



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 ♦ JANUARY 16, 2026 ♦ NO. 3



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

PIKE COUNTY LEGAL JOURNAL
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P: 570-251-1512
F: 570-647-0086
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Submit advertisements to
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By requirement of Law and Order of Court *The Pike County Legal Journal* is made the medium for the publication of all Legal Advertisements required to be made in Pike County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Pike County, and selected Opinions and Decisions of the Courts of Pike County.

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

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

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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

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

Subscription Rates

Per Year

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

PIKE COUNTY OFFICIALS

Judge of the Court of Common Pleas

Gregory H. Chelak, *President Judge*

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District Attorney

Raymond Tonkin, Esq.

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Clerk of the Orphans' Court

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Court Administrator

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Chief Public Defender

Robert Bernathy, Esq.

D. Benjamin vanSteenburgh III, Esq. *Retired*

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Gail Sebring

Judy Leary-Wagner

PEMA

Tim Knapp



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, JANUARY 19, 2026

Courthouse Closed
Martin Luther King, Jr. Day

TUESDAY, JANUARY 20, 2026

Courtroom 1

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

Courtroom 2

9 AM
596-2025 Custody Trial
Kalah A. Struble v. John C. Bensley
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
JUSTIN E. PFAFF

1:30 PM
867-2021 Hearing
Discover Bank v. GERALYN PANASIUK
Judge Kelly A. Gaughan

Hearing Room

1:30 PM
980-2024 Custody Conference
Jennifer Griffin v. Sean Griffin
Hearing Officer Samantha G Venditti
SHANNON L. MUIR

2 PM
1004-2016 Custody Conference
Angelica Michael v. Joseph Basile
Hearing Officer Samantha G Venditti
THOMAS E. MINCER
NICHOLAS J. MCINTYRE

2:30 PM
1108-2023 Custody Conference
Troy Richard v. Giovanna Weckel
Hearing Officer Samantha G Venditti
THOMAS E. MINCER
JAMES A. BUTZ

WEDNESDAY, JANUARY 21, 2026

Courtroom 1

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

Courtroom 2

9 AM
Protection from Abuse Hearing – 5/10
Judge Kelly A. Gaughan
1 – 1660-2025 Protection From Abuse -
NO TEMP-HEARING ONLY
Aaron M. Ramos-Dillinger v.
Heather Noel Dodd
Judge Kelly A. Gaughan
2 – 1661-2025 Protection From Abuse -
NO TEMP-HEARING ONLY
Christopher Jackson v. Polonia Lopez
Judge Kelly A. Gaughan
3 – 1666-2025 Protection from Abuse
Hearing
Jasmine Guest v. James Cohen
Judge Kelly A. Gaughan
MARK E. MOULTON
4 – 52-2026 Protection From Abuse -
NO TEMP-HEARING ONLY
Alyson Solch v. John Solch, III.
Judge Kelly A. Gaughan

5 – 56-2026 Protection from Abuse
Hearing
Alessandra Larson v. Robert Larson
Judge Kelly A. Gaughan

10 AM
81-2025 OC Guardianship Hearing
In re: S.N.K.
Judge Kelly A. Gaughan
THOMAS E. MINCER

10:30 AM
C & Y Hearing – 4/15
Judge Kelly A. Gaughan
1 – 21-2022 DP Permanency Review
Hearing
In re: L.J.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
LEATRICE A. ANDERSON
MARK E. MOULTON
2 – 22-2023 DP Permanency Review
Hearing and Goal Change Hearing
In re: M.O.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
ORESSA P. CAMPBELL
MARK E. MOULTON
3 – 3-2025 DP Permanency Review
Hearing
In re: L.M.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
MARK E. MOULTON
4 – 30-2021 DP Permanency Review
Hearing
In re: O.E.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
ORESSA P. CAMPBELL
MARK E. MOULTON

1:30 PM
C & Y Hearing – 1/10
Judge Kelly A. Gaughan
1 – 14-2024 DP Goal Change Hearing
In re: D.S.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
MARK E. MOULTON
JUSTIN E. PFAFF
JOHN J MARTIN

Hearing Room

9 AM
1504-2016 Divorce Master Hearing
David Letki v. Maria Letki
Master Oressa P. Campbell
THOMAS E. MINCER

1:30 PM
1351-2018 Divorce Master Hearing
Paul Garvin v. Sharlynn Garvin
Master Oressa P. Campbell
JOHN L. DEWITSKY
JAMES P. BARON

