

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**

OF WAYNE COUNTY, PA



22nd Judicial District

**October 6, 2023**

**Vol. 13, No. 32**

**Honesdale, PA**



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**Court of Common Pleas  
22nd Judicial District:**

The Hon. Janine Edwards  
*President Judge*

The Hon. Matthew Meagher  
*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.



© 2023 Legal Journal of Wayne County

*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.*

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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
Emailed Copy	Free

Individual copies available for \$5 each Subscription Year: March–February  
Prorated subscriptions available

WAYNE COUNTY OFFICIALS

**Judges of the Court of Common Pleas**

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Matthew L. Meagher, *Judge*

**Magisterial District Judges**

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Bonnie L. Carney  
Jonathan J. Dunsinger

**Court Administrator**

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**Sheriff**

Chris Rosler

**District Attorney**

A. G. Howell, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

Brian W. Smith, *Chairman*  
James Shook  
Jocelyn Cramer

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



**Wayne County Bar Association**  
922 Church Street, 2<sup>nd</sup> 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

**For information contact the WCBA  
Ronnie at [ronnie\\_fischer@hotmail.com](mailto:ronnie_fischer@hotmail.com).**

**LEGAL NOTICES**

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*IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY  
COMMONWEALTH OF PENNSYLVANIA*

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**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.*

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Ronald L. Stark, a/k/a Ronald Lee Stark, a/k/a Ronald Stark, who died on August 2, 2023, late resident of Mt. Pleasant Township, Wayne County, PA 18453, to Donna M. Stark Spencer, a/k/a Donna M. Spencer, 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 Donna M. Stark Spencer a/k/a Donna M. Spencer, Executrix, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

**10/6/2023 • 10/13/2023 • 10/20/2023**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JOHN DEVOE, late of Damascus, PA. Date of death August 6, 2023. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

**10/6/2023 • 10/13/2023 • 10/20/2023**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JEANNE ANN DAUB, late of Dyberry Township, Wayne County, PA. Date of death August 13, 2023. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

**10/6/2023 • 10/13/2023 • 10/20/2023**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of William J. Perkins, III, a/k/a William J. Perkins, a/k/a William Perkins, who died on August 22, 2023, late resident of Honesdale Borough, PA 18431, to Jeffrey R. Firmstone, a/k/a Jeffrey Robert Firmstone, Executor 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 Jeffrey R. Firmstone, Executor, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

**9/22/2023 • 9/29/2023 • 10/6/2023**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of KENNETH MALCOLM DAWE, late of Beach Lake, PA. Date of death July 02, 2023. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

**9/22/2023 • 9/29/2023 • 10/6/2023**

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**ESTATE NOTICE**

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF CORNELIUS ANDERSEN** late of 27 Sterling View Drive, Lake Ariel, Wayne County, Pennsylvania (died August 3, 2023), to Kelly A. Burke, as Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executrix named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

**9/22/2023 • 9/29/2023 • 10/6/2023**

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**ESTATE NOTICE**

Estate of Robert Gary VanVarick  
AKA Robert G. VanVarick  
Late of Honesdale Borough  
ADMINISTRATOR  
Kristen VanVarick  
75 Meadowlark Lane  
Woodridge, NY 12789  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**9/22/2023 • 9/29/2023 • 10/6/2023**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that letters Testamentary have been issued to Thomas R. Bertig, Jr. in the Estate of Bernice E. Bertig, who died on August 6, 2017, late resident of P.O. Box 324, Lake

Ariel, Pennsylvania 18436. 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 JOHN J. MARTIN, ESQUIRE, Attorney for the Estate, at 1022 Court Street, Honesdale, PA 18431

JOHN J. MARTIN, ESQUIRE  
ATTORNEY FOR THE ESTATE

9/22/2023 • 9/29/2023 • 10/6/2023

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### NOTICE OF EXECUTOR

Estate of Daniel Kelley a/k/a Daniel W. Kelley, Deceased, late of Salem Township, Wayne County, Pennsylvania Letters Testamentary on the above estate have been granted to Edward J. Kelley. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Edward J. Kelley at 306 E. Ann Street, Milford, PA 18337, or to the attorneys for the estate, Levy, Stieh & Baron, P.C.

By: John T. Stieh, Esquire  
Attorney for the Estate  
Levy, Stieh & Baron, P. C.  
542 U.S. Routes 6 & 209  
P.O. Box D, Milford, PA 18337

9/22/2023 • 9/29/2023 • 10/6/2023

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### ESTATE NOTICE

Estate of Gail F. Bentler, Jr.  
AKA Gail Bentler, Jr.  
Late of Sterling Township

### EXECUTRIX

Sue M. Bentler, AKA Susan Bentler, AKA Sue Marie Bentler  
c/o Thomas J. Jones, Esquire  
Thomas J. Jones, Jr., P.C.  
410 Biden Street, Suite 301  
Scranton, PA 18503  
ATTORNEY  
Thomas J. Jones, Jr., Esquire  
410 Biden Street, Suite 301  
Scranton, PA 18503

9/22/2023 • 9/29/2023 • 10/6/2023

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### ESTATE NOTICE

Estate of William Edward Reif  
AKA William Reif  
Late of Clinton Township  
EXECUTOR  
Dorothy Jane Reif  
39 Club House Road  
Waymart, PA 18472  
ATTORNEY  
Ronald M. Bugaj, Esq.  
308 9th St., PO Box 390  
Honesdale, PA 18431

9/22/2023 • 9/29/2023 • 10/6/2023

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### ESTATE NOTICE

Estate of Franklin P. Pauler  
AKA Franklin Pauler  
Late of Clinton Township  
CO-EXECUTOR  
Todd Pauler  
11 Hinds Road  
Waymart, PA 18472  
CO-EXECUTOR  
Jannette Wilcox  
66 Henderson Road  
Milanville, PA 18443



ATTORNEY

Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

9/22/2023 • 9/29/2023 • 10/6/2023

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**ESTATE NOTICE**

Estate of Stephen G. Jarnecki  
Late of Paupack Township  
EXECUTOR  
Lynn M. Jarnecki  
3522 Fisherman Way  
Bumpass, VA 23024  
ATTORNEY  
Thomas W. King III  
128 W. Cunningham St.  
Butler, PA 16056

9/22/2023 • 9/29/2023 • 10/6/2023

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**FIRM ANNOUNCEMENT**

*The Law Office of Attorney,  
Tammy Lee Clause, P.C. is  
proud to announce the  
opening of an additional  
location in Stuart, Florida.*



**George Clause, Esquire**

**2336 SE Ocean Blvd. #355  
Stuart, FL 34966  
P: 772.341.5855  
F: 772.410.3494**

Email: [gclause@clauselawgroup.com](mailto:gclause@clauselawgroup.com)

**OTHER NOTICES**

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**NOTICE**

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

**PLANET HOME LENDING, LLC**  
Plaintiff,

vs.

