

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR'S NOTICE

ESTATE OF PHILIP R. RODENBURG, late of Clinton Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Albert G. Rutherford, Executor, 197 Spring Hill Road, Honesdale, PA 18431. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

6/28/2019 • 7/5/2019 • 7/12/2019

EXECUTRIX NOTICE

Estate of William J. Huebbe AKA William Huebbe
Late of Dutchess County, NY
(having real estate in Damascus Twp., Wayne Co., PA)
EXECUTRIX
Nancy Huebbe
37 Mayfair Square
Danbury, CT 06810

ATTORNEY

Ronald M. Bugaj, Esquire
308 Ninth St., PO Box 390
Honesdale, PA 18431

6/21/2019 • 6/28/2019 • 7/5/2019

EXECUTOR NOTICE

Estate of Diane M. Day AKA
Diane Day AKA Diane Marie Day
Late of Manchester Township

EXECUTOR

Dale Lee Eldred
253 Dennis Road
Honesdale, PA 18431

ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/21/2019 • 6/28/2019 • 7/5/2019

EXECUTRIX NOTICE

Estate of Roger D. Dillmuth AKA
Roger Dillmuth

Late of Berlin Township

EXECUTRIX

Evelyn L. Dillmuth
31 Butternut Flats, P.O. Box 21
Beach Lake, PA 18405

ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/21/2019 • 6/28/2019 • 7/5/2019

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Darlene D. McLain and Richard R. Hankins, Co-Executors of the Estate of Patricia J. Hankins, late of Honesdale Borough, Wayne County, Pennsylvania who died on May 28, 2019. 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 Co-Executors Darlene D. McLain and Richard R. Hankins c/o Mark R. Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

6/21/2019 • 6/28/2019 • 7/5/2019

EXECUTOR NOTICE

Estate of Edna Grace Fox AKA E. Grace Fox AKA Grace Fox
Late of Honesdale Borough
CO-EXECUTRIX
Linda S. Tallman
67 Lakeside Drive
Honesdale, PA 18431
CO-EXECUTOR
R. James Fox, Jr.
435 Wanoka Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/14/2019 • 6/21/2019 • 6/28/2019

EXECUTOR NOTICE

Estate of Gary E. Davis AKA Gary Davis
Late of Damascus Township
EXECUTOR
Nathan Davis
79 Davis Road
Milanville, PA 18443
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/14/2019 • 6/21/2019 • 6/28/2019

EXECUTOR NOTICE

Estate of John W. Lozo, Jr. AKA Jack Lozo AKA John Lozo
Late of Waymart Borough
EXECUTOR
Thomas Mark Sutor
5530 Doral Drive
Wilmington, DE 19808
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/14/2019 • 6/21/2019 • 6/28/2019

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of CLYDE SWINGLE. Date of death April 16, 2019. 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

Matthew L. Meagher, Esquire, 1018
Church Street, Honesdale, PA 18431.

6/14/2019 • 6/21/2019 • 6/28/2019

EXECUTOR NOTICE

Estate of Anthony A. Grecco AKA
Anthony August Grecco
Late of Sterling Township
EXECUTOR
Romaine Olsommer
103 Panther Lake Terrace
Newfoundland, PA 18445
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

6/14/2019 • 6/21/2019 • 6/28/2019

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 JULY 17, 2019

By virtue of a writ of Execution
instituted by: Finance of America
Reverse 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 17th day of July,
2019 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,
PARCEL AND TRACT OF LAND
SITUATE, LYING AND BEING
IN THE TOWNSHIP OF
PAUPACK, COUNTY OF
WAYNE, COMMONWEALTH OF
PENNSYLVANIA, MORE
PARTICULARLY DESCRIBED
AS FOLLOWS, TO WIT:

LOT 462, SECTION 1, AS
SHOWN ON PLAN OF LOTS,
WALLENPAUPACK LAKE
ESTATES, DATED MARCH 23,
1971 BY VEP & CO. AS
RECORDED IN THE OFFICE OF
THE RECORDER OF DEEDS IN
AND FOR WAYNE COUNTY,
PENNSYLVANIA, IN PLAT
BOOK 14, PAGE 117, SAID MAP
BEING INCORPORATED BY
REFERENCE HEREWITH AS IF
ATTACHED HERETO.