3:30 PM
961-2024 Settlement Conference
Heather Arculeo v. William Arculeo
Master Oressa P. Campbell
ASHLEY G. ZIMMERMAN
MATTHEW J. GALASSO

THURSDAY, JANUARY 22, 2026

Courtroom 1

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

Courtroom 2

9 AM
1211-2025 Objections/Exceptions to
Tax Sale
In re: Consolidated Return of the Pike
County Tax Claim Bureau
Judge Kelly A. Gaughan
STACEY BEECHER
WILLIAM E. VINSKO

9:30 AM

1678-2025 Hearing
Wilburn C. Duncan v.
Pike County Tax Claim Bureau and
VP Diamond Homes, LLC.
Judge Kelly A. Gaughan
JOHN D. MICHELIN
STACEY BEECHER

10 AM

1030-2021 Hearing on Petition for
Special Relief
Alessandra Larson v. Robert Larson
Judge Kelly A. Gaughan
EDMUND J. SCACCHITTI
MATTHEW J. GALASSO

Hearing Room

10 AM

1018-2024 Custody Conference
Jennifer Murtha v. Kevin Murtha
Hearing Officer Samantha G Venditti

10:30 AM

963-2022 Custody Hearing
Brian Conkling v. Michele Conkling
Hearing Officer Samantha G Venditti

FRIDAY, JANUARY 23, 2026

Courtroom 1

9 AM

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

Courtroom 2

9 AM

520-2021 Custody Trial and Relocation
Hearing
Carrie Scharff, a/k/a Carrie McCollough
v. Dakota Erway
Judge Kelly A. Gaughan
THOMAS E. MINCER
ASHLEY G. ZIMMERMAN

Arbitration Room

10:30 AM

430-2025 Arbitration
Capital One, N.A., Successor By Merger
To Discover Bank vs. Alison J. Reitter
MICHAEL DOUGHERTY

1 PM

377-2025 Arbitration
Capital One, N.A., Successor By Merger
To Discover Bank vs.
Christopher Justino
MICHAEL DOUGHERTY

2:30 PM

299-2025 Arbitration
Capital One, N.A., Successor By Merger
To Discover Bank vs. Rose E. Scheie
MICHAEL DOUGHERTY



LEGAL NOTICES

In The Court Of Common Pleas Of Pike County Commonwealth Of Pennsylvania

ESTATE NOTICES

Notice is hereby given that, in the Estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said Estates are requested to present the same without delay and all persons indebted to said Estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

ESTATE NOTICE

Estate of Joan D. Ast a/k/a Joan A. Ast, Late of Matamoras, Pike County, Pennsylvania.

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

1/16/2026 • 1/23/2026 • 1/30/2026

**LETTERS
TESTAMENTARY**

Estate of Helen Louise Sherman, Deceased, late of 104 Silver Springs Terrace, Milford, Pennsylvania 18337.

Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are

requested to make payment, and those having claims to present the same without delay to:

Michael Sherman
Amy Sherman
3 Maple Street
Chatham, NJ 07929

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

1/16/2026 • 1/23/2026 • 1/30/2026

**LETTERS OF
ADMINISTRATION**

Estate of Denise E. Behrens, Deceased, late of 4341 Andrew Lane, Brooksville, Florida 34601.

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:

Leslie Lembeck
4341 Andrew Lane
Brooksville, FL 34601

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

1/16/2026 • 1/23/2026 • 1/30/2026

ESTATE NOTICE

Kathleen A. Karabell
Late of Hawley
ADMINISTRATOR
Charles J. Karabell
c/o
ATTORNEY
Raymond W. Ferrario
538 Biden Street, Suite 528
Scranton, PA 18503

1/16/2026 • 1/23/2026 • 1/30/2026

ESTATE NOTICE

NOTICE IS HEREBY

GIVEN, that Letters of Testamentary have been issued in the Estate of Cheryl Destefano late of Greene Township, Pike County, P.A., Date of Death, September 25, 2025, to Angela Destefano, as Executrix of the Estate. All persons indebted to the said Estate are required to make payments and those having claims or demands are to present the same without delay to Angela Destefano, Executrix, c/o the Estate Attorney, Tammy Lee Clause as follows:

The Estate of Cheryl Destefano
c/o Attorney, Tammy Lee
Clause,
PO Box 241
Newfoundland, PA 18445
570-676-5212
attyclause@gmail.com
Attorney for the Estate of
Cheryl Destefano

1/9/2026 • 1/16/2026 • 1/23/2026

ESTATE NOTICE

Kenneth Karpovich
AKA Kenneth P. Karpovich
Late of Greentown
CO-ADMINISTRATOR
Amanda Karpovich
c/o 237 Penn Avenue
Scranton, PA 18503
CO-ADMINISTRATOR
Melissa Karpovich
c/o 237 Penn Avenue
Scranton, PA 18503
ATTORNEY
Scott Lynett, Esq.
237 Penn Avenue
Scranton, PA 18503

1/9/2026 • 1/16/2026 • 1/23/2026

ESTATE NOTICE

Peter A. Goegl
AKA Peter Goegl
Late of Greene Township
EXECUTOR
John Goegl
PO Box 288
Newfoundland, PA 18445
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

1/9/2026 • 1/16/2026 • 1/23/2026

ESTATE NOTICE

Estate of John Beardman, Late of Delaware Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Stephanie Beardman 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.

1/2/2026 • 1/9/2026 • 1/16/2026

**LETTERS OF
ADMINISTRATION**

Estate of Patrick Purcell,
Deceased, late of 105 Olympus
Lane, Milford, PA 18337.

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

Joseph Purcell
105 Olympus Lane
Milford, PA 18337

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

1/2/2026 • 1/9/2026 • 1/16/2026

ESTATE NOTICE

Estate of Sean Patrick Helferty, late
of Delaware Township, Pike County,
Commonwealth of Pennsylvania,
deceased.

Letters Testamentary in the above-
named estate having been granted to
the undersigned, all persons
indebted to the estate are requested
to make immediate payment, and
those having claims are directed to
present the same without delay to
the undersigned or his/her attorney

within four months from the date
hereof and to file with the Clerk of
the Court of Common Pleas of the
Sixtieth Judicial District, Orphans'
Court Division, a particular
statement of claim, duly verified by
an Affidavit setting forth an address
with the County where notice may
be given to Claimant.

Christina Digiacoimo
117 Johnsons Dr
Dingmans Ferry, PA 18328

or to:

ARM Lawyers
Jason R. Costanzo, Esq.
115 E. Broad Street
Bethlehem, PA 18018

1/2/2026 • 1/9/2026 • 1/16/2026

OTHER NOTICES

NOTICE

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

**IN RE: PETITION FOR NAME
CHANGE OF SHARON
LOUISE FAMOUS**

1609-2025 CIVIL

ORDER

AND NOW, this 31st day of
December 2025, upon consideration
of the Amended Petition for Name
Change filed in the above-captioned
matter on December 31st, 2025, it is
hereby **ORDERED** that a
hearing is scheduled for **February
23, 2026, at 10:30 a.m.** in the Pike

County Courthouse, Milford, Pennsylvania.

The Petitioner is directed to publish notice of the filing of this Petition and of the date set for Hearing by publication in the Pike County Dispatch (570-296-6641) and the Pike County Legal Journal (570-251-1512), both being newspapers of general circulation in the County, one time as required by 54 Pa. C.S. §701. In accord with 54 Pa. C.S. §701, Petitioner must also present an official search of the proper office in Pike County showing that there are no judgments, decrees of record or other similar matters against them. Official proof consists of judgment/lien check, completed, signed, and sealed by the Prothonotary or Clerk of Courts Office in the county where the Petitioner resides and any other county or state where Petitioner has resided within five years prior to filing this Petition. Proof of publication and official proof of the judgment/lien check shall be filed at the Pike County Prothonotary's Office **prior** to the above-scheduled Hearing.

It is **FURTHER ORDERED** that a Certified Copy of the Petitioner's Birth Certificate be filed at the Pike County Prothonotary's Office prior to the above-scheduled Hearing. The Pike County Prothonotary is directed to keep the Birth Certificate restricted from public view.

BY THE COURT:

HON. KELLY A. GAUGHAN, J.

1/16/2026

NOTICE

Pike County
Court of Common Pleas
Number: 1538-2025
Notice of Action in
Mortgage Foreclosure

Citizens Bank, N.A., Plaintiff v. 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

TO: Unknown Surviving Heirs of Nancy Steinacker a/k/a Nancy D. Steinacker. Premises subject to foreclosure: 239 Forest Dr, Hawley, Pennsylvania 18438. **NOTICE:** you wish to defend, you must enter a written appearance personally or by attorney and file your objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested the Plaintiff. You may lose money or property or other rights important to you. You should take notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire this office may be able to provide you with information about agencies that may offer legal services eligible persons at a reduced fee or no fee.

