

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA

250th
AMERICA PA
WAYNE COUNTY



September 11, 2026
Vol. 16, No. 29
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.



PA LEGAL ADS

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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

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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.

Wayne County Legal Journal Disclaimer: The Journal is the official publication of the WCBA and is not a newspaper of general circulation under Pennsylvania law. Content is provided "as is" without warranties, and the WCBA and publisher assume no liability for reliance.

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	\$75
Fictitious Name Registration	\$75
Petition for Change of Name	\$75
Estate Notice (3-time insertion)	\$125
Orphans Court; Accounting on Estates (2-time insertion)	\$75

All other notices will be billed at \$1.95 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
<i>Individual copies available for \$5 each Subscription Year: March–February</i>	
<i>Prorated subscriptions available</i>	

WAYNE COUNTY OFFICIALS

Judges of the Court of Common Pleas

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Matthew L. Meagher, *Judge*

Magisterial District Judges

Bonnie L. Carney
Jonathan J. Dunsinger

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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

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.

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Richard Fischer, late of Manchester Township, Wayne County, Pennsylvania, who died on May 27, 2026. 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 JoAnna T. Fischer, a/k/a Joanna Fischer, aka JoAnna Theresa Fischer, Executrix, clo 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

9/11/2026 • 9/18/2026 • 9/25/2026

ESTATE NOTICE

Estate of Allan J. Schnakenberg
AKA Allan John Schnakenberg,
Allan Schnakenberg
Late of Damascus Township
EXECUTOR
Leslie A. Schnakenberg
139 Schnakenberg Road
Equinunk, PA 18417
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

9/11/2026 • 9/18/2026 • 9/25/2026

ESTATE NOTICE

Estate of Alexander Adolph
Marrow
AKA Alex Marrow
Late of Berlin Township
EXECUTOR
Eddie Moore, AKA Edith Alice
Moore
5714 SE 24th Court
Des Moines, IA 50320
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fischer, PC
308 9th Street, PO Box 390
Honesdale, PA 18431

9/11/2026 • 9/18/2026 • 9/25/2026

ESTATE NOTICE

Estate of Patricia Shanley
AKA Mary Patricia Shanley
Late of Bethany Borough

CO-EXECUTOR

Mary Heather Kretschmer
35 Bede Circle
Honesdale, PA 18431

CO-EXECUTOR

Michael Hosking
11 Lakeview Drive
Lakeville, PA 18438

ATTORNEY

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

9/11/2026 • 9/18/2026 • 9/25/2026

ESTATE NOTICE

Estate of Doris M. Goerlitz
AKA Doris Mae Goerlitz and
Doris Goerlitz
Late of Salem Township
EXECUTOR

Craig L. Strada
105 Uban Road
Lake Ariel, PA 18436
ATTORNEY
Zachary Jennings
303 Tenth Street
Honesdale, PA 18431

9/11/2026 • 9/18/2026 • 9/25/2026

ESTATE NOTICE

Estate of Ernesto G. Ramirez
AKA Ernesto Ramirez and Ernesto
George Ramirez
Late of Texas Township
EXECUTOR
Christopher J. Ramirez
54 Stony Pine Road
Honesdale, PA 18431

ATTORNEY

Zachary Jennings
303 Tenth Street
Honesdale, PA 18431

9/4/2026 • 9/11/2026 • 9/18/2026

EXECUTOR'S NOTICE

ESTATE OF Frank R. Paradise
a/k/a Frank Paradise, late of Scott
Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Michele Paradise a/k/a Michele
G. Paradise, of 5 Doremus Lane,
Montague, NJ 07827. Ethan C.
Wood, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney for
the Estate.

9/4/2026 • 9/11/2026 • 9/18/2026

ESTATE NOTICE

Notice is hereby given that Letters
Administration - CTA have been
granted in the Estate of Eugene P.
Vanker, a/k/a Eugene Vanker, late
of Damascus Township, Wayne
County, Pennsylvania, who died on
February 18, 2026. 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 Richard
B. Henry, Esquire, Administrator,
or to Woodrow A. Martin, Esquire,
Attorney for the Estate, clo 1105
Court Street, Honesdale, PA 18431.

Woodrow A. Martin, Esquire
Attorney ID No. 333406
1105 Court Street
Honesdale, PA 18431
570-253-7991

9/4/2026 • 9/11/2026 • 9/18/2026

ESTATE NOTICE

Estate of Patricia L. Kirkland,
deceased of Texas Township,
Wayne County, Pennsylvania.
Letters of Administration on the
above Estate having been granted
to Christine A. Rivera, a/ k/ a
Christine Rivera, Administrator, all
persons indebted to the said Estate
are requested to make payment,
and those having claims to present
the same without delay to her
attorney, Anthony J. Magnotta,
Esquire, 8 Silk Mill Drive, Suite
215, Hawley, Pennsylvania 18428.

9/4/2026 • 9/11/2026 • 9/18/2026

ESTATE NOTICE

Estate of Stephen Ross Moulton
AKA Stephen R. Moulton
Late of Dyberry Township
EXECUTOR
Mary Judith Moulton
952 Bethany Turnpike
Honesdale, PA 18431

9/4/2026 • 9/11/2026 • 9/18/2026

ESTATE NOTICE

Estate of Timothy S. Phillips
AKA Timothy Phillips, Tim
Phillips
Late of Paupack Township

ADMINISTRATOR
Jennifer Wieand
PO Box 425
Center Valley, PA 18034

9/4/2026 • 9/11/2026 • 9/18/2026

ESTATE NOTICE

Notice is hereby given that Letters
Testamentary have been granted to
Jeremy Willett, Executor of the
Estate of John Paul Willett, late of
Wayne County, Damascus,
Pennsylvania, who died on July 2,
2026. 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 Executor,
Jeremy Willett, c/o Mark R
Zimmer, Esquire, 1133 Main
Street, Honesdale, PA 18431.

8/28/2026 • 9/4/2026 • 9/11/2026

ESTATE NOTICE

Estate of Patricia Ann Schaefer
AKA Patricia A. Schaefer, Patricia
Schaefer, Patricia Nanopoulos
Late of Bethany Borough
EXECUTOR
William B. Schaefer
2 Old Wayne Street
Bethany, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/28/2026 • 9/4/2026 • 9/11/2026

ESTATE NOTICE

Estate of Kenneth P. Stoner
AKA Kenneth Stoner
Late of Lake Township
EXECUTOR
Sherry L. Swoyer
126 Circle Road
Lake Ariel, PA 18436
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/28/2026 • 9/4/2026 • 9/11/2026

ESTATE NOTICE

Estate of John L. Manger
AKA John Louis Manger, John
Manger
Late of Lebanon Township
EXECUTOR
Walter Wagner
1873B Hancock Highway
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/28/2026 • 9/4/2026 • 9/11/2026

ESTATE NOTICE

Estate of Allan R. O'Dell
AKA Allan R. O'Dell, Sr., Allan
O'Dell
Late of Dyberry Township
EXECUTOR
Pamela Jean Felter
1591 Dittmer Circle SE
Palm Bay, FL 32909

ATTORNEY

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

8/28/2026 • 9/4/2026 • 9/11/2026

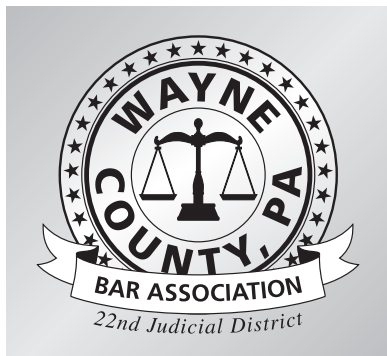
NOTICE

THE ESTATE OF JILL C.
CAMPANA, deceased, late of
Paupack Township, Wayne County,
Pennsylvania.