Map and Parcel ID: 19-0-0029-
0122

Being known as: 1050 Rolling
Hills Drive FKA 20 Rolling Hills
Drive, Lake Ariel, Pennsylvania
18436.

Title to said premises is vested in
Kathe Ortiz by deed from
PATRICIA A. CLOHESSY dated
July 29, 1999 and recorded August
10, 1999 in Deed Book 1544, Page
271.

Seized and taken in execution as
property of:
Kathe Ortiz 1043 Silverspring
Road, LAKE ARIEL PA 18436

Execution No. 248-Civil-2019

Amount Due: \$119,822.86 Plus
additional costs

April 10, 2019
Sheriff Mark Steelman

**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.**

Lauren M. Moyer, Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

**SHERIFF'S SALE
JULY 17, 2019**

By virtue of a writ of Execution instituted by: Nationstar Mortgage LLC d/b/a Mr. Cooper issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of July, 2019 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, situate, lying and being in the Township of Oregon, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the center of LR 63125, which is two hundred eighty-two and twelve hundredths (282.12) feet from the intersection of LR 63125, LR 63029 and LR 63120; thence along the center of said LR 63125 and the following courses and distances: South thirty-two degrees twenty-one minutes fourteen seconds West (S.32 deg. 21' 14" W.) eighteen and ninety-eight hundredths (18.98) feet; thence South thirty -three degrees fifty-eight minutes fifty-one seconds West (S. 33 deg. 58' 51" W.) two hundred sixteen and one hundredths (216.01) feet to a point and corner; thence along Lot No. 17, North fifty-six degrees fifty-five minutes forty-five seconds West (N. 56 deg. 55' 45" W.) two hundred fifteen (215.00) feet to a point and corner; thence along Lot No. 21, North thirty-three degrees fifty-eight minutes fifty-one seconds East (N. 33 deg. 58' 51" E.) two hundred thirty-five (235.00) feet to a point and corner; thence along Lot No.20, South fifty-six degrees fifty-five minutes forty-five seconds East (S. 56 deg.

55', 45" E.) two hundred fourteen and forty-six hundredths (214.46) feet to the point and place of beginning.

Containing 1.116 acres, more or less.

Also being Lot No 19 in Locust Hill Estates as shown on map of same prepared by James F. Knash, P.E., and recorded in Wayne County Map Book 42, at pages 35/36.

Property Address (for informational purposes only): 277 Daniels Rd., Honesdale, PA 18431

Tax I.D #17-0-0004-0019

BEING the same premises which Jorge Teixeira and Cecilia Teixeira, by deed dated May 5, 2008 and recorded in Wayne County Record Book 3519 at Page 336, granted and conveyed unto Thomas DePalma, a married man.

Seized and taken in execution as property of:
Thomas DePalma 277 Daniels Road, HONESDALE PA 18431

Execution No. 373-Civil-2018
Amount Due: \$106,586.67 Plus additional costs

April 23, 2019
Sheriff Mark Steelman

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.

Katherine M. Wolf Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

"All that we are is the result of what we have thought. The mind is everything. What we think, we become."

— Buddha

SHERIFF'S SALE JULY 17, 2019

By virtue of a writ of Execution instituted by: Fidelity Deposit and Discount 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 17th day of July, 2019 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 LOT OF LAND in Sterling Township, Wayne County, Pennsylvania, described as follows:

BEING Lot Number 5, containing 1.09 acres, as shown on the subdivision plan known as Pen-Jer Hills, prepared by Harry Schoenagel, R.S. dated November 1978, and recorded in Wayne County Recorder of Deeds Office in Map Book 41, Page 51.
BEING THE SAME PREMISES conveyed to Louis A. Gambucci and Rebecca A. Gambucci, his wife, by deed dated March 27, 2015 and recorded April 2, 2015 in Wayne County Book 4839 Page 326. The said Louis A. Gambucci departed this life.

SUBJECT to the following deed dedication as shown on the original subdivision map of Pen-Jer Hills dated November 1978. This subdivision shall be known as Pen-Jer Hills. The use of all streets and alleys shown and not heretofore dedicated, are restricted to those

having rights therein. Building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structure. All easements for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires are indicated on this plat. No buildings or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities. The hereon shown property is to be used for single family residential dwellings. The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2004 at which time said covenants (or restrictions) shall be automatically extended successive periods of ten (10) years and shall remain in full force and effect unless changed at the end of such a period of ten (10) years by vote of the majority of the then owners of the building sites covered by these covenants (or restrictions).

