

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



October 1, 2021
Vol. 11, No. 31
Honesdale, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

The Legal Journal of Wayne County contains decisions of the Wayne County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Wayne County Bar Association.



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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Cover: The Wayne County Courthouse, situated opposite Honesdale's Central Park, was built from 1876 to 1880 at a cost of \$130,000 and is an example of the Second Empire style popular at the time.

The Legal Journal of Wayne County is published and produced by the Wayne County Bar Association and Bailey Design and Advertising.

By requirement of Law and Order of Court the *Legal Journal of Wayne County* is made the medium for the publication of all Legal Advertisements required to be made in Wayne 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, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Wayne County, and selected Opinions and Decisions of the Courts of Wayne County.

All legal notices must be submitted either via email or 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. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Wayne County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



The Legal Journal of Wayne County is a comprehensive weekly guide containing legal decisions of the 22nd Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Wayne County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

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
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Subscription Year: March–February
Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

Janine Edwards, *President Judge*

Magisterial District Judges

Bonnie L. Carney
Ronald J. Edwards
Linus H. Myers

Court Administrator

Nicole Hendrix, Esq.

Sheriff

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A. G. Howell, Esq.

Prothonotary, Clerk of The Court

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Chief Public Defender

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Jocelyn Cramer

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Coroner

Edward Howell

Auditors

Carla Komar
Catherine Rickard
Kathleen A. Schloesser

Raising the Bar



Wayne County Bar Association
922 Church Street, 2nd Floor
Honesdale, Pa 18431

*Are you in need of clothing for that job interview?
Are you in need of clothing for the job you currently have?*

The Wayne County Bar Association is excited to announce the opening of a Women's Clothing Closet.

Raising the Bar is a project started to support women in the community in need of professional clothing and accessories. All clothing is free to those in need.

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

For Information call the Wayne County Bar Association: (570) 253-0556 or go to
www.waynecountylawyers.org

DISTRICT ATTORNEY’S OFFICE — PRESS RELEASE

September 23, 2021 — Wayne County District Attorney A.G. Howell announced the arrest of Jason A. Hook, 34, of Dingmans Ferry Pike County PA. Hook is charged with a variety of counts of sexual assault of a child in both Pike County and Wayne County. The criminal complaints from both counties are enclosed with this press release.

A preliminary arraignment was held by the Honorable District Judge Bonnie Carney for the charges filed in Wayne County Myers. Judge Carney denied bail and remanded the defendant to the Pike County prison. A preliminary hearing for the charges filed in Wayne County is to be set by the Court.

On August 10, 2021, the charges filed in Pike County were bound over by Honorable District Judge Paul Menditto after a preliminary hearing.

The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant’s guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.

DISTRICT ATTORNEY’S OFFICE — PRESS RELEASE

September 28, 2021 — Wayne County District Attorney A.G. Howell announced the arrest of Nicole Schmidt, 35, of Scranton PA. Schmidt is charged with a two (2) counts of drug delivery resulting in death, two (2) counts of delivery of a controlled substance, and one (1) count of criminal use of a communication facility. The criminal complaint alleges on October 1, 2019, Schmidt sold heroin/fentanyl to John Klikus and Karrie Klikus, of Canaan Township, Wayne County PA. Soon after the drug transaction, John and Karrie died after overdosing on the drugs purchased from Schmidt. The criminal complaint is enclosed with this press release.

A preliminary arraignment was held by the Honorable District Judge Linus Myers for the charges. Judge Myers set bail at \$50,000.00. A central court appearance for the charges is set for October 6, 2021.

The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a Defendant. A Defendant charged with a crime is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the Defendant’s guilt beyond a reasonable doubt or until the Defendant enters a guilty plea to the charges.

LEGAL NOTICES

*IN THE COURT OF COMMON PLEAS OF WAYNE 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.

EXECUTOR NOTICE

Estate of Lynita M. Vail AKA
Lynita Vail
Late of Lebanon Township
EXECUTOR
Jay Leroy Vail
185 Cochection Turnpike
Honesdale, PA 18431
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fisher, PC
308 9th St., PO Box 390
Honesdale, PA 18431

10/1/2021 • 10/8/2021 • 10/15/2021

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Sylvia H. Appleby a/k/a Sylvia Appleby, late of Oregon Township, Wayne County, Pennsylvania, who died on July 31, 2021. All persons having claims or demands against the estate of the decedent shall make them known

and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to Sandra D. Sikora, Executrix, of 197 Smith Hill Road, Honesdale, PA 18431, or to Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

Richard B. Henry, Esquire
Attorney ID No. 31768
1105 Court Street
Honesdale, PA 18431
570-253-7991

10/1/2021 • 10/8/2021 • 10/15/2021

ADMINISTRATOR NOTICE

Estate of Abdul Karim, III
Late of Lehigh Township
ADMINISTRATOR
Jamel Karim
P.O. Box 721
Pocono Lake, PA 18347
ATTORNEY
Stephen J. Fendler, Esquire/
400 Third Ave., Suite 309
Kingston, PA 18704

10/1/2021 • 10/8/2021 • 10/15/2021

EXECUTRIX NOTICE

Estate of Bruce D. Howe
Late of Salem Township
EXECUTRIX
Joan V. Howe
1010 Miller Road

