President Judge Gregory H. Chelak
MATTHEW J. GALASSO
2 – 98-2025 Violation of Parole Hearing
Commonwealth v. Renee N. Crawford
President Judge Gregory H. Chelak
ERIC L. HAMILL
3 – 372-2020 Violation of Parole Hearing
Commonwealth v. Duane Philgence
President Judge Gregory H. Chelak
THOMAS E. MINCER

11 AM
Contempt Hearing – 6/25
President Judge Gregory H. Chelak
1 – 264-2024 Contempt Hearing
Commonwealth v. Shay A. Roman
President Judge Gregory H. Chelak
Pike County Public Defenders Office
2 – 520-2024 Contempt Hearing
Commonwealth v. Andrew C. Sagers
President Judge Gregory H. Chelak
Pike County Public Defenders Office
3 – 264-2023 Contempt Hearing
Commonwealth v. Joseph J. Magaraci
President Judge Gregory H. Chelak
ERIC L. HAMILL

4 – 58-2018, 84-2019 Contempt Hearing
Commonwealth v. Desarae E. McCarthy
President Judge Gregory H. Chelak
ERIC L. HAMILL
5 – 506-2023 Contempt Hearing
Commonwealth v.
Summer Williamson-Nocar
President Judge Gregory H. Chelak
NICHOLAS J. MCINTYRE
6 – 262-2008 Contempt Hearing
Commonwealth v. Richard D. Palmer
President Judge Gregory H. Chelak
THOMAS P. SUNDMAKER

1 PM
9/25
President Judge Gregory H. Chelak
1 – 79-2026 Parole Hearing
Commonwealth v. Matthew R. Austin
President Judge Gregory H. Chelak
STEVEN BENEDICT
2 – 73, 74-2025 Parole Hearing
Commonwealth v. Jeremy R. Martin
President Judge Gregory H. Chelak
JAMES R. ELLIOTT
3 – 113-2025 Parole Hearing
Commonwealth v. Jeffrey S. Homan-
President Judge Gregory H. Chelak
THOMAS P. SUNDMAKER
4 – 311-2026 Arraignment
Commonwealth v. Jeffrey S. Homan
President Judge Gregory H. Chelak
ERIC L. HAMILL
5 – 295-2026 Arraignment
Commonwealth v. Richard Mathies
President Judge Gregory H. Chelak
THOMAS E. MINCER
6 – 252-2026 Arraignment
Commonwealth v. Michael A. Hall
President Judge Gregory H. Chelak
7 – 299-2026 Arraignment
Commonwealth v. Amanda M. Saxer
President Judge Gregory H. Chelak
8 – 272-2026 Bench Warrant Return
Commonwealth v. Justin S. Risso
President Judge Gregory H. Chelak
9 – 452-2024 Guilty Plea
Commonwealth v. Christopher L. Scurto
President Judge Gregory H. Chelak
JAMES P. BARON

Courtroom 2

9 AM

Hearing – 2/2

Judge Kelly A. Gaughan

1 – 746-2026 Hearing

Saw Creek Estates Community

Association v. Wojciech Betka

Judge Kelly A. Gaughan

EDWARD HOFFMAN

2 – 747-2026 Hearing

Saw Creek Estates Community

Association v. Wojciech Betka

Judge Kelly A. Gaughan

EDWARD HOFFMAN

10:30 AM

748-2026 Hearing

Saw Creek Estates Community

Association v. Leroy Ryans & Patricia

Dent

FRIDAY, SEPTEMBER 4, 2026

Courtroom 1

9 AM

Sentencing – 10/25

President Judge Gregory H. Chelak

1 – 218, 219-2025 Sentencing

Commonwealth v. Shawn R. Mohring

President Judge Gregory H. Chelak

STEVEN BENEDICT

2 – 410-2025 Sentencing

Commonwealth v. Benjamin A.