Commissioners Office, Pike
 County Administration
 Building, 506 Broad St, Milford,
 Utah 18337, (570) 296-7613.
 McCabe, Weisberg & Conway,

Attorneys for Plaintiff, 1420 Walnut
 St., Ste. 1501, Phila., PA 19102,
 215-790-1010

1/16/2026

CIVIL ACTIONS FILED

*From December 31, 2025 to January 8, 2026
 Accuracy of the entries is not guaranteed.*

CONTRACT – DEBT COLLECTION: CREDIT CARD

2025-01706	Bank Of America Na	Plaintiff	12/31/2025
2025-01706	Toner Amanda Jean	Defendant	12/31/2025
2026-00032	Citibank Na	Plaintiff	1/02/2026
2026-00032	Gerdich James	Defendant	1/02/2026
2026-00044	Lvnv Funding Llc	Plaintiff	1/05/2026
2026-00044	Brogdon Christopher	Defendant	1/05/2026

CONTRACT – DEBT COLLECTION: OTHER

2026-00030	Portfolio Recovery Associates LLC	Plaintiff	1/02/2026
2026-00030	Bonomi Katherine	Defendant	1/02/2026
2026-00039	Lvnv Funding Llc	Plaintiff	1/05/2026
2026-00039	Best Ronald	Defendant	1/05/2026
2026-00045	Carmax Business Services Llc	Plaintiff	1/05/2026
2026-00045	Carmax Auto Finance	Plaintiff	1/05/2026
2026-00045	Gresham William R	Defendant	1/05/2026

CUSTODY

2026-00040	Hernandez Jordan	Plaintiff	1/05/2026
2026-00040	Salvatoriello Frank	Defendant	1/05/2026
2026-00048	Krawcyk Patricia	Plaintiff	1/05/2026
2026-00048	Krawcyk Michael	Plaintiff	1/05/2026
2026-00048	Lovelace Erika	Defendant	1/05/2026

DIVORCE

2026-00049	Howlett Michele	Plaintiff	1/05/2026
2026-00049	Howlett Brad V	Defendant	1/05/2026

MARRIAGE LICENSES

2025-00278	Kahl Ashley Marie Sekunda James Peter	12/31/2025
2025-00279	Reed Tiffany Dominguez Hector Adrian	12/31/2025
2026-00001	Vogel Noreen Marie Dodge Robert Francis III	1/02/2026
2026-00002	Medina Yelissa Lee Ferriolo Michael John	1/02/2026

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

2026-00031	Us Bank National Association	Plaintiff	1/02/2026
2026-00031	Gurry William J	Defendant	1/02/2026
2026-00042	Newrez Llc	Plaintiff	1/05/2026
2026-00042	Shellpoint Mortgage Servicing	Plaintiff	1/05/2026
2026-00042	Ochei Wanda Lynne	Defendant	1/05/2026
2026-00053	Nationstar Mortgage Llc	Plaintiff	1/06/2026
2026-00053	Latini John P Jr	Defendant	1/06/2026
2026-00055	Wells Fargo Bank Na	Plaintiff	1/07/2026
2026-00055	Perez Mirtha S	Defendant	1/07/2026
2026-00055	Munnigh Mirtha	Defendant	1/07/2026

Pike County Bar Association



for advertising details call

P: 570 • 251 • 1512

F: 570 • 647 • 0086

www.pikecountypalawyers.com



Pike County Bar Association, P.O. Box 183, Milford, PA 18337
(570) 296-5102 • www.pikebar.com