The right to enforce those provisions by injunction, together with the right to cause the remove by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

And Lots 1, 2, 3, 4, 5, 6, 7, and 9 shall be subject to the following additional deed restrictions:

- 1) No junk cars or abandoned vehicles, garbage, trash or debris shall be allowed to accumulated on any lot.
- 2) No animals other than household pets may be housed or kept on any lot.
- 3) All dwellings must have enclosed living area of at least 900 square feet and must be erected on a permanent foundation.
- 4) No tent, trailer, temporary structure, or mobile home shall be erected on any lot. Multi-sectional mobile homes may be erected provided that they have residential house type siding and shingles roof.
- 5) Each lot owner is responsible for sedimentation and erosion control during any earth disturbance on their lot.

Grantees, for themselves, their heirs and assigns, covenant and agree with the Grantor, its assigns, that the aforesaid described property conveyed is subject nevertheless to said covenants, restrictions and conditions, which are to be deemed running with the land and binding on subsequent transferees and/or grantees, and are to be imposed on Lots 1, 2, 3, 4, 5, 6, 7, and 9 in Pen-Jer Hills subdivision.

Seized and taken in execution as property of:

Rebecca A. Gambucci 801
Countryside Drive, Apt 26,
MOSCOW PA 18444



Celebrate a *Life*
Create a *Legacy*
WAYNE COUNTY
COMMUNITY FOUNDATION
Serving Wayne County since 1990
Honor your loved one forever with a memorial fund.
www.waynefoundation.org • 570-499-4299 • wccf-pd1.net

The Wayne County Community Foundation has twenty seven years of experience helping create a lasting tribute to a deceased loved one. We define "legacy" as options aligned with you and your loved one's values. These values may include the ongoing support of a church, favorite non profit organization, educational scholarship or any variety of "causes." Our funds support cultural endeavors, the environment, and humanitarian concerns. Donors can be assured that their gifts will endure to benefit future generations.

We look forward to helping you start a fund that will preserve your family member's "legacy" for many, many years. Call us at 570-499-4299.

Execution No. 496-Civil-2018
Amount Due: \$168,860.98 Plus
additional costs

April 24, 2019
Sheriff Mark Steelman

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.

James T. Shoemaker Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

SHERIFF'S SALE JULY 17, 2019

By virtue of a writ of Execution instituted by: Ditech Financial 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 17th day of July, 2019 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 picot or parcel of land lying, situate and being in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania. Bounded and described as follows:

BEGINNING at a point in the middle of a private road designated as East Hill Road in the East Hill Section of Grantor's development at Duck Harbor Road: thence along the Northerly line of lot No. 11 South 80 degrees 00 minutes 20 seconds East 355.65 feet to a point; thence along the Westerly line of Lot No. 16 North 19 degrees 52

minutes 20 seconds East 200.99 feet to a point; thence along the Southerly line of Lot No. 9 North 80 degrees 00 minutes 20 seconds West 390.19 feet to a point in the middle of East Hill Road; thence along the middle of East Hill Road South 59 degrees 40 minutes West 198 feet to the place of BEGINNING.

CONTAINING 1.69 acres.

BEING Lot No. 10 in the East Hill Section of Duck Harbor Estates, map of which is recorded in Wayne County Map Book No. 12 at Page 47.

BEING KNOWN AS: 40 EAST HILL ROAD A/K/A 215 EAST HILL ROAD F/K/A RR 1 BOX 215 F3 EQUINUK, PA 18417

PROPERTY ID NUMBER: 07-0-0005-0015

BEING THE SAME PREMISES IN WHICH JEFFREY W. DAVIS BECAME SEIZED OF THE INTEREST DEEDED BY JERRY W. DAVIS AND MICHELLE L. DAVIS, HUSBAND AND WIFE AS EVIDENCED BY DOCUMENT DATED 7/19/2000 AND RECORDED 8/18/2000 IN THE OFFICE OF THE RECORDER IN WAYNE COUNTY, IN BOOK 1679, PAGE 329, ET C.