Burbridge

President Judge Gregory H. Chelak

JAMES R. ELLIOTT

3 – 20-2026 MD Indirect Criminal

Contempt Hearing

Commonwealth v. Shamel Bland

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

4 – 118-2026 Sentencing and Hearing

on Modification/Increase of Bail & ICC

Commonwealth v. Shamel Bland

President Judge Gregory H. Chelak

NICHOLAS J. MCINTYRE

5 – 182-2026 Sentencing

Commonwealth v. Ashley C. Adragna

President Judge Gregory H. Chelak

JAMES R. ELLIOTT

6 – 166-2026 Sentencing

Commonwealth v. Ashlee R. Carver

President Judge Gregory H. Chelak

JAMES R. ELLIOTT

7 – 159-2026 Sentencing

Commonwealth v. Albert O. Stanat

President Judge Gregory H. Chelak

ERIC L. HAMILL

8 – 36-2025 Sentencing

Commonwealth v. Devin L. Froelich

President Judge Gregory H. Chelak

ERIC L. HAMILL

9 – 156-2026 Sentencing

Commonwealth v. Paige O. Padilla

President Judge Gregory H. Chelak

ERIC L. HAMILL

10 – 99-2026 Sentencing

Commonwealth v. Gail E. Flores

President Judge Gregory H. Chelak

STEVEN BENEDICT

9:30 AM

Sentencing – 4/25

President Judge Gregory H. Chelak

1 – 489-2024 Sentencing

Commonwealth v. Jason E. Dronke

President Judge Gregory H. Chelak

THOMAS E. MINCER

2 – 353-2025 Sentencing

Commonwealth v. Brian C. Hall

President Judge Gregory H. Chelak

THOMAS E. MINCER

3 – 105-2026 Sentencing

Commonwealth v. Jared B. Kirchmer

President Judge Gregory H. Chelak

THOMAS E. MINCER

4 – 405-2025 Sentencing

Commonwealth v. Kyle Welsh

President Judge Gregory H. Chelak

THOMAS E. MINCER

10 AM

Sentencing – 3/25

President Judge Gregory H. Chelak

1 – 508-2025 Sentencing

Commonwealth v. Stacy Dippel

President Judge Gregory H. Chelak

ERIC E. WINTER

2 – 381-2025 Sentencing

Commonwealth v.

Rodney H. Wehnert, Sr.

President Judge Gregory H. Chelak

ROBERT A. SAURMAN

3 – 173-2026 Sentencing
Commonwealth v. Aaron J. Schwinof
President Judge Gregory H. Chelak
MARK MACK

11 AM
Final Call of the Criminal Trial List
0/1
President Judge Gregory H. Chelak

Courtroom 2

9 AM
007-2026 OA Involuntary Termination
of Parental Rights Hearing
In re: J.H.C.
Judge Kelly A. Gaughan
LEATRICE A. ANDERSON

10:30 AM
756-2026 Preliminary Injunction
Hearing
Conashaugh Lakes Community
Association v. Frederick E. Landrigan &
Janet S. Landrigan
Judge Kelly A. Gaughan
THOMAS F. FARLEY
NICHOLAS J. MCINTYRE

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

8/28/2026 • 9/4/2026 • 9/11/2026

ESTATE NOTICE

Patricia A. Lesch a/k/a Patricia Lesch, Deceased. Late of Greene Twp., Pike County, PA. D.O.D. 6/28/26. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Helen L. Mannion, Executrix, c/o James F. Mannion, Esq., 840 First Ave., #100, King of Prussia, PA 19406. Atty.: James F. Mannion, Mannion Prior LLP, 840 First Ave., #100, King of Prussia, PA 19406.

8/28/2026 • 9/4/2026 • 9/11/2026

ESTATE NOTICE

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

8/28/2026 • 9/4/2026 • 9/11/2026

LETTERS OF ADMINISTRATION

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

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

Barbara Cooper
408 Pennsylvania Avenue
Matamoras, PA 18336

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

8/21/2026 • 8/28/2026 • 9/4/2026

ADMINISTRATRIX NOTICE

ESTATE OF LUIS A.
ROMERO, late of Bushkill, Pike
County, PA, deceased.

Letters of administration on the
above estate having been granted to
the undersigned, all persons
indebted to the said estate are
requested to make payment and
those having claims to, present
same, without delay to YVONNE
DEE ROMERO, 456 Mallard Lane,
Bushkill, PA 18324 or to her
attorneys, FARLEY & WEED, LLC,
2523 Route 6, Suite 1, Hawley, PA
18428.

