



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

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

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

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

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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

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

Subscription Rates

Per Year

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

PIKE COUNTY OFFICIALS

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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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Cristin Cavallaro

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

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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.

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PEMA

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PIKE COUNTY DISTRICT ATTORNEY PRESS RELEASE
**SHERIFF'S K-9 UNIT GETS DEDICATED FUND
AT GREATER PIKE**

There's a new top dog in town and a new fund at Greater Pike Community Foundation to support him. A three-and-a-half year old German shepherd named K-9 Medic, who joined the Pike County Sheriff's Office late last year as a narcotics dog, is the impetus behind the Pike County Sheriff K-9 Fund at Greater Pike.

Sheriff Brian M. Vennie started the fund early this year solely through donations and fund-raisers, such as calendar and T-shirt sales. No county money was involved. "My goal is to provide as much service as possible to the people of Pike County without using taxpayer dollars," said Sheriff Vennie. "I had a resident walk into my office recently and hand me a \$5,000 check for the fund."

The fund will support every aspect of the K-9 program, including equipment, training, food and grooming supplies, veterinary care and vehicle-related costs.

"There were over 300 drug investigations in Pike County last year," said Sheriff Vennie. "The Pennsylvania State Police have K-9 units, but there hasn't been a dog in Pike County since 2005, when our last K-9 dog, Seamus, retired."

Getting a new dog was a top priority for Sheriff Vennie when he took office on February 4, 2025. Medic arrived eight months later as a gift from the Anthony Mercuri K-9 Academy in Waverly, PA, where Medic was trained.

"I got my partner in October," said Deputy Michael Church, Medic's handler. "He's with me 24/7 and resides at my home." Medic is expected to obtain certification from the U.S. Police Canine Association in March and from the Pennsylvania State Police in May. This summer, he and Deputy Church will travel to a national training program in western Pennsylvania focused on the use of dogs in drug-related cases.

"We are thrilled to welcome this new fund to the Greater Pike family. K-9 Medic is already an asset to this community, and now residents have a simple way to support his work and the safety of everyone in Pike County," said Rick Little, Greater Pike's Executive Director.

Donations are welcomed at www.greaterpike.org/funds (scroll down to Pike County Sheriff K-9 Fund). T-shirts are available at the Sheriff's Office, 412 Broad St., Milford, PA 18337. The Sheriff's Office also conducts fundraisers via its Facebook site, which can be found by searching Pike County Sheriff's Office K9 Unit, PA on Facebook.

Greater Pike offers individuals, families and local businesses an opportunity to provide a permanent and personal way to give back to the community. For more information, contact Rick Little, Executive Director, at (570) 832-4686, ricklittle@greaterpike.org, or visit www.greaterpike.org, Facebook.com/GreaterPike and Instagram.com/GreaterPikeCF.



COURT CALENDAR

The court calendar for next week is below. Changes can occur at any time, for up-to-date information, access the county's court calendar at: <https://cjab.pikepa.org/asp/calendar.asp>

INDEX

Time
Case Information
Court Official
Plaintiff Attorney
Defendant Attorney

MONDAY, MARCH 16, 2026

Courtroom 1

9 AM-5 PM

109-2025 Criminal Jury Trial
Commonwealth v. Jayson W. Miller
President Judge Gregory H. Chelak
JAMES R. ELLIOTT

Courtroom 2

9 AM

Protection from Abuse Hearing – 4/10
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 – 162-2026 Protection From Abuse -
NO TEMP-HEARING ONLY
Shawn Nelson v. Aimee Nelson
Judge Kelly A. Gaughan
MATTHEW J. GALASSO
NICHOLAS J. MCINTYRE

3 – 185-2026 Protection from Abuse
Hearing
Aimee Nelson v. Shawn Nelson
Judge Kelly A. Gaughan
NICHOLAS J. MCINTYRE
MATTHEW J. GALASSO
4 – 345-2026 Protection from Abuse
Hearing
Heather Jagger v. Justin Schultz
Judge Kelly A. Gaughan

10:30 AM

145-2026 Hearing
Wayne County Housing Authority v.
Kristy Miranda
Judge Kelly A. Gaughan

11:30 AM

102-2025 OC Guardianship Hearing
In re: Laura Ahlert,
an Incapacitated Person
Judge Kelly A. Gaughan
LINDSEY M. COLLINS
ORESSA P. CAMPBELL

1:30 PM

8-2026 OC Petition for Incapacity
Hearing
In re: Lily Hinkey,
an Alleged Incapacitated Person
Judge Kelly A. Gaughan
JAMES P. BARON
LINDSEY M. COLLINS

Hearing Room

9:30 AM

770-2025 Divorce Hearing Officer
Hearing
Jill Stitt v. Joshua Stitt
Hearing Officer Oressa P. Campbell

TUESDAY, MARCH 17, 2026

Courtroom 1

9 AM-5 PM

109-2025 Criminal Jury Trial
Commonwealth v. Jayson W. Miller
President Judge Gregory H. Chelak
JAMES R. ELLIOTT