Lake Ariel, PA 18436
ATTORNEY
Patrick N. Coleman, Esquire/
Tellie & Coleman, P.C.
310 East Drinker Street
Dunmore, PA 18512

10/1/2021 • 10/8/2021 • 10/15/2021

EXECUTRIX NOTICE

Estate of Joel K. Ostro
Late of Lake Township
EXECUTRIX
Charlene Ostro
1287 The Hideout
Lake Ariel, PA 18436
ATTORNEY
Christine Rechner, Esquire
924 Church Street
Honesdale, PA 18431

10/1/2021 • 10/8/2021 • 10/15/2021

EXECUTRIX NOTICE

Estate of Bruce Charles Bechtold
AKA Charles Bruce Bechtold
Late of Honesdale Borough
EXECUTRIX
Kathleen Claire Defini
10113 Lazy Days Court
Weeki Wachee, FL 34613
ATTORNEY
Kent Petry, Esq.
1135 Mearns Rd., #3387
Warminster, PA 18974

9/24/2021 • 10/1/2021 • 10/8/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have been
issued in the Estate of Hannelore
Wimmers, who died on August 29,

2021, late resident of Honesdale,
Pennsylvania, to Laura Dyser,
Executrix 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 Laura
Dyser, Executrix, c/o Law Office of
LEE C. KRAUSE, Attorney for the
Estate, at 109 Ninth Street,
Honesdale, PA 18431.

LEE C. KRAUSE, ESQUIRE
ATTORNEY FOR THE ESTATE

9/24/2021 • 10/1/2021 • 10/8/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN
that Letters of Administration have
been granted in the Estate of
Jonathan W. Shaffer, late of
Clinton Township, Wayne County,
Pennsylvania, who died June 25,
2021. All persons indebted to said
estate are required to make
payment and those having claims
or demands to present the same
without delay to the attorney of the
Estate named below.

Job T. Stepanski, Esquire
183 Market Street, Suite 200
Kingston, PA 18704
570-718-1444

9/24/2021 • 10/1/2021 • 10/8/2021

ESTATE NOTICE

Estate of RICHARD JOHN
JANSSEN, Deceased also known
as RICHARD J. JANSSEN,
Deceased, Late of the Township of
Salem, County of Wayne,

Commonwealth of Pennsylvania,
Letters of Administration CTA
have been granted to the
Administratrix named below, who
requests that 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
payments without delay to:

Madeline T. Janssen, Administratrix
c/o Norris McLaughlin, P.A.
515 West Hamilton Street, Suite 502
Allentown, PA 18101

or to their attorney:

Judith A. Harris, Esquire
Norris McLaughlin, P.A.
515 West Hamilton Street, Suite 502
Allentown, PA 18101

9/17/2021 • 9/24/2021 • 10/1/2021

EXECUTOR NOTICE

Estate of Harold W. Wright AKA
Harold Wright, Sr.
Late of Sterling Township
EXECUTOR
Harold Wright, Jr.
191 Cemetery Rd.
Moscow, PA 18444
ATTORNEY
Jeffrey S. Treat
Attorney at Law
926 Court Street
Honesdale, Pennsylvania 18431

9/17/2021 • 9/24/2021 • 10/1/2021

EXECUTRIX NOTICE

Estate of Caroline A. Wilson AKA
Caroline A. E. Wilson
Late of Texas Township
EXECUTRIX
Marcia J. Arpa
8418 Idylwood Road
Vienna, VA 22182
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

9/17/2021 • 9/24/2021 • 10/1/2021

EXECUTOR NOTICE

Estate of Karl A. Hennings AKA
Karl Hennings
Late of Salem Township
EXECUTOR
Jeffrey Hennings
145 Zion Road
Newfoundland, PA 18445
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fisher, PC
308 9th St., PO Box 390
Honesdale, PA 18431

9/17/2021 • 9/24/2021 • 10/1/2021

EXECUTOR NOTICE

Estate of Dolores R. Simmons
AKA Dolores Ruth Simmons
Late of Bethany Borough
EXECUTOR
Scott R. Van Gorder
117 Bennett Lane
Paupack, PA 18451
ATTORNEY
Ronald M. Bugaj, Esq.

Bugaj/Fisher, PC
308 9th St., PO Box 390
Honesdale, PA 18431

9/17/2021 • 9/24/2021 • 10/1/2021

ADMINISTRATRIX NOTICE

Estate of Joseph M. Cullen AKA
Joseph Cullen
Late of Lake Township
ADMINISTRATRIX
Jennifer McCabe
21422 12th Avenue
Breezy Point, NY 11697
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

9/17/2021 • 9/24/2021 • 10/1/2021

OTHER NOTICES

**FICTITIOUS NAME
REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 02, 2021 for **Smith landscape & excavation** at 53 Callicoon Rd. Equinunk, PA 18417. The name and address of each individual interested in the business is Jeremy Smith at 53 Callicoon Rd. Equinunk, PA 18417. This was filed in accordance with 54 PaC.S. 311.41

10/1/2021

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NOTICE

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

NO: 2021-00242

**CSMC 2018-RPL9 TRUST vs.
MADELINE GOODMAN,
JONATHAN MANN, AS
SURVIVING HEIR OF GARY
MANN A/K/A GARY E. MANN,
DECEASED, UNKNOWN
SURVIVING HEIRS OF GARY
MANN A/K/A GARY E. MANN,
DECEASED,**