**DANIEL CESTONE JR.  
RACHEL CESTONE  
THE UNITED STATES OF  
AMERICA**  
Defendants

**CIVIL ACTION**

NO. 332 Civil 2023

**NOTICE TO DEFEND**

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other



claim or 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

Northern Pennsylvania Legal Services  
925 Court Street  
Honesdale, Pa. 18431  
(877) 515 – 7456

#### AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregara la corte en forma escrita sus defensas o sus objeciones a las d mandas en contra de su persona. Se a visado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademias, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta de manda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO IN MEDIATAMENTE SI NO TIENE ABOGADO OO SI NO TIENE EL DINEROSUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUY DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERICUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

Northern Pennsylvania Legal Services  
925 Court Street  
Honesdale, Pa. 18431  
(877) 515 - 7456

10/6/2023

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#### NOTICE

COURT OF COMMON PLEAS  
CIVIL DIVISION  
WAYNE COUNTY

NO: 2021-00525

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

Specialized Loan Servicing LLC  
PLAINTIFF  
VS.

Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title  
or Interest from or under Debra G.  
Schultz, deceased and Amy Loher,  
known Heir of Debra Schultz,  
deceased and Paul Schultz, known  
Heir of Debra Schultz, deceased  
and David Schultz, known Heir of

Debra Schultz, deceased  
DEFENDANTS

TO: Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title  
or Interest from or under Debra G.  
Schultz, deceased  
1158 Navajo Trail f/k/a 110 Navajo  
Trail  
Gouldsboro, PA 18424

Your house (real estate) at:  
1158 Navajo Trail f/k/a 110 Navajo  
Trail, Gouldsboro, PA 18424  
Parcel ID:14-0-0006-0044  
is scheduled to be sold at Sheriff's  
Sale at Wayne County Sheriff's  
Office  
Courthouse Annex  
925 Court Street  
Honesdale, PA 18431  
on November 15, 2023 at  
10:00AM to enforce the court  
judgment of \$252,707.51 obtained  
by Specialized Loan Servicing  
LLC against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO**  
**PREVENT THIS SHERIFF'S**  
**SALE**

To prevent this Sheriff's Sale you  
must take immediate action:

The sale will be cancelled if you  
pay back to Specialized Loan  
Servicing LLC the amount of the  
judgment plus costs or the back  
payments, late charges, costs, and  
reasonable attorneys fees due. To  
find out how much you must pay,  
you may call: LOGS Legal Group,  
LLP,(610) 278-6800.

PLEASE NOTE a Schedule of  
Distribution will be filed by the Sheriff

on a date specified by the Sheriff not  
later than thirty (30) days after sale.  
Distribution will be made in  
accordance with the schedule unless  
exceptions are filed thereto within 20  
days after the filing of the schedule.

**10/6/2023**

**NOTICE**

CIVIL ACTION COURT OF  
COMMON PLEAS  
WAYNE COUNTY, PA

CIVIL ACTION-LAW  
NO. 2022-00464

**NOTICE OF ACTION IN**  
**MORTGAGE FORECLOSURE**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS  
TRUSTEE FOR SOUNDVIEW  
HOME LOAN TRUST 2006-  
OPT4, ASSET-BACKED  
CERTIFICATES, SERIES 2006-  
OPT4,  
Plaintiff

v.  
LEE SIMMONS, IN HIS  
CAPACITY AS HEIR OF GAYLE  
R. SIMMONS; SHIRLEY KILLE,  
IN HER CAPACITY AS HEIR OF  
GAYLE R. SIMMONS; COLIN  
SIMMONS, IN HIS CAPACITY  
AS HEIR OF GAYLE R.  
SIMMONS; UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS, CLAIMING  
RIGHT, TITLE, OR INTEREST  
FROM OR UNDER GAYLE R.  
SIMMONS,  
Defendants

To: COLIN SIMMONS, IN HIS CAPACITY AS HEIR OF GAYLE R. SIMMONS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GAYLE R. SIMMONS

Defendant(s), 1703 EAST ST HONESDALE, PA 18431; 420 GROVE STREET, HONESDALE, PA 18431 COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WAYNE County, PA docketed to No. 2022-00464, seeking to foreclose the mortgage secured on your property located, 1703 EAST ST HONESDALE, PA 18431.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the

case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northern Pennsylvania Legal Services Inc.  
925 Court Street  
Honesdale PA, 18431-1996  
877-515-7465

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida professional limited liability company  
ATTORNEYS FOR PLAINTIFF  
Jonathan M. Etkowicz, Esq.  
ID No. 208786  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054 855-225-6906

**10/6/2023**

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**NOTICE OF FILING OF  
SHERIFF'S SALES**

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.*

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**SHERIFF'S SALE  
OCTOBER 18, 2023**

By virtue of a writ of Execution instituted by: Specialized Loan Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of October, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot, piece or parcel of land, situate and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania being known as Lot No. 11 on a map of land of Robert P. Vonderhey dated July 19, 1973 by George Ferris, R.S., as the same is recorded in Wayne County Map Book 23 at Page 86, bounded and described as follows:

BEGINNING at an iron pin located in the center of State Road Route 63127 said point being the common corner of land formerly of Bernhardt and the parcel herein described and being the southwestern corner of the parcel

herein described North 47 degrees 00 minutes West 409.4 feet along the lands of Bernhardt through an iron pipe located on the northern boundary of the aforesaid state road to an iron pipe for a corner being the common corner of Lots Nos. 11 and 12 North 47 degrees 24 minutes East 243.95 feet to an iron pipe in the western boundary of a township road (Deed Book 330, Page 385); thence along the aforesaid township road the following five courses and distances; South 58 degrees 58 minutes East 30.65 feet to an iron pipe; thence South 46 degrees 19 minutes East 187.5 feet to an iron pipe; thence South 12 degrees 33 minutes East 64.4 feet to an iron pipe; thence South 23 degrees 52 minutes West 162.15 feet to an iron pipe; thence South 49 degrees 04 minutes East 60.7 feet to a point for a corner in the center of the aforesaid state road; thence along the center of State Road Route 63127 South 36 degrees 51 minutes West 60 feet to the point and place of BEGINNING.

BEING KNOWN AS: 1  
MOUNTAIN CREST DRIVE  
LAKE ARIEL, PA 18436

BEING PROPERTY ID: 22-0-0031-0005

TITLE TO SAID PREMISES IS VESTED IN SAMUEL ROBINSON AND THERESA ROBINSON, HIS WIFE, AND GANESA ROBINSON, NOW BY MARRIAGE GANESA CULIC BY DEED FROM SAMUEL

ROBINSON AND THERESA  
ROBINSON, HIS WIFE DATED  
03/08/2011 RECORDED  
06/07/2011 BOOK 4222 PAGE  
253.