LETTERS TESTAMENTARY
in the above named estate having
been granted on July 13, 2026, all
persons and/or entities indebted to
the estate are requested to make
immediate payment, and all those
having claims against the estate are
directed to present the same
without delay to the undersigned or
their attorney within four months
from the date of this notice. Direct
all payments or claims to:

S.R.A.L.K.
2573 Route 6
Hawley, PA 18428
570-226-6229

8/28/2026 • 9/4/2026 • 9/11/2026



OTHER NOTICES

PETITION FOR NAME CHANGE

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE

IN RE:
CHANGE OF NAME OF
Leanne O'Rourke

No. 396-2026-CIVIL

ORDER FOR PUBLICATION

AND NOW, this 22nd day of June 2026, upon motion of Leanne O'Rourke, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 14th day of October 2026 at 11:00 a.m. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and the Tri-County Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is **FURTHER ORDERED** that an official search be conducted by the county office where the Petitioner resided within the past five (5) years. Proper certification from the Prothonotary's Office

verifying that there are no judgments, decrees of record, or any other of the like character against the Petitioner and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if the Petitioner seeks to change the name of a minor child, the Petitioner is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.

BY THE COURT:
s/ Matthew L. Meagher

9/11/2026

PETITION FOR NAME CHANGE

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE

IN RE:
CHANGE OF NAME OF A.L

No. 376-2026-CIVIL

ORDER FOR NAME CHANGE

AND NOW, to wit, this 12th day of August 2026, it is the **ORDER** of this Court that this matter is **CONTINUED** to October 14th, 2026 at 11:00 a.m. in Courtroom No. 2, Fourth floor, at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

BY THE COURT:

s/ Matthew L. Meagher
Judge 22nd Judicial District

9/11/2026

**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.

**SHERIFF'S SALE
SEPTEMBER 23, 2026**

By virtue of a writ of Execution instituted by: US Bank Trust National Association, Not In It's Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition 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 23rd day of September, 2026 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land situate, lying and being in the Township of Cherry Ridge, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in line of lands of the former Grantors of Ribitzki, this point being in a stone wall two hundred ninety-nine and eighty-seven one hundredths (299.87') feet Southwest from the intersection of stone walls, said intersection being the accepted common corner of the former Grantor, Ribitzki and Brussels; thence along Ribitzki and a stone wall South thirty-eight (38°) degrees forty-seven (47) minutes twenty (20) seconds West six hundred seventy-five and forty-nine one hundredths (675.49') feet to an iron pipe corner, thence through lands now or formerly of Lapka and South of a tree row and stone wall North fifty-eight (58°) degrees thirty-seven (37) minutes forty (40) seconds West four hundred forty-one and sixty-nine one hundredth (441.69') feet to an iron pipe corner in a stone pile along the Easterly ledge of a farm lane; thence along the West side of a stone wall through lands of Lapka North thirty-eight (38°) degrees forty-seven (47) minutes twenty (20) seconds East seven hundred thirty-two and sixty-three one hundredths (732.63') feet to an iron pipe corner, thence South fifty-one (51°) degrees eleven (11) minutes forty (40) seconds East four hundred thirty-eight (438') feet to the place of BEGINNING.

CONTAINING therein seven and eight on hundredths (7.08) acres as surveyed by M.R. Zimmer & Associates in October, 1972. All bearings are on an assumed true meridian. A map of the survey is recorded in the Wayne County Map Book No. 20, Page 16.

Parcel Number: 05-0-0262-0060.-

Property Address: 169 Ridge Lake Drive, Honesdale, PA 18431

BEING the same premises which Martin Haeussler by Deed dated May 16, 2003 and recorded in the Office of Recorder of Deeds of Wayne County on May 16, 2003 at Book 2233, Page 293 granted and conveyed unto Patrick N. Salvatoriello.

Seized and taken in execution as property of:
Patrick N. Salvatoriello
169 Ridge Lake Drive
HONESDALE PA 18431

Execution No. 182-Civil-2026
Amount Due:\$148,040.88
Plus additonal costs

July 9, 2026
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.

Steven P. Kelly Esq.

8/28/2026 • 9/4/2026 • 9/11/2026

**SHERIFF'S SALE
SEPTEMBER 23, 2026**

By virtue of a writ of Execution instituted by: Planet Home Lending 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 23rd day of September, 2026 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL those certain pieces or parcels of land situated in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL ONE: BEGINNING at a point in the northern line of Thirteenth Street, at a point one hundred and forty feet westerly

along the northern line of Thirteenth Street, from the northwest corner of Main and Thirteenth Streets; thence by the Northerly line of Thirteenth Street Westerly thirty-six (36) feet to a corner in the Northerly line of Thirteenth Street; thence north along other lands of the first party on a line parallel with the westerly line of Main Street, one hundred and seventy-six (176) feet distant therefrom, one hundred (100) feet to a corner on lands of the said first parties; thence easterly by lands parallel with the north line of Thirteenth Street and one hundred (100) feet distant therefrom along other lands of the first parties and the southerly line of land of John Krantz thirty-six (36) feet to the Northwest corner of land sold by the first parties to Nettie G. and John Haggerty; thence southerly on a line parallel with the westerly line of Main Street and along the line of land of said Nettie G. and John Haggerty, one hundred (100) feet to the place of BEGINNING.

Being a lot thirty-six feet wide in front and rear, and one hundred feet deep. CONTAINING thirty-six hundred square feet of land.

PARCEL TWO: BEGINNING at a point in the Northern line of Thirteenth Street at a point one hundred and seventy-six (176) feet Westerly along the Northern line of Thirteenth Street from the Northwest corner of Main and Thirteenth Streets; thence by the Northerly line of Thirteenth Street, Westerly two (2) feet; thence at right angles to the Northerly line of Thirteenth Street in a Northerly

direction one hundred (100) feet to a corner; thence in an Easterly direction on a line parallel with the Northern line of Thirteenth Street two (2) feet to a corner; thence in a Southerly direction on a line parallel with the Westerly line of Main Street one hundred (100) feet to the place of BEGINNING. COMPRISING two hundred (200) square feet to be the same more or less.

The Grantors herein assign unto the Grantees herein, all of the rights and privileges and subject to all the reservations and restrictions as fully set forth in that certain Agreement dated September 23, 1958, between Fred B. Moser and Margaret C. Moser, his wife, and Francis Firmstone and Ruth Firmstone, his wife, which Agreement is duly recorded in Wayne County Deed Book 200 at page 530 and the assignment binds the respective heirs, successors, administrators and assigns of the respective parties.