NOTICE

TO THE DEFENDANTS:

You are hereby notified CSMC 2018-RPL9 Trust, has filed a Complaint in Mortgage Foreclosure with regard to 23 S. Fairway Drive, f/k/a 2950 S. Fairway Drive, Lake Ariel, PA 18436, endorsed with a Notice to Defend, against you at No. 2021-00242 in the Civil Division of the Court of Common Pleas of Wayne County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Wayne County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or 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 by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER 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 A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Wayne County Lawyer Referral Service
Northern Penn Legal Services Inc.
Wayne County Courthouse
925 Court Street
Honesdale, PA 18431
(877) 515-7465

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK,
ESQUIRE
HLADIK, ONORATO &
FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454, (215)
855-9521

10/1/2021

NOTICE

COURT OF COMMON PLEAS
CIVIL DIVISION
WAYNE COUNTY

NO: 2020-00140

JPMorgan Chase Bank, National
Association
PLAINTIFF

VS.

Joseph Thorngren, Individually and
as Known Heir of David
Thorngren, deceased; Brandon
Thorngren, Known Heir of David
Thorngren, deceased; Tyler
Thorngren, Known Heir of David
Thorngren, deceased; and
Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or under David
Thorngren, Deceased
DEFENDANTS

To the Defendants, Unknown
Heirs, Successors, Assigns and All
Persons, Firms or Associations
Claiming Right, Title or Interest
from or under David Thorngren,
Deceased: TAKE NOTICE THAT
THE Plaintiff, JPMorgan Chase
Bank, National Association has filed
an action Mortgage Foreclosure, as
captioned above.

NOTICE

IF YOU WISH TO DEFEND,
YOU MUST ENTER A WRITTEN
APPEARANCE PERSONALLY OR
BY ATTORNEY AND FILE YOUR
DEFENSE OR OBJECTIONS
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
BY THE PLAINTIFF. YOU MAY
LOSE MONEY OR PROPERTY
OR OTHER RIGHTS IMPORTANT
TO YOU.

YOU SHOULD TAKE THIS
NOTICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER GO TO OR
TELEPHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE
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YOU WITH INFORMATION
ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

Wayne County Lawyer Referral
Service
Northern PA Legal Service, Inc.
Wayne County Courthouse
Honesdale, PA 18431

10/1/2021

**LEGAL NOTICE OF
CONFIRMATION NISI**

TAKE NOTICE THAT THE
WAYNE COUNTY TAX CLAIM
BUREAU HAS OBTAINED FROM
THE COURT OF COMMON
PLEAS OF WAYNE COUNTY ON

October 28, 2021 A DECREE NISI, CONFIRMING THE SALE OF CERTAIN PROPERTIES FOR DELINQUENT TAXES ON SEPTEMBER 17, 2021, CONSTITUTING THE 2021 UPSET SALE. THE CONSOLIDATED RETURN OF THE TAX CLAIM BUREAU ENTERED DECREE NISI IS DOCKETED TO NO. 395 - 2021 CIVIL. SAID DECREE NISI SHALL BECOME A DECREE ABSOLUTE ON October 28, 2021.

Cheryl A. Davies Director
WAYNE COUNTY TAX SERVICES

Lisa J. Borthwick Director
WAYNE COUNTY TAX CLAIM BUREAU

10/1/2021

CERTIFICATE OF ORGANIZATION - DOMESTIC LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the

Commonwealth of Pennsylvania on August 30, 2021, and approved pursuant to 15 Pa. C.S. Section 8913 for the organization of **ADAMS RIVER RUN, LLC.**

JEFFREY S. TREAT, ESQUIRE
Attorney

10/1/2021 • 10/8/2021

CERTIFICATE OF ORGANIZATION - DOMESTIC LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania on July 26, 2021, and approved pursuant to 15 Pa. C.S. Section 8913 for the organization of **TINY STEPS LEARNING CENTER OF CHERRY RIDGE, LLC.**