Seized and taken in execution as  
property of:  
Theresa Robinson 4733 Bible  
Church Road BOILING SPRINGS  
SC 29316  
Samuel Robinson 1 Mountain  
Crest Drive LAKE ARIEL PA  
18436  
Ganesa Robinson Culic fka Ganesa  
Robinson 1 Mountain Crest Drive  
LAKE ARIEL PA 18436  
Milan Culic 1 Mountain Crest  
Drive LAKE ARIEL PA 18436

Execution No. 150-Civil-2023  
Amount \$64,643.25 Plus additional  
costs

July 28, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**  
That all claims to the property will  
be filed with the sheriff before the  
sale and all claims to the proceeds  
before distribution; That a sheriff's  
schedule of distribution will be in  
his office on a date specified by  
him, not later than thirty (30) days  
after sale; and that distribution will  
be made in accordance with the  
schedule unless exceptions are  
filed within ten (10) days  
thereafter. No further notice of  
filing of the schedule of  
distribution need be given.  
**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN**

PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

John G. Simolike Esq

**9/22/2023 • 9/29/2023 • 10/6/2023**

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**SHERIFF'S SALE  
OCTOBER 18, 2023**

By virtue of a writ of Execution  
instituted by: CSMC 2018-RPL9  
Trust issued out of the Court of  
Common Pleas of Wayne County,  
to me directed, there will be  
exposed to Public Sale, on  
Wednesday the 18th day of  
October, 2023 at 10:00 AM in the  
Conference Room on the third  
floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,  
viz:

ALL THAT CERTAIN piece or  
parcel of land lying, situate and  
being in the Township of Paupack,  
County of Wayne and  
Commonwealth of Pennsylvania as  
laid out and plotted upon a map  
entitled "Map of Berry Hill Acres,  
Lands of Charles Swezy, Paupack  
Township, Wayne County,  
Pennsylvania, August 24, 1968,  
Scale 1'-200', and signed and  
sealed by George E. Ferris, R.S.,  
and more particularly bounded and  
described as follows:

BEGINNING at a point in the  
center of a certain private roadway  
of the tract know as Berry Hill

Acres, said point of beginning being a common corner of Lots Nos. 11 and 15; thence along the common line dividing said lots, South seventy-five (75) degrees forty-three (43) minutes East three hundred ninety-five and eight-tenths (395.8) feet to the corner in line of Lot No. 17; thence along the common line dividing Lots No. 11 and 17, north twenty-one (21) degrees twenty-two (22) minutes East three hundred three and forty-five one-hundredths (303.45) feet to a corner, said corner being a common corner of Lots Nos. 11, 17, 19, and 9; thence along the common line dividing Lots Nos. 9 and 11, north seventy-five degrees (75) degrees forty-three (43) minutes West six hundred thirty-two and eight-tenths (632.8) feet to a corner in the center of the aforementioned private roadway; thence along the center of the same the following four courses and distances

1. South three (3) degrees seven (07) minutes East one hundred (100) feet;
2. South sixteen (16) degrees nineteen (19) minutes East one hundred (100) feet;
3. South forty-two (42) degrees five (05) minutes East one hundred ten (110) feet; and
4. South ten (10) degrees twenty-six (26) minutes East sixty-five (65) feet it the point or place of BEGINNING, CONTAINING three and five-tenths (3.5) acres of land be the same more or less

BEING Lot No. 11 of the tract known as BERRY HILL ACRES.

EXCEPTING AND RESERVING to the prior Grantors, their heirs and assigns, a right of way for the purpose of ingress, egress and regress over that one-half portion of the private roadway running along and across a boundary of the premises hereby conveyed, in common, with the Grantees, their heirs and assigns.

BEING the same premises which David W., Keene by Deed dated July 26, 2005 and recorded in the Official Records of Wayne County on August 9, 2005 in Deed Book Volume 2834, Page 24, as Instrument granted and conveyed unto William Mclay and Teresa Mclay.

ADDRESS BEING: 130 Berry Hill Road, Lakeville, PA 18438

TAX Parcel Number: 19-0-0303-0039.0007

Seized and taken in execution as property of:  
William McLay 297 Bartron Road  
TUNKHANNOCK PA 18657

Execution No. 402-Civil-2022  
Amount \$247,558.55 Plus  
additional costs

August 22, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of

filing of the schedule of distribution need be given.  
**ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.**

Dana Marks Esq

**9/22/2023 • 9/29/2023 • 10/6/2023**

**CIVIL ACTIONS FILED**

*FROM SEPTEMBER 9, 2023 TO SEPTEMBER 15, 2023  
 ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1999-20289	GOMBITA CAROL	9/14/2023 1:24	SATISFACTION	—
2003-20329	NOBER CHARLES ROBERT	9/14/2023 1:25	SATISFACTION	—
2004-20636	JOHNSON LAWRENCE	9/12/2023 9:40	SATISFACTION	—
2011-21874	BEERS JASON ROBERT	9/14/2023 1:25	SATISFACTION	—
2018-20016	HOOK JASON A	9/14/2023 1:25	SATISFACTION	—
2020-20256	DEVIVO ALEXONDRA LEE	9/14/2023 1:25	SATISFACTION	—
2020-20285	BLAKE DAVID	9/14/2023 1:01	SATISFACTION	1,836.68
2020-20285	BLAKE LORI	9/14/2023 1:01	SATISFACTION	1,836.68
2021-20354	BLAKE DAVID	9/14/2023 1:01	SATISFACTION	2,063.28
2021-20354	BLAKE LORI	9/14/2023 1:01	SATISFACTION	2,063.28
2022-00347	HORAK RICHARD F	9/11/2023 12:18	WRIT OF EXECUTION	234,786.70
2022-00347	HORAK AMANDA	9/11/2023 12:18	WRIT OF EXECUTION	234,786.70
2022-00514	BORBOTKO ANDREW III	9/11/2023 1:49	JUDGMENT	9,330.41
2022-20129	BLAKE DAVID	9/14/2023 1:01	SATISFACTION	1,734.86
2022-20129	BLAKE LORI	9/14/2023 1:01	SATISFACTION	1,734.86
2022-20243	UNITED NORTHERN MORTGAGE BANKER (A CORPORATION)	9/14/2023 12:51	SATISFACTION	—
2022-20551	HEALY SEAN JOSEPH	9/14/2023 1:25	SATISFACTION	—
2022-20615	BLAKE DAVID	9/14/2023 1:01	SATISFACTION	1,272.19
2022-20615	BLAKE LORI	9/14/2023 1:01	SATISFACTION	1,272.19
2023-00293	FRISK THOMAS K	9/15/2023 1:49	DEFAULT JUDGMENT	7,717.13
2023-00344	OLIVERAS CHRISTINE	9/11/2023 1:19	DEFAULT JUDGMENT	1,288.18
2023-00347	LAMBERTH MELISSA A	9/11/2023 1:29	DEFAULT JUDGMENT	1,048.26
2023-00373	VANALLEN SUSAN	9/11/2023 1:09	DEFAULT JUDGMENT	2,250.30
2023-20050	MARTINEZ CLARIBEL LINDA	9/14/2023 1:25	SATISFACTION	—