Seized and taken in execution as property of:

Jeffrey W. Davis 40 East Hill Road a/k/a 215 East Hill Road

f/k/a RR 1 Box 215 F 3, Equinunk
PA 18417

Execution No. 530-Civil-2018
Amount Due: \$111,627.47 Plus
additonal costs

April 23, 2019
Sheriff Mark Steelman

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.

Rebecca A. Solarz, Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

SHERIFF'S SALE JULY 17, 2019

By virtue of a writ of Execution instituted by: Mid America Mortgage, Inc issued out of the Court of Common Pleas of Wayne County, to me directed, there will



OLSOMMER-CLARKE
INSURANCE GROUP, INC.
— Serving 11 States — A National Insurance Group —

COMPETITIVE BUSINESS INSURANCE QUOTES
Property Liability Insurance • General Liability
Commerical Auto • Workers Comp

HONESDALE • 1014 Church Street • 570-253-6330
HAMLIN • 610 Hamlin Hwy. • 570-689-9600
MOSCOW • 100 N. Main Street • 570-842-9600

TOLL FREE: 800-566-8999
www.nepainurance.com

be exposed to Public Sale, on
Wednesday the 17th day of July,
2019 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,
PARCEL, OR PIECE OF
GROUND SITUATE IN THE
TOWNSHIP OF LEHIGH,
COUNTY OF WAYNE, AND
COMMONWEALTH OF
PENNSYLVANIA, BEING LOT
NUMBER 25, SECTION 12,
CAYUGA DRIVE, AS SHOWN
ON MAP OF POCONO SPRINGS
ESTATES ON FILE IN THE
RECORDER OF DEEDS OFFICE
AT HONESDALE,
PENNSYLVANIA IN PLAT
BOOK NO. 14 PAGE 189 A.K.A.
SECTION 12 PLOT BOOK 14
PAGE 189 IN PREVIOUS
DEEDS.

Map and Parcel ID: 14-0-0030-
0091

Being known as: 25 Cayuga Drive,
Gouldsboro, Pennsylvania 18424.

Title to said premises is vested in Michael C. D'Ambrosio a/k/a Michael D'Ambrosio by deed from Anthony Gugliemo, Theresa Gugliemo, Frank Gugliemo, and Mary C. Gugliemo dated November 25, 2008 and recorded January 9, 2009 in Deed Book 3650, Page 103 Instrument Number 200900000498

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Michael C. D'Ambrosio 1409 Penn Avenue, Apt. 2 SCRANTON PA 18509

Execution No. 532-Civil-2014
Amount Due: \$158,719.24 Plus additional costs

April 11, 2019
Sheriff Mark Steelman

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.

Joseph I. Foley Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

SHERIFF'S SALE JULY 24, 2019

By virtue of a writ of Execution instituted by: Midfirst 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 24th day of July, 2019 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 or parcel of land lying, situate and being in the Township of Berlin, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the center of Township Road T-403 at a point 327.30 feet southwest from the middle of the intersection of L.R. 958 and T-403; thence along the center of said T-403 South 31 degrees 55 minutes 23 seconds West 125.14 feet and South 33 degrees 52 minutes 59 seconds West 93.28 feet to a corner on line of Lot No. 3; thence North 67 degrees 27 minutes 30 seconds West along Lot No. 2, 290 feet to

an iron pin corner; thence North 28 degrees 43 minutes 27 seconds East 128.09 feet to an iron pin corner on line of Lot No. 1; thence South 82 degrees 59 minutes 55 seconds East along line of Lot No. 1, 326.90 feet to the center of Township Road T-403, the place of BEGINNING. CONTAINING 1.12 acres more or less.

UNDER AND SUBJECT to restrictions, conditions, etc., as set forth in the prior deeds in the chain of title.

THE ABOVE PREMISES are designated as parcel number 01-0-0031-0007 on the tax maps of the Township of Berlin, Wayne County, Pennsylvania.

HAZARDOUS waste is not being disposed of nor has it ever been disposed of on the property conveyed herein by the Grantor or to the actual knowledge of the Grantor.

TAX PARCEL/CONTROL #:01-0-0031-0007/ 000970

BEING KNOWN AS: 309 Elizabeth Street, Hawley PA 18428

Seized and taken in execution as property of:
Karina L. DeRoss 309 Elizabeth Street, HAWLEY PA 18428
Chester T. DeRoss Jr. 309 Elizabeth Street, HAWLEY PA 18428

Execution No. 50-Civil-2019
Amount Due: \$94,778.81 Plus

additional costs

April 29, 2019
Sheriff Mark Steelman

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.

