

## **SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JULY 11, 2017**

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, JULY 11, 2017 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

***A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE AFTERNOON OF SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.***

### **SALE NUMBER 1**

By virtue of a Writ of Execution No. 17-CV-1100 CITIMORTGAGE, INC. v. MICHELE GRIDER owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1617-1619 Jackson, Scranton, PA 18504

Dimensions: 34 X 100

Assessment Map #: 14513080044

Assessed Value: \$8,500.00

Improvements thereon: Residential Property

Judgment Amount: \$66,001.18

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Attorney

### **SALE NUMBER 2**

By virtue of a Writ of Execution filed No. 16 CV 4873, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP v. JUSTIN HOLT A/K/A JUSTIN L. HOLT, owners of property situate in the CITY OF THROOP, Lackawanna County, Pennsylvania being 701 PEARL STREET A/K/A 701-703 PEARL STREET, THROOP, PA 18512. Size of Lot 51x98x50x109

Property ID #: 12513010045

Assessed Value: \$7,951

Improvements thereon: Residential Property

Sheriff to Collect: \$103,264.81

Powers, Kirn & Associates, LLC

Attorney

### **SALE NUMBER 3**

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 1034 Madison Avenue, Scranton, Pennsylvania 18510.

TAX MAP AND PARCEL NUMBER: 14662030021

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$73,261.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Delores Ortega a/k/a Dolores Ortega McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**SALE NUMBER 4**

By virtue of a Writ of Execution filed No. 16 CV 6858, BANK OF AMERICA, N.A. v. SUSAN A. PENNY A/K/A SUSAN A. HAMILTON, owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1305 SANDERSON AVENUE, SCRANTON, PA 18509. Size of Lot 42x89

Property ID #: 14605010007

Assessed Value: \$7,000

Improvements thereon: Residential property

Sheriff to Collect: \$59,421.94

Powers, Kirn & Associates, LLC

Attorney

**SALE NUMBER 5**

By virtue of a Writ of Execution No. 14-CV-1489 JPMORGAN CHASE BANK, N.A. v. ANN MARIE BONAFEDE owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1600 Pettibone Street, a/k/a 1600 Pettebone Street, Scranton, PA 18504-1828

Dimensions: 96 X 126 = 12,096

Assessment Map #: 14510030014

Assessed Value: \$17,000.00

Improvements thereon: Residential Property

Judgment Amount: \$53,502.06

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 6**

By virtue of a Writ of Execution filed to No. 16CV6981 NATIONSTAR MORTGAGE LLC vs. SUSAN RASIELESKI, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania being 210 Center Street Taylor, PA 18517, 17605020035,

ALL THAT CERTAIN property situated in the county of LACKAWANNA, and the Commonwealth of PENNSYLVANIA, being described as follows:

BEING Lot Number Twenty-three (23) in Block fourteen (14) on Center Avenue or Street, Rendham Heights, upon the plot of land on Rendham Heights, duly recorded in the Office of Recorder of Deeds in and for Lackawanna County in map Book 4, at page 96.

Assessment Map #: 17605020035

Assessed Value: \$8,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$106,946.72

KML Law Group, P.C.

Attorney

**SALE NUMBER 7**

By virtue of a Writ of Execution filed to No. 16 CV 4284, WELLS FARGO BANK, N.A. S/B/M TO FIRST UNION MORTGAGE CORPORATION v. SHERRY ROBERTS, owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 605 BACK STREET, SCRANTON, PA 18504.

Size of Lot 76x94

Property ID #: 15614020053

Assessed Value: \$3,500

Improvements thereon: Residential Property

Sheriff to Collect: \$38,436.95

Powers, Kirn & Associates, LLC

Attorney

### **SALE NUMBER 8**

By virtue of a Writ of Execution filed to No. 15 CV 1928, WELLS FARGO BANK, N.A. v. WILLIAM HUDANICH A/K/A WILLIAM J. HUDANICH and UNITED STATES OF AMERICA (MDPA) C/O UNITED STATES ATTORNEY'S OFFICE MIDDLE DISTRICT OF PA, owners of property situate in the SOUTH ABINGTON, Lackawanna County, Pennsylvania being 221 CARPENTER HILL ROAD, SOUTH ABINGTON TOWNSHIP, PA 18411 A/K/A CLARKS SUMMIT, PA 18411.

Size of Lot 0.47 ac

Property ID #: 08103-050-017

Assessed Value: \$60,000

Improvements thereon: Residential Property

Sheriff to Collect: \$672,599.88

Powers, Kirn & Associates, LLC

Attorney

### **SALE NUMBER 9**

By virtue of a Writ of Execution filed to No. 2014-03818 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL2, ASSET-BACKED CERTIFICATES, SERIES 2005-WL2 vs. PAUL HRYWNAK JR., owner(s) of property situate in Township of Springbrook, Lackawanna County, Pennsylvania being, Route 316 a/k/a RR #3 Box 3419A O'Hara Road Moscow, PA 18444, 20302 010 02301.

BEGINNING at a point in the centerline of Township Route 316 and being the common corner of lands of Harold Hrywnak and lands of Paul Hrywnak, said point lying North Fifty-eight (58°) degrees Forty-three (43') minutes and zero (00'') seconds West, a distance of One hundred eight and seventy-five hundredths (108.75') feet from the centerline of Pa. Route 690; thence along the centerline of Township Route 316, the following three (3) bearings and distances; (1) North Sixty-four (64°) degrees Thirty-two (32') minutes Zero (00'') seconds West, a distance of twenty and thirty hundredths (20.30') feet to a point; (2) North Sixty-two (62) degrees Forty-four (44') minutes Zero (00'') seconds West, a distance of One hundred (100') feet to a point; (3) North Sixty-four (64°) degrees Forty-one (41') minutes Zero (00'') seconds West, a distance of Fifty-eight and sixty-seven hundredths (58.67') feet to a point; thence leaving Township Route 316 and through other lands of Paul Hrywnak, Sr., the following two (2) bearings and distances: (1) North Twenty (20°) degrees Seven (07') minutes Zero (00'') seconds East, a distance of Three hundred sixty and thirty-nine hundredths (360.39') feet to an iron pin; (2) South Seventy-five (75°) degrees Six (06') minutes Zero (00'') seconds East, a distance of One Hundred ninety-eight and sixty hundredths (398.60') feet to the point and place of beginning.