Hearing Room

9:30 AM
149-2024 Custody Conference
Masi Joseph v. Anielle Couvertier
Hearing Officer Samantha G Venditti
JAMES A. BUTZ

10 AM
503-2025 Custody Conference
Rene Peterson v. Eugene Umphrey
Hearing Officer Samantha G Venditti
JAMES A. BUTZ

11:30 AM
484-2021 Custody Conference
Shevonne Sealey-Otero v.
Kirsty Farrington
Hearing Officer Samantha G Venditti
MARK E. MOULTON
COREY J. EAGEN

WEDNESDAY, MARCH 18, 2026 ***Courtroom 2***

1 PM
7-2023 OC Petition for Incapacity
Hearing
In re: Maryann Rose,
an Alleged Incapacitated Person
Judge Kelly A. Gaughan
ORESSA P. CAMPBELL
JUSTIN E. PFAFF

1:30 PM
C & Y Hearing – 6/10
Judge Kelly A. Gaughan
1 – 13-2022 DP Permanency Review
Hearing
In re: R.O.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
2 – 28-2023 DP Permanency Review
Hearing
In re: A.C-L.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
CHRISTIAN E. WEED

3 – 17-2023 DP Permanency Review
Hearing

In re: K.M.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
ORESSA P. CAMPBELL
MARK E. MOULTON

4 – 3-2022 DP Permanency Review
Hearing

In re: H.S.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
MARK E. MOULTON
JUSTIN E. PFAFF

5 – 16-2025 DP Permanency Review
Hearing

In re: C.M.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
MARK E. MOULTON

6 – 17-2025 DP Permanency Review
Hearing and Hearing

In re: A.L.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
MARK E. MOULTON

Hearing Room

9:30 AM
444-2025 Divorce Hearing Officer
Hearing
Shirley Ferrer v. Luis Ferrer

THURSDAY, MARCH 19, 2026 ***Courtroom 2***

9 AM
C & Y Hearing – 4/4
Judge Kelly A. Gaughan
1 – 3-2026 DP Dependency Hearing
In re; H.H.
Judge Kelly A. Gaughan
CHRISTINE RECHNER
JAMES P. BARON
MARK E. MOULTON

2 – 4-2026 DP Dependency Hearing

In re: L.H.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

JAMES P. BARON

MARK E. MOULTON

3 – 5-2026 DP Dependency Hearing

In re; Z.H.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

JAMES P. BARON

MARK E. MOULTON

4 – 6-2026 DP Dependency Hearing

In re: A.H.

Judge Kelly A. Gaughan

CHRISTINE RECHNER

JAMES P. BARON

MARK E. MOULTON

11 AM

299-2026 Hearing on Petition for
Special Relief

Shane Costello v. Heather Kelly

Judge Kelly A. Gaughan

Hearing Room

9:30 AM

1309-2025 Custody Conference

Anthony Daniels v. Tiffany Chavis &

Timothy Davies

Hearing Officer Samantha G Venditti

10:30 AM

1647-2025 Custody Conference

Nathan Degraw v. Alyson Degraw

Hearing Officer Samantha G Venditti

FRIDAY, MARCH 20, 2026

Arbitration Room

9 AM

406-2024 Arbitration

Susan Schneider Levin vs.

Gerald J. DeMarco and Allphase &

Sons Construction

JOSEPH R. RYDZEWSKI

Pike County Bar Association



for advertising details call

P: 570 • 251 • 1512

F: 570 • 647 • 0086

www.pikecountypalawyers.com



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

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.

TRUST NOTICE

Yackowski Firearms Trust, Anthony Yackowski, Settlor, late of Milford, PA, Pike County

All persons having a claim(s) or demand(s) against the Yackowski Firearms Trust of Anthony Yackowski, deceased to make known the same and all persons indebted to the Trust to make payment without delay to:

Trustee:

Robert K. McAndrew
c/o Prince Law Offices PC
Warren H. Prince, Esquire
646 Lenape Road
Bechtelsville PA 19505

3/13/2026 • 3/20/2026 • 3/27/2026

EXECUTOR'S NOTICE

The Estate of
Anthony G. Yackowski,
late of 104 Rim Court,
Milford, PA 18337, Deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the estate are requested to make payment, and those having claims to present the same, without delay, to:

Personal Representative:

Robert K. McAndrew
655 Clapp Hill Road
Lagrangeville, NY 12540

or

Attorney for the Estate:

Warren H. Prince, Esquire
646 Lenape Road
Bechtelsville PA 19505

3/13/2026 • 3/20/2026 • 3/27/2026

ESTATE NOTICE

Estate of Michael J. Finney, Late of Tafton, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Daniel LaCroix, all persons indebted to the said estate are requested to make payment, and those having

claims to present the same without delay to him clo Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

3/13/2026 • 3/20/2026 • 3/27/2026

ESTATE NOTICE

Estate of Gerard C. Minihan, Late of Dingmans Ferry, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Maria Aurea Minihan, 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.