Nora C. Viggiano Esq.

6/28/2019 • 7/5/2019 • 7/12/2019

SHERIFF'S SALE JULY 24, 2019

By virtue of a writ of Execution instituted by: U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of July, 2019 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 THOSE two certain pieces of parcels of land situate in the Township of Lake, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

FIRST PARCEL:

BEGINNING at an iron pin on the margin of Lake Ariel and on line of land of William P. Bormann; thence South Fifty-seven degrees West, and along margin of the Lake Fifty feet to a corner; thence South eleven degrees, forty-five minutes east, and along land now or late of Margaret Swingle Two hundred feet to a corner; thence North fifty-seven degrees East, and along land now or late of Margaret Swingle fifty feet to the land now or late William F. Bormann; thence North eleven degrees, forty-five minutes West, and along said Bormann line Two hundred feet to the place of beginning. And the Grantors include in this conveyance all their right of ingress, egress and regress over a certain road leading from the public road to the within described land also their right to the use of an additional strip of land Nine feet wide and Thirty feet long on the east side of said mentioned sixteen foot road and at the rear of the within described land.

SECOND PARCEL:

BEGINNING at an iron pin on the North East corner of lands of George Lutz; thence along the lands of Lutz South 00 degrees, 47 minutes, 44 seconds West, a distance of 274.933 feet to an iron pin in the line of lands Jeffrey Cook; thence along Cook's land North 79 degrees, 11 minutes, 27 seconds East, a distance of 56.997 feet to an iron pin, being the South West corner of lands of Gerald Gray; thence along Gray's land North 07 degrees, 55 minutes, 24 seconds East, a distance of 340.640 feet to a nail in the North side of a dirt road; thence South 25 degrees, 14 minutes, 43 seconds West, a distance of 24.918 feet to a nail on the South side of said road; thence North 63 degrees, 45 minutes, 17 seconds West, a distance of 9 feet to a point in the road; thence South 35 degrees, 42 minutes, 26 seconds West, a distance of 97.259 feet to the place of beginning.

BEING the same premises which Estate of J. Arch Williams, Jr., by J. Newlin Williams, Executor by Deed dated March 15, 2004 and recorded in the Office of Recorder of Deeds of Wayne County on April 5, 2004 at Book 2473, Page 35 granted and conveyed unto Marirose Neiman a/k/a Marirose M. Neiman, as Tenants by the Entirety.

TAX PARCEL NO'S.: 12-10-10.- and 12-10-11.-

PROPERTY ADDRESS: 117
Cardinal Lane, Lake Ariel, PA
18436

Seized and taken in execution as
property of:
Marirose Neiman, A/K/A Marirose
M. Neiman 117 Cardinal Lane
Lake Ariel PA 18436

Execution No. 75-Civil-2019
Amount Due: \$185,083.13 Plus
additonal costs

May 2, 2019
Sheriff Mark Steelman

**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.**

Jessica N. Manis Esq.

6/28/2019 • 7/5/2019 • 7/12/2019

**SHERIFF'S SALE
JULY 24, 2019**

By virtue of a writ of Execution
instituted by: Pennsylvania
Housing Finance Agency issued
out of the Court of Common Pleas
of Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 24th day
of July, 2019 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 Lake,
County of Wayne and
Commonwealth of Pennsylvania,
bounded and described as follows:

BEGINNING at a point in the
centerline of a 50' right-of-way,
this point also being on the line of
Tax Parcel 33.5; thence leaving the
centerline of this right-of-way,
passing a found iron pipe marker
25' from the centerline of this
right-of-way, and then along the
division line between this Tax
Parcel 33.6 and Tax Parcel 33.1, N
59-25-20 E for a total distance of
458.84 feet to a corner on the line
of Schneider (Deed Book 432,
page 898; Tax Parcel 34); thence
along said Schneider, S 43-04-15 E
– 117.83 feet to a point on the line
of Schneider and being the most
northern corner of Tax Parcel 33.7;
thence along the division line
between this Tax Parcel 33.6 and
Tax Parcel 33.7, S 40-38-15W –
02.70 feet to a point being the

common corner of this Tax Parcel 33.6, Tax Parcel 33.7 and Tax Parcel 33.5; thence along the division line between this Tax Parcel 33.6 and Tax Parcel 33.5, N 32-19-05 W – 277.05 feet to the place of beginning. Containing 2.1 acres as surveyed by M.R. Zimmer & Associates, Honesdale, PA; 9/14/92 and recorded in Wayne County Map Book 77, page 77. All bearings on a Common Meridian w/ Ferris Survey of Tax Parcel 33.1 in November of 1975.