CONTAINING 1.633 acres more or less.

Assessment Map #: 20302 010 02301

Assessed Value: \$25,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$373,548.14

KML Law Group, P.C.

Attorney

### **SALE NUMBER 10**

By virtue of a Writ of Execution filed to No. 13CV1850 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC ASSET BACKED CERTIFICATES, SERIES 2004-HE6 vs. PATRICIA A. HUNTER, Individually and in Her Capacity as Executrix of the Estate of William T. Hunter, III, owner(s) of property situate in TOWNSHIP OF SPRINGBROOK, Lackawanna County, Pennsylvania being 250 Kilmer Road, Springbrook Township, PA 18444 f/k/a RR #3 Box 3312 Moscow, PA 18444, 20203-010-005,

Land referred to in the commitment is described as all that certain property situated in Springbrook Township in the county of Lackawanna, and state of Pennsylvania and being described in a deed dated 12/16/96, and recorded 3/25/97. Among the land records of the county and state set forth above, and referenced as follows: Book 1578 Page 727.

Assessment Map #: 20203-010-005

Assessed Value: \$19,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$184,303.61

KML Law Group, P.C.

Attorney

### **SALE NUMBER 11**

By virtue of a Writ of Execution filed to No. 2016-02351 LSF9 MASTER PARTICIPATION TRUST v. MICHAEL S. ADAMS; LISA A. ADAMS, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania, being 210 Carnation Drive, Clarks Summit, PA 18411

N/A

Property ID #: 10012-010-01600

Assessed Value: \$20,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$142,296.76

Kimberly A. Bonner, Esquire; Scott A. Dietterick, Esquire, Kimberly J. Hong, Esquire, Michael E. Carleton, Esquire, Meredith H. Wooters, Esquire, Justin F. Kobeski, Esquire, Matthew P. Curry, Esquire, Cristina L. Connor, Esquire Holly N. Wolf, Esquire and Karina Velter, Esquire

Attorney

### **SALE NUMBER 12**

By virtue of a Writ of Execution filed to No. 16-CV-1396

Plaintiff: MIDFIRST BANK

Vs.

Defendants: CHARLES KOTARSKI AND KATHERINE KOTARSKI

Real Estate: 310 CYPRESS STREET, THROOP, PA 18512

Municipality: Borough of Throop

Lackawanna County, Pennsylvania

Dimensions: 70 X 133 X 75 X 133

See Deed Book 0675, Page 0201

Assessment Map: 12517-050-030

Assessed Value: \$17,000

Improvements Thereon: A residential dwelling house

Attorney: Leon P. Haller, Esquire

Purcell, Krug & Haller

Sheriff to Collect: \$143,210.14 (Total amount of Judgment)\*

\*With costs, interest, late charges and taxes, etc. as may accrue

### **SALE NUMBER 13**

By virtue of a Writ of Execution filed to No. 16CV6063 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. RAQUEL VALVANO and MICHAEL A. WARD, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 30 Maple Avenue, Carbondale, PA 18407, 04514020013, BEGINNING at a point on the northerly side of Street Number 37 on Map of lots of Delaware and Hudson Company, now called Maple Avenue; being also the southwesterly corner of lot on said Aenue, now or lately owned by William Blake; thence westerly, along said avenue, thirty (30) feet to corner of lands heretofore conveyed to Owen D. Rees; thence northerly, at right angles to first mentioned line and along lands now or formerly of Owen D. Rees, sixty (60) feet to line of Lot No. 16 on Belmont Street; thence easterly, along

southerly line of Lot 16, thirty (30) feet to the northwesterly corner of William Blake's lot, aforesaid; thence southerly along the westerly line of William Blake's lot, sixty (60) feet to the point of BEGINNING. Subject to the same conditions, exception, restrictions and reservations as are contained in prior deeds forming the chain of title.

Assessment Map #: 04514020013

Assessed Value: \$6,615.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$76,837.09

KML Law Group, P.C.

Attorney

#### **SALE NUMBER 14**

By virtue of a Writ of Execution filed to No. 2016-5800 LAKEVIEW LOAN SERVICING, LLC vs. KIMBERLY A. GOHSLER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 113 Seymour Avenue Scranton, PA 18505, 16807010040,

BEING Lot No. 7 in Block "E" as shown on plot of lots known as Mina Robinson Tract of land as surveyed by Roberts and revised by Franklin Swartz, August 23, 1949 and May 18, 1950, which said map or plot of lots is recorded in the Recorder of Deeds Office in and for Lackawanna County in Map Book No. 7, page 62-63 under the name and designation of Scranton-Daleville Development Company of Lake-Side Park of the said City of Scranton. Said lot being sixty-five (65) feet in front on Seymour Avenue and ninety-four (94) feet in depth.

SUBJECT to the same exceptions and reservations as are contained in Deeds forming the chain of title to said premises.

Assessment Map #: 16807010040

Assessed Value: \$10,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$53,419.98

KML Law Group, P.C.

Attorney

#### **SALE NUMBER 15**

By virtue of a Writ of Execution filed to No. 13-cv-4348 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES, INC., ASSET BACKED CERTIFICATES SERIES 2001-3 vs. MARGARET A. PHILBIN and MARY ELLEN E. RICHARDSON A/K/A MARY ELLEN RICHARDSON, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 1605 Roosevelt Avenue Dunmore, PA 18512, 14641030010,

BEGINNING at a point in the front line of said Lot Number Eleven (11) on Roosevelt Street at the intersection of the division line between Lots Number Eleven (11) and Twelve (12) in said Block, and running thence along the said division line in a Westerly direction a distance of One Hundred and Fifty (150) feet, more or less, to a corner on the rear line of said Lot Number Eleven (11);

THENCE at right angles in a Northerly direction along said rear line a distance of Fifty (50) feet, more or less, to a corner on the division line between Lots Numbers Eleven (11) and Ten (10) in said Block;

THENCE at right angles in an Easterly direction along said division line, a distance of One Hundred Fifty (150) feet, more or less, to the front line of said Lot Number Eleven (11) on Roosevelt Street;

THENCE at right angles along said Front line in a Southerly direction, a distance of Fifty (50) feet, more or less, to a corner, the place of Beginning.