JEFFREY S. TREAT, ESQUIRE
Attorney

10/1/2021 • 10/8/2021

CIVIL ACTIONS FILED

*FROM SEPTEMBER 4, 2021 TO SEPTEMBER 10, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2016-00528	STEPHENSON FRANKIE L	9/09/2021	SATISFACTION	—
2016-00530	CALINESCU NICU	9/09/2021	SATISFACTION	—
2019-00409	HOLMES GREGORY DEFENDANT/APELLEE	9/09/2021	JGMT/ARBITRATION AWD	4,332.79
2020-00067	SELECT PORTFOLIO SERVICING INC P	9/07/2021	JUDGMENT NON PROS	—
2021-00132	ALVARADO ALISHA MAUREEN	9/09/2021	CONSENT JUDGMENT	6,444.23
2021-00145	URSA MAJOR DIRECTIONAL CROSSING LLC	9/09/2021	DEFAULT JUDGMENT	6,609.98
2021-00197	LISK GARY P	9/09/2021	DEFAULT JUDGMENT	6,036.21
2021-00283	VISCEGLIA JESSICA	9/09/2021	DEFAULT JUDGMENT	3,866.90
2021-20055	SINGER ETHAN	9/08/2021	WRIT OF EXECUTION	—
2021-20055	SINGER GROUP LLC THE D/B/A	9/08/2021	WRIT OF EXECUTION	—
2021-20055	SINGER DEBORAH R	9/08/2021	WRIT OF EXECUTION	—
2021-20055	HONESDALE NATIONAL BANK THE GARNISHEE	9/08/2021	GARNISHEE/WRIT EXEC	—
2021-20235	LAMBERTONS ADVANCED MASONRY	9/10/2021	SATISFACTION	—
2021-20449	FARRELL LISA ANNE	9/08/2021	WRIT OF SCIRE FACIAS	—
2021-20520	ALLATTO ANTHONY	9/07/2021	STATEMENT OF LIEN	2,056.50
2021-20520	ALLATTO THERESA	9/07/2021	STATEMENT OF LIEN	2,056.50
2021-20521	TOMPKINS WAYNE A	9/07/2021	JUDGMENT	627.75
2021-20522	CASTELLANO VINCENT LLOYD	9/07/2021	JUDGMENT	5,402.75
2021-20523	LAKATOS LUKE ANDREW	9/07/2021	JUDGMENT	2,393.75
2021-20524	MANNINO PAUL CHRISTOPHER	9/07/2021	JUDGMENT	626.25
2021-20525	NAGY STEPHEN EMERY	9/07/2021	JUDGMENT	2,004.75
2021-20526	NEWFILED MICHAEL JOHN	9/07/2021	JUDGMENT	2,151.25
2021-20527	EDWARDS ERIC DAVID	9/07/2021	JUDGMENT	2,563.25
2021-20528	GRIFFIN MATTHEW CHARLES	9/07/2021	JUDGMENT	2,326.75
2021-20529	BADUM ANDREW R	9/07/2021	FEDERAL TAX LIEN	1,040.18
2021-20530	SINGER ETHAN A	9/07/2021	FEDERAL TAX LIEN	136,579.65
2021-20530	SINGER DORIS E	9/07/2021	FEDERAL TAX LIEN	136,579.65
2021-20531	SINGER ETHAN A	9/07/2021	FEDERAL TAX LIEN	11,281.73
2021-20532	FLORA SCOTT	9/07/2021	JP TRANSCRIPT	2,253.59
2021-20533	RAKE BRETT LEWIS	9/07/2021	JUDGMENT	9,342.85
2021-20534	MILLER CATHI JO	9/07/2021	JUDGMENT	7,542.85
2021-20535	GUTIERREZ NATASHA MARIE	9/07/2021	JUDGMENT	2,752.25
2021-20536	CHAMBERS ROBERT M	9/07/2021	JUDGMENT	1,685.25
2021-20537	SPANGENBREG EVAN VALENTINE	9/07/2021	JUDGMENT	2,553.25
2021-20538	MARTINO GATLIN	9/07/2021	JUDGMENT	7,243.25
2021-20539	SUREZANO PAUL	9/08/2021	MUNICIPAL LIEN	556.89

For further information on these listings, call the Prothonotary's office at 570-253-5970 ext. 4030.

2021-20540	ROSE WILLIAM D	9/08/2021	MUNICIPAL LIEN	531.53
2021-20541	ROSE WILLIAM D	9/08/2021	MUNICIPAL LIEN	531.53
2021-20542	BORRIELLO RONALD	9/08/2021	MUNICIPAL LIEN	565.35
2021-20543	VAN WAGENEN LEGRANDE	9/08/2021	MUNICIPAL LIEN	531.53
2021-20543	VANWAGENEN LEGRANDE	9/08/2021	MUNICIPAL LIEN	531.53
2021-20543	KELLYANN COLGAN	9/08/2021	MUNICIPAL LIEN	531.53
2021-20543	COLGAN KELLYANN	9/08/2021	MUNICIPAL LIEN	531.53
2021-20544	FISHER PAUL M JR	9/08/2021	MUNICIPAL LIEN	10,545.01
2021-20545	STORMS MARK SR	9/08/2021	MUNICIPAL LIEN	700.58
2021-20546	CANDELARIO DANNY	9/09/2021	JUDGMENT	700.51
2021-20547	SINAWA CHAD	9/09/2021	JUDGMENT	1,530.75
2021-20548	MATTHEWS BRIAN ALLEN	9/09/2021	JUDGMENT	100.00
2021-20549	MATTHEWS BRIAN ALLEN	9/09/2021	JUDGMENT	2,335.00
2021-20550	MATTHEWS BRIAN ALLEN	9/09/2021	JUDGMENT	2,822.25
2021-40053	DEFAZIO JAMES W JR OWNER P	9/07/2021	STIP VS LIENS	—
2021-40053	DEFAZIO HEATHER OWNER P	9/07/2021	STIP VS LIENS	—
2021-40053	HAVILAND BUILDING & REMODELING CONTRACTOR	9/07/2021	STIP VS LIENS	—
2021-40054	HAMLIN HIGHWAY PLAZA LLC OWNER	9/07/2021	MECHANICS LIEN CLAIM	3,956.59