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

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

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

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

Lancaster Ave., P.O. Box 191,
Wayne, PA 19087. Atty.: Carol R.
Livingood, Timoney Knox LLP, 130
W. Lancaster Ave., P.O. Box 191,
Wayne, PA 19087.

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

Estate of Arnold Charles Schuff
Late of Lackawaxen Township
EXECUTOR

Christina Schimitsch
625 Route 590
Lackawaxen, PA 18435
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

Estate of Ryan J. Long
Late of Blooming Grove Township
ADMINISTRATOR

Meghan R. Long
5356 Millstone Court
Orefield, PA 18069
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

8/14/2026 • 8/21/2026 • 8/28/2026

EXECUTRIX NOTICE

ESTATE OF LORRAINE
JOAN MOSCATELLI, a/k/a
LORRAINE J. MOSCATELLI, late
of Lackawaxen 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 DEBORAH
SISCO, 20 Shore Road, Wantage,
NJ 07461, or to her attorneys,
FARLEY & WEED, LLC, 2523
Route 6, Suite 1, Hawley, PA 18428.

8/14/2026 • 8/21/2026 • 8/28/2026

EXECUTOR'S NOTICE

ESTATE OF ETHEL PENNY
LANGSDORF, late of Milford
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 TIMOTHY S.
LANGSDORF, 579 W. 215th Street,
Apt. 2A, New York, NY 10034, or
to his attorneys, FARLEY &
WEED, LLC, 2523 Route 6; Suite
1, Hawley, PA 18428.

8/14/2026 • 8/21/2026 • 8/28/2026

LETTERS TESTAMENTARY

Estate of Leonard D.
Coddington, Deceased, late of 178
Silver Lake Road, Dingmans Ferry,
PA 18328.

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:

Carolyn Coddington-Bird
182 Silver Lake Road
Dingmans Ferry, PA 18328

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

8/14/2026 • 8/21/2026 • 8/28/2026

LETTERS OF ADMINISTRATION

Estate of Jacob Walter Beisel,
Deceased, late of 245 Beisel Beck
Road, Lackawaxen, PA 18435.

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:

Amanda Hager
155 Hatton Road
Hawley, PA 18428

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

8/14/2026 • 8/21/2026 • 8/28/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that
Letters Testamentary have been
granted to Robert Karl Treptow,
Executor of the Estate of Robert K.
Treptow, aka Robert K. Treptow, Sr.,
deceased, who died on June 29,
2026, late of Blooming Grove
Township, Pennsylvania. All
persons indebted to the estate are
required to make payment and those
having any claims or demands are to
present the same, without delay, to

the Executor, Robert Karl Treptow,
c/o his attorney Carlo A. LaMonica,
Esquire, LaMonica Law Firm LLC,
1252 Church Street, Moscow, PA
18444.

8/14/2026 • 8/21/2026 • 8/28/2026

SHERIFF SALES

*Individual Sheriff Sales can be
cancelled for a variety of reasons.
The notices enclosed were accurate as of
the publish date. Sheriff Sale notices
are posted on the public bulletin board
of the Sheriff's office in Milford,
located at 412 Broad Street.*

SHERIFF SALE SEPTEMBER 16, 2026

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO:508-2026 SUR
JUDGEMENT NO: 508-2026
_AT THE SUIT OF SWBC
MORTGAGE CORPORATION
vs. DONNA MARIA PRINCE,
IN HER CAPACITY AS HEIR
OF CHRISTOPHER A. HILL;
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, &
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER
CHRISTOPHERA. HILL
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY at
<https://pike.pa.realforeclose.com>
ON **WEDNESDAY,**
SEPTEMBER 16, 2026, at 11:00
AM PREVAILING TIME IN
THE AFORENOON OF SAID
DATE:

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

BEING KNOWN AS: 114
DOVER DRIVE BUSHKILL, PA
18324

BEING PARCEL NUMBE~
192.04-05-69-

IMPROVEMENTS:
RESIDENTIAL PROPERTY

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

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$219,111.13** PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE

OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A
DATE SPECIFIED 13Y THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF DONNA
MARIA PRINCE, IN HER
CAPACITY AS HEIR OF
CHRISTOPHERA. HILL;
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, &
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER
CHRISTOPHER A. HILL

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

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

8/21/2026 • 8/28/2026 • 9/4/2026

**SHERIFF SALE
SEPTEMBER 16, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO: **715-2026** SUR
JUDGEMENT NO: **715-2026**
_AT THE SUIT OF LAKEVIEW

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

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

LAKEVIEW LOAN
SERVICING, LLC
v.
MATTHEW FELD

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

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

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$122,198.61

Attorneys for Plaintiff
Brock & Scott, PLLC

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

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

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

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$122,198.61 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

8/21/2026 • 8/28/2026 • 9/4/2026

**SHERIFF SALE
SEPTEMBER 16, 2026**

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

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

DOCKET NO: 2026-00731

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

TAX PARCEL NO:
196-04-03-28

PROPERTY ADDRESS:
128 Meadow View Court,
Bushkill, Pennsylvania 18324

IMPROVEMENTS:
a Residential Dwelling

SOLD AS THE PROPERTY OF:
Eugenio Petosa and Helen Petosa

ATTORNEY'S NAME:
Powers Kim, LLC

SHERIFF'S NAME:
:BRIAN M. VENNIE

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

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF **\$109,337.69** PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

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

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

8/21/2026 • 8/28/2026 • 9/4/2026

**SHERIFF SALE
SEPTEMBER 16, 2026**

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

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

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

ALL THAT CERTAIN LOT OR
TRACT OF LAND SITUATE IN
THE TOWNSHIP OF
BLOOMING GROVE,

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

CONTAINING Single Family
Dwelling

PARCEL IDENTIFICATION
NO: 120.02-02-31

CONTROL NO: 033445

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

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

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$352,503.19 PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO

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

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

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

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

8/21/2026 • 8/28/2026 • 9/4/2026

**SHERIFF SALE
SEPTEMBER 16, 2026**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO:202-2025 SUR

JUDGEMENT NO: 202-2025
AT THE SUIT OF THE BANK
OF NEW YORK MELLON
F/K/A THE BANK OF NEW
YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF
THE CWALT, INC
ALTERNATIVE LOAN TRUST
2007-16CB MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2007-16CB vs. ANN
RIZZARDI, KNOWN
SURVIVING HEIR OF JOHN
MARK, JR. & UNKNOWN
SURVIVING HEIRS OF JOHN
MARK, JR

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

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

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

THE IMPROVEMENTS
THEREON ARE: Residential

Dwelling REAL DEBT: \$42,425.64

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

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

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

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$42,426.64 PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

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

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

8/21/2026 • 8/28/2026 • 9/4/2026

SHERIFF SALE SEPTEMBER 16, 2026

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

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

ALL THOSE CERTAIN pieces,
parcels or lots of land situate in
Shohola Township, Pike County,
Pennsylvania, being Lots No. 24, 21
and 23 Block No. 6, of Unit. 1, as

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

PARCEL NO.1: ALL THE FOLLOWING described lot or parcel of land situate, lying and being in the development of Walker Lake Shores, Shohola Township, County of Pike and State of Pennsylvania, to-wit:

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

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

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

description of the lot or lots herein conveyed.

AND

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

Lots 20 and 22 in Block No.6 of Unit No.1 as shown on the survey and original plat of Walker Lake Shores, Shohola Township, Pike County, Pennsylvania, made by a Certified Land Surveyor and of record in Recorder of Deeds Office of Pike County, Pennsylvania, reference being made thereto for a more particular description of the lot or lots herein conveyed.

AND

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

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

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

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

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$27,918.92** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A

DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF STEVEN R. SAUFROY & ROBIN D. HENRY

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

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

8/21/2026 • 8/28/2026 • 9/4/2026

CIVIL ACTIONS FILED

From August 13, 2026 to August 20, 2026

Accuracy of the entries is not guaranteed.