3/13/2026 • 3/20/2026 • 3/27/2026

ESTATE NOTICE

Barbara Pavlak
AKA Barbara Lynn Pavlak
Late of Lackawaxen Township
EXECUTOR

Heather Lawrence
120 Delaware Road
Shohola, PA 18458

ATTORNEY
Law Offices of Spall, Rydzewski,
Anderson, Lalley & Krajcovich,
P.C.

Zoe A. Otway, Esq.
2573 Route 6
Hawley, PA 18428

3/13/2026 • 3/20/2026 • 3/27/2026

ADMINISTRATOR'S NOTICE

ESTATE OF
E JAMES LONGHENRY

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

Letters of Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present the same without delay to: James E. Longhenry, Executor, c/o Mark Moulton, Esquire, 693 Route 739, Suite 1, Lords Valley, PA 18428 or to his attorney, Mark E. Moulton, Esquire, 693 Route 739, Suite 1, Lords Valley, PA 18428.

3/13/2026 • 3/20/2026 • 3/27/2026

ESTATE NOTICE

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

Douglas E. Bowser
104 Harmony Drive
Hawley, PA 18428

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

3/6/2026 • 3/13/2026 • 3/20/2026

EXECUTOR'S NOTICE

ESTATE OF FRANCISZEK FIGURA, a/k/a FRANCISZEK R. FIGURA, a/k/a FRANK FIGURA, alk/a FRANEK FIGURA, late of Greene Township, Pike County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to JERZY FIGURA, 9527 7pt Street SE, Berlin, ND 58415, or to his attorneys, FARLEY & WEED, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

3/6/2026 • 3/13/2026 • 3/20/2026

ADMINISTRATOR'S NOTICE

ESTATE OF ROBERT D. BUSS

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

Letters of Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present the same without delay to: Robert D. Buss, Executor, 2 Grand Cedar Road, Lander, Wyoming 82520 or to his attorney, Mark E. Moulton, Esquire, 693 Route 739, Suite 1, Lords Valley, PA 18428.

3/6/2026 • 3/13/2026 • 3/20/2026

ESTATE NOTICE

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

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

3/6/2026 • 3/13/2026 • 3/20/2026

ESTATE NOTICE

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

3/6/2026 • 3/13/2026 • 3/20/2026

ESTATE NOTICE

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

3/6/2026 • 3/13/2026 • 3/20/2026

**LETTERS
TESTAMENTARY**

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

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

Debra Pitt
704 Chatfield Drive
Pompton Plains, New Jersey 07444

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

3/6/2026 • 3/13/2026 • 3/20/2026

ESTATE NOTICE

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

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

2/27/2026 • 3/6/2026 • 3/13/2026

ESTATE NOTICE

**ESTATE OF JEANETTE C.
PEDONE**, late of Blooming Grove
Twp, PA, (died August 16, 2023),

Courtney Pace, Executrix; c/o
Alexander B. Russin, Esquire, 1516
Wyoming Avenue, Forty Fort, PA,
18704.

2/27/2026 • 3/6/2026 • 3/13/2026

ESTATE NOTICE

Helen B. Cavanaugh
AKA Helen Cavanaugh
Late of Lackawaxen Township
EXECUTOR

Joseph P. Cavanaugh, Jr.
5205 Milano Street
Ave Maria, FL 34142
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

2/27/2026 • 3/6/2026 • 3/13/2026

ESTATE NOTICE

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

2/27/2026 • 3/6/2026 • 3/13/2026

ESTATE NOTICE

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

2/27/2026 • 3/6/2026 • 3/13/2026

OTHER NOTICES

NOTICE

**IN THE COURT OF COMMON
PLEAS OF PIKE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW**

NO. 186-2026 CIVIL

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Pike County, Pennsylvania, seeking to change the name of Timothy Gnatyuk to Timothy Barabatko. A hearing on the Petition will be held on April 27, 2026 at 10:00 AM at the Pike County Courthouse, in Milford, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

3/13/2026

NOTICE

**IN THE COURT OF COMMON
PLEAS OF PIKE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW**

NO. 187-2026 CIVIL

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Pike County, Pennsylvania, seeking to change the name of Anna Gnatyuk to Anna Barabatko. A hearing on the Petition will be held on April 27, 2026 at 10:00 AM at the Pike County Courthouse, in Milford, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

3/13/2026



CIVIL ACTIONS FILED

From February 26, 2026 to March 5, 2026

Accuracy of the entries is not guaranteed.