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00367	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	9/10/2021	—
2021-00367	MUNGIN REGINA	DEFENDANT	9/10/2021	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00364	BMO HARRIS BANK N A	PLAINTIFF	9/09/2021	—
2021-00364	NEPA TRUCKING & TRANSPORT LLC	DEFENDANT	9/09/2021	—
2021-00364	KALINOWSKI TED	DEFENDANT	9/09/2021	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00366	HALL JOSEPH E	PLAINTIFF	9/10/2021	—
2021-00366	HALL REBECCA L	PLAINTIFF	9/10/2021	—
2021-00366	GALLINOT ROBERT B	DEFENDANT	9/10/2021	—
2021-00366	WRIGHT LYNN	DEFENDANT	9/10/2021	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00368	LAKEVIEW LOAN SERVICING LLC	PLAINTIFF	9/10/2021	—
2021-00368	TEBBENHOFF ROBERT	DEFENDANT	9/10/2021	—

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00363	STERLING TOWNSHIP WAYNE COUNTY	PLAINTIFF	9/07/2021	—
2021-00363	AMACHER JACOB	DEFENDANT	9/07/2021	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00365	KUESTER DEBBIE	PLAINTIFF	9/10/2021	—
2021-00365	ALMODOVAR THOMAS A	DEFENDANT	9/10/2021	—



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MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 21, 2021 TO SEPTEMBER 27, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Dzyak Shirley	Freedom Mortgage Corporation Mortgage Electronic Registration Systems	Dreher Township	298,645.00
Davidson Joseph C Davidson Georglyn Louise	Movement Mortgage Mortgage Electronic Registration Systems	Paupack Township	114,000.00
Lauersen Dorothy Lauersen Travis	Freedom Mortgage Corporation Mortgage Electronic Registration Systems	Salem Township	90,379.00
Aranbayev Emil Kaur Gagandeep	Citizens Bank	Lake Township	148,500.00
Elizondo Marcos Perez Elizondo Kim Morici	Rocket Mortgage Mortgage Electronic Registration Systems	Paupack Township	188,800.00
Lonsiak Craig Lonsiak Jennifer	Rocket Mortgage Mortgage Electronic Registration Systems	Honesdale Borough	113,807.00
Sciarrino Joseph Sciarrino R Paula	Dime Bank	Paupack Township	50,000.00
April Mary A	Dime Bank	Salem Township	50,000.00
Rex Dustin Scott	Fidelity Deposit & Discount Bank	Lake Township	135,500.00
Mayer Patricia Tr Mayer Patricia Patricia Mayer Declaration Of Trust	Wayne Bank	Damascus Township	300,000.00
Hall Zachary Joseph	Atlantic Home Loans Inc	Lehigh Township	181,158.00
Salvatore Kaelin R Salvatore Kyle J	Dime Bank	Oregon Township	240,000.00
Brand Michelle Randi Brand Nicholas	Dime Bank	Palmyra Township	152,000.00
Morano Megan Carter Matthew	Paramount Residential Mortgage Group Inc Mortgage Electronic Registration Systems	Dreher Township	244,352.00
Franklin John P AKA Franklin J P AKA Franklin Kendall M AKA Franklin K M AKA	Honesdale National Bank	Oregon Township	350,000.00

For further information on these listings, call the Recorder of Deed's office at 570-253-5970 ext. 4040.

Fonseca Lindsay L	Mortgage Electronic Registration System, In Newez LLC Newrez L L C	Waymart Borough	203,265.00
Lauman Sarah	Mortgage Electronic Registration Systems	Lake Township	
Lauman Gary	Citizens Bank		217,800.00
Melikishvili Tea	United Wholesale Mortgage	Lake Township	
Iashvili Ana	Mortgage Electronic Registration Systems		284,747.00
Chasky Zach A	Honesdale National Bank	Damascus Township	
Chasky Jamie Lynn			185,000.00
Geyer George R	Mortgage Electronic Registration Systems	Lake Township	
Geyer Dale	Reliance First Capital		231,990.00
Hofmann George T	Mortgage Electronic Registration Systems	Berlin Township	
Hofmann Linda J	Filo Mortgage		124,000.00
Bolduc Brian	Mortgage Electronic Registration Systems	Lake Township	
	Rocket Mortgage		133,743.00
McLaughlin Jack Edward	Mortgage Electronic Registration Systems	Lake Township	
	Residential Mortgage Services Inc		229,900.00
Kauffman Daniel Robert	Mortgage Electronic Registration Systems	Paupack Township	
Hand Megan	Hometown Lenders Inc		333,841.00
Eisele Kurt W	Loandepot Com	Berlin Township	
Eisele Janet B	Mortgage Electronic Registration Systems		318,350.00
Sharon Michael J	Lakeview Loan Servicing	Paupack Township	
	Mortgage Electronic Registration Systems		204,447.00
Kaminsky Igor	Mortgage Electronic Registration Systems	Lake Township	
	HSBC Bank USA H S B C Bank USA		138,000.00
Dicarlo Peter J Jr	Mortgage Electronic Registration Systems	Paupack Township	
Dicarlo Karen L	First Guaranty Mortgage Corporation Goodmortgage Com		178,239.00
Cassidy Michael	Mortgage Electronic Registration Systems	Lehigh Township	
	Rocket Mortgage		144,000.00
Pavlacka John B IV	Albright Keith J	Starrucca Borough	
Pavlacka Jessica M	Albright Elizabeth J		100,000.00
Palko Jared	PNC Bank	South Canaan Township	
Palko Rachael	P N C Bank		332,910.00