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



2023-20078	CORNIER GENE	9/14/2023 1:26	SATISFACTION	—
2023-20158	EHRGOOD DAVID J	9/14/2023 1:26	SATISFACTION	—
2023-20572	DOSKAYA LOGISTICS INC	9/11/2023 1:44	JUDG/HAMILTON CTY OH	38,363.91
2023-20573	ARA VENTURES LLC	9/12/2023 8:27	MUNICIPAL LIEN	658.87
2023-20574	INNER CIRCLE LLC	9/12/2023 8:27	MUNICIPAL LIEN	1,001.60
2023-20575	KRASOWSKI ANDRZEJ	9/12/2023 8:28	MUNICIPAL LIEN	772.67
2023-20575	KRASOWSKI DARIUSZ	9/12/2023 8:28	MUNICIPAL LIEN	772.67
2023-20576	LOT INVESTMENTS LLC THE	9/12/2023 8:28	MUNICIPAL LIEN	796.01
2023-20577	INNER CIRCLE LLC	9/12/2023 8:28	MUNICIPAL LIEN	1,001.60
2023-20578	LOT INVESTMENTS LLC THE	9/12/2023 8:29	MUNICIPAL LIEN	796.01
2023-20579	ARA VENTURES LLC	9/12/2023 9:13	MUNICIPAL LIEN	1,261.53
2023-20580	INNER CIRCLE LLC	9/12/2023 9:13	MUNICIPAL LIEN	1,001.60
2023-20581	PELLEGRINO JOHN	9/12/2023 9:13	MUNICIPAL LIEN	658.87
2023-20582	ARA VENTURES LLC	9/12/2023 9:13	MUNICIPAL LIEN	658.87
2023-20583	MURPHY YVETTE	9/12/2023 9:14	MUNICIPAL LIEN	961.57
2023-20584	DE LEON PROFESSIONAL SERVICES	9/12/2023 9:14	MUNICIPAL LIEN	621.02
2023-20585	GROUS ALBIN J	9/12/2023 10:02	MUNICIPAL LIEN	710.55
2023-20586	POST BRADLEY	9/12/2023 10:03	MUNICIPAL LIEN	658.87
2023-20587	DE LEON PROFESSIONAL SERVICES	9/12/2023 10:03	MUNICIPAL LIEN	621.02
2023-20588	HARPIA LLC	9/12/2023 10:03	MUNICIPAL LIEN	951.60
2023-20589	HARPIA LLC	9/12/2023 10:03	MUNICIPAL LIEN	951.60
2023-20590	DE LEON PROFESSIONAL SERVICES	9/12/2023 10:03	MUNICIPAL LIEN	645.08
2023-20591	MILLER SARINA	9/12/2023 10:15	MUNICIPAL LIEN	912.90
2023-20592	GUZMAN PABLO	9/12/2023 11:01	MUNICIPAL LIEN	658.87
2023-20593	HENRY CLIFFORD SHAWN	9/12/2023 11:01	MUNICIPAL LIEN	951.60
2023-20594	HENRY CLIFFORD SHAWN	9/12/2023 11:01	MUNICIPAL LIEN	951.60
2023-20595	SALAYI MOTORS LLC	9/12/2023 11:02	MUNICIPAL LIEN	951.60
2023-20596	JULIET TANGO LAND HOLDING	9/12/2023 11:02	MUNICIPAL LIEN	655.98
2023-20597	INNER CIRCLE LLC	9/12/2023 11:02	MUNICIPAL LIEN	1,001.60
2023-20598	BRITT ANDREA	9/12/2023 11:50	MUNICIPAL LIEN	1,158.43
2023-20599	GREENSTEIN JANE CO-TRUSTEE	9/12/2023 11:50	MUNICIPAL LIEN	4,023.55
2023-20600	PEDRAZA LUIS	9/12/2023 11:51	MUNICIPAL LIEN	1,391.57
2023-20600	PEDRAZA MAUREEN	9/12/2023 11:51	MUNICIPAL LIEN	1,391.57
2023-20601	ALECKNA MICHAEL	9/12/2023 11:51	MUNICIPAL LIEN	2,118.53
2023-20601	CRONEY MAKAYLA	9/12/2023 11:51	MUNICIPAL LIEN	2,118.53
2023-20602	PANTILIANO SAMUEL	9/12/2023 11:52	MUNICIPAL LIEN	2,949.10
2023-20602	PANTILIANO MARILYN	9/12/2023 11:52	MUNICIPAL LIEN	2,949.10
2023-20603	DENAULT DENNIS F	9/12/2023 11:52	MUNICIPAL LIEN	1,733.48
2023-20603	DENAULT REGINA A	9/12/2023 11:52	MUNICIPAL LIEN	1,733.48
2023-20604	DENUNZIO FRANK	9/12/2023 12:05	MUNICIPAL LIEN	6,084.22
2023-20605	TARR JOHN	9/12/2023 12:42	MUNICIPAL LIEN	951.60
2023-20605	TARR MICHELE	9/12/2023 12:42	MUNICIPAL LIEN	951.60
2023-20606	DEFULVIO GARY R	9/12/2023 12:42	MUNICIPAL LIEN	1,001.46
2023-20606	DEFULVIO DONNA J	9/12/2023 12:42	MUNICIPAL LIEN	1,001.46
2023-20607	LOT INVESTMENTS LLC THE	9/12/2023 12:43	MUNICIPAL LIEN	846.01
2023-20608	LOT INVESTMENTS LLC THE	9/12/2023 12:43	MUNICIPAL LIEN	796.01
2023-20609	INNER CIRCLE LLC	9/12/2023 12:43	MUNICIPAL LIEN	1,001.60
2023-20610	ACOSTA MILTON	9/12/2023 12:43	MUNICIPAL LIEN	951.60
2023-20611	PFEIFFER WAYNE D SR	9/12/2023 1:23	MUNICIPAL LIEN	126.35
2023-20611	PFEIFFER NANCYLEE	9/12/2023 1:23	MUNICIPAL LIEN	126.35
2023-20612	VILLARREAL INES	9/12/2023 1:34	MUNICIPAL LIEN	416.31
2023-20613	WINSJANSEN DONALD	9/12/2023 1:46	MUNICIPAL LIEN	437.71
2023-20613	WINSJANSEN KATHLEEN	9/12/2023 1:46	MUNICIPAL LIEN	437.71
2023-20614	SHAY EDWARD	9/12/2023 2:10	MUNICIPAL LIEN	437.71
2023-20614	SHAY KATHLEEN	9/12/2023 2:10	MUNICIPAL LIEN	437.71