Assessment Map #: 14641030010

Assessed Value: \$13,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$103,135.44

KML Law Group, P.C.

Attorney

**SALE NUMBER 16**

By virtue of a Writ of Execution No. 2016-04982 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC v. MANOEL DE AZEVEDO A/K/A MANOEL DE AZEVEDO owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 35 Dean Street, Scranton, PA 18509

Dimensions: 50 X 150

Assessment Map #: 13505080029

Assessed Value: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$34,721.39

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 17**

By virtue of a Writ of Execution No. 16-CV-6987 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-AC1 ASSET BACKED CERTIFICATES, SERIES 2006-AC1 v. JAY VONDERHEY, VIVIAN VONDERHEY owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 205-207 South Hyde Park Avenue, Scranton, PA 18504-2569

Assessment Map #: 14518050003

Assessed Value: \$12,000.00

Improvements thereon: Residential Property

Judgment Amount: \$116,952.52

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 18**

By virtue of a Writ of Execution filed to No. 16cv3530 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. THE UNKNOWN HEIRS OF DONALD BRUCE HORN, DECEASED, CAROL HORN, SOLELY IN HER CAPACITY AS HEIR OF DONALD BRUCE HORN, DECEASED, CHRISTINA RAE THOMAS, SOLELY IN HER CAPACITY AS HEIR OF DONALD BRUCE HORN, DECEASED, JAIME LEE HORN, SOLELY IN HIS CAPACITY AS HEIR OF DONALD BRUCE HORN, DECEASED AND THOMAS J. HORN, SOLELY IN HIS CAPACITY AS HEIR OF DONALD BRUCE HORN, DECEASED, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 959 Wheeler Avenue Scranton, PA 18505, 15706060008,

ALL that certain piece, parcel or lot of land situate, lying and being in the 10<sup>th</sup> Ward, City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit: Commencing at the intersection of Wheeler Avenue (Formerly Cross St.) and the line of lands of Mrs. Carrie Hess; Thence, Northwest, along the line of lands of Mrs. Carrie Hess, One Hundred (100) feet to line of land of Charles Zupp; Thence at right angles, Northeast, Forty (40) feet to lands of said Frederick Wellner; Thence Southeast, at right angles, along the line of said Wellner's land One Hundred (100) feet to Wheeler Avenue; Thence along the line of said Wheeler Avenue, Forty, (40) feet to the place of beginning. Containing Four Thousand Square feet of land.

EXCEPTING AND RESERVING, however, all the coal and minerals beneath the surface of said above described land in the same manner and with like legal effect as the same is excepted and reserved by prior deeds of conveyance for the same.

SUBJECT, nevertheless, to an easement as a passageway between the subject premises and the adjoining premises formerly of Frederick Wellner, along the Southeastern line of the said Wellner's premises, as the same is excepted and reserved in the deed between Frederick Wellner, et ux to John Snyder, et ux, bearing date of April 2, 1920 and recorded in the Office of the Recorder of Deeds of Lackawanna County in Deed Book Volume 305, at page 342

Assessment Map #: 15706060008  
Assessed Value: \$9,500.00  
Improvements thereon: A Residential Dwelling  
Sheriff to Collect: \$63,997.30  
KML Law Group, P.C.  
Attorney

**SALE NUMBER 19**

By virtue of a Writ of Execution No. 2016-06563 PENNYMAC LOAN SERVICES, LLC v. MICHAEL L. MILLS owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1730 Bloom Avenue, Scranton, PA 18508  
Dimensions: 52X50  
Assessment Map #: 13407030023  
Assessed Value: \$6,700.00  
Improvements thereon: Residential Property  
Judgment Amount: \$76,227.05  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney

**SALE NUMBER 20**

By virtue of a Writ of Execution filed to No. 14-CV-7727 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-1 vs. LAUREN MOODY; JOSEPH GREGORSKI, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 1351 Penn Avenue, Scranton, PA 18509  
36X167  
Assessment Map #: 14605-030-030  
Assessed Value: \$10,348.00  
Improvements thereon: a residential dwelling  
Sheriff to Collect: \$118,823.79  
Samantha Gable, Esquire  
Attorney

**SALE NUMBER 21**

By virtue of a Writ of Execution filed to No. 17 CV 386, DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC vs. JAMES P. BEAHAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 528-530 Wheeler Avenue, Scranton, PA 18510, 15710040007,  
ALL the surface or right of soil, of, in and to all that certain lot, piece or parcel of land, situate on the Southeasterly side of a right line, parallel with, and distance Southeastwardly fifty five (55) feet from the middle lint of a certain street called and known as Wheeler Avenue in the City of Scranton, aforesaid, and consisting of a rectangular parcel of land thirty-four (34) feet wide on its right lines which are parallel with and said Wheeler Avenue, and one hundred and thirty-five (135) feet deep, on its right lines, which are at right angles to Wheeler Avenue, aforesaid, and lying between and being bounded by four intersecting right lines, two of said right lines being parallel with Wheeler Avenue aforesaid, and distant Southeastwardly from the middle line thereof, one of said right lines fifty-five (55) feet as aforesaid, and the other said right lines one hundred and ninety (190) feet, and forming the Northwestern side line of a public alley commonly called Sherwood Court, and the other two intersecting right lines being parallel with a certain other street called and known as Olive Street, and distant Southwestwardly from the middle line thereof one of said right lines one hundred and eighty-eight (188) feet and the other of said right lines two hundred twenty-two (222) feet, and comprising the Southwestern most twelve (12) feet of a larger lot of land designated and numbered twenty-one (21) and the Northeastern most twenty-two (22) feet of another larger lot of land, designated and numbered twenty (20) all in a square or block designated and numbered one hundred eighty-three (183) upon a certain map or plan recorded in the office for Recording Deeds in and for said County in Deed Book No. 250, at Page 70, together

with a perpetual privilege of enclosing, occupying and using twenty-five (25) feet of land in front of the front line of the above mentioned lot, piece or parcel of land and in front of both of the several smaller constituent parts thereof, as aforesaid, for a cellarway, porch, portico, bay-window, or shrubbery, but for no other purpose, no such porch, portico, or bay-window to exceed twenty (20) feet in width.