MORTGAGES AND DEEDS

*Recorded from January 1, 2026 to January 7, 2026
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	LOCATION	AMOUNT
Karen Lisa Feldman Revocable Living Trust 10/31/2023	A&D Mortgage Llc Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$169,600.00
Desimone Michele M	Loandepot.Com Llc Mortgage Electronic Registration System Inc	Greene Twp	\$35,000.00
Matthews John A Matthews Bonnie S Jarvis Michael W	Provident Bank Point Titling Trust Point Digital Finance Inc	Westfall Twp Dingman Twp	\$150,000.00 \$50,000.00
Smith Patrick	Freedom Mortgage Corporation		
Smith Ginamarie	Mortgage Electronic Registration System Inc	Shohola Twp	\$442,281.00
Obrien Angela	Mortgage Electronic Registration System Inc West Capital Lending Inc	Lehman Twp	\$102,000.00
Ricardo Ellis Benjamin Joseph Ellis Benjamin Joseph Ricardo Ellis Benjamin Ellis Wendy Walkabout Walkabout Ellis Wendy 112 Fawnwood Court Llc One One Two Fawnwood Court Llc	Comg Mortgage Inc Comg Home Loans Dart Collateral Manager Llc	Lehman Twp	\$83,421.90
Segal Stefanie Becker Peter	Hard Money Pa Llc Guaranteed Rate Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp Blooming Grove Twp	\$165,000.00 \$648,000.00
Gavlin Kovler Diana Kovler Diana Gavlin	Guaranteed Rate Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$232,500.00
Markut Marta Urzula	Polish & Slavic Federal Credit Union	Palmyra Twp	\$58,400.00
Keyes Robert Keyes Phyllis	Meridian Bank	Palmyra Twp	\$3,500,000.00

Santiago Casey	Dime Bank	Greene Twp	\$161,600.00
Delaney Michael	Guaranteed Rate Affinity Llc		
Leogrande Gwen	Mortgage Electronic Registration System Inc	Milford Borough	\$380,000.00
Lee Matthew A	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$200,000.00
Sengbusch Egon J			
Sengbusch Erik K	New Day Financial Llc		
Markowitz Erika	Mortgage Electronic Registration System Inc	Lehman Twp	\$186,801.00
Sengbusch Keith R	Imperium Lending Llc		
Timothy O Harkins Family Trust 09/27/2023	Mortgage Electronic Registration System Inc	Greene Twp	\$212,972.00
Kathryn Real Estate Llc	Mortgage Electronic Registration System Inc American Heritage Lending Llc	Lehman Twp	\$161,250.00
Leyma Zaneta	Luminate Bank		
Leyman Zaneta	Mortgage Electronic Registration System Inc	Greene Twp	\$200,000.00
Leyman Peter			
Three Boys Holdings Llc	Wayne Bank	Milford Borough	\$600,000.00
Three Boys Holdings Llc	Wayne Bank	Milford Borough	\$600,000.00
Streamline Estates Llc	Funding Panda Inc	Palmyra Twp	\$120,000.00
Flesch Edward A	Mortgage Electronic Registration System Inc		
Flesch Lisa A	Rocket Mortgage Llc	Dingman Twp	\$53,000.00
Grivner Scott			
Grivner Anna	Pnc Bank Na	Palmyra Twp	\$375,000.00
Watwood Patricia C	Guaranteed Rate Inc		
Watwood John Duncan	Mortgage Electronic Registration System Inc	Milford Borough	\$407,000.00
Fitzpatrick Jesse J	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Dingman Twp	\$187,700.00
Sullivan Nicole	Secretary Of Housing & Urban Development	Lehman Twp	\$5,493.00
1547 Rt 507 Llc			
One Five Four Seven Route 507 Llc	Honesdale National Bank	Greene Twp	\$880,000.00
Ross Samaad N	Homebridge Financial Services Inc Real Estate Mortgage Network Mortgage Electronic Registration System Inc	Lehman Twp	\$247,500.00
Fuentes Migdalia	Cv3 Financial Services Llc	Lehman Twp	\$133,818.00

Foust Eric M	Absolute Home Mortgage Corporation Mortgage Electronic Registration System Inc	Shohola Twp	\$320,000.00
Defrancesco Stacy Defrancesco Pat	Mortgage Electronic Registration System Inc Rocket Mortgage Llc	Lackawaxen Twp	\$50,000.00
Andia Joseph Andia Susan	Mortgage One Funding Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$290,000.00
Yevgeniy Kholoptsev Dietrich Michael	Citizens Bank Na Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Delaware Twp Lehman Twp	\$50,000.00 \$234,740.00
Chapman Marilyn	New American Funding Llc Mortgage Electronic Registration System Inc	Porter Twp	\$299,475.00
Pesantez Washington	Nexbank Mortgage Electronic Registration System Inc	Lehman Twp	\$257,600.00
Kus Noah	Nbt Bank Na	Dingman Twp	\$304,000.00
Horacek Peter Jr Horacek Susan	Fourleaf Federal Credit Union	Lackawaxen Twp	\$400,000.00
Presto Morgan Ann Presto Morgan A Presto Hospitality Corp	Wayne Bank	Delaware Twp	\$400,000.00
Russo John N Irby Michele D	Citizens Bank Na Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp Lehman Twp	\$31,000.00 \$238,000.00