CERTIFIED COPY OF LIEN

2026-45097	Pa Department Of Revenue Bureau Of Compliance	Creditor	3/02/2026
2026-45097	Ranzan Dawn M	Debtor	3/02/2026
2026-45098	Pa Department Of Revenue Bureau Of Compliance	Creditor	3/02/2026
2026-45098	Paul William R Jr	Debtor	3/02/2026
2026-45098	Sulenny Alvarez De Paul Maria	Debtor	3/02/2026
2026-45098	Alvarez De Paul Maria Sulenny	Debtor	3/02/2026
2026-45099	Pa Department Of Revenue Bureau Of Compliance	Creditor	3/02/2026
2026-45099	Fairview Cafe Llc	Debtor	3/02/2026
2026-45100	Pa Department Of Revenue Bureau Of Compliance	Creditor	3/02/2026
2026-45100	Iacobescu Doru	Debtor	3/02/2026
2026-45101	Pa Department Of Revenue Bureau Of Compliance	Creditor	3/02/2026
2026-45101	Diaz Rodolfo	Debtor	3/02/2026
2026-45102	Pa Department Of Revenue Bureau Of Compliance	Creditor	3/02/2026
2026-45102	Donnelly James V	Debtor	3/02/2026

CONTRACT – DEBT COLLECTION: CREDIT CARD

2026-00284	Us Bank National Association	Plaintiff	2/26/2026
2026-00284	Elan Financial Services	Plaintiff	2/26/2026
2026-00284	Egan Christopher	Defendant	2/26/2026
2026-00286	Capital One Na	Plaintiff	2/26/2026
2026-00286	Ryan Mlliam	Defendant	2/26/2026
2026-00302	Capital One Na	Plaintiff	3/02/2026
2026-00302	Sieber Lucille L	Defendant	3/02/2026
2026-00305	Pnc Bank National Association	Plaintiff	3/02/2026
2026-00305	Lyons William	Defendant	3/02/2026
2026-00306	Us Bank National Association	Plaintiff	3/02/2026
2026-00306	Elan Financial Services	Plaintiff	3/02/2026
2026-00306	Cibelli Michael	Defendant	3/02/2026
2026-00308	Capital One Na	Plaintiff	3/02/2026
2026-00308	Dooley Jenna L	Defendant	3/02/2026
2026-00309	Capital One Na	Plaintiff	3/02/2026
2026-00309	Peck Gia	Defendant	3/02/2026
2026-00313	Jpmorgan Chase Bank Na	Plaintiff	3/02/2026
2026-00313	Baker Dolores	Defendant	3/02/2026
2026-00314	Jpmorgan Chase Bank Na	Plaintiff	3/02/2026
2026-00314	Mackin Stephanie M	Defendant	3/02/2026
2026-00320	Capital One Na	Plaintiff	3/01/2026
2026-00320	Graciano Jesus	Defendant	3/04/2026
2026-00321	Capital One Na	Plaintiff	3/04/2026
2026-00321	Curley Alexandra	Defendant	3/04/2026
2026-00322	Capital One Na	Plaintiff	3/04/2026
2026-00322	Batres Flor	Defendant	3/04/2026

CONTRACT – DEBT COLLECTION: OTHER

2026-00290	Portfolio Recovery Associates Llc	Plaintiff	2/26/2026
2026-00290	Anderson John H	Defendant	2/26/2026
2026-00291	Portfolio Recovery Associates Llc	Plaintiff	2/26/2026
2026-00291	Pariseau Kathleen M	Defendant	2/26/2026
2026-00292	Portfolio Recovery	Plaintiff	2/26/2026
2026-00292	Boone Patricia	Defendant	2/26/2026
2026-00295	Mid-Hudson Valley Federal Credit Union	Plaintiff	2/27/2026
2026-00295	Puopolo Cory	Defendant	2/27/2026
2026-00304	Lynv Funding Llc	Plaintiff	3/02/2026
2026-00304	Capobianco Carlo	Defendant	3/02/2026
2026-00310	Velocity Investments Llc	Plaintiff	3/02/2026
2026-00310	Mcmahon Morgan	Defendant	3/02/2026
2026-00311	Velocity Investments Llc	Plaintiff	3/02/2026
2026-00311	Eaton Robert	Defendant	3/02/2026
2026-00312	Velocity Investments Llc	Plaintiff	3/02/2026
2026-00312	Diaz Sarahi	Defendant	3/02/2026
2026-00315	Velocity Investments Llc	Plaintiff	3/03/2026
2026-00315	Dozier Hilda	Defendant	3/03/2026
2026-00318	Dnf Associates Llc	Plaintiff	3/04/2026
2026-00318	Singh Michael S	Defendant	3/04/2026
2026-00319	Dnf Associates Llc	Plaintiff	3/04/2026
2026-00319	Dutczak Nicholas M	Defendant	3/04/2026

CUSTODY

2026-00296	Gray Matthew R	Plaintiff	2/27/2026
2026-00296	Oamil Karlie	Defendant	2/27/2026
2026-00299	Costello Shane	Plaintiff	2/27/2026
2026-00299	Kelly Heather	Defendant	2/27/2026

DIVORCE

2026-00282	Murphy Chiffon Bembury	Plaintiff	2/26/2026
2026-00282	Bembury Murphy Chiffon	Defendant	2/26/2026
2026-00282	Murphy Donald	Defendant	2/26/2026
2026-00283	Carriere Diana Grace	Plaintiff	2/26/2026
2026-00283	Carriere Michael Thomas	Defendant	2/26/2026
2026-00289	Thompson Susan	Plaintiff	2/26/2026
2026-00289	Thompson Thomas J	Defendant	2/26/2026
2026-00325	Weintraub Robert	Plaintiff	3/04/2026
2026-00325	Giannakas Antonios	Defendant	3/04/2026
2026-00329	Haugen Yvonne	Plaintiff	3/05/2026
2026-00329	Murch Joshua	Defendant	3/05/2026