Assessment Map #: 15710040007,

Assessed Value: \$16,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$119,932.83

KML Law Group, P.C.

Attorney

## **SALE NUMBER 22**

By virtue of a Writ of Execution filed to No. 16CV7264 M&T BANK vs. VENUS PUCKETT AND MICHAEL A. PUCKETT, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania being 261 Main Street Eynon, PA 18403, 0941702001801,

BEING Lots Number Nine (9) and Ten (10) in Block No. 12 situate on Main Street in the Village of Eynon and Borough of Archbald, being eighty (80) feet in front and rear and one hundred seventy-five (175) feet in depth, as shown on Map of Lots of Elk Hill Coal and Iron Company, recorded in the Recorder of Deeds of Lackawanna County in Map Book No. 4 at page 19.

EXCEPTING AND RESERVING, therefrom however, all that certain piece or parcel of land situate, lying and being in the first Ward of the Borough of Archbald, County of Lackawanna and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a corner on the Northerly side of Main Street; said corner being the common corner of Lot No. 10 and Lot No. 11, as shown on map Titled 'Elk Hill Coal and Iron Company' in Map Book No. 4 Page No. 19 Recorded in Lackawanna County courthouse. Thence along the division line of Lots No. 10 and Lot No. 11, North thirty-four degrees fifty minutes fifty-seven seconds West (N 34° 50' 57" W) a distance of one hundred seventy-three and twenty hundredths (173.20) feet to a corner; thence along the Southerly side of Hickory Street, North fifty-five degrees thirty minutes East (N55° 30'E) a distance of twenty-eight and eighty-nine hundredths (28.89) feet to an Iron Pin corner; thence through Lot No. 10, south twenty-nine degrees twenty-nine minutes twenty-three seconds East (S 29° 29' 23"E) a distance of eighty-eight and sixty-eight hundredths (88.68) feet to an Iron Pin Corner; Thence South sixty degrees thirty minutes thirty-seven seconds West (S 60° 30' 37" W) a distance of Two (2.0) feet to an Iron Pin Corner; thence through Lot No. 10, South twenty-nine degrees twenty-nine minutes twenty-three seconds East (S 29° 29' 23" E) a distance of eighty-six and twenty-one hundredths (86.21) feet to an Iron Pin Corner; Thence along the Northerly side of Main Street South sixty degrees five minutes forty-five seconds West (S 60° 05' 45" W) a distance of ten and sixty hundredths (10.60) feet to a corner, the Place of BEGINNING.

Assessment Map #: 0941702001801

Assessed Value: \$10,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$82,126.63

KML Law Group, P.C.

Attorney

## **SALE NUMBER 23**

By virtue of a Writ of Execution filed to No. 2016-04540 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST, SERIES SPMD 2004-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES SPMD 2004-B vs. JULIE A. MALONEY A/K/A JULIE MALONEY; JAMES J. MALONEY, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 2226 South Webster Avenue f/k/a 5 Webster Avenue, Scranton, PA 18505

40X150

Assessment Map #: 16714-060-020



Assessed Value: \$15,000.00  
Improvements thereon: a residential dwelling  
Sheriff to Collect: \$109,615.10  
Samantha Gable, Esquire  
Attorney

**SALE NUMBER 24**

By virtue of a Writ of Execution filed to No. 16-CV-4055 PNC BANK, NATIONAL ASSOCIATION vs. ALL KNOWN AND UNKNOWN HEIRS OF JAYNE COGNETTI A/K/A JAYNE E. COGNETTI, owner(s) of property situate in 1<sup>ST</sup> WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 189 Wilbur Street, Scranton, Pennsylvania 18508

Assessment Map #: 12417-020-021

Assessed Value: \$10,000.00

Improvements thereon: RESIDENTIAL DWELLING

Sheriff to Collect: \$43,958.68

BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ., TUCKER ARENSBERG, P.C.

Attorney

**SALE NUMBER 25**

By virtue of a Writ of Execution filed to No. 2016-CV-6867, COMMUNITY BANK, N.A., D/B/A FIRST LIBERTY BANK AND TRUST, PLAINTIFF, versus MICHAEL POLLOCK, DEFENDANT, owner of property situate in Dickson City, Lackawanna COUNTY, Pennsylvania being known as 821 LINCOLN STREET, DICKSON CITY, LACKAWANNA COUNTY, PENNSYLVANIA.

Consisting of approximately 38 feet x 83 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument # 199818808 (Book 1267, Page 271)

Assessment Map #: 11320-040-039

Assessed Value: \$4,000.00

Improvements thereon: Single Family Dwelling

Sheriff to Collect: \$79,425.17, PLUS COSTS, EXPENSES ATTORNEY'S FEES AND INTEREST

Nogi, Appleton, Weinberger & Wren, P.C.

Brice C. Paul, Esquire

Attorney

**SALE NUMBER 26**

By virtue of a Writ of Execution filed to No. 17CV584, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A v. BRENDA L. DAVENPORT AND DARYL D. DAVENPORT, 1606 Luzerne Street, Scranton, PA 18504, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 1606 Luzerne Street, Scranton, PA 18504.

Property ID #: 14517-010-044

Assessed Value: \$8,000.00

Improvements thereon: Single Family Residence

Sheriff to Collect: \$2,000.00

Richard M. Squire & Associates, LLC

Attorney

**SALE NUMBER 27**

By virtue of a Writ of Execution filed to No. 2017-00716, CARRINGTON MORTGAGE SERVICES, LLC v. LAURENE K. SMITH, 131 Union Street, Taylor, PA 18517, owner of property situate in Borough of Taylor, Lackawanna County, Pennsylvania, being known as 131 Union Street, Taylor, PA 18517.