Auten Harvey H	Freedom Mortgage Corporation	Lake Township	
Auten Carina M	Mortgage Electronic Registration Systems	Lake & South Canaan Townships	97,700.00
		South Canaan Township	
		South Canaan & Lake Townships	97,700.00
Obici Geoffrey J	Rocket Mortgage Mortgage Electronic Registration Systems	Paupack Township	104,000.00
Boccella & Daughters Real Estate	Honesdale National Bank	Paupack Township	257,600.00
Arnold James R	Wayne Bank	Paupack Township	210,000.00
Trail Colette R	Wayne Bank	Bethany Borough	90,000.00
Miller Christopher	Dirlam Bros Lumber Company Inc	Dreher Township	200,000.00
Ganley Robert D	Mortgage Electronic Registration Systems	Lake Township	
Ganley Laura Shannon	Rocket Mortgage		137,000.00
Bates Herbert L	Mortgage Electronic Registration Systems	Honesdale Borough	
	Quicken Loans Inc		90,725.00
Kurtz Shawna Marie	Mortgage Electronic Registration Systems	Paupack Township	
Kurtz Edward H	SWBC Mortgage Corp S W B C Mortgage Corp		127,645.00
Stoudt Robert J	Provident Funding	Paupack Township	
Stoudt Robin	Mortgage Electronic Registration Systems		198,700.00
Ginter John M Jr	New Day Financial LLC	Indexing In Progress	
Ginter Rosemarie L			
176 East Moorestown Road LLC	Jim Thorpe Neighborhood Bank	Indexing In Progress	
Anderberg Lindsay	JPMorgan Chase Bank, NA	Indexing In Progress	
McGillick Thomas J			
Smith Matthew	Citizens Bank, NA	Indexing In Progress	
Smith Deanna			
Corma Stephen Sr	Rocket Mortgage, LLC	Indexing In Progress	
Corma Bettina J			
Stephen Corma			
Rose Joseph A	FNCB Bank	Indexing In Progress	
Rose Elizabeth J			
Rose Joseph A	FNCB Bank	Indexing In Progress	
Rose Elizabeth J			
Aronica Charles David	The Dime Bank	Indexing In Progress	
Fenstermacher Logan L	The Dime Bank	Indexing In Progress	
Fenstermacher Lorraine A			
Drew Patrick J	FNCB Bank	Indexing In Progress	
Drew Keara E			

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Young Lois M	Griffin Melissa D Taninies Christa L	Manchester Township	
Towers John R Towers Frances R Howard Heather A Towers John R Jr Towers Holly A Shuta Holly A Towers Tara A AKA Meyers Tara A AKA	McEvoy Kathleen A	South Canaan Township	
Vanpelt Judy Vanpelt Gregory	Vanpelt Gary E	Clinton Township	
Micciulla William Micciulla Pamela A	Kuperman Peter Kuperman Lisa	Berlin Township	Lot 10
Raia Thomas P Raia Loree M	Elizondo Marcos Perez Elizondo Kim Morici	Paupack Township	Lot 43
Szala Henry Walter	Morgan John E Morgan Susan J	Palmyra Township	Lot 13
Totten Donald Est AKA Totten Donald James Est AKA Totten Donald J Est AKA Totten Kathleen Dawn Exr	Totten Kathleen Dawn	Honesdale Borough	
Deleoninoa Estefania D Inoa Estefania D Deleon	Hall Zachary Joseph	Lehigh Township	Lot 40
Brand Nicholas Kilhullen Michelle Randi Brand Michelle Randi	Brand Nicholas Brand Michelle Randi	Palmyra Township	Lot 3
Kleeman Judy L	Morano Megan Carter Matthew	Dreher Township	
Castiglia John J Castiglia Phyllis Castiglia John Jr	Lauman Gary Lauman Sarah	Lake Township	Lot 2868
Kleeman Judy	Morano Megan Carter Matthew	Dreher Township	
Carroll Hailey Perry Michael D Malkasian Michael Marley Jennifer	Leszczynski Pawel Leszczynski Slawomir M Melikishvili Tea Iashvili Ana	Lehigh Township Lake Township	Lot 3104
Brandenburg Roger G Brandenburg Louise E Chasky Zach A Chasky Jamie Lynn	Testa Walter V Testa Janet R Chasky Zach A Chasky Jamie Lynn	Waymart Borough Damascus Township	Lot 5 Lot 1
Schmitt Benjamin M Schmitt Jessica M	Vasilev Aleksandr Vasilyeva Uliana	Texas Township 3	Lot 11
Testa Walter V Testa Janet R	Mclaughlin Jack Edward	Lake Township	
Tigue William J	Kauffman Daniel R	Paupack Township	Lot 3