BEING the same premises which Susan Heinicke by Deed dated December 21, 2002 and recorded in the Official Records of Wayne County on January 3, 2023 in Deed Book Volume 6259, Page 336, as Instrument 202300000031 granted and conveyed unto Jessica Tavarez.

Tax Map #: 11-0-0003-0146.-

Address being known as: 411 13th Street, Honesdale, PA 18431

Seized and taken in execution as property of:

Jessica Tavarez
411 13th Street
HONESDALE PA 18431

Execution No. 194-Civil-2026
Amount Due: \$271,401.42
Plus additonal costs

July 16, 2026
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.**

Timothy A. Cirino Esq.

8/28/2026 • 9/4/2026 • 9/11/2026

**SHERIFF'S SALE
SEPTEMBER 23, 2026**

By virtue of a writ of Execution instituted by: M & T Bank issued out of the Court of Common Pleas of Wayne County, to me

directed, there will be exposed to Public Sale, on Wednesday the 23rd day of September, 2026 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN piece or parcel of land situate in the Township of Salem, County of Wayne, and State of Pennsylvania, bounded and described as follows:

BEGINNING for a point in the center of a public road, said point being the easterly most corner of the premises herein described; thence along the center of said public road, South 60 degrees 07 minutes 31 seconds West a distance of 137.75 feet to a point; thence leaving the center of said public road, North 29 degrees 29 minutes 44 seconds West a distance of 233.37 feet to a point; thence North 32 degrees 00 minutes 13 seconds East a distance of 171.31 feet to a point; thence South 67 degrees 31 minutes 15 seconds East a distance of 102.68 feet to a point; and thence South 11 degrees 29 minutes 05 seconds East a distance of 245.97 feet to the point or place of BEGINNING.

**TITLE TO SAID PREMISES
VESTED IN** Charles L. Elder, by Deed from June A. Hummel, dated May 20, 2010, recorded May 26, 2010, instrument number 201000005539. The said Charles L. Elder departed this life on October 30, 2024...

Tax Parcel No: 22-0-0056-0007.-

Premises known as: 439 Ledgeale Road, Lake Ariel, PA 18436
Seized and taken in execution as property of: Ryan C. Elder aka Ryan Charles Elder, in his capacity as Executer and Devisee of the Estate of Charles L. Elder aka Charles Lee Elder, Deceased 221 N. Willimson Road BLOSSBURG PA 16912 United States Attorney for the Middle District of Pennsylvania Suite 309, Federal Building Washington & Linden Streets Scranton PA 18501

Execution No. 578-Civil-2025
Amount Due: \$103,620.30
Plus additonal costs

July 16, 2026
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.**

Jared M Greenberg Esq.

8/28/2026 • 9/4/2026 • 9/11/2026

**SHERIFF'S SALE
OCTOBER 7, 2026**

By virtue of a writ of Execution instituted by: Pennymac Loan Services 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 7th day of October, 2026 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

The land referred to herein below is situated in the County of Wayne, State of Pennsylvania, and described as follows:

ALL THE SURFACE or right of soil of that certain lot of land situate in the Town of Browndale, Township of Clinton, County of Wayne and State of Pennsylvania, distinguished as Lot No. 5 in Block No. 4 on a map of building lots of H.W. Brown in said Town of Browndale. Being in front forty (40) feet, in rear forty (40) feet, and one hundred fifty (150) feet deep. Being bounded as follows:

BEING on the Southerly side of Main Street with a frontage on Main Street of forty (40) feet and having a width in rear along Lot No. 1 Block 10 1/2 of forty (40) feet.

BEING KNOWN AS:
1316 MAIN STREET,
BROWNDALÉ, PA 18421

PROPERTY ID NUMBER: Tax
Map No. 06-2-0004-0121/Control
No. 004278

BEING THE SAME PREMISES
WHICH KEVIN BLAKE AND
LISA BLAKE, HIS WIFE BY
DEED DATED 11/29/2021 AND
RECORDED 12/1/2021 IN THE
OFFICE OF THE RECORDER OF
DEEDS IN DEED BOOK 6038 AT
PAGE 0059, GRANTED AND
CONVEYED UNTO CROASHIA
NURSE, INDIVIDUALLY.

Seized and taken in execution as
property of:
Croashia Nurse
1316 Main Street
Browndale PA 18421

Execution No. 244-Civil-2026
Amount Due: \$148,070.84
Plus additional costs

July 9, 2026
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.

Geraldine M. Linn

9/11/2026 • 9/18/2026 • 9/25/2026

**SHERIFF'S SALE
OCTOBER 7, 2026**

By virtue of a writ of Execution
instituted by: PHH Asset Services
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 7th day of October,
2026 at 10:00 AM in the
Conference Room on the third
floor of the Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

ALL that certain lot, piece or
parcel of land situate, lying and
being in the Township of Salem,
County of Wayne and State of
Pennsylvania, bounded and
described as follows, to wit:

Commencing at an iron pin on the
northerly side of Hughes Road, a
private drive leading to the lands
now or formerly of Ellen Neville.
said point being common to the
lands now or formerly of Ellen
Neville and those now
or formerly of Wm. Neville, said
point being the Point of Beginning;

Thence along the northerly side of said Road, along the line of lands now or formerly of Ellen Neville, North 63 ° 30' 01" West, a distance of 254.08 feet to an iron post for corner; Thence through the lands now or formerly of Ellen Neville, North 50° 45' 49" East, a distance of 242.04 (242.043) feet to an iron pin set for corner, Thence still through lands now or formerly of Ellen Neville, North 67 ° 10' 00" West, a distance of 236.80 (236.798) feet to an iron pin set for corner; thence continuing through the lands now or formerly of Ellen Neville, North 23° 07' 55" East, a distance of 50.00 feet to an iron pin set in a stone wall being the line dividing the lands now or formerly of Ellen Neville and those now or formerly of Elaine Tancredo; thence along the same wall and lands of said Tancredo, South 67 ° 10' 00" East, a distance of 387.40 feet to an iron pin at the line of lands of said William Neville; thence along the line of the same, South 25 ° 00' 57" West, a distance of 280.30 feet to the Point of Beginning. Said described tract containing 1.5 acres, more or less.

BEING KNOWN AS: 20
HUGHES RD, MOSCOW, PA
18444

PROPERTY ID: 22-0-0320-
0124.0007

TITLE TO SAID PREMISES IS
VESTED IN DONALD T.
DOWNES, JR. SINGLE BY
DEED FROM ELLEN
NEVILLE, WIDOW, DATED

SEPTEMBER 15, 2011
RECORDED SEPTEMBER 19,
2011 IN BOOK NO. 4278,
AT PAGE 0156

Seized and taken in execution as
property of:
Donald T. Downes, Jr.
20 Hughes Road
MOSCOW PA 18444

Execution No. 274-Civil-2026
Amount Due: \$58,465.58
Plus additional costs

July 30, 2026
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.**

Danielle A. Coleman Esq.