FEDERAL TAX LIEN

2026-45104	Dept Of Treasury Internal Revenue Service	Plaintiff	3/03/2026
2026-45104	Michelson Samuel	Defendant	3/03/2026

MARRIAGE LICENSES

2026-00026	Pesantez Richard Hiroki Yamamoto Rina	2/26/2026
2026-00027	Beaudette Courtney Ann Olin John Michael III	2/27/2026
2026-00028	Eldridge Sean Oliver Funkhouser Kylie Peyton	3/02/2026
2026-00029	Emery Samuel Mark Cieplinski Rebecca Lynn	3/04/2026

MECHANICS LIEN CLAIM

2026-00316	Rivers Edge Roofing Inc	Claimant	3/03/2026
2026-00316	Kelley Edward J	Defendant	3/03/2026

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

2026-00293	Pennymac Loan Services Llc	Plaintiff	2/26/2026
2026-00293	Pierre Nadine R	Defendant	2/26/2026
2026-00293	Pierre Nadine	Defendant	2/26/2026
2026-00307	The Bank Of New York Mellon	Plaintiff	3/02/2026
2026-00307	Antonecchia Chris M	Defendant	3/02/2026
2026-00323	Us Bank National Association	Plaintiff	3/04/2026
2026-00323	Schmania Jacalyn	Defendant	3/04/2026
2026-00323	Marchese Nicholas	Defendant	3/04/2026
2026-00324	Rocket Mortgage Llc	Plaintiff	3/04/2026
2026-00324	Sanducci Domenick	Defendant	3/04/2026

MORTGAGES AND DEEDS

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

MORTGAGES

BORROWER	LENDER	LOCATION	AMOUNT
Maola Francesco Jesse	Contour Mortgage Corporation		
Maola Kayla Helen	Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$200,000.00
Feoktistova Yekaterina	Lending Capital Group Inc		
Larcome Thomas Christopher	Mortgage Electronic Registration System Inc	Lehman Twp	\$250,381.00
Blot Pastora Baez	Loandepot.Com Llc Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$98,000.00
Laurchris Llc Cassel Building Contractors Inc	Wayne Bank	Blooming Grove Twp	\$100,000.00

Madon Adam	Polish & Slavic Federal		
Madon Irena	Credit Union	Lackawaxen Twp	\$184,000.00
Nink Shaun	Novus Home Mortgage		
	Ixonia Bank		
	Mortgage Electronic		
	Registration		
	System Inc	Blooming Grove Twp	\$292,720.00
Peters William J III	Keybank Na		
Peters Jessica Ashley	Mortgage Electronic		
	Registration System Inc	Delaware Twp	\$361,212.00
Gluck Felix	Loan Store Inc		
Sverdlov Tamara	Mortgage Electronic		
	Registration System Inc	Dingman Twp	\$409,500.00
Moldenhauer Caitlyn	Ark-La-Tex Financial		
Michelle	Services Llc		
Wyrick Jack	Mortgage Electronic		
	Registration		
	System Inc	Blooming Grove Twp	\$182,400.00
Manheim William H			
Labicasi Manheim May	Heritage Financial		
Manheim May Labicasi	Credit Union	Dingman Twp	\$150,000.00
Cruz Sarah	Mortgage Electronic		
Cruz Michael	Registration System Inc		
	Rocket Mortgage Llc	Dingman Twp	\$60,000.00
Vanderhoff Kenneth L			
Vanderhoff Kenneth C			
Vanderhoff Jessy	Pnc Bank Na	Shohola Twp	\$70,000.00
Miller Harry	Secretary Of		
	Housing & Urban		
	Development	Blooming Grove Twp	\$1,149.26
Sarkisian Christopher T			
Sarkisian Jennifer C	Upstart Mortgage Llc	Lehman Twp	\$62,000.00
Vogt John	West Capital Lending Inc		
	Mortgage Electronic		
	Registration System Inc	Lackawaxen Twp	\$130,706.00
Bagley Alex	Tjc Mortgage Inc		
Bagley Juliane	Mortgage Electronic		
	Registration System Inc	Lehman Twp	\$298,555.00
Zimowski Stephen	Guaranteed Rate Inc		
Zimowski Ashley	Mortgage Electronic		
	Registration System Inc	Dingman Twp	\$490,000.00
Rosenthal Robert J	Mortgage Electronic		
	Registration System Inc		
	Spring Eq Llc	Westfall Twp	\$50,000.00
Foss Jeffrey Lee	Honesdale		
Foss Katherine	National Bank	Matamoras Borough	\$385,500.00