Property ID #: 16615040002

Assessed Value: \$6,000.00

Improvements thereon: Single Family Residence

Sheriff to Collect: \$2,000.00  
Richard M. Squire & Associates, LLC  
Attorney

**SALE NUMBER 28**

By virtue of a Writ of Execution filed to No. 2015-04281, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-2 vs. JOHN J. CAMPBELL AND RENEE M. CAMPBELL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 317 S. Ninth Street, Scranton, PA 18504.

Property ID #: 15606050048

Assessed Value: \$5,500

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$42,280.17 plus costs, expenses, attorneys' fees and additional interest.

Stephen M. Hladik, Esquire at Hladik, Onorato & Federman, LLP – 298 Wissahickon Avenue, North Wales, PA 19454.

Attorney

**SALE NUMBER 29**

By virtue of a Writ of Execution filed to No. 2016 CIV 6980, FAIRWAY CONSUMER DISCOUNT COMPANY vs GINA M. SLUGG, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 2121 Pittston Avenue. Dimensions: 40 feet by 150 feet.

Assessment Map #: 16714-040-004

Assessed Value: \$12,000.00

Improvements thereon: IMPROVED with a single family dwelling.

Sheriff to Collect: \$11,875.21 as of July 11, 2017.

CHARITON, SCHWAGER & MALAK

Attorney

**SALE NUMBER 30**

By virtue of a Writ of Execution filed to No. 2016-06258 PNC BANK, NATIONAL ASSOCIATION vs. DEBORAH SCHROEDER, owner(s) of property situate in BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania, being 250 Main Street, Olyphant, Pennsylvania 18447

50x100

Assessment Map #: 09304-030-017

Assessed Value: \$6,000.00

Improvements thereon: SINGLE DWELLING

Sheriff to Collect: \$39,671.30

BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ., TUCKER ARENSBERG, P.C.

Attorney

**SALE NUMBER 31**

By virtue of a Writ of Execution filed to No. 2016-05110 FIRST NATIONAL BANK OF PENNSYLVANIA v. BRIAN J. GRAY; NADINE M. GRAY, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania, being 400 Royal Oak Drive, South Abington, PA 18411

1.44 Acres

Property ID #: 08103050023

Assessed Value: \$32,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$229,222.15

Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry and Cristina L. Connor

Attorney

**SALE NUMBER 32**

By virtue of a Writ of Execution filed to No. 16-cv-7104 NATIONSTAR MORTGAGE LLC vs. LYNN STEGMAN, owner(s) of property situated in Borough of Old Forge, Lackawanna County, Pennsylvania, being 213 Charles Street, Old Forge, PA 18518

25X150

Assessment Map #: 17512050030

Assessed Value: \$7,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$130,597.51

Samantha Gable, Esquire

Attorney

**SALE NUMBER 33**

By virtue of a Writ of Execution filed to No. 2016-01439 WELLS FARGO BANK, NA v. KATIE McCARTHY; ELLEN M. O'CONNOR (DECEASED), owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being 1114 John Avenue, Scranton, PA 18510 AKA 1114 John Avenue, Dunmore, PA 18510

50 x 144

Property ID #: 14619010060

Assessed Value: \$8,500.00

Improvements thereon: Single Family Dwelling

Sheriff to Collect: \$153,142.08

Kimberly A. Bonner, Esquire; Scott A. Dieterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter

Attorney

**SALE NUMBER 34**

By virtue of a Writ of Execution filed to No. 16-cv-7232 NATIONSTAR MORTGAGE LLC vs. THEODORE FAIR, owner(s) of property situated in First Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 2016 North Main Avenue, Scranton, PA 18508

Assessment Map #: 13509010004

Assessed Value: \$16,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$151,387.14

Samantha Gable, Esquire

Attorney

**SALE NUMBER 35**

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 262 Hollister Avenue, Scranton, Pennsylvania 18508.

TAX MAP AND PARCEL NUMBER: 13501010019

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$43,377.95

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Frances Ann Horan McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

**SALE NUMBER 36**

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 435 4<sup>th</sup> Avenue, Scranton, Pennsylvania 18505.

TAX MAP AND PARCEL NUMBER: 15648-020-032  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$53,957.90  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Roberto Ayala and Myrian Lopez  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**SALE NUMBER 37**

By virtue of a Writ of Execution filed to No. 4694-Civil-2016 CNB REALTY TRUST, ASSIGNEE OF NBT BANK NA F/K/A PENNSTAR BANK, A DIVISION OF NBT BANK, NA vs. FRANK J. CALAUTTI, AS A KNOWN HEIR OF THE ESTATE OF FRANK J. CALAUTTI AND ANY AND ALL UNKNOWN HEIRS OF THE ESTATE OF FRANK J. CALAUTTI owner of property situate in Greenfield Township, Lackawanna County, Pennsylvania being: 465 Route 106, Greenfield Township, Pennsylvania 18407  
211 x 183 x 189 x 110  
Assessment Map #: 03302-010-002  
Assessed Value: \$10,000.00  
Improvements thereon: Single Dwelling  
Sheriff to Collect: \$68,797.74  
David M. Gregory, Esquire  
Attorney

**SALE NUMBER 38**

All that certain piece or parcel or Tract of land situate in the Township of Scott, Lackawanna County, Pennsylvania, and being known as 1617 Lakeland Drive, Scott, Pennsylvania 18433.  
TAX MAP AND PARCEL NUMBER: 0520201000502  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$108,522.54  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Beverly J. Gedrimas  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**SALE NUMBER 39**

By virtue of a Writ of Execution filed to No. 2016-05412 NATIONSTAR MORTGAGE LLC vs. TANIA MALDONADO, owner(s) of property situated in 17<sup>th</sup> Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 304 Harrison Avenue, Scranton, PA 18510  
30X160  
Assessment Map #: 15754020004  
Assessed Value: \$13,000.00  
Improvements thereon: a residential dwelling  
Sheriff to Collect: \$140,438.80  
Samantha Gable, Esquire  
Attorney

**SALE NUMBER 40**

All that certain piece or parcel or Tract of land situate in the Borough of Olyphant, Lackawanna County, Pennsylvania, and being known as 128 Beech Street, Olyphant, Pennsylvania 18447.  
TAX MAP AND PARCEL NUMBER: 1141404000402  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$67,105.93  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Joseph Davey

McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**SALE NUMBER 41**

All that certain piece or parcel or Tract of land situate in the Borough of Dunmore, Lackawanna County, Pennsylvania, and being known as 2031-2033 Delaware Street, Dunmore, Pennsylvania 18512.