9/11/2026 • 9/18/2026 • 9/25/2026

CIVIL ACTIONS FILED

FROM AUGUST 22, 2026 TO AUGUST 28, 2026
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2024-00323	BORTREE GRACE M	8/25/2026 12:01	SATISFACTION	—
2025-00793	RENEGADES SALOON LLC	8/24/2026 1:45	DEFAULT JUDGMENT	—
2026-00149	GROPPER JAMES M	8/25/2026 2:53	CONSENT JUDGMENT	2,583.11
2026-00301	ALBARRON JOHANNA	8/24/2026 1:21	CONSENT JUDGMENT	10,540.44
2026-00380	KERYLOVICZ JENNICA	8/25/2026 3:03	DEFAULT JUDGMENT	1,907.35
2026-00381	TELESE DAVID J	8/25/2026 3:01	DEFAULT JUDGMENT	1,899.79
2026-00428	SOUSSI KATHERINE	8/28/2026 10:25	DEFAULT JUDGMENT	12,050.27
2026-00548	BACALL STEVEN G DECEASED ESTATE OF	8/26/2026 9:38	LIS PENDENS	—
2026-00548	BACALL KERRI J	8/26/2026 9:38	LIS PENDENS	—
2026-20643	CAURANT NADINE	8/24/2026 9:19	JUDGMENT NOTE	7,479.00
2026-20644	MACDOWALL JACK	8/25/2026 3:45	JP TRANSCRIPT	10,247.25
2026-20645	MACDOWALL JACK	8/25/2026 3:52	JP TRANSCRIPT	3,775.75
2026-40030	WAYNE BANK OWNER	P 8/27/2026 12:57	STIP VS LIENS	—
2026-40030	MAR-PAUL CONSTRUCTION	8/27/2026 12:57	STIP VS LIENS COMPANY CONTRACTOR	—
2026-90098	LONG BRIAN RESTATE	8/27/2026 11:10	ESTATE CLAIM	4,652.33
2026-90099	OCONNOR THOMAS J ESTATE	8/27/2026 11:10	ESTATE CLAIM	1,990.40

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00541	CITIBANK N A	PLAINTIFF	8/25/2026	—
2026-00541	BOTHUN KOLIN R	DEFENDANT	8/25/2026	—
2026-00542	CITIBANK N A	PLAINTIFF	8/25/2026	—
2026-00542	KOREA NANCE	DEFENDANT	8/25/2026	—
2026-00550	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	8/27/2026	—
2026-00550	PERRI YVONNE M	DEFENDANT	8/27/2026	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00543	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	8/25/2026	—
2026-00543	SEELEY NICHOLAS	DEFENDANT	8/25/2026	—
2026-00544	ANDREWS FEDERAL CREDIT UNION	PLAINTIFF	8/25/2026	—
2026-00544	COLEMAN DENNIS F	DEFENDANT	8/25/2026	—
2026-00544	COLEMAN SUSAN A	DEFENDANT	8/25/2026	—
2026-00546	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	8/25/2026	—
2026-00546	BOLTZ KATHY	DEFENDANT	8/25/2026	—
2026-00547	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	8/25/2026	—
2026-00547	HOPKINS BRENDA L	DEFENDANT	8/25/2026	—

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

2026-00549 SHIPPENSBURG UNIVERSITY FOUNDATION	PLAINTIFF	8/26/2026	—
2026-00549 HENDRICKS FORREST W	DEFENDANT	8/26/2026	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00545	PEREZ PABLO M	PLAINTIFF	8/25/2026	—
2026-00545	WYCHOCK REAL ESTATE	DEFENDANT	8/25/2026	—
2026-00545	HILDRETH ROBBIN	DEFENDANT	8/25/2026	—

LIS PENDENS

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00548	MENCIS PHYLLIS T BY HER GUARDIAN BETH BACALL	PLAINTIFF	8/26/2026	—
2026-00548	BACALL BETH GUARDIAN FOR PHYLLIS T MENCIS	PLAINTIFF	8/26/2026	—
2026-00548	BACALL STEVEN G DECEASED ESTATE OF	DEFENDANT	8/26/2026	—
2026-00548	BACALL KERRI J	DEFENDANT	8/26/2026	—

TORT — NUISANCE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00538	STERLING TOWNSHIP WAYNE COUNTY	PLAINTIFF	8/24/2026	—
2026-00538	CHAWDHURY ASMINA	DEFENDANT	8/24/2026	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00539	JANTZ KAREN L	PLAINTIFF	8/24/2026	—
2026-00539	GREENE MARIA	DEFENDANT	8/24/2026	—
2026-00551	M O (A MINOR AT ALL RELEVANT TIMES	PLAINTIFF	8/28/2026	—
2026-00551	ORENSTEIN TANIA PARENT AND NATURAL GUARDIAN	DEFENDANT	8/28/2026	—
2026-00551	ORENSTEIN JEREMY PARENT AND NATURAL GUARDIAN	DEFENDANT	8/28/2026	—
2026-00551	LAVCO LLC D/B/A	DEFENDANT	8/28/2026	—
2026-00551	CAMP LAVI	DEFENDANT	8/28/2026	—
2026-00551	DOES JOHN (1-99)	DEFENDANT	8/28/2026	—



MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 17, 2026 TO AUGUST 21, 2026
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 600,000.00 Mortgagor: WEINCZYK, RICHARD J 2 - WEINCZYK, BRYANNA 3 - WEINCZYK, MADISON ANN Locations: Tax Map 1 - N/A	Consideration: \$600,000.00 Mortgagee: DIME BANK Municipality LAKE TOWNSHIP
Information: 25,500.00 Mortgagor: FIORELLI, SHARI L 2 - FIORELLI, JOHN G Locations: Tax Map 1 - N/A	Consideration: \$25,500.00 Mortgagee: DIME BANK Municipality SOUTH CANAAN TOWNSHIP
Information: 65,000.00 Mortgagor: DECKER, BRIAN 2 - DECKER, KRISTEN Locations: Tax Map 1 - N/A	Consideration: \$65,000.00 Mortgagee: HORST, WALTER H Municipality LAKE TOWNSHIP
Information: 150,000.00 Mortgagor: KHALAP, ALEXANDER 2 - KHALAP, ZOE HEINEMAN Locations: Tax Map 1 - N/A	Consideration: \$150,000.00 Mortgagee: STIFEL BANK & TRUST Municipality LEHIGH TOWNSHIP
Information: 30,000.00 Mortgagor: LUTZ, JOHN Locations: Tax Map 1 - N/A	Consideration: \$30,000.00 Mortgagee: HOMETAP HOMEOWNERSHIP SOLUTIONS Municipality LAKE TOWNSHIP
Information: 100,000.00 Mortgagor: ARMSTRONG, CHARLES SCOTT 2 - ARMSTRONG, GENEVIEVE Locations: Tax Map 1 - N/A	Consideration: \$100,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP
Information: 233,750.00 Mortgagor: SPENCER, TRAVIS 2 - SPENCER, JULIE Locations: Tax Map 1 - N/A	Consideration: \$233,750.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 275,000.00 Mortgagor: ROSKO, ROBERT J AKA 2 - ROSKO, ROBERT AKA 3 - ROSKO, MICHELE Locations: Tax Map 1 - N/A	Consideration: \$275,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP
Information: 120,000.00 Mortgagor: SCANLON, TINA AKA 2 - SCANLON, TINA ROSE AKA 3 - SCANLON, PATRICK AKA 4 - SCANLON, PATRICK M AKA Locations: Tax Map 1 - N/A	Consideration: \$120,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH

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

Information: 196,000.00 Mortgagor: BLUE ARROW HOLDINGS LLC 2 - BLUE ARROW HOLDINGS L L C	Consideration: \$196,000.00 Mortgagee: NOM FUNDING 2 - NOM FUNDING 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality SALEM TOWNSHIP
Information: 230,300.00 Mortgagor: SCHULTZ, GERARD F	Consideration: \$230,300.00 Mortgagee: WEST CAPITAL LENDING INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: 35,000.00 Mortgagor: PESKIN, TIMON MATTHEW 2 - SCHNELLPESKIN, LAUREN KATHARINE 3 - PESKIN, LAUREN KATHARINE SCHNELL	Consideration: \$35,000.00 Mortgagee: WAYNE BANK
Locations: Tax Map 1 - N/A	Municipality BERLIN TOWNSHIP
Information: 200,000.00 Mortgagor: WARGO, LEONARD R Locations: Tax Map 1 - N/A	Consideration: \$200,000.00 Mortgagee: WAYNE BANK Municipality SALEM TOWNSHIP
Information: 250,000.00 Mortgagor: NOELDNER, PAMELA A Locations: Tax Map 1 - N/A	Consideration: \$250,000.00 Mortgagee: AMERICAN AIRLINES FEDERAL CREDIT UNION Municipality PAUPACK TOWNSHIP
Information: 75,000.00 Mortgagor: HERNANDEZ, JOSEPH D 2 - POLLEY, NICOLE L Locations: Tax Map 1 - N/A	Consideration: \$75,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality PAUPACK TOWNSHIP
Information: 75,000.00 Mortgagor: STAPLES, WILLIAM 2 - STAPLES, BRENDA Locations: Tax Map 1 - N/A	Consideration: \$75,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality STERLING TOWNSHIP
Information: 370,000.00 Mortgagor: SMITH, KAITLIN M 2 - SMITH, CLARENCE T Locations: Tax Map 1 - N/A	Consideration: \$370,000.00 Mortgagee: WAYNE BANK Municipality DAMASCUS TOWNSHIP
Information: 349,000.00 Mortgagor: TURNER, JUSTIN JON 2 - TURNER, JESSICA MARIE Locations: Tax Map 1 - N/A	Consideration: \$349,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 251,515.00 Mortgagor: WALDMAN, RACHEL D 2 - PAWLOSKI, PAUL Locations: Tax Map 1 - N/A	Consideration: \$251,515.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality HONESDALE BOROUGH
Information: 332,000.00 Mortgagor: KRSTINOVSKI, JOSIV 2 - KRSTINOVSKI, BRITTANY ANN Locations: Tax Map 1 - N/A	Consideration: \$332,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP

Information: 679,000.00 Mortgagor: MERRITT, AUDREY 2 - HARASYMCZUK, NICHOLAS J Locations: Tax Map 1 - N/A	Consideration: \$679,000.00 Mortgagee: THIRD FEDERAL SAVINGS & LOAN ASSOCIATION OF CLEVELAND Municipality DREHER TOWNSHIP
Information: 175,101.00 Mortgagor: MERRIGAN, CORINA 2 - ZUCCARINI, ANTHONY Locations: Tax Map 1 - N/A	Consideration: \$175,101.00 Mortgagee: PENNYMAC LOAN SERVICES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DREHER TOWNSHIP
Information: 145,000.00 Mortgagor: HEVERLY, RONALD G JR 2 - HEVERLY, RONALD 3 - HEVERLY, JOANNE Locations: Tax Map 1 - N/A	Consideration: \$145,000.00 Mortgagee: AMERISAVE MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 149,369.00 Mortgagor: WILSON, LEIGH Locations: Tax Map 1 - N/A	Consideration: \$149,369.00 Mortgagee: SWIFT HOME LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality WAYMART BOROUGH
Information: 245,115.00 Mortgagor: SIMANCEK, ROBIN L Locations: Tax Map 1 - N/A	Consideration: \$245,115.00 Mortgagee: UNITED WHOLESALE MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 268,349.00 Mortgagor: GOBLE, SUSAN 2 - GOBLE, JERRY Locations: Tax Map 1 - N/A	Consideration: \$268,349.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DYBERRY TOWNSHIP
Information: 180,174.00 Mortgagor: MCMANUS, SHAWNA M AKA 2 - MCMANUS, SHAWNA AKA 3 - MCMANUS, THOMAS E II AKA 4 - MCMANUS, THOMAS E AKA Locations: Tax Map 1 - N/A	Consideration: \$180,174.00 Mortgagee: COMMUNITY BANK Municipality LAKE TOWNSHIP
Information: 350,000.00 Mortgagor: MULLER, ROBERT A JR 2 - MULLER, ELLEN M Locations: Tax Map 1 - N/A	Consideration: \$350,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LEBANON TOWNSHIP
Information: 40,001.00 Mortgagor: NEUBERT, MAUREEEN Locations: Tax Map 1 - N/A	Consideration: \$40,001.00 Mortgagee: NEWREZ LLC 2 - NEWREZ L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CLINTON TOWNSHIP 1
Information: 269,999.00 Mortgagor: MARCELINO, CATHERINE 2 - DURAN, JOHN Locations: Tax Map 1 - N/A	Consideration: \$269,999.00 Mortgagee: AMERICAN FINANCIAL RESOURCES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP

Information: 270,000.00 Mortgagor: WIERSIELIS, EDWARD	Consideration: \$270,000.00 Mortgagee: ALL WESTERN MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality HAWLEY BOROUGH
Information: 43,140.00 Mortgagor: RUSSO, MARK V 2 - RUSSO, ROSEMARIE	Consideration: \$43,140.00 Mortgagee: PENNYMAC LOAN SERVICES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality DREHER TOWNSHIP
Information: 124,000.00 Mortgagor: TRUSKY, ERIC J	Consideration: \$124,000.00 Mortgagee: FIRST NATIONAL BANK OF PA 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality CLINTON TOWNSHIP 2
Information: 118,000.00 Mortgagor: BOGART, MARYLEE	Consideration: \$118,000.00 Mortgagee: KIND LENDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: 975,000.00 Mortgagor: THREE ZERO NINE MAIN AVE LLC 2 - THREE ZERO NINE MAIN AVE L L C	Consideration: \$975,000.00 Mortgagee: WAYNE BANK
Locations: Tax Map 1 - N/A	Municipality HAWLEY BOROUGH
Information: 195,000.00 Mortgagor: DAVIS, KEITH 2 - DAVIS, LINDA S	Consideration: \$195,000.00 Mortgagee: DAVIS, DANIEL E
Locations: Tax Map 1 - N/A	Municipality CANAAN TOWNSHIP
Information: 180,000.00 Mortgagor: ZARKOS, ANASTASIOS	Consideration: \$180,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: 192,000.00 Mortgagor: SADOWSKI, RAYMOND J 2 - SADOWSKI, PHYLLIS A	Consideration: \$192,000.00 Mortgagee: NBT BANK 2 - N B T BANK
Locations: Tax Map 1 - N/A	- Sub- Leas Municipality - LAKE TOWNSHIP