2023-20615	PILOVIC NEVENKA	P	9/12/2023 2:21 MUNICIPAL LIEN	412.04
2023-20616	NIESTOJ TOMASZ		9/12/2023 2:32 MUNICIPAL LIEN	407.76
2023-20617	MARTOS LUIS		9/12/2023 2:42 MUNICIPAL LIEN	403.48
2023-20618	LAMARQUE HARRY		9/12/2023 2:50 MUNICIPAL LIEN	437.71
2023-20619	KASTNER EDWARD		9/12/2023 2:59 MUNICIPAL LIEN	403.48
2023-20620	HAMPL TAMARA L		9/12/2023 3:11 MUNICIPAL LIEN	437.71
2023-20621	HAMPL TAMARA L		9/12/2023 3:21 MUNICIPAL LIEN	439.85
2023-20622	FISCHER RUSSELL		9/12/2023 3:29 MUNICIPAL LIEN	407.76
2023-20623	STAUDT LAURA LEE TRUSTEE		9/12/2023 3:39 MUNICIPAL LIEN	685.45
2023-20623	AMERICAN LAND INC LAKE LIQUIDATING TRUST		9/12/2023 3:39 MUNICIPAL LIEN	685.45
2023-20624	STAUDT LAURA LEE TRUSTEE		9/12/2023 3:46 MUNICIPAL LIEN	683.04
2023-20624	AMERICAN LAND INC LAKE LIQUIDATING TRUST		9/12/2023 3:46 MUNICIPAL LIEN	683.04
2023-20625	ODDO JON M		9/13/2023 12:44 JP TRANSCRIPT	2,888.58
2023-20626	MATERN LORRAINE		9/13/2023 1:51 JUDGMENT	2,237.20
2023-20627	KRAMER DAVID OTTO		9/14/2023 12:18 JUDGMENT	55,942.13
2023-20628	KRAMER OTTO FRANCIS		9/14/2023 12:18 JUDGMENT	2,500.00
2023-20629	MJL MECHANICAL LLC		9/15/2023 10:13 FEDERAL TAX LIEN	151,624.50
2023-20629	BORS DAM MICHAEL SOLE MBR		9/15/2023 10:13 FEDERAL TAX LIEN	151,624.50
2023-20630	MJL MECHANICAL LLC		9/15/2023 10:13 FEDERAL TAX LIEN	474.77
2023-20630	BORS DAM MICHAEL SOLE MBR		9/15/2023 10:13 FEDERAL TAX LIEN	474.77
2023-20631	NEWUMANN JAMES C		9/15/2023 12:11 JP TRANSCRIPT	3,526.98
2023-20631	NEUMANN MELISSA ANN		9/15/2023 12:11 JP TRANSCRIPT	3,526.98
2023-20632	LAMBIASE MICHAEL M		9/15/2023 12:37 JP TRANSCRIPT	8,026.85
2023-20633	SHARPE JODY ANNETTE		9/15/2023 1:43 JP TRANSCRIPT	2,534.73
2023-20633	PEARCE VIRGINIA A		9/15/2023 1:43 JP TRANSCRIPT	2,534.73
2023-40047	PALAZZI DANIELLE OWNER	P	9/11/2023 12:59 STIP VS LIENS	—
2023-40047	PALAZZI LOUIS J JR OWNER	P	9/11/2023 12:59 STIP VS LIENS	—
2023-40047	PALAZZI DEBRA OWNER	P	9/11/2023 12:59 STIP VS LIENS	—
2023-40047	KINTNER MODULAR HOMES INC CONTRACTOR		9/11/2023 12:59 STIP VS LIENS	—
2023-40048	GUSTAFSON ROBERT H OWNER	P	9/15/2023 1:31 WAIVERMECHANICS LIEN	—
2023-40048	GUSTAFSON MEGAN F OWNER	P	9/15/2023 1:31 WAIVERMECHANICS LIEN	—
2023-40048	FOR HIM CONTRACTING CONTRACTOR		9/15/2023 1:31 WAIVERMECHANICS LIEN	—
2023-90117	RYAN ALBERT ESTATE OF		9/14/2023 1:14 ESTATE CLAIM	9,514.10

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00460	CAVALRY SPV I LLC	PLAINTIFF	9/11/2023	—
2023-00460	SILVIA CHRISTOPHER	DEFENDANT	9/11/2023	—
2023-00463	AMERICAN EXPRESS NATIONAL BANK	PLAINTIFF	9/13/2023	—
2023-00463	GOTT CAROL A/K/A	DEFENDANT	9/13/2023	—
2023-00463	GOTT CAROL ANN	DEFENDANT	9/13/2023	—
2023-00467	CITIBANK N A	PLAINTIFF	9/14/2023	—
2023-00467	MARITATO JEAN	DEFENDANT	9/14/2023	—
2023-00468	CITIBANK N A	PLAINTIFF	9/14/2023	—
2023-00468	GOTT CAROL A	DEFENDANT	9/14/2023	—
2023-00469	CAVALRY SPV I LLC	PLAINTIFF	9/15/2023	—
2023-00469	SEPESI TINA	DEFENDANT	9/15/2023	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00462	HAUN WELDING SUPPLY INC	PLAINTIFF	9/13/2023	—
2023-00462	HORST JASON D/B/A	DEFENDANT	9/13/2023	—
2023-00462	HORST WELDING & AUTOMOTIVE	DEFENDANT	9/13/2023	—
2023-00470	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	9/15/2023	—
2023-00470	ALLEN DIEGO	PLAINTIFF	9/15/2023	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00464	SPECIALIZED LOAN SERVICING LLC	PLAINTIFF	9/13/2023	—
2023-00464	WUAGON GEORGE M	DEFENDANT	9/13/2023	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00461	GOMEZ ARCADIO	PLAINTIFF	9/12/2023	—
2023-00461	GOMEZ LUZMILA	PLAINTIFF	9/12/2023	—
2023-00461	ADBI MATAN	DEFENDANT	9/12/2023	—
2023-00461	USHA TRUCKING INC	DEFENDANT	9/12/2023	—

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**MORTGAGES AND DEEDS**

*RECORDED FROM SEPTEMBER 25, 2023 TO SEPTEMBER 29, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
KOEHLER JASON J KOEHLER PATRICIA	HONESDALE NATIONAL BANK	BERLIN TOWNSHIP	200,000.00
CHAPMAN REAL ESTATE HOLDINGS	BLACK JOSEPH A	LAKE TOWNSHIP	13,500.00
FINLAYSON NORMAN L FINLAYSON EILEEN G	NEW TRIPOLI BANK	PAUPACK TOWNSHIP	630,000.00
TAYLOR BRYCE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SOUTH CANAAN TOWNSHIP	
ROSSI CHRISTINE	CROSSCOUNTRY MORTGAGE		199,820.00
BARBIERI RONALD BARBIERI SARA	NOVUS HOME MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	WAYMART BOROUGH	
LOCASCIO BARBARA			312,000.00
OCONNOR CARY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
	ROCKET MORTGAGE		205,000.00
GIBBS ARTHUR CHARLES JR	AMERISAVE MORTGAGE CORPORATION	SOUTH CANAAN TOWNSHIP	
GIBBS DONNA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		187,500.00
KNAPP JEFFREY DALE KNAPP BRANDON	WAYNE BANK	BERLIN TOWNSHIP	48,750.00
FOUR SEASONS FOR FUN GIBSON JAMES	HONESDALE NATIONAL BANK JPMORGAN CHASE BANK J P MORGAN CHASE BANK	PAUPACK TOWNSHIP PAUPACK TOWNSHIP	240,000.00 71,000.00
SCHNEIDER JODY LEE JR	NET FEDERAL CREDIT UNION N E T FEDERAL CREDIT UNION	LAKE TOWNSHIP	50,000.00
MANSOUR MARION D EDWARDS LAMONT H	PITTI DAVID J LOANDEPOT COM	LAKE TOWNSHIP LAKE TOWNSHIP	5,000.00
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		200,000.00
OSPINA ANA	UNITED MORTGAGE CORP MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	148,500.00
LOEB HARVEY	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	264,000.00
MAGENNIS SEAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS NOVUS HOME MORTGAGE	PAUPACK TOWNSHIP	202,000.00
DEXTER EVELYN R	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DAMASCUS TOWNSHIP	
DEXTER COREY A	ROCKET MORTGAGE		263,500.00