Lee Janice Tr Pocono Living Trust	Cassidy Michael	Lehigh Township	
Albright Keith J	Pavlacka John B IV	Starrucca Borough	
Albright Elizabeth J	Pavlacka Jessica M		Lot 2
Sharp Grayson S	Palko Jared	South Canaan Township	
Sharp Lori J	Palko Rachael		Lot 32
Bokor Loretta A	Bokor Keith R	Scott Township	
Bokor Keith R			
Paul Sandra E	Col Las Jacob Collas Jaquelyn	Scott Township	Lot 1
Barnes Michelle D	Collas Jacob	Scott Township	
Swancott Michelle D	Collas Jacquelyn		Lot 2
Acosta Fernando E	Acosta Fernando E	Lehigh Township	
Acosta Olga P	Acosta Olga P		Lot 632
Acosta Francisco J Agudelo Agudeloacosta Francisco J Gomezmonsalve Annye Monsalve Annye Gomez			
Acosta Fernando E	Acosta Fernando E	Lehigh Township	
Acosta Olga P	Acosta Olga P		Lot 633
Acosta Francisco J Agudelo Agudeloacosta Francisco J Monsalve Annye Gomez Gomezmonsalve Annye			
Mercado Raul AKA Mercardo Raul AKA Mercado Brenda AKA Mercardo Brenda AKA	Mercado Raul Mercado Arianah Mercado Brandon	Manchester Township	
Sanders John D Sanders Mary C	Sanders Mary C	Hawley Borough	
Mercurio Mark A Mercurio Susan K Miller Stephen H Miller Linda L	Boccella & Daughters Real Estate	Paupack Township	Lot 814
Wilmington Savings Fund Society Tr By Af Christiana Trust Tr By Af Selene Finance Af	Miller Christopher	Dreher Township	
Dobrzynski Judith M Matsay Judith M	Echo Star Network	Lehigh Township	Lot 6
Burnham Memorie D	Burnham Billie Joe Burnham Janaya	South Canaan Township	Lot C
Gurzakovic Edin Gurzakovic Bakusa Becky	Kurtz Shawna Marie Kurtz Edward H	Paupack Township	Lot 432
Ginter John M Jr Ginter Rosemarie L	Ginter John M Jr Ginter Rosemarie L	Indexing In Progress	
Frazier Owen Frazier Jessica	176 East Moorestown Road LLC	Indexing In Progress	

O'Hara James	Sorensen Max J	Indexing In Progress
	Sorensen Carol A	
Wilkins Tyler T	Anderberg Lindsay	Indexing In Progress
Melissa L Wilkins NBM		
Melissa L Bowling	McGillick Thomas J	
Bowling Richard		
Cosnahan Jacqueline Donnelly		
NKA Jacqueline	Shehata Raymond M	Indexing In Progress
Jasmine L Paula, Administrator Of The Estat		



COURT CALENDAR

October 4, 2021–October 8, 2021

Monday, October 4, 2021

8:30 AM
Barr v Barr 442-2014-DR
Contempt
Mastri/Pro se

9:00 AM
Arbitrations -Nick/Matt
170-2020-CV Cavalry v. Sekelsky Apothaker/Nealon
97-2021-CV Wayne/Newfield & Hager v. Grzejka Bugaj/Gregorowicz
105-2021-CV Discover Bank v. Froehlich House/Pro Se
111-2021-CV Citibank v. David Kline/Pro Se
120-2021-CV Stafford v. FCA US LLC Silverman/Haas
126-2021-CV Portfolio v. Skinner Polas/Pro Se
133-2021-CV JP Morgan Chase v. Zampacota Zion/Pro Se

9:00 AM
In Re: R.W.M. 9-2021-AD
Involuntary Termination of Parental rights of Father
Bugaj

9:30 AM
Trapper v. Martzen 325-2018-CV
Status Conference
Henry/D.Gregory/Nepa

10:00 AM
In Re: B.T. 16-2020-AD
Involuntary Termination of Parental Rights of Mother and Father
Rechner/Collins/Burlein/Martin II

11:00 AM
In re: C.W. (Susq county case)

1:00 PM
In Re: J.K. 743-2011-CV
Annual Review of Involuntary Treatment
Howell/Farrell

COURT CALENDAR
October 4, 2021–October 8, 2021

1:00 PM
Dependency
1:00 Juvenile Hearing Officer Permanency Review 4-2021-DP P.Olver
Rechner/Collins/Burlein
2:00 (1HR) JUDGE Permanency Review and Goal Change & TPR 3-2021-
DP P.Mannino Rechner/Anderson/Burlein
3:00 JUDGE Permanency Review 7 & 8-2021-DP B.Huegel & M.Huegel
Rechner/Ellis/Weed/Moulton (Mother by Zoom)

Tuesday, October 5, 2021

8:30 AM
Bucconear v Seales 15-2021-cv
Partition Conference
Martin/Spizer

9:00 AM
Commonwealth v. Deven Ryan Starks 166-2020-CR
Omnibus
DA/Farrell

1:00 PM
Demand Supports
184-2021-DR Sporer v. Sporer
152-2015-DR Sporer v.Hedrick
299-2015-DR Koellner v. Barr Burlein/Mastri
255-2021-DR Surace v. Surace Burlein/Pro Se

2:00 PM
Non-Supports

2:30 PM
Trainor v. Trainor 431-2020-DR
Demand Support
Kochis/Pro Se

3:00 PM
Serio v. Serio 231-2021-DR
Demand Support
Santomauro/Ellis

COURT CALENDAR
October 4, 2021–October 8, 2021

Wednesday, October 6, 2021

8:30 AM
Central Wayne Regional Authority v. Thunberg 214-2021-CV
Motion for Judgment
Magnotta/Pro Se

9:00 AM
Central Court 3rd Floor Courtroom

9:00 AM
Delinquent Status Reports
Estate of Brown Treat

9:30 AM
Wasson v. Wasson 616-2015-DR
Contempt
Zimmer/Bugaj

10:00 AM
Return Day
1) Usher v. Oullette & Cyr 42-2021-CV
Defendants' preliminary objections to plaintiff's second amended complaint
Magnotta/Anderson Third amended complaint filed.