DEEDS

Information: LOT 59 Grantor: MASON, ANDREW Locations: Tax Map 1 - N/A	Consideration: \$3,500.00 Grantee: WIELAND, KERRI Municipality PAUPACK TOWNSHIP
Information: LOT 71 Grantor: JOSEPH F CSENCISITS REVOCABLE TRUST 2 - CSENCISITS, MARYANN TR Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: CSENCISITS, MARYANN - Sub- Leas Municipality - PAUPACK TOWNSHIP
Information: Grantor: BATES, JOANN Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: BATES, KATHRYN E Municipality MANCHESTER TOWNSHIP
Information: LOT 360R Grantor: KEB CAPITAL LLC 2 - K E B CAPITAL L L C Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: KEB CAPITAL LLC 2 - K E B CAPITAL L L C Municipality SALEM TOWNSHIP
Information: LOT 22R Grantor: CIANCHETTI, BRIAN Locations: Tax Map 1 - N/A	Consideration: \$28,000.00 Grantee: MILLER, THOMAS Municipality SALEM TOWNSHIP
Information: LOT 2054 Grantor: ROSKO, ROBERT J Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: ROSKO, ROBERT J 2 - ROSKO, MICHELE Municipality LAKE TOWNSHIP
Information: LOT 23 Grantor: FIGIELSKI TRUST 2 - FIGIELSKI, MICHAEL G TR Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: FIGIELSKI, JAMES P Municipality PALMYRA TOWNSHIP
Information: Grantor: GLADECK, SUSAN 0 EST AKA 2 - GLADECK, SUSAN EST AKA 3 - GLADECK, SUSAN E EST AKA 4 - BRONLEY, JONATHAN R ADM Locations: Tax Map 1 - N/A	Consideration: \$32,240.00 Grantee: ODELL, ROGER L Municipality PROMPTON BOROUGH
Information: Grantor: GLADECK, SUSAN 0 EST AKA 2 - GLADECK, SUSAN EST AKA 3 - GLADECK, SUSAN E EST AKA 4 - BRONLEY, JONATHAN R ADM Locations: Tax Map 1 - N/A	Consideration: \$56,853.00 Grantee: ODELL, ROGER L Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: GLADECK, SUSAN 0 EST AKA 2 - GLADECK, SUSAN EST AKA 3 - GLADECK, SUSAN E EST AKA 4 - BRONLEY, JONATHAN R ADM Locations: Tax Map 1 - N/A	Consideration: \$22,590.00 Grantee: ODELL, ROGER L Municipality BERLIN TOWNSHIP

Information: Grantor: GLADECK, SUSAN O EST AKA 2 - GLADECK, SUSAN EST AKA 3 - GLADECK, SUSAN E EST AKA 4 - BRONLEY, JONATHAN R ADM	Consideration: \$47,017.00 Grantee: ODELL, ROGER L
Locations: Tax Map 1 - N/A	Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: GLADECK, SUSAN O EST AKA 2 - GLADECK, SUSAN EST AKA 3 - GLADECK, SUSAN E EST AKA 4 - BRONLEY, JONATHAN R ADM	Consideration: \$66,300.00 Grantee: ODELL, ROGER L
Locations: Tax Map 1 - N/A	Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: EHOMETHREE LLC 2 - E HOME THREE L L C	Consideration: \$5,000.00 Grantee: TRINITY PROPERTY DEVELOPMENT LLC 2 - TRINITY PROPERTY DEVELOPMENT L L C
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: Grantor: EHOMETHREE LLC 2 - E HOME THREE L L C	Consideration: \$5,000.00 Grantee: TRINITY PROPERTY DEVELOPMENT LLC 2 - TRINITY PROPERTY DEVELOPMENT L L C
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 71 Grantor: CSENCISITS, MARYANN	Consideration: \$1.00 Grantee: MARYANN CSENCISITS REVOCABLE TRUST 2 - CSENCISITS, MARYANN TR
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP

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Information: Grantor: JOAN H GOETZ LIVING TRUST 2 - DONALD F GOETZ LIVING TRUST 3 - GOETZ, HALLIE D TR	Consideration: \$1.00 Grantee: GOETZ, ELLIN 2 - GOETZ, KAREN 3 - GOETZ, JULIE 4 - GOETZ, HALLIE D 5 - GOETZ, DONALD F 6 - GOETZ, STEPHEN N
Locations: Tax Map 1 - N/A	Municipality CLINTON TOWNSHIP 1
Information: LOT 22 Grantor: REESE, KATHY 2 - WITKO, KATHY 3 - WITKO, JOHN	Consideration: \$60,000.00 Grantee: R & L MANAGEMENT
Locations: Tax Map 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT 1699 Grantor: KULARATNE, TATYANA 2 - KULARATNE, INDIKE	Consideration: \$334,000.00 Grantee: ARMSTRONG, CHARLES 2 - ARMSTRONG, GENEVIEVE
Locations: Tax Map 1 - N/A	Municipality SALEM TOWNSHIP
Information: Grantor: CORBETT, JOHN Locations: Tax Map 1 - N/A	Consideration: \$94,000.00 Grantee: BILSKI, JOHN Sub- Leas Municipality PRESTON TOWNSHIP
Information: LOT 2660 Grantor: BROWN, TIMOTHY 2 - BROWN, LAUREN	Consideration: \$275,000.00 Grantee: SPENCER, TRAVIS 2 - SPENCER, JULIE
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 3 Grantor: CLARKE, MELISSA ANN Locations: Tax Map 1 - N/A	Consideration: \$57,000.00 Grantee: SANDLIN, WILLIAM C Municipality PALMYRA TOWNSHIP
Information: LOT 1212 Grantor: TTWO HOLDINGS LLC 2 - T TWO HOLDINGS L L C	Consideration: \$1,710,000.00 Grantee: ONE TWO ONE TWO LAKEVIEW
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 1 Grantor: BORTREE, EILEEN R 2 - SMILNAK, EILEEN R	Consideration: \$27,000.00 Grantee: SLIWECKI, KRSTIAN 2 - SLIWECKA, DOROTA JOANNA
Locations: Tax Map 1 - N/A	Municipality STERLING TOWNSHIP
Information: Grantor: GUIDICE, STEPHEN BY SHERIFF	Consideration: \$81,249.32 Grantee: BARCLAYS TWO ZERO TWO TWO RPLONE REO CORP 2 - BARCLAYS TWO ZERO TWO TWO R P LONE REO CORP
Locations: Tax Map 1 - N/A	Municipality PALMYRA TOWNSHIP
Information: LOT 1756 Grantor: SIMONE, MICHAEL H	Consideration: \$1.00 Grantee: SIMONE, MICHAEL H 2 - TELL, MARGARET E
Locations: Tax Map 1 - N/A	Municipality SALEM TOWNSHIP
Information: Grantor: TREPETA, STELLA EST 2 - TREPETA, SCOTT EXR	Consideration: \$1.00 Grantee: TREPETA, SCOTT 2 - TREPETA, MICHAEL
Locations: Tax Map 1 - N/A	Municipality SOUTH CANAAN TOWNSHIP