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

STEVENS KIMBERLY G	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS NATIONWIDE MORTGAGE BANKERS INC	PAUPACK TOWNSHIP	487,500.00
MARTIRANO ANTHONY J	PS BANK	SOUTH CANAAN TOWNSHIP	
MARTIRANO JENNIFER L	P S BANK		
MARTIRANO JUSTIN R			
MARTIRANO ANDREW J			209,700.00
MINNICK ARESA	HONESDALE NATIONAL BANK	BERLIN TOWNSHIP	
ROSKOSKI DAVID L			
ROSKOSKI ARESA			28,500.00
KILMER JESSICA ANNE	HONESDALE NATIONAL BANK	STERLING TOWNSHIP	
KILMER ANDREW LYNN			60,000.00
CASE CRAIG A	HONESDALE NATIONAL BANK	BERLIN TOWNSHIP	
ROBINSON NANCY L			140,000.00
AUGUSTYNOWICZ BOGDAN	SINGER STEVEN	DAMASCUS TOWNSHIP	
AUGUSTYNOWICZ EWA			150,000.00
DAVIS RALPH JR	WAYNE BANK	LEBANON TOWNSHIP	
DAVIS DANIELA SCIARRINO			75,000.00
BARLOW CHRISTOPHER	OSTRELICH ROSEMARY	PAUPACK TOWNSHIP	308,000.00
GRELLA VINCENT J	FREEDOM MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	230,000.00
M B C PROPERTY MANAGEMENT	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
MBC PROPERTY MANAGEMENT			250,000.00
HONESDALE CHIROPRACTIC PC	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
HONESDALE CHIROPRACTIC P C			187,000.00
KUZMIAK TONI LYNN	HONESDALE NATIONAL BANK	PALMYRA TOWNSHIP	25,000.00
NIX MASON P	UNITED WHOLESALE MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	235,653.00
ROSEYNTHIA RENEE	FNCB BANK F N C B BANK	SOUTH CANAAN TOWNSHIP	465,000.00
ROSEYNTHIA RENEE	FNCB BANK F N C B BANK	SOUTH CANAAN TOWNSHIP	325,500.00
ROSEYNTHIA RENEE	FNCB BANK F N C B BANK	SOUTH CANAAN TOWNSHIP	238,000.00
ROSEYNTHIA RENEE	NEPA ALLIANCE BUSINESS FINANCE CORPORATION N E P A ALLIANCE BUSINESS FINANCE CORP	SOUTH CANAAN TOWNSHIP	336,000.00
BRIGGS JEFFREY	FNCB BANK F N C B BANK	LAKE TOWNSHIP	238,000.00
KOVALESKI DAVID J	FNCB BANK	SALEM TOWNSHIP	
KOVALESKI MARIE J	F N C B BANK		238,000.00
JOHNSON ANN F	UNITED STATES DEPARTMENT OF AGRICULTURE	HONESDALE BOROUGH	
JOHNSON DEAN J	FARM SERVICE AGENCY		225,000.00
JOHNSON DEAN J	UNITED STATES DEPARTMENT OF AGRICULTURE	HAWLEY BOROUGH	
JOHNSON ANN F	FARM SERVICE AGENCY		225,000.00
GUSTIN JASON AKA	PS BANK	PRESTON TOWNSHIP	
GUSTIN JASON R AKA	P S BANK		75,000.00

BYSTRAKNIKO KATIE NIKO KATIE BYSTRAK	UNITED WHOLESALE MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	227,424.00
POTCHAK KATHLEEN E	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	MANCHESTER TOWNSHIP	
POTCHAK CHRISTOPHER J	NATIONWIDE MORTGAGE BANKERS INC		257,600.00
ARCE TONY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS NEWREZ LLC NEWREZ L L C	PRESTON TOWNSHIP	345,000.00
LANZA BARBARA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEBANON TOWNSHIP	
LANZA ALFRED J	ALLY BANK CORP	LEBANON & OREGON TOWNSHIPS OREGON TOWNSHIP OREGON & LEBANON TOWNSHIPS	

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
BLACK JOSEPH A	CHAPMAN REAL ESTATE HOLDINGS	LAKE TOWNSHIP	
TCHORZEWSKI MAREK	SIKORA SCOTT RICHARD	LEHIGH TOWNSHIP	LOT 11
SCHMIDT MILDRED	FINLAYSON NORMAN L FINLAYSON EILEEN G	PAUPACK TOWNSHIP	
AIKEN BERNADETTE	TAYLOR BRYCE	SOUTH CANAAN TOWNSHIP	
BOROWIEC MARIA	ROSSI CHRISTINE		
SUMERANO MICHAEL J	BARBIERI RONALD	WAYMART BOROUGH	
TAYLOR VALERIE A	BARBIERI SARA LOCASCIO BARBARA		LOT 3
LEUTNER WILLIAM J	LEUTNER WILLIAM JOSEPH TR	SALEM TOWNSHIP	
LEUTNER BARBARA E	LEUTNER BARBARA ELLEN TR LEUTNER FAMILY TRUST		LOT 493
COLUMBO JAMES	COLUMBO RICHARD TR	LAKE TOWNSHIP	
COLUMBO BARBARA	JAMES COLUMBO IRREVOCABLE TRUST BARBARA COLUMBO IRREVOCABLE TRUST		LOT 4092
SIMYAN MARTIN J	SIMYAN JOHN A	SALEM TOWNSHIP	
SIMYAN ROBERT G			
TANCREDO ELAINE M			
WALKER BONNIE	LAWLER WALTER JR	LEHIGH TOWNSHIP	LOT 27
WALKER BONNIE	LAWLER WALTER JR	LEHIGH TOWNSHIP	
WALKER TRACY			
GONZALEZ DANIEL	DASILVA LUCAS	LEHIGH TOWNSHIP	LOT 254
GONZALEZ DANIEL	DASILVA LUCAS	LEHIGH TOWNSHIP	LOT 253
DIME BANK	DIME BANK	HAWLEY BOROUGH	
BROWN GARY R	KNAPP JEFFREY DALE KNAPP BRANDON	BERLIN TOWNSHIP	
SKAGGS ROBERT C II	SKAGGS ROBERT C II	BERLIN TOWNSHIP	
	PALUMBO CHARLES		LOT 1
BRAXTON SELECT PROPERTIES	MARTIN MALCOLM LLC MARTIN MALCOLM L L C	SALEM TOWNSHIP	LOT 339