2) CSMC 2018-RPL9 Trust v. Goodman, Et al. 242-2021-CV
Defendant Madeline Goodman's Preliminary Objections
Hladik/Johnson/Pro Se

3) Boguslavsky v. North Pocono School district, PA department of
Education; state equalization Board & Lackawanna County Board of
Commissioners 90-2021-CV
Defendant's Preliminary Objections to Plaintiff's amended complaint;
Department of Education's preliminary objections & State tax equalization
boards Preliminary objection
Kusturiss/ Eckersley/Shapiro/Yarish

4) James L. Brennan v. Lance Lather 298-2021-CV
Preliminary Objection to complain
Pro Se/ Moulton

COURT CALENDAR

October 4, 2021–October 8, 2021

5) Valentina Plachuta v. John Plachuta 215-2021-DR
Preliminary Objections to Plaintiff's divorce complaint
Cali/Schneider

6) Ellen Buczkowski and John Buczkowski v. D& D Homes, Inc. 107-
2021-CV Letter from Attorney Santomauro-matter is resolved 9/14/21
Preliminary Objections to Plaintiff's amended complaint
Martin/Santomauro

7) Pocono Lakeview LLC v. North Pocono School District; Burke;
McIntosh & May 175-2021-CV
Argument on Motion for Reconsideration
Kusturiss/Tuzze

8) Joann Barrientos v. Weis Markets 246-2020-CV
Argument on Motion for Summary Judgment
Kelly/McDonough

9) Fielding v Wroblewski and WMH 241-2020-CV
Arguments on PL Motion to Compel and Def Motion for Protective Order
Foley/Doherty/Hill

11:00 AM
Thomas v. Kryeski 34-2021-DR
Argument on Defendant's exceptions to the Master's report
Pro Se/ Clause

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

1:00 PM
Lohman v. Lohman n/k/a Blanco 133-2019-DR
Primary Custody Hearing
Kalinowski/Pro Se

COURT CALENDAR
October 4, 2021–October 8, 2021

Thursday, October 7, 2021

9:00 AM
Commonwealth Matters
157-2021-CR Nagy, Joseph Beardsley
37-2021-CR Lamb, Brian F. Bugaj
207-2021-CR Deming, Diane Farrell
20-2021-CR Hartley-Miele, Trever Farrell
158-2020-CR Firuza, Galina Burlein Interpreter-Tatiana Hay
157-2020-CR Kozlikhina, Stephen Burlein Interpreter-Tatiana Hay
124-2021-CR Grady, Thomas Jones

11:00 AM
In Re: J.F. 25-2017-JV
Placement Review
DA/Martin II

11:30 AM
Commonwealth v. Lahey 13-2021-SA
Summary Appeal
DA/Pro Se

1:00 PM
Commonwealth Matters
Violation of Probation
Com v Lazaro 183-2020-CR DA/Martin II
43 & 44-2020-CR Motion to withdraw as counsel Donahue, Glen
OAG/Zimmerman
108-2021-CR Motion to withdraw as Counsel Candelario, Danny Farrell
52-2020-CR Petition for Rule to show Cause Skelton, Brandon Martin II

2:00 PM
Commonwealth v. Lisa Bajuka 3-2020-CR
Non-Jury Trial
DA/Farrell

COURT CALENDAR
October 4, 2021–October 8, 2021

Friday, October 8, 2021

8:30 AM
Dury v. Parshutich 263-2020-DR
Custody Contempt
Ellis/Pro Se

9:00 AM
PFA
420-2021-DR Devito v. Wilk Pro Se/ Pro Se Campbell/Spizer
448-2021-DR Podolsky v. Shoemaker Thomas/ Katsock
89-2021-DR Diehl v. Diehl Campbell/Pro Se

10:00 AM
In Re: K.C.S. 3-2021-AD
Involuntary Termination of Parental Rights Mother
Germain/Rechner

11:00 AM
Name Changes
282-2021-CV (Zoom) Elizabeth Allsop Campbell
314-2021-CV Ben West N. Gregory

11:30 AM
Farrell v. Nebzdoski 9-2021-DR
Contempt and Special Relief
Campbell/Riccardo

1:00 PM
Koskovich v. Board of Supervisors of Sterling township & Tufano, Landon
& Arthur
Hearing on Appeal of Land Use Decision of Appellant Koskovich
Stieh/Jones/Treat/Waldron/Henry

2:00 PM
Bennett v. Bennett 168-2020-DR
Contempt
Carruba/Pro se

CUSTODY CALENDAR

October 4, 2021–October 8, 2021

Wednesday, October 6, 2021

11:30 AM
Goonan v. Goonan 176-2020-DR
Divorce Conference (Zimmerman)
Farrell/K.Martin

1:00 PM
Gevaras v. Gevaras & Sevigny 220-2020-DR
Custody Hearing (Zimmerman)
Pro Se/ Pro Se/ Pro Se

Friday, October 8, 2021

1:00 PM
Surace v. Surace 138-2019-DR
Custody Hearing (Zimmerman)
Pro Se/ Pro Se

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Association Law, Criminal Defense,
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from Abuse, Support, Personal
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Nicole Hendrix, Esq.

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Legal Journal of Wayne County
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