DEEDS

SELLER	BUYER	LOCATION	AMOUNT
Teuscher Brandwell Lesley Judith	Karen Lisa Feldman Revocable Living Trust 10/31/2023	Blooming Grove Twp	\$212,000.00
Three Boys Holdings Llc Dedominicis Louis	Berjansky Sheerie Llaci Ana	Milford Borough Palmyra Twp	\$380,000.00 \$320,000.00
Paes Suzette Betty Exrx Witmer Paes Betty Est Paes Betty Witmer Est Paes Betty W Est	Paes Suzette Betty	Greene Twp	\$0.00
Glagolova Olga	Glagolova Olga Andreyeff Serge A	Lehman Twp	\$1.00

Garcia Guillermo S			
Castro Mildred D			
Garcia Mildred D	Segura Johana Castro	Lehman Twp	\$190,000.00
Cangas Allan R	Cangas Allen R		
Cangas Allen R	Cangas Christine		
Cangas Christine	Vanamburgh Daisy M	Palmyra Twp	\$1.00
Ziv Julie Lynn	112 Fawnwood Court Llc		
	One One Two Fawn		
	Wood Court Llc	Lackawaxen Twp	\$285,000.00
Hoyt Fredrick L	Hoyt Frederick L IV		
	Hoyt Kristin	Lackawaxen Twp	\$1.00
Minkoff Brian	Segal Stefanie		
Minkoff Linda	Becker Peter	Blooming Grove Twp	\$720,000.00
Flores Valentine			
Flores Gina	Flores Valentine		
Daumec Gina	Flores Gina	Dingman Twp	\$1.00
Jacqueline Eadicicco			
Irrevocable Trust			
08/28/2015	Eadicicco Michael	Shohola Twp	\$145,000.00
Mason James P	Mason Christopher		
Mason Patricia A	Mason Kenneth	Blooming Grove Twp	\$1.00
Athena L Bochbot	Gavlin Kovler Diana		
Family Trust	Kovler Diana Gavlin	Lackawaxen Twp	\$310,000.00
Palmer Marcus Adrian	Oconnor Elizabeth	Dingman Twp	\$30,000.00
Redmond Robert			
Redmond Kelly	Hillegass Michael	Lackawaxen Twp	\$24,000.00
Mcaleavey Russell			
Costabile Sommer	Mcaleavey Russell	Lackawaxen Twp	\$1.00
Markut Dorota	Markut Marta Urszula	Palmyra Twp	\$73,000.00
Kulagowski Robert	Kulagowski Robert		
Kulagowska Marzena	Kulagowska Marzena	Lackawaxen Twp	\$1.00
Federal Home Loan			
Mortgage Corporation			
Powers Kirn Llc Agent			
Powers Kirn &			
Javardian Llc Agent	Gatto Samantha	Greene Twp	\$126,000.00
Odonnell Ellen A			
Clemens William J			
Clemens Arthur D	Pennmtv Llc	Porter Twp	\$175,000.00
Frankenfield Frank R			
Frankenfield Kelly A	Marino James	Palmyra Twp	\$340,000.00
Nemanie Village Inc	Keyes Robert		
	Keyes Phyllis	Palmyra Twp	\$700,000.00
Sterner Leonard D	Depaul Francis	Greene Twp	\$40,000.00
S&Z Property Brothers	Duddy Edward J		
Of Central Illinois Inc	Duddy Linda T	Delaware Twp	\$29,000.00
Riley Erin Jo	S&Z Property Brothers		
	Of Central Illinois Inc	Delaware Twp	\$7,300.00