Information: Grantor: TREPETA, STELLA EST 2 - TREPETA, SCOTT EXR Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: TREPETA, SCOTT 2 - TREPETA, MICHAEL Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 958 Grantor: BORTLE, BEATRIZ LAMPON 2 - LAMPONBORTLE, BEATRIZ 3 - BORTLE, CHRISTOPHER Locations: Tax Map 1 - N/A	Consideration: \$310,000.00 Grantee: LEWIS, CARMELA COLPA Municipality LAKE TOWNSHIP
Information: LOT 186R Grantor: LEONE, MICHAEL 2 - LEONE, JEAN Locations: Tax Map 1 - N/A	Consideration: \$690,000.00 Grantee: NOLAN, CHRISTOPHER 2 - NOLAN, SHAWNA Municipality PAUPACK TOWNSHIP
Information: Grantor: TIGUE, WAYNE 2 - STAPLES, BRENDA Locations: Tax Map 1 - N/A	Consideration: \$265,000.00 Grantee: STAPLES, WILLIAM Municipality STERLING TOWNSHIP
Information: LOT 204 Grantor: DUNN, STEPHANIE A EST 2 - DUNN, KEVIN EXR AKA 3 - DUNN, KEVIN LEIGH EXR AKA Locations: Tax Map 1 - N/A	Consideration: \$20,000.00 Grantee: SNIP 2 - S NIP Municipality PAUPACK TOWNSHIP
Information: Grantor: RICHARDS, ROBERT T 2 - RICHARDS, ORIANNA ROTH Locations: Tax Map 1 - N/A	Consideration: \$325,000.00 Grantee: ZEISET, MARVIN 2 - ZEISET, CHRISTINA Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: ZABOTTI, DANIEL E EST 2 - BOUCHAT, DIANNE M EXR 3 - WAGNER, STEPHANIE A EXR Locations: Tax Map 1 - N/A	Consideration: \$55,000.00 Grantee: SHARP, DANIEL R 2 - SHARP, SHERRI L Municipality STERLING TOWNSHIP
Information: Grantor: UFOLLA, ANTHONY J 2 - UFOLLA, MONICA L Locations: Tax Map 1 - N/A	Consideration: \$495,000.00 Grantee: CRAIG, DANIEL MARK 2 - MITCHELL, MARILYN Municipality DAMASCUS TOWNSHIP
Information: Grantor: BRAULT, CHRISTINE Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: GASKER, RICHARD T Municipality CLINTON TOWNSHIP 1
Information: LOT 317 Grantor: BURKE, JACK 2 - BURKE, SIBYLLE Locations: Tax Map 1 - N/A	Consideration: \$158,500.00 Grantee: HABER, BARBARA 2 - HABER, LUCJAN Municipality SALEM TOWNSHIP
Information: Grantor: SHEARD, JONATHAN G 2 - SHEARD, LORIE F Locations: Tax Map 1 - N/A	Consideration: \$475,000.00 Grantee: SMITH, CLARENCE T 2 - SMITH, KAITLIN M Municipality DAMASCUS TOWNSHIP

Information: LOT 3026 Grantor: IMBESI, FRANK 2 - IMBESI, CHRISTINE M 3 - WALDNER, JOSEPH CHARLES IV 4 - WALDNER, BIANCA Locations: Tax Map 1 - N/A	Consideration: \$549,999.00 Grantee: TURNER, JUSTIN JON 2 - TURNER, JESSICA MARIE Municipality LAKE TOWNSHIP
Information: Grantor: URBAN HOUSES LLC 2 - URBAN HOUSES L L C Locations: Tax Map 1 - N/A	Consideration: \$240,000.00 Grantee: PAWLOSKI, PAUL 2 - WALDMAN, RACHEL D Municipality HONESDALE BOROUGH
Information: Grantor: BROWN, CHARLES K II BY SHERIFF Locations: Tax Map 1 - N/A	Consideration: \$5,724.10 Grantee: DIRLAM BROS LUMBER CO INC 2 - DIRLAM BROTHERS LUMBER CO INC Municipality CLINTON TOWNSHIP 2
Information: LOT 312 Grantor: GILMORE, FRANK EST 2 - KAEPERNIK, JEAN EXR Locations: Tax Map 1 - N/A	Consideration: \$245,000.00 Grantee: BLUE ARROW HOLDINGS LLC 2 - BLUE ARROW HOLDINGS L L C Municipality SALEM TOWNSHIP
Information: LOT 2979 Grantor: OLSEN, ROBERT 2 - NEBENZAHL, JENNIFER C Locations: Tax Map 1 - N/A	Consideration: \$415,000.00 Grantee: KRSTINOVSKI, JOSIV 2 - KRSTINOVSKI, BRITTANY ANN Municipality LAKE TOWNSHIP
Information: LOT 3 Grantor: CHRISTIE, JEANNE M 2 - HERRMANN, JEFFREY T Locations: Tax Map 1 - N/A	Consideration: \$749,000.00 Grantee: HARASYMCZUK, NICHOLAS J 2 - MERRITT, AUDREY Municipality DREHER TOWNSHIP
Information: Grantor: PURPOSE DRIVEN LAND Locations: Tax Map 1 - N/A	Consideration: \$10,000.00 Grantee: TEEPLE, JOSHUA CHRISTOPHER Municipality DREHER TOWNSHIP
Information: LOT 6 Grantor: FUNK, THOMAS Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: FUNK, THOMAS 2 - FUNK, LYNDIA Municipality LAKE TOWNSHIP
Information: LOT 5 Grantor: FUNK, THOMAS Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: FUNK, THOMAS 2 - FUNK, LYNDIA Municipality LAKE TOWNSHIP
Information: LOT 4 Grantor: FUNK, THOMAS Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: FUNK, THOMAS 2 - FUNK, LYNDIA Municipality LAKE TOWNSHIP
Information: LOT IIRR Grantor: HANKINS, PAUL C 2 - HANKINS, MARY G Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: HANKINS, PAUL C 2 - HANKINS, MARY G Municipality LAKE TOWNSHIP

