

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.

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

EXECUTRIX NOTICE

Estate of Raymond Alvin Collins
AKA Raymond A. Collins
Late of Sterling Township
EXECUTRIX
Meredith C. Applegate
7806 Pebble Run Ct.
Houston, TX 77095
ATTORNEY
Catherine J. Garbus, Esq.
24 E. Tioga St.
Tunkhannock, PA 18657

6/7/2019 • 6/14/2019 • 6/21/2019

ESTATE NOTICE

NOTICE IS HEREBY GIVEN
that Letters Testamentary have
been granted in the estate of late
of LEILA B. EDWARDS. Date of
death APRIL 5, 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.

6/7/2019 • 6/14/2019 • 6/21/2019

ADMINISTRATRIX NOTICE

Estate of Thomas Edward Bryant
Late of Dreher Township
ADMINISTRATRIX
Lesa Mercereau
c/o Christopher R. Kimler, Esq.
308 W. Harford Street
Milford, PA 18337
ATTORNEY
Christopher R. Kimler, Esq.

308 W. Harford Street
Milford, PA 18337
570-296-2663
570-296-2664 fax

6/7/2019 • 6/14/2019 • 6/21/2019

ADMINISTRATRIX NOTICE

Estate of Roy E. Adams AKA Roy
Adams
Late of Damascus Township
ADMINISTRATRIX
Laurie S. Adams
246 White Road
Lake Ariel, PA 18436
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/7/2019 • 6/14/2019 • 6/21/2019

ESTATE NOTICE

Estate of Lillian R. Emslie, late of
Scott Township, Wayne County
Pennsylvania. Any person or
persons having claim against or
indebted to estate present same to:
Frank Davis, 11 Jewel Place, Old
Bridge, NJ 08857-2551; Attorney
for Estate: Lothar Holbert, J.D.,
1439 Crosstown Highway,
Lakewood, PA 18439.

6/7/2019 • 6/14/2019 • 6/21/2019

EXECUTRIX NOTICE

Estate of John J. Gaffney
Late of New York
EXECUTRIX
Debra Vitkun
33 Old Farmingdale Road

West Babylon, NY 11704
ATTORNEY
Timothy B. Fisher II, Esquire
525 Main Street, PO Box 396
Gouldsboro, PA 18424

6/7/2019 • 6/14/2019 • 6/21/2019

OTHER NOTICES

NOTICE

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

ACTION IN QUIET TITLE

NO. 236 - CIVIL - 2019

PETER MESTOUSIS,
Plaintiff

VS.

NANCY COUSE, her heirs and
assigns, and the Estate of Nancy
Couse, deceased,
Defendant

.....
To: Nancy Couse, her heirs and
assigns and the Estate of
Nancy Couse, deceased

Please take notice this lawsuit
seeks to extinguish all of your
right, title and interest in and to
those two parcels in Buckingham
Township known on the tax records
of Wayne County as 03-112-25 and

03-112-25.1 sold for unpaid taxes
in 2012 and 2013.

NOTICE

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

**YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE
A LAWYER OR CANNOT
AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE SET
FORTH BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL
HELP.**

Northern Pennsylvania Legal
Services, Inc.
Wayne County Court House
925 Court Street
Honesdale, PA 18431
Telephone (877) 515-7465

6/21/2019

**PETITION FOR
NAME CHANGE**

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

IN RE: P.J.F.
Change of Name

No. 208 Civil 2019

.....

LEGAL NOTICE

.....

Notice is hereby given that, on the 15th day of May, 2019, the petition of Paul James Faux was filed in the above-named Court, requesting an Order to change the name of Paul James Faux to J.V.G.. The Court has fixed the 31st day of July, 2019, at 9:30 a.m. in Courtroom No. 2, of the Wayne County Courthouse, 925 Court St., Honesdale, PA 18431, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

CHRISTINE RECHNER, ESQUIRE
Attorney for Petitioner
924 Church Street
Honesdale, Pennsylvania 18431
(570) 253-2200
Facsimile: (570) 253-6920

6/21/2019

LEGAL NOTICE

Take notice that the following account has been filed to the Common Pleas Court of Wayne County and will be presented for approval on June 27, 2019, at 9:00 a.m., in Courtroom No. 2 of the Wayne County Courthouse, Honesdale, Pennsylvania:

Amended Court Ordered Final Accounting of the Janet P. Lepro Funded Revocable Trust, filed by Marissa McAndrew, Esquire, counsel for Alan Lepro, Trustee, of the Janet P. Lepro Funded Revocable Trust; Case No. 69 - OCD - 2015.

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
additonal 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.

Celebrate a *Life 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-pul.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.

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

**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



OLSOMMER-CLARKE
INSURANCE GROUP, INC.
— Serving 11 States — 100 Years of Service —

COMPETITIVE BUSINESS INSURANCE QUOTES
Property Liability Insurance • General Liability
Commercial 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

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

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
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
additonal 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