TAX MAP AND PARCEL NUMBER: 14642-020-007

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$58,987.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Akiva Kizelnik

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

**SALE NUMBER 42**

All that certain piece or parcel or Tract of land situate in the Township of Springbrook, Lackawanna County, Pennsylvania, and being known as Rr7 box 7408 Swartzvalley Road, Moscow, Pennsylvania 18444.

TAX MAP AND PARCEL NUMBER: 20401010046

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$169,275.69

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Josephine F. Mccolligan

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

**SALE NUMBER 43**

All that certain piece or parcel or Tract of land situate in the Borough of Archbald, Lackawanna County, Pennsylvania, and being known as 154 Simpson Street, Old Forge, Pennsylvania 18403.

TAX MAP AND PARCEL NUMBER: 09414010027

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$33,578.36

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Lenore A. Antinori

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

**SALE NUMBER 44**

By virtue of a Writ of Execution filed to No. 16-4037, U.S. BANK N.A. vs. CAROLINE WILLIAMS, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being 507 Center Street

120 x 150 x 120 x 131

Property ID #: 1000702001400

Assessed Value: \$9,500.00

Improvements thereon: Bldg and Land

Sheriff to Collect: \$117,842.83

Parker, McCay

Attorney

**SALE NUMBER 45**

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 1223 South Irving Avenue, Scranton, Pennsylvania 18505.

TAX MAP AND PARCEL NUMBER: 16708020043

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$79,151.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Robert T. McDonough a/k/a Robert J. McDonough, Jr. and Juliane T. McDonough  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**SALE NUMBER 46**

By virtue of a Writ of Execution filed to No. 17-CV-1188 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST COMPANY, PLAINTIFF vs. TIMOTHY AIKMAN, KATHLEEN AIKMAN AND THE UNITED STATES OF AMERICA, DEFENDANTS, owners of property situate in Township of North Abington, Lackawanna County, Pennsylvania being 201 Decker Road, Dalton, PA 18414

Property ID #: 06003-010-001

Assessed Value: \$2,035.00 (Land) + \$40,400.00 (Bldg) = \$42,435.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$159,780.12, plus interest, tax and costs

Kathryn L. Mason, Esquire

Attorney

**SALE NUMBER 47**

By virtue of a Writ of Execution filed to No. 14-CV-6671 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST COMPANY, PLAINTIFF vs. CHRISTOPHER T. JONES AND KIMBERLY A. JONES, DEFENDANTS, owners of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 167 Fallbrook Street, Carbondale, PA 18407

Property ID #: 04412-020-010

Assessed Value: \$ (Land) + \$ (Bldg) = \$800.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$75,474.18, plus interest, tax and costs

Kathryn L. Mason, Esquire

Attorney

**SALE NUMBER 48**

By virtue of a Writ of Execution No. 15-CV-4409 BAYVIEW LOAN SERVICING, LLC v. STEVEN J. MULLET owners of property situate in CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania being 380 Maple Drive, a/k/a 13 Maple Drive, Gouldsboro, PA 18424

Dimensions: 109X200X109X202

Assessment Map #: 23303070004

Assessed Value: \$19,800

Improvements thereon: Residential Property

Judgment Amount: \$140,313.18

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 49**

BY VIRTUE OF A WRIT OF EXECUTION Peoples Security Bank & Trust successor by merger to Penn Security Bank & Trust Co. vs. Alan D. Dembowski and Barbara Bukenas, Docket No. 16-cv-6568.

Alan D. Dembowski and Barbara Bukenas are the owners of property situate in the Township of Clifton, Lackawanna County, Pennsylvania.

Being 478C West Creek Drive, Gouldsboro, PA 18424

Assessment Map #: 23304 030 001

Assessed Value: \$22,350  
Improvements thereon: dwelling  
Sheriff to Collect: \$76,366.01 (plus costs)  
HOURIGAN, KLUGER & QUINN, PC  
600 Third Avenue  
Kingston, PA 18704  
Attorney

**SALE NUMBER 50**

By virtue of a Writ of Execution No. 2014-51176 SCOTT TOWNSHIP SEWER AND WATER AUTHORITY vs. DANIEL HALLORAN, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being 1428 Layton Road  
61X208X82X200  
Property ID #: 09203-040-006  
Assessed Value: \$4,000.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$6,417.81  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Attorney

**SALE NUMBER 51**

By virtue of a Writ of Execution No. 2012-53258 ABINGTON HEIGHTS SCHOOL DISTRICT vs. BALAJI INVESTMENTS, LLC, owner(s) of property situate in Glenburn Township, Lackawanna County, Pennsylvania, being:  
Waverly Wilson Avenue  
2A  
Property ID #: 08003-030-008  
Assessed Value: \$5,000.00  
Improvements thereon: VACANT LOT PROPERTY  
Sheriff to Collect: \$4,747.36  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Attorney

**SALE NUMBER 52**

By virtue of a Writ of Execution No. 2006-52315 NORTH POCONO SCHOOL DISTRICT vs. SCOTT D. SMITH, NANCY J. SMITH, owner(s) of property situate in Covington Township, Lackawanna County, Pennsylvania, being:  
Hemlock Trail Wdl-73  
47X8X120X48X100  
Property ID #: 22701-020-073  
Assessed Value: \$4,750.00  
Improvements thereon: ALL RECREATION PROPERTY  
Sheriff to Collect: \$4,793.64  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Attorney