Palm Keith Christopher Palm Heather A	Mortgage Electronic Registration System Inc Usaa Federal Savings Bank	Lackawaxen Twp	\$275,000.00
Kuzdro Deborah M Kuzdro Daniel T	Peoples Security Bank & Trust Company	Palmyra Twp	\$300,000.00
Vanderpoel Michon Lamri Daniel P	Better Mortgage Corporation Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$400,500.00
Brigham Robert M Jr	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$235,000.00
Sicilia Vincent Sicilia Victoria	Nexbank Mortgage Electronic Registration System Inc	Matamoras Borough	\$295,850.00
Kean Adam	Homestead Funding Corporation Mortgage Electronic Registration System Inc	Westfall Twp	\$135,000.00
Wille Andrew Hamilton Valerie A	Jpmorgan Chase Bank Na Guaranteed Rate Inc	Lehman Twp	\$240,000.00
Richter Sarah Braun Jesse	Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$268,850.00
Hernandez Evaristo Jr Bergen Jaime	Unlock Partnership Solutions Aoi Inc	Blooming Grove Twp	\$100,000.00
Sobieski Christopher J Sobieski Sylwia	Nations Direct Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$315,250.00
Borum Jeannette Perez Gallardo Eduardo Gallardo Eduardo Perez	Mortgage Research Center Llc Veterans United Home Loans Mortgage Electronic Registration System Inc	Delaware Twp	\$223,708.00
Ak Seyfettin Ak Sedanur	Pennymac Loan Services Llc Mortgage Electronic Registration System Inc	Dingman Twp	\$312,283.00
Lemon Las Zachary Ozman Amanda	Newrez Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$323,000.00
Padalino Gail Padalino Paul	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Dingman Twp	\$275,000.00

Potyak Joseph W	Kind Lending Llc		
Potyak Linda	Mortgage Electronic		
Uth Drew Richard	Registration System Inc	Delaware Twp	\$299,475.00
Aversa Scotti	Rocket Mortgage Llc		
Aversa Joseph	Mortgage Electronic		
	Registration System Inc	Lehman Twp	\$156,000.00
Matute Marlo	Loandepot.Com Llc		
	Mortgage Electronic		
	Registration System Inc	Lehman Twp	\$244,000.00
Huerta Octavio	Secretary Of Housing &		
	Urban Development	Dingman Twp	\$9,042.33
Velie Donald			
Velie Melissa	Wayne Bank	Lackawaxen Twp	\$300,000.00
Browne Colville Oswald	Mortgage Electronic		
Browne Eliza Geraldine	Registration System Inc		
	Lendage Llc		
	Achieve Loans	Lehman Twp	\$15,900.00
Cameron Michael	Navy Federal		
Cameron Melissa	Credit Union	Lackawaxen Twp	\$348,879.00
Ricci Vincent	Guaranteed Rate Inc		
Ricci Corrynann	Mortgage Electronic		
	Registration		
	System Inc	Blooming Grove Twp	\$280,740.00
Dandelion 10 Llc	Mortgage Electronic		
	Registration System Inc		
	Hometown Equity		
	Mortgage Llc	Blooming Grove Twp	\$213,750.00
Merkey Ashley	Mortgage Electronic		
	Registration System Inc		
	Amerihome Mortgage		
	Company Llc	Delaware Twp	\$218,597.00
Stf4 Llc	Wayne Bank	Shohola Twp	\$215,000.00
Keith Lee	Alliance Pipe & Steel Llc	Milford Twp	\$82,500.00
Hickey Donna M	Crosscountry Mortgage Llc		
	Mortgage Electronic		
	Registration System Inc	Dingman Twp	\$212,500.00
Helms Austin Merritt	Xpert Home Lending Inc		
Helms Faith Christine	Mortgage Electronic		
	Registration System Inc	Dingman Twp	\$345,454.00
Dailey Bradley T			
Dailey Robin L	Pnc Bank Na	Delaware Twp	\$100,000.00
Morrison Brian J	Mortgage Electronic		
	Registration System Inc		
	Amerihome Mortgage		
	Company Llc	Lehman Twp	\$286,533.00
Vallis Michael	Carrington Mortgage		
Vallis Danielle	Services Llc		
	Mortgage Electronic		
	Registration System Inc	Dingman Twp	\$165,500.00