BROWN RUSSELL W PITTARO SHERI L BROWN ROBERT P	BROWN RUSSELL W TR BROWN FAMILY IRREVOCABLE TRUST PITTARO SHERI L TR BROWN ROBERT P TR BROWN FAMILY TRUST	PALMYRA TOWNSHIP	
RUSIN SANDRA L AKA RUSIN SANDRA K AKA RIDD EVELYN N	ALLINSON RICHARD J RIDD MARTHA S	STERLING TOWNSHIP OREGON TOWNSHIP	LOT 3 BILL OF SALE
CARRIGAN ASHLEY F CARRIGAN CORY R	OSPINA ANA	SALEM TOWNSHIP	LOT 314
PALMIERI JOHN PALMIERI CAROL ECK BOBBI SUE PETRELLA JOSHUA	PALMIERI JOHN PALMIERI JOHN A MAGENNIS SEAN	LAKE TOWNSHIP PAUPACK TOWNSHIP	LOT 301
VARRO JOSEPH A VARRO MICHELE B AKA VARRO MICHELE AKA MEOLA THOMAS MEOLA ROSE	VARRO MICHELE B EL SHADDAI CONSULTING INC	PAUPACK TOWNSHIP LAKE TOWNSHIP	LOT 3522
REDUTO STEVEN REDUTO JACQUELINE ANTONELL MICHAEL BRIAN ADM MICHELS JOHN NEST	EL SHADDAI CONSULTING INC PITTI DAVID	LAKE TOWNSHIP DREHER TOWNSHIP	LOT 3162
SCHEMITZ FRANCINE C SCHEMITZ FRANCINE C MCTAGUE MICHAEL JOHN MCTAGUE MARIA ROSALBA ALVARADO	SCHEMITZ FRANCINE C SCHEMITZ FRANCINE C LIBUTTI RICHARD	BERLIN TOWNSHIP BERLIN TOWNSHIP BUCKINGHAM TOWNSHIP	LOT A LOT B
LEWY JOHN B TR JOHN B LEWY LIVING TRUST MCELROY MARILYN SCHWAB LAURIE BARSH KELLI MCELROY MARK	STEVENS KIMBERLY G MCELROY WILLIAM FRANCIS	PAUPACK TOWNSHIP HONESDALE BOROUGH	LOT 1 PARCEL 30
MARTIRANO ANTHONY J MARTIRANO JENNIFER L	MARTIRANO ANTHONY J MARTIRANO JENNIFER L MARTIRANO JUSTIN R MARTIRANO ANDREW J	SOUTH CANAAN TOWNSHIP	LOT 3A
HARDLER JAMES L HARDLER DAWN SINGER STEVEN	HILL HUNTER HILL CHELSEA AUGUSTYNOWICZ BOGDAN AUGUSTYNOWICZ EWA	LEBANON TOWNSHIP DAMASCUS TOWNSHIP	LOT 2
RICE RONALD LOUIS EST FAISON YUKI TAWANNA RICE EXR	SEDARAT JAHANGARD SEDARAT PATRICIA	LAKE TOWNSHIP	LOT 4072
PRESLEY THOMAS R PRESLEY JULIA A DZIORNY MARY PATRICIA	PERKINS NATHANIEL PERKINS ANNA MARIE BROCKNER SUSAN G BROCKNER THOMAS W	PAUPACK TOWNSHIP HAWLEY BOROUGH	LOT 17A
OSTRELICH ROSEMARY	BARLOW CHRISTOPHER	PAUPACK TOWNSHIP	



BEEBE ELIZABETH NIETMAN LINDA	BEEBE ELIZABETH NIETMAN LINDA PETERSEN RUCKER KAREN L RUCKER KAREN L PETERSEN	PRESTON TOWNSHIP	
KOSEL HOWARD A JR KOSEL RAYELLA	KOSEL HOWARD A JR TR KOSEL RAYELLA TR HOWARD A KOSEL JR REVOCABLE TRUST	PAUPACK TOWNSHIP	LOT 174
KOSEL HOWARD KOSEL RAYELLA	KOSEL HOWARD A JR TR KOSEL RAYELLA TR HOWARD A KOSEL JR REVOCABLE TRUST	PAUPACK TOWNSHIP	
FLEMING DAVID FLEMING NANCY	REED CHRISTOPHER E REED JULIA ANN	OREGON TOWNSHIP	LOT 6
PYKUS WILLIAM LOUIS EST AKA PYKUS WILLIAM L EST AKA PYKUS WILLIAM B EXR AKA PYKUS WILLIAM BRIAN EXRAKA PYKUS ANTHONY M EXR AKA PYKUS ANTHONY MICHAEL EXR AKA	WANSOR MICHAEL WANSOR PAMELA	MOUNT PLEASANT TOWNSHIP	LOT 17
PECKMAN STEVEN M EXR PECKMAN BERNARD EST	PECKMAN GARY A PECKMAN TINA	PAUPACK TOWNSHIP	LOT 18 B
BLACK SUSAN L EST AKA BLACK SUSAN EST AKA MORGAN BARBARA EXR AKA MORGAN BARBARA RUTH EXR AKA	BLACK STEVEN	SALEM TOWNSHIP	LOT 2
BRYANT DALE C BRYANT SHARON L	DALE BRYANT IRREVOCABLE FAMILY TRUST SHARON BRYANT IRREVOCABLE FAMILY TRUST	LEBANON TOWNSHIP	LOT 1
LELCHUK SOFIA MATYLEWICZ GARY EXR MATYLEWICZ MAUREEN J EST AKA NEPA MAUREEN EST AKA	GANTMAN YEVENIYA MATYLEWICZ GARY NEPA MICHAEL GILLETTE LISA	LAKE TOWNSHIP CLINTON TOWNSHIP	LOT 2785
DIGANGI RANDY AKA DIGANGI RANDOLPH AKA DIGANGI JOAN	NIX MASON P	LAKE TOWNSHIP	LOT 1631
YEDINAK JOSEPH J	MCGOLDRICK BARBARA A YEDINAK ROBERT J YEDINAK JOHN J JR YEDINAK CODY S	SALEM TOWNSHIP	
WAITKUS PENELOPE J EXR WAITKUS DANIEL WEST	ROSEYNTHIA RENEE	SOUTH CANAAN TOWNSHIP	
DIDERO EDWARD S JR EXR DIDERO HELEN A EST	DIDERO EDWARD S JR	MANCHESTER TOWNSHIP	
DIDERO FAMILY IRREVOCABLE PERSONAL DIDERO EDWARD S JR TR	DIDERO EDWARD S JR	MANCHESTER TOWNSHIP	
HANSEN PETER M HANSEN MELANIE M	BORRELLI JACOB BORRELLI SHANNON	DAMASCUS TOWNSHIP	

ROLLISON SUSAN	JOHNSON DEAN J	HONESDALE BOROUGH	LOT A
	JOHNSON ANN F		
COULTER JUDITH A	BRODETSKIY KONSTANTIN	LAKE TOWNSHIP	
MURRAY DENISE	LEYKEKHMAN TATYANA		LOT 3254
KASZA MICHAEL S II	BYSTRAKNIKO KATIE	SALEM TOWNSHIP	
KASZA KELLY L	NIKO KATIE BYSTRAK		LOT 694
MONTALDI ANTHONY J	SPIECKER GEORGETTE	LEHIGH TOWNSHIP	
DICKSON DONALD T	SPIECKER SARAH HOPE		
MONTALDI ANTHONY J	SPIECKER SARAH HOPE	LEHIGH TOWNSHIP	
DICKSON DONALD T	SPIECKER GEORGETTE		LOT 466
FRITZ WESLEY	POTCHAK CHRISTOPHER J	MANCHESTER TOWNSHIP	
CIOFFI LARA A	POTCHAK KATHLEEN E		
CIOFFI THOMAS			LOT 5
DELUCIA PETER N	ARCE TONY	PRESTON TOWNSHIP	
DELUCIA MARIA K AKA			
EVANS MARIA K DELUCIA AKA			
DELUCIAEVANS MARIA K AKA			
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RHYNE COLLEEN E	LANZA ALFRED J	LEBANON TOWNSHIP	
RHYNE DARRYL R	LANZA BARBARA	LEBANON & OREGON TOWNSHIPS	
		OREGON TOWNSHIP	
		OREGON & LEBANON TOWNSHIPS	

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*October 9, 2023–October 13, 2023*