Mailen Kathryn P Exrx			
Hastings Harry Paul Jr Est			
Hastings Harry P Est			
Hastings Harry Est			
Hastings Harry Jr Est	Santiago Casey	Greene Twp	\$202,000.00
Mitchell Marlene G	Delaney Michael		
Carr Alice Agent	Leo Grande Gwen	Milford Borough	\$475,000.00
Brown Sean	Brown Sean		
	Jannelli Kim	Blooming Grove Twp	\$179,630.55
Haubert Regina			
Evans Sonya R	Krupa Gregory A	Palmyra Twp	\$1.00
Grs Partners Llc	Krupa Gregory A		
	Haubert Regina		
	Evans Sonya R	Palmyra Twp	\$1.00
Austin Bruce D			
Austin Deborah A	Sykes Frank A	Palmyra Twp	\$16,335.00
Sykes Frank A	Austin Bruce D		
	Austin Deborah A	Palmyra Twp	\$16,335.00
Toner Thomas	Mk Propertiez Llc	Delaware Twp	\$82,500.00
Sigalov Lev	Kathryn Real Estate Llc	Lehman Twp	\$215,000.00
Confusione Matthew			
Confusione Jean	Three Boys Holdings Llc	Milford Borough	\$750,000.00
Naughton Michael			
Brian Admr			
Naughton David A Est	Streamline Estates Llc	Palmyra Twp	\$76,000.00
Oster Clifford T	Anderson Scott		
	Green Marissa	Lackawaxen Twp	\$9,000.00
Roman Thomas M	Grivner Scott		
Roman Jessica	Grivner Anna	Palmyra Twp	\$435,000.00
Crouthamel Andrew K			
Crouthamel Janine A	Crouthamel Andrew K	Palmyra Twp	\$1.00
Venancio Celeste			
Hope Short			
Short Venancio			
Celeste Hope			
Fitzpatrick Celeste H			
Fitzpatrick Jesse J	Fitzpatrick Jesse J	Dingman Twp	\$50,000.00
Jula Patricia Exrx	1547 Rt 507 Llc		
Stuscavage Alvin Est	One Five Four Seven Route 507 Llc	Greene Twp	\$1,100,000.00
Cullum David K			
Cullum Jane	Roth Diane	Palmyra Twp	\$467,500.00
Vespa Anthony	Anthony Vespa 2024		
Vespa Kelly	Revocable Trust 07/18/2024		
	Kelly Vespa 2024 Revocable Trust 07/18/2024	Lackawaxen Twp	\$1.00
Rascally Raccoon Llc	Forrest Llc	Lehman Twp	\$14,273.91

Strategic Source Llc	Ross Samaad N	Lehman Twp	\$247,500.00
Baranov Albert	Fuentes Migdalia	Lehman Twp	\$127,000.00
Persaud Glory R	Foust Eric M	Shohola Twp	\$320,000.00
Humphrey Edward	Shawnee Valley Enterprises Llc	Delaware Twp	\$3,375.90
Rataj Janusz			
Kubasek Malgorzata	Dietrich Michael	Lehman Twp	\$250,000.00
Wright Jonathan W	River Rock Trust 10/06/25	Matamoras Borough	\$1.00
Bonner Laura A Exrx			
Kopet Sandra A Exrx			
Bonner Arlene M Est			
Bonner Robert G			
Bonner Patricia Ann	Sardina Albert Jr	Shohola Twp	\$20,000.00
Toomey Robert G			
Zou Luhua	Chapman Marilyn	Porter Twp	\$305,000.00
Gmfs Holdings Llc	40 West Brighton Avenue 703 Llc Four Zero West Brighton Avenue 703 Llc	Lackawaxen Twp	\$16,000.00
Hutter Eleanor J	Pesantez Washington	Lehman Twp	\$322,000.00
Peach Timothy P	Peach Timothy P Kirby Peach Kelly Peach Kelly Kirby	Blooming Grove Twp	\$1.00
Peach Timothy P			
Peach Kelly D	Peach Timothy P	Blooming Grove Twp	\$1.00
Federman Verina	Kus Noah	Dingman Twp	\$320,000.00
Mcaneny Thomas	Weihs Dennis		
Mcaneny Sarah	Weihs Kim Ann	Lackawaxen Twp	\$595,000.00
Dempsey Robert E Sr	Horacek Peter		
Devlin Kathleen Agent	Horacek Susan	Lackawaxen Twp	\$575,000.00
Estrada Rosita	Estrada Rosita		
Estrada Ruben	Estrada Ruben		
Estrada Fabian E	Estrada Fabiane	Blooming Grove Twp	\$355,000.00



Lined writing area for legal journal entries.





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THE PIKE COUNTY LEGAL JOURNAL

3305 LAKE ARIEL HIGHWAY, SUITE 3

HONESDALE, PA 18431