CERTIFIED COPY OF LIEN

2026-45409	Pa Department Of Revenue Bureau Of Compliance	Creditor	8/14/2026
2026-45409	Beauty Bound 570 Llc	Debtor	8/14/2026

CHANGE OF NAME

2026-01265	De Los Angeles Hernandas Torres Maria	Petitioner	8/13/2026
2026-01265	Torres Maria De Los Angeles Hernandas	Petitioner	8/13/2026

CONTRACT – DEBT COLLECTION: CREDIT CARD

2026-01267	Wells Fargo Bank Na	Plaintiff	8/14/2026
2026-01267	Durot Frederick J	Defendant	8/14/2026

2026-01268	Pca Acquisitions V Llc	Plaintiff	8/14/2026
2026-01268	Rand Charles	Defendant	8/14/2026
2026-01274	Wells Fargo Bank Na	Plaintiff	8/17/2026
2026-01274	Hidalgo Patrick J	Defendant	8/17/2026
2026-01275	Wells Fargo Bank Na	Plaintiff	8/17/2026
2026-01275	Nicholas Edward J	Defendant	8/17/2026
2026-01279	Pnc Bank National Association	Plaintiff	8/17/2026
2026-01279	Cibelli Michael	Defendant	8/17/2026
2026-01281	Wells Fargo Bank Na	Plaintiff	8/17/2026
2026-01281	Caamano Asurae M	Defendant	8/17/2026
2026-01282	Wells Fargo Bank Na	Plaintiff	8/18/2026
2026-01282	Robinson Dawn M	Defendant	8/18/2026

CONTRACT – DEBT COLLECTION: OTHER

2026-01262	Merrick Bank	Plaintiff	8/13/2026
2026-01262	Anderson Kelly D	Defendant	8/13/2026
2026-01263	Merrick Bank	Plaintiff	8/13/2026
2026-01263	Loper Peter M	Defendant	8/13/2026
2026-01264	Merrick Bank	Plaintiff	8/13/2026
2026-01264	Klima Maria E	Defendant	8/13/2026
2026-01266	Us Bank National Association	Plaintiff	8/14/2026
2026-01266	Us Bank Equipment Finance	Plaintiff	8/14/2026
2026-01266	Salazar Excavating Llc	Defendant	8/14/2026
2026-01266	Salazar Kenneth Anthony	Defendant	8/14/2026
2026-01271	Gaetani Shannon	Plaintiff	8/17/2026
2026-01271	Sarkisov Sarkis Sr	Plaintiff	8/17/2026
2026-01273	Community Bank Na	Plaintiff	8/17/2026
2026-01273	Sanford Kenneth F	Defendant	8/17/2026
2026-01280	Troy Capital Llc	Plaintiff	8/17/2026
2026-01280	Bullock Timothy	Defendant	8/17/2026
2026-01283	Portfolio Recovery Associates Llc	Plaintiff	8/18/2026
2026-01283	Roberts James	Defendant	8/18/2026

FEDERAL TAX LIEN

2026-45411	Department Of Treasury Internal Revenue Service	Plaintiff	8/19/2026
2026-45411	Canter Scott D	Defendant	8/19/2026
2026-45411	Cantbr Katherine T	Defendant	8/19/2026
2026-45415	Department Of Treasury Internal Revenue Service	Plaintiff	8/20/2026
2026-45415	Johnson Gregory M	Defendant	8/20/2026
2026-45415	Jhonson Mary E G	Defendant	8/20/2026
2026-45416	Department Of Treasury Internal Revenue Service	Plaintiff	8/20/2026
2026-45416	Eitner Brittany	Defendant	8/20/2026

MARRIAGE LICENSE

2026-00137	Rodriguez Isabella Lee Weber Thomas Joseph IV	8/14/2026
2026-00138	Johnson Kevin Horton Mary Katherine	8/14/2026
2026-00139	Anderson Madison Mae Petrillo Dominic	8/18/2026
2026-00140	Mckane Loretta Rose Riker Kevin John	8/20/2026



© 2008 PCB

2013 CHILDREN'S CHAMPION AWARD HONOREES

THE PIKE COUNTY LEGAL JOURNAL

3305 LAKE ARIEL HIGHWAY, SUITE 3

HONESDALE, PA 18431