**Monday, October 9, 2023**

Courthouse Closed-Columbus Day

**Tuesday, October 10, 2023**

8:30 AM  
Azarovich v. Reed 40-2023-DR  
Custody Hearing  
Tunis/Muir

1:00 PM  
Dr Contempt

1:30 PM – 2:30 PM  
De Novo Hearing  
385-2018-DR Cross v. Kille Burlein

**Wednesday, October 11, 2023**

9:00 AM  
Central Court

12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court

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2:00 PM  
LePore v. Byron 19-2023-DR  
Custody Pre-Trial  
Pro Se/Ferrario

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2:15 PM  
Yankauskas v. Yankauskas 83-2017-DR  
Contempt & Special Relief  
Bugaj/Mastri

### Thursday, October 12, 2023

9:00 AM  
Formal Arraignment  
274-2023-CR Barnett, Joshua

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9:00 AM  
Commonwealth Matters  
Sentencing 213-2023-CR Robitaille, Michael Martin II  
Hearing to Determine Competency 428-2021-DR Spalding, Bobbie Burlein  
Moved to 10/26

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1:00 PM  
Commonwealth Matters  
Parole Violation  
78-2022-CR  
Lanigan, Anthony  
Farrell  
GP  
239-2023-CR  
Sheatler, Zackariah  
Martin II  
ARD  
242-2023-CR  
Rueger, Jason  
Mincer  
Pet for Early Parole  
177-2021-CR; 212-2021-CR  
Huegel, Ronald  
Farrell

**Friday, October 13, 2023**

9:00 AM  
PFA  
Edoo v Rice 280-2023-DR Petition for Modification Muir/Clause

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10:00 AM  
Kennedy v. Kennedy 416-2010-DR  
Contempt and Special Relief  
Lalley/Bugaj

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11:00 AM  
Russo v. Russo 39-2019-DR  
Petition to withdraw as counsel  
Rechner/Cali

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11:30 AM  
Kissolovege v. Kissolovege 649-2018-DR  
Contempt Plaintiff & Defendant  
K.Martin/Carrubba

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**COURT CALENDAR — FOURTH FLOOR COURTROOM #2**

*October 9, 2023–October 13, 2023*

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**Monday, October 9, 2023**

Courthouse Closed-Columbus Day

**Tuesday, October 10, 2023**

9:00 AM  
In Re: D.P. 44-2022-JV  
Dispositional Review  
DA/Martin

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Dependency  
11:00 21 & 22-2023-DP D. E. & B. E. Permanency Review  
Anderson/Henry/Burlein

1:00 31-2020-DP B.S. Goal Change & Petition to terminate Dependency  
Anderson/Henry/Burlein/Turetsky

**Wednesday, October 11, 2023**

9:00 AM  
Settlement of Small Estates  
72-2023-OCD In Re: Estate of Carney Pro Se  
73-2023-OCD In Re: Estate of Watson Pro Se  
102-2023-OCD In Re: Estate of Satterfield Pro Se  
55-2023-OCD Estate of Schreck  
104-2023-OCD In Re: Estate of Ladislav Pro Se  
108-2023-OCD In re: Estate of Watson Pro se  
107-2023-OCD In re: Estate of Pulcano Pro se  
109-2023-OCD In Re: Estate of Ahlman-Lane Pro Se By Zoom  
114-2023-OCD IN Re: Estate of Hemlepp Pro Se  
15-2023-ocd In Re: Estate of Eldred Pro Se

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9:30 AM  
Delinquent Status Reports  
Certification of Notice  
89-2023-OCD IN Re: Senft B.Ellis  
Status Reports  
97-2023-OCD IN Re: Poloncic Briechloe

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10:00 AM  
Penn Dot Matters  
318-2023-CV Karaseva v. Penndot Turel/Kopacz  
325-2023-CV 1999 Haulmore Trailer (Hanson) Pro Se/ Kopacz  
364-2023-CV 1990 Redman Mobile Home Pro Se/Kopacz  
274-2023-CV Richter v. Penn Dot Martin II/Kopacz  
378-2023-CV 1981 Boat & Trailer Pro Se/Kopacz  
306-2023-CV Creech v.Penndot Kannebecker/Kopacz  
390-2023-CV 2015 Tracker Marine Trailer Pro Se/Kopacz  
391-2023-CV 1969 Volkswagen (Hannah) Pro Se/ VanWert  
231 & 232-2023-CV Sterling Truck Pro Se/VanWert  
161-2023-CV 1965 F-100 Pro Se/VanWert  
159-2023-CV 1957 Chevy (Patullo) Pro Se/ VanWert  
425-2022-CV Endy v. Penn dot Rogan/ VanWert  
416-2023-CV 1994 GMC Bucket Truck (Wertz) Pro Se/VanWert  
414-2023-CV Brennan v. Penn Dot Pro Se/VanWert

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1:00 PM  
Cito v Clements 324-2021-CV  
Non-Jury trial  
Clause/Namey

**Thursday, October 12, 2023**

9:00 AM  
Abellana v Suhosky 190-2021-cv & 51-2021-cv  
NJ trial  
Clause/Bugaj/McKarski

**Friday, October 13, 2023**

9:00 AM  
IN re: A.N.V & J.J.V 20 & 21-2023-AD  
Adoption  
Coyer

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10:00 AM  
Com v Daniel Chrisler 134-2023-CR  
Sentencing Hearing  
DA/Moulton

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11:00 AM  
In RE: L.R. 18-2023-AD  
Adoption  
J.Ellis

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11:30 AM  
In Re: S.S. 19-2023-AD  
Adoption  
J.Ellis

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1:00 PM  
Commonwealth v. Smith & Salem Heights 443-2023-CV  
Hearing on Petition to Enforce  
Stull/Pro Se

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**ARBITRATION ROOM CALENDAR**

*October 9, 2023–October 13, 2023*

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**Tuesday, October 10, 2023**

9:00 AM  
Staton v. Carr 627-2009-DR.  
Custody Hearing (Zimmerman)  
Pro Se/Rechner

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1:00 PM  
Ogunley a/k/a Melody v. Ogunley 404-2014-DR  
Custody Hearing (Zimmerman)  
J.Ellis/Fisher

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**Wednesday, October 11, 2023**

8:45 AM  
Welch v. Bennett 695-2016-(Wyoming County Case)  
Review Hearing  
Taylor/Carrubba

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1:00 PM  
Messersmith v Messersmith 174-2021-DR (Zimmerman)  
Divorce Hearing  
Rechner/Cali

**Friday, October 13, 2023**

9:00 AM  
Ryerson v. Sworen 405-2023-DR  
Conciliation Conference (Karam)  
Pro Se/Pro Se

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9:30 AM  
Sheriff v. Lyons 519-2020-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro Se

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10:00 AM  
Peterson v. Hendershot 25-2018-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro Se

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10:30 AM  
Lohn v. Hamilton 424-2023-DR  
Conciliation Conference (Karam)

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11:00 AM  
Current v. Current 395-2023-DR  
Conciliation Conference (Karam)  
DeLuca/Pro Se

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1:00 PM  
Bozella v. Pajalich 629-2018-DR  
Conciliation Conference (Karam)  
Collins/Muir

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2:00 PM  
Jarmolinski v. Hinchman 302-2014-DR  
Conciliation Conference (Karam)  
Pro Se/Katsock



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