DEEDS

SELLER	BUYER	LOCATION	AMOUNT
Drizos James N	Drizos James N Drizos Cheryl I	Shohola Twp	\$1.00
Deciantis Sergio Deciantis Lauren Nicole Maola Francesco Jesse Zebro Ka Yla Helen	Maola Francesco Jesse Maolakayla Helen	Lackawaxen Twp	\$198,306.90
Budetti Alexa-Rae Detino Alexa-Rae	Feoktistova Yekaterina Larcome Thomas Christopher	Lehman Twp	\$255,000.00
Invavi Llc	Mighty Shamar	Delaware Twp	\$7,000.00
Lynch Steven Lynch Mary Kay	Steven & Mary Kay Lynch Irrevocable Trust 02/24/2026	Dingman Twp	\$1.00
Daniels Donald J Jr Daniels Angelynn	Donald Daniels Jr Irrevocalbe Trust 11/07/2025 Angelynn Daniels Irrvocable Trust 11/07/2025	Westfall Twp	\$1.00
Stehlik Paul	Stehlik Suzy Puma	Greene Twp	\$1.00
White Marie W Est Tighe Timothy Exr Ditman Myrtle A	Madon Adam Madon Irena 804 Roundup Court Llc Eight Zero Four Roundup Court Llc	Blooming Grove Twp	\$450,000.00
Plante Lawrence Allen Plante Susan	Nink Shaun	Blooming Grove Twp	\$365,900.00
Smith David G Smith David G	Smith David G Smith David G	Blooming Grove Twp Blooming Grove Twp	\$1.00 \$1.00
Lucks Jerry G Lucks Laurie Lucks Laurie B	Lucks Jerry G Lucks Laurie B	Blooming Grove Twp	\$1.00
Parlapiano Catherine	Lapiedra Robert Lapiedra Marianne	Lackawaxen Twp	\$22,000.00
Fiser James R Morey Frances K Gratcofsky Rebecca	Morey Frank A Jr Morey Frances K Peters William John III Peters Jessica Ashley	Dingman Twp Delaware Twp	\$1.00 \$385,000.00
Hoare Fleur	Fleur Hoare Revocalbe Living Trust	Blooming Grove Twp	\$1.00
Czarkowski Scott C	Gluck Felix Sverdlov Tamara	Dingman Twp	\$455,000.00
Bunce Kristen K Jenkins Kristen K	Moldenhauer Caitlyn Michelle Wyrick Jack	Blooming Grove Twp	\$228,000.00
Perez Madeline Rodriguez Maureen	Perez Madeline	Shohola Twp	\$1.00

Tether Sylvia M	Michaels Steven E		
	Michaels Yvette E	Palmyra Twp	\$124,000.00
Pnc Bank Na	2117 Owl Pass Llc		
	Two One One Seven Owl Pass Llc	Lehman Twp	\$263,000.00
Kiesendahl Bradley J	107 Tall Pine Llc		
Kiesendahl Jennifer W	One Zero Seven Tall Pine Llc	Lackawaxen Twp	\$675,000.00
Kendis Larry	Juhas Thomas	Lehman Twp	\$32,670.00
Furman Theresa			
Mannuccia Nora	Zimmerman Joseph		
Hardvig Janet	Zimmerman Barbara	Lackawaxen Twp	\$295,400.00
Kates Amy M	Vanderpoel Michon		
Saric Muhamed	Lambi Daniel	Blooming Grove Twp	\$550,500.00
Malarz Mark Andrew	Brigham Robert M Jr	Blooming Grove Twp	\$300,000.00
Winans Gerald A Est			
Winans Gerald	Sicilia Vincent		
Horner Patricia A Exrx	Sicilia Victoria	Matamoras Borough	\$305,000.00
Norman Scott A	Kean Adam	Westfall Twp	\$255,000.00
Hennegan Beth Ann	Vanic John S		
Reinboth Dean	Vanic Lisa	Palmyra Twp	\$49,000.00
Williams Holding Company Llc	B&M Custom Builders Llc		
	B & M Custom Builders Llc	Dingman Twp	\$9,775.00
Ohaus Randall	Stalter Laurie		
Ohaus Brittany Ann	Stalter Peter III	Dingman Twp	\$84,000.00
Toderlka Yuliana	Hamilton Valerie A		
	Wille Andrew	Lehman Twp	\$340,000.00
Vallejo Lucas H	Richter Sarah		
Vallejo Luz Estella	Braun Jesse	Blooming Grove Twp	\$283,000.00
Collins Maryann	Collins Michael	Lehman Twp	\$1.00
Heppe April			
Heppe Raymond	Saar Wayne		
Heppe Lavila	Saar Patti	Greene Twp	\$650.00
Holder Gladys M	Gladys Holder Revocable Trust 01/19/2026	Lehman Twp	\$10.00
Hernandez Evarlsto Jr			
Hernandez Evaristo	Hernandez Evaristo Jr		
Bergen Jaime	Bergen Jaime	Blooming Grove Twp	\$1.00
Scalari Alberto			
Simon Christophe	Sobieski Christopher J		
Gerard	Sobieski Sylwia	Lehman Twp	\$325,000.00
Palma Gennaro Vincent	Borum Jeannette		
	Perez Gallardo Eduardo		
	Gallardo Eduardo Perez	Delaware Twp	\$219,000.00
Paquin Mindy S	Preferred Realty Holdings Inc	Milford Borough	\$274,000.00
Jesionka Aleksandra	Lemonias Zachary		
	Ozman Amanda	Lehman Twp	\$340,000.00
Stahl John J	Schmidt Andreas	Lackawaxen Twp	\$128,540.00