**SALE NUMBER 53**

By virtue of a Writ of Execution No. 2014-51837 ABINGTON HEIGHTS SCHOOL DISTRICT vs. SAVANA PROPERTIES LLC, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being:  
Fawn Hill Road Extension  
2.33 AC

Property ID #: 10119-030-00534  
Assessed Value: \$12,000.00  
Improvements thereon: VACANT LOT PROPERTY  
Sheriff to Collect: \$5,902.44  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Attorney

**SALE NUMBER 54**

By virtue of a Writ of Execution No. 2013-52823 NORTH POCONO SCHOOL DISTRICT vs. C J. TEN, L.L.C., owner(s) of property situate in Elmhurst Township, Lackawanna County, Pennsylvania, being:  
Old Route 611 & Mullen Road  
1.22A

Property ID #: 18113-010-014  
Assessed Value: \$34,857.00  
Improvements thereon: OTHER COMMERCIAL PROPERTY  
Sheriff to Collect: \$10,162.05  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Attorney

**SALE NUMBER 55**

By virtue of a Writ of Execution No. 2015-50556 ABINGTON HEIGHTS SCHOOL DISTRICT vs. JAMES MERLE RICHARDS, JR., owner(s) of property situate in Ransom Township, Lackawanna County, Pennsylvania, being:  
Mt. Dewey  
1A

Property ID #: 13303-010-005  
Assessed Value: \$2,242.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$4,002.77  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Attorney

**SALE NUMBER 56**

By virtue of a Writ of Execution No. 2014-52247 NORTH POCONO SCHOOL DISTRICT vs. GEORGE R. OUELLETTE, owner(s) of property situate in Clifton Township, Lackawanna County, Pennsylvania, being:  
Big Bass Drive B-326  
155X315X65X364

Property ID #: 23303-030-007  
Assessed Value: \$36,500.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$11,174.87  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Attorney

**SALE NUMBER 57**

By virtue of a Writ of Execution No. 2013-52658 NORTH POCONO SCHOOL DISTRICT vs. BRIAN P. BUTLER AND TAMARA J. BUTLER, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being:  
S. R. 348 T. 410 L1  
4.62A

Property ID #: 15103-020-00301  
Assessed Value: \$4,000.00



Improvements thereon: VACANT LOT PROPERTY

Sheriff to Collect: \$4,603.06

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 58**

By virtue of a Writ of Execution No. 2012-53009 NORTH POCONO SCHOOL DISTRICT vs. FRANCIS S. JARA AND MARGARET JARA, owner(s) of property situate in Clifton Township, Lackawanna County, Pennsylvania, being:

Big Bass Dr & Lake Dr. B-340

149X230X65X188

Property ID #: 23303-050-019

Assessed Value: \$19,110.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$8,824.54

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 59**

By virtue of a Writ of Execution No. 2010-52141 NORTH POCONO SCHOOL DISTRICT vs. DAVID DAMBROSIA AND SUSAN ANN DAMBROSIA, owner(s) of property situate in Clifton Township, Lackawanna County, Pennsylvania, being:

Packanack Drive J-1303

181 x 218 x 41 x 218

Property ID #: 23304-120-002

Assessed Value: \$14,880.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$8,100.00

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 60**

By virtue of a Writ of Execution No. 2009-50970 ABINGTON HEIGHTS SCHOOL DISTRICT vs. JOSEPH WALSH AND KATHLEEN WALSH, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being:

404 Carnation Drive

98 x 162 x 50 x 144

Property ID #: 10016-030-01400

Assessed Value: \$20,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$7,874.78

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 61**

By virtue of a Writ of Execution No. 2015-51178 ABINGTON HEIGHTS SCHOOL DISTRICT vs. DONALD HOPKINS JR. AND DONNA S. HOPKINS, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being:

818 Scott Road

2.114A

Property ID #: 10104-010-00104

Assessed Value: \$23,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$6,152.07

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 62**

By virtue of a Writ of Execution No. 2014-50896 SCOTT TOWNSHIP SEWER AND WATER AUTHORITY vs. ANTHONY C. SCALAMONTI AND ELLEN S. SCALAMONTI, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being:

957 Lakeland Drive

2.1766A

Property ID #: 07203-010-02201

Assessed Value: \$13,100.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$4,672.77

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 63**

By virtue of a Writ of Execution No. 2011-50859 NORTH POCONO SCHOOL DISTRICT vs. THERESA FOX, owner(s) of property situate in Moscow, Lackawanna County, Pennsylvania, being:

212 Brook Street Road #1

105X294X100X306

Property ID #: 19802-070-005

Assessed Value: \$8,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$6,053.85

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 64**

By virtue of a Writ of Execution No. 2015-51176 NORTH POCONO SCHOOL DISTRICT vs. DANIEL D. ANGERSON, EXECUTOR OF THE ESTATE OF JOHN F. ANGERSON, CHERYL ANGERSON, JOHN ANTHONY ANGERSON, ROCKY JOHN ANGERSON, CHRISTOPHER LEE ANGERSON, owner(s) of property situate in Springbrook Township, Lackawanna County, Pennsylvania, being:

83 Bowen Road

200X350

Property ID #: 21001-010-00103

Assessed Value: \$19,400.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$6,118.11

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 65**

By virtue of a Writ of Execution No. 2014-52495 SCOTT TOWNSHIP SEWER AND WATER AUTHORITY vs. LORA M. CHELLINO, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being:

20 Chapman Lake Road

2A

Property ID #: 07203-020-00102

Assessed Value: \$17,000.00

Improvements thereon: SINGLE DWELLING

Sheriff to Collect: \$4,717.78

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 66**

By virtue of a Writ of Execution No. 2013-53217 SCOTT TOWNSHIP SEWER AND WATER AUTHORITY vs. MARY ANN HOVAN, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being:

22 Philbin Avenue

101X102X79X100

Property ID #: 06214-010-003

Assessed Value: \$5,500.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$4,804.13