ALSO granting and conveying unto the Grantees herein, their heirs and assigns, along with the Grantors, their heirs and assigns, the free and uninterrupted use, liberty and privilege of and passage in and along a certain right-of-way depicted on Wayne County Map Book 77, page 77. The said right-of-way shall be maintained by the property owners at their own expense and all property owners entitled to use such right-of-way shall share a proportionate amount of the costs and maintenance and up-keep.

HAVING THEREON ERECTED
A DWELLING KNOWN AND
NUMBERED AS: 340
KEYSTONE ROAD LAKE
ARIEL, PA 18436

PARCEL #12-0-0291-0033.0006

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and

reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME PREMISES WHICH Jennifer L. Catania, by deed dated September 29, 2017 and recorded October 12, 2017, Wayne County Deed Book 5236, page 162, granted and conveyed unto Mark Eric Engelbert and Jennafer Audrey Engelbert.

Seized and taken in execution as property of:
Jennifer Audrey Engelbert 515
Church Street, Apt. 4,
HONESDALE PA 18431
Mark Eric Engelbert 340 Keystone
Street, LAKE ARIEL PA 18436

Execution No. 115-Civil-2019
Amount Due: \$180,943.36 Plus
additional costs

April 29, 2019
Sheriff Mark Steelman

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.

Jill M. Wineka, Esq.

6/28/2019 • 7/5/2019 • 7/12/2019

SHERIFF'S SALE JULY 24, 2019

By virtue of a writ of Execution instituted by: Pacific Union Financial, 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 24th day of July, 2019 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 Cherry Ridge, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of PA Route 191, being the common corner of Lots 206A and 206B in the Lienert Subdivision; thence along the northern line of Lot 206B, North 64 degrees 05 minutes 00 seconds West 295.54 feet to a point in the centerline of a 50 foot wide private road; thence along the centerline of said private road, North 24 degrees 30 minutes 40 seconds East 30.91 feet and north 39 degrees 30 minutes 12 seconds East 284.13 feet to a point at the intersection of two private roads; thence along the centerline of the second 50 foot wide private road, south 74 degrees 26 minutes 19 seconds East 137.53 feet and south 54 degrees 54 minutes 20 seconds east 155.22 feet to a point in the centerline of PA Route 191, thence along the centerline of said road, South 38 degrees 55 minutes 20 seconds West 314.15 feet to the place of BEGINNING.

As surveyed by Harry F. Schoenagel, PLS, an approved map of said survey, revised October 8, 1998, being recorded in Wayne County Map Book 90, page 95. The property herein conveyed is designated as Lot 206A on said survey map.

SUBJECT to right-of-way for public highway purposes of so much of PA Route 191 as is contained within a description of the premises herein conveyed and subject to the right-of-way in favor of owners of lots in the Lienert subdivision over so much of the

50-foot private road as is included within the description of the premises herein conveyed.

ALSO GRANTING AND CONVEYING to the Grantees herein, their heirs and assigns a right-of-way (to be enjoyed in common with the other owners of lots in the Lienert subdivision) over the private roads in said subdivision as depicted on the aforesaid map which border Lot 206A.TAX PARCEL/CONTROL #: 05-0-0007-0033/102723

BEING KNOWN AS: 9 Top Of The Hill Drive, Honesdale PA 18431

Seized and taken in execution as property of:

Thomas J. Hadden 9 Top Of The Hill Drive, HONESDALE PA 18431

Kelly L. Hadden 9 Top Of The Hill Drive, HONESDALE PA 18431

Execution No. 79-Civil-2018
Amount Due: \$155,689.91 Plus
additonal costs

May 2, 2019
Sheriff Mark Steelman

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.**

Nora C. Viggiano Esq.

6/28/2019 • 7/5/2019 • 7/12/2019