Stahl John J	Suzuki Ayaka		
	Fink Dietmar	Lackawaxen Twp	\$76,460.00
Helin Eric G	Padalino Gail		
Helin Eileen	Padalino Paul	Dingman Twp	\$712,500.00
Meloi Andrew	Harkin Richard		
Meloi Courtney	Harkin Dorothy	Dingman Twp	\$25,000.00
Lackawaxen Property Holdings Llc	Lackawaxen Property Holdings Llc	Lackawaxen Twp	\$1.00
Lord David			
Lord Bethany	Sullivan Thomas		
Lord Mary	Sullivan Christine	Delaware Twp	\$185,000.00
Hastings Charles J Jr	Nrs Excavating & Dumpster Services Llc	Blooming Grove Twp	\$45,000.00
Hastings Karen			
Krokha Anastasiya	Matute Mario	Lehman Twp	\$305,000.00
Bilger Donald H Exr			
Bilger Joan Est	Bilger Family Trust		
Bilger G Joan Est	01/16/2001	Palmyra Twp	\$1.00
Secretary Of Housing & Urban Development	Cardenas Juan P Garces		
	Garces Cardenas Juan P	Delaware Twp	\$76,000.00
Ness Brian V			
Ness Loretta			
Ness Steven C			
Ness Sue Ann	Ness Laura		
Riese Sandra M	Ness David		
Riese David Lee	Ness Thomas	Porter Twp	\$129,010.20
Merkey Ashley			
Thoman Ashley	Merkey Ashley	Delaware Twp	\$1.00
St Brendan Society Trust	Nudelman Nathan	Lackawaxen Twp	\$59,568.30
Milford Developers Llc	Hickey Donna M	Dingman Twp	\$250,000.00
Zmuda Tomasz	Byra-Zmuda Gabriella		
	Byra Zmuda Gabriella		
	Zmuda Gabriella Byra		
	Zmuda Lawrence	Lehman Twp	\$1.00
Iadicicco Linda	Helms Austin Merritt		
Donelan Linda	Helms Faith Christine	Dingman Twp	\$342,000.00
Tamarack Properties Llc	Cobblestone Dml Revocable Living Trust 11/06/2025	Dingman Twp	\$329,000.00
Pike County Tax Claim Bureau Tr	Leonardo Lauro		
Egli Walter	Henrique Dealmedia		
	Henrique Dealmedia		
	Leonardo Lauro		
	Dealmedia Leonardo		
	Lauro Henrique	Delaware Twp	\$1,250.00
Pike County Tax Claim Bureau Tr	Ramos Dillinger Aaron		
Cunningham Walter	Dillinger Aaron Ramos		
	Ramos-Dillinger Aaron	Porter Twp	\$1,350.00

Pike County Tax Claim Bureau Tr McNally Jolin	Charles Rawlins	Delaware Twp	\$2,000.00
Pike County Tax Claim Bureau Tr Lrp Holdings Llc	Charles Rawlins	Delaware Twp	\$2,000.00
Pike County Tax Claim Bureau Tr Daggres Marianne Daggres Andrea Faraino Frank	Pocono Ranch Lands Property Owners Association	Lehman Twp	\$25.00
Pike County Tax Claim Bureau Tr 5 Seasons Llc Five Seasons Llc	Oladipo Yetunde A	Lehman Twp	\$1,250.00
Pike County Tax Claim Bureau Tr Grimaldi Michael	Adeniji Adewale	Palmyra Twp	\$1,250.00
Pike County Tax Claim Bureau Tr Vannatta Realty & Builders Inc	Gbm Property Investment Co Llc	Dingman Twp	\$1,250.00
Pike County Tax Claim Bureau Tr Collins Guy J	Akinkugbe Oyindamola	Lehman Twp	\$1,250.00
Pike County Tax Claim Bureau Tr Wang Ge	Lerner Roget	Delaware Twp	\$1,250.00
Pike County Tax Claim Bureau Tr Dunn Carol R Vealey Shirley M	Melnyk Andrii	Delaware Twp	\$1,700.00
Pike County Tax Claim Bureau Tr Przybla Edward F Przybla Helen C	Daramola Oluwayemisi	Delaware Twp	\$1,250.00
Pike County Tax Claim Bureau Tr Bocchino Joel Bocchino Diane	Northern Residential Solutions Inc	Delaware Twp	\$1,250.00
Pike County Tax Claim Bureau Tr Stratigis Gus	Northern Residential Solutions Inc	Delaware Twp	\$1,250.00
Pike County Tax Claim Bureau Tr Bosch Thomas Daniels David	Northern Residential Solutions Inc	Delaware Twp	\$1,250.00

Pike County Tax Claim Bureau Tr Stern Joshua	Northern Residential Solutions Inc	Delaware Twp	\$1,250.00
Pike County Tax Claim Bureau Tr Stern Joshua B	Northern Residential Solutions Inc	Delaware Twp	\$1,250.00
Vennie Brian M Sheriff Wernig John L Jr Wernig John Leroy Jr	Northern Residential Solutions Inc	Delaware Twp	\$235,332.90
Vennje Brian M Sheriff Mazzucco Linda Mazzucco Linda M	Tashlik Jesse Shah Parin	Dingman Twp	\$323,433.00



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THE PIKE COUNTY LEGAL JOURNAL

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