Information: Grantor: RODDEN, DANIEL EST 2 - PUCCINO, MARY ANN EXR	Consideration: \$140,000.00 Grantee: PIZZUTILLO, TARA F
Locations: Tax Map 1 - N/A	Municipality MANCHESTER TOWNSHIP
Information: LOT 96R Grantor: SUPON, LARRY 2 - SUPON, LAUREN	Consideration: \$1.00 Grantee: SUPON, LARRY 2 - SUPON, LAUREN
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: Grantor: EVELYN D PONALL LIVING TRUST 2 - PONALL, EVELYN D TR	Consideration: \$650,000.00 Grantee: JOSEPH J HUNT FAMILY PROPERTY TRUST 2 - LORI A HUNT FAMILY PROPERTY TRUST 3 - HUNT, JOSEPH J TR 4 - HUNT, LORI A TR
Locations: Tax Map 1 - N/A	Municipality BUCKINGHAM TOWNSHIP
Information: LOT 17 Grantor: HART, JOHN	Consideration: \$322,000.00 Grantee: WHEELER, KORT 2 - WHEELER, AUDREY
Locations: Tax Map 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: MESSER, GERALD R EST 2 - TREAT, JEFFREY S ADM	Consideration: \$42,500.00 Grantee: ELSIE HOLDINGS LLC 2 - ELSIE HOLDINGS L L C
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: Grantor: GOULD, KURT M 2 - GOULD, CHRISTINE	Consideration: \$60,000.00 Grantee: RUIZ, CHRISTIAN 2 - RUIZ, STEPHANIE
Locations: Tax Map 1 - N/A	Municipality MANCHESTER TOWNSHIP



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Information: Grantor: HARTSHORN, BRUCE JENNINGS Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: SEELEY, STANLEY Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 2 Grantor: DEXHEIMER, SUSAN M Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: DEXHEIMER, SUSAN M 2 - DEXHEIMER, CANDACE Municipality SALEM TOWNSHIP
Information: Grantor: CLARK, DOROTHY M Locations: Tax Map 1 - N/A	Consideration: \$273,300.00 Grantee: GOBLE, JERRY 2 - GOBLE, SUSAN Municipality DYBERRY TOWNSHIP
Information: LOT 13 Grantor: REISINGER, EUGENE F 2 - REISINGER, JACQUELINE H Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: JACQUELINE REISINGER LIVING TRUST 2 - EUGENE REISINGER LIVING TRUST Municipality PAUPACK TOWNSHIP
Information: LOT 2 A Grantor: REISINGER, EUGENE F 2 - REISINGER, JACQUELINE H Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: JACQUELINE REISINGER LIVING TRUST 2 - EUGENE REISINGER LIVING TRUST Municipality PAUPACK TOWNSHIP
Information: LOT 1004 Grantor: LAKE ARIEL PROPERTY Locations: Tax Map 1 - N/A	Consideration: \$191,736.70 Grantee: HIDEOUT FOUR SIX FOREST LANE LLC 2 - HIDEOUT FOUR SIX FOREST LANE L L C Municipality LAKE TOWNSHIP
Information: Grantor: RIVERO, LUIS 2 - RIVERO, TIFFANY Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: HESSBERGER, BARRY ALLEN 2 - HESSBERGER, LORRAINE Municipality BERLIN TOWNSHIP
Information: Grantor: ULINSKY, RONALD S 2 - ULINSKY, RONALD S TR Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: RONALD S ULINSKY REVOCABLE LIVING TRUST Municipality DAMASCUS TOWNSHIP
Information: LOT 253 Grantor: QUINONES, ALAN A Locations: Tax Map 1 - N/A	Consideration: \$299,999.00 Grantee: MARCELINO, CATHERINE 2 - DURAN, JOHN Municipality PAUPACK TOWNSHIP
Information: Grantor: DALLY WOODWORKS INC Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: DALLY, JEROME 2 - DALLY, BEVERLY Municipality DAMASCUS TOWNSHIP
Information: Grantor: TRUSKY, ERIC J 2 - TRUSKY, MARY E COSLET 3 - COSLETTTRUSKY, MARY E Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: TRUSKY, ERIC J Municipality CLINTON TOWNSHIP 2
Information: Grantor: VITANZA, MICHAEL D 2 - VITANZA, CHRISTINA M Locations: Tax Map 1 - N/A	Consideration: \$28,500.00 Grantee: NAGIEWICZ, GERGORY J 2 - NAGIEWICZ, MICHELE I Municipality LEHIGH TOWNSHIP

Information: LOT 48 Grantor: BOGART, MARYLEE Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: BOGART, MARYLEE Municipality PAUPACK TOWNSHIP
Information: Grantor: ABBA GIFT LLC 2 - A B B A GIFT L L C Locations: Tax Map 1 - N/A	Consideration: \$6,500.00 Grantee: EVANS, KAREEMAH P 2 - RUSHING, FREDRICK A Municipality LEHIGH TOWNSHIP
Information: LOT 8 Grantor: TOMORI, GREGORY P 2 - TOMORI, BETH Locations: Tax Map 1 - N/A	Consideration: \$27,500.00 Grantee: LAUERSEN, NICHOLAS 2 - LAUERSEN, LORI Municipality BERLIN TOWNSHIP
Information: Grantor: DAVIS, DANIEL E 2 - DAVIS, LINDA S Locations: Tax Map 1 - N/A	Consideration: \$195,000.00 Grantee: DAVIS, KEITH Municipality CANAAAN TOWNSHIP
Information: LOT 1621 Grantor: BIRKENMEIER, MARILYN Locations: Tax Map 1 - N/A	Consideration: \$225,000.00 Grantee: ZARKOS, ANASTASIOS Municipality LAKE TOWNSHIP
Information: Grantor: SULLIVAN, MARIE M Locations: Tax Map 1 - N/A	Consideration: \$240,000.00 Grantee: CLARK, GARY W 2 - CLARK, JANE FOX Municipality BERLIN TOWNSHIP

COURT CALENDAR — FOURTH FLOOR COURTROOM #2
September 7, 2026–September 11, 2026

Monday, September 14, 2026

9:00 AM
Jury Selection

Wednesday, September 16, 2026

9:00 AM
Central Court

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Friday, September 18, 2026

9:00 AM
PFA

ARBITRATION ROOM CALENDAR

September 7, 2026–September 11, 2026

Friday, September 18, 2026

9:00 AM
Viohl v. Siegfried 411-2022-DR
Conciliation Conference (Gallagher)
Campbell/Mulligan

9:30 AM
Barrett v. Anderson & Cardone 542-2023-DR
Conciliation Conference (Gallagher)
Pro Se/ Pro Se/Pro Se/Pro Se

10:00 AM
Nixon v. Nixon 301-2026-DR
Conciliation Conference (Gallagher)
Pro Se/ Pro Se

10:30 AM
Enright v. Polidoro 328-2025-DR
Review conference (Gallagher)
Mincer/W.Martin

11:00 AM
Luce v. Luce 207-2025-DR
Divorce Conference (Gallagher)
Clause /Mincer

11:30 AM
Gnall v. Gnall 298-2026-DR
Conciliation Conference (Gallagher)
Pro Se/Clause

1:00 PM
Ryan v. Ryan 313-2026-DR
Conciliation Conference (Gallagher)
Muir/Pro Se

1:30 PM
Glosenger v. Mansfield 314-2026-DR
Conciliation Conference (Gallagher)
Martin/Pro Se

2:00 PM
Kyzer v. May 325-2026-DR
Conciliation Conference (Gallagher)
Campbell

2:30 PM

Knash v. Knash 364-2023-DR
 Review Conference (Gallagher)
 Campbell/W.Martin

3:00 PM

Prussack & Petsch v. Keley & Cummings 351-2020-DR
 Conciliation Conference (Gallagher)
 Pro Se/Pro Se/ Pro Se/ Pro Se

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