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 67**

By virtue of a Writ of Execution No. 2015-51770 JEFFERSON TOWNSHIP SEWER AUTHORITY vs. RAYMOND WADDELL, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being:

19 Hitchcock Road

150X200

Property ID #: 15103-020-005

Assessed Value: \$8,685.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$5,761.87

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 68**

By virtue of a Writ of Execution No. 2015-50029 SCOTT TOWNSHIP SEWER AND WATER AUTHORITY vs. JASON CLARK, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being:

394 Chapman Lake Road

100X100X10X100X80X20

Property ID #: 06202-020-004

Assessed Value: \$14,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$4,372.98

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 69**

By virtue of a Writ of Execution No. 2015-51285 ABINGTON HEIGHTS SCHOOL DISTRICT vs. WILLIAM NOTARIANNI, II AND LAURA R. NOTARIANNI, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being:

105 Noble Road

4.992A

Property ID #: 09003-010-01501

Assessed Value: \$58,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$11,047.74

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 70**

By virtue of a Writ of Execution No. 2009-51543 ABINGTON HEIGHTS SCHOOL DISTRICT vs. MARJER, INC., owner(s) of property situate in Glenburn Township, Lackawanna County, Pennsylvania, being:

1194 Gravel Pond Road

175X147X225X110

Property ID #: 08902-010-009

Assessed Value: \$2,000.00

Improvements thereon: VACANT LOT PROPERTY

Sheriff to Collect: \$5,196.18

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 71**

By virtue of a Writ of Execution No. 2014-52278 NORTH POCONO SCHOOL DISTRICT vs. DANIEL CORALLO, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being:

T412 & T339

30.58A

Property ID #: 15101-010-01101

Assessed Value: \$13,950.00

Improvements thereon: VACANT ACREAGE PROPERTY

Sheriff to Collect: \$6,037.26

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 72**

By virtue of a Writ of Execution No. 2011-50889 NORTH POCONO SCHOOL DISTRICT vs. JOSEPH D. SOCOLOF, owner(s) of property situate in Thornhurst Township, Lackawanna County, Pennsylvania, being:

Thornhurst C. C. L. 351

80 x 125

Property ID #: 24103-030-002

Assessed Value: \$10,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$11,175.99

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 73**

By virtue of a Writ of Execution No. 2015-50990 ABINGTON HEIGHTS SCHOOL DISTRICT vs. RANDY BUCKAS, owner(s) of property situate in Ransom Township, Lackawanna County, Pennsylvania, being:

2472 Ransom Road

5.035A

Property ID #: 15304-010-019

Assessed Value: \$19,800.00

Improvements thereon: MISC (GARAGE ETC) PROPERTY

Sheriff to Collect: \$6,806.24

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 74**

By virtue of a Writ of Execution No. 2013-51974 NORTH POCONO SCHOOL DISTRICT vs. RALPH H. PARRY AND ELIZABETH PARRY, owner(s) of property situate in Covington Township, Lackawanna County, Pennsylvania, being:

Off Clifton Road

80X277X80X277

Property ID #: 21804-020-00207

Assessed Value: \$10,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$5,219.65

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 75**

By virtue of a Writ of Execution No. 2011-51871 ABINGTON HEIGHTS SCHOOL DISTRICT vs. PETER LEE AND DEBRA LEE, owner(s) of property situate in Glenburn Township, Lackawanna County, Pennsylvania, being:

Lacka Trail

97X155X107X142

Property ID #: 07902-040-007

Assessed Value: \$11,800.00

Improvements thereon: MULTI DWELLING PROPERTY

Sheriff to Collect: \$7,619.73

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

**SALE NUMBER 76**

By virtue of a Writ of Execution filed to No. 2017-CV-2280 LANDMARK COMMUNITY BANK vs. J.B. REAL ESTATE DEVELOPMENT GROUP, owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania being Dunham Drive Dunmore PA 18512

64x30x226x224x24x133x103x64x253

Property ID #: 14704-020-003.02

Assessed Value: \$32,875.00

Improvements thereon: \$5,075.00

Sheriff to Collect: \$3,662,359.47

Myles R. Wren, Esquire

Attorney

**SALE NUMBER 77**

By virtue of a Writ of Execution filed to No. 2017-CV-2279 LANDMARK COMMUNITY BANK vs. ESTATE OF WILLIAM K. NASSER SR., owner(s) of property situate in Taylor, Lackawanna County, Pennsylvania being vacant acreage at 10 South Keyser Avenue Scranton, PA

22.96 Acres

Property ID #: 15503-030-001

Assessed Value: \$13,500.00

Improvements thereon: Unknown/vacant

Sheriff to Collect: \$1,166,721.74

Myles R. Wren, Esquire

Attorney

**SALE NUMBER 78**

By virtue of a Writ of Execution filed to No. 2017-CV-2285 LANDMARK COMMUNITY BANK vs. MADISON & VINE ASSOCIATES, LLC, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 520 Madison Avenue

120x160x46x41x74x119

Property ID #: 157.21-010-019

Assessed Value: \$32,000.00

Improvements thereon: \$8850

Sheriff to Collect: \$3,174,821.07

Myles R. Wren, Esquire

Attorney

**SALE NUMBER 79**

By virtue of a Writ of Execution filed to No. 2017-CV-2281 LANDMARK COMMUNITY BANK vs. ROSEBRIER, INC., owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania being 1 Dunham Drive Dunmore PA 18512

45x58x20x116x18x180

Property ID #: 14704-020-004

Assessed Value: \$21,000.00

Improvements thereon: \$20,250

Sheriff to Collect: \$3,690,818.83

Myles R. Wren, Esquire

Attorney

**SALE NUMBER 80**

By virtue of a Writ of Execution filed to No. 2017-CV-2279 and 2017-CV-2278 LANDMARK COMMUNITY BANK vs. ESTATE OF WILLIAM K. NASSER, SR. AND ESTATE OF CATHERINE M. NASSER, owner(s) of property situate in Taylor, Lackawanna County, Pennsylvania being 26.98 acres

Dimensions: Unknown

Property ID #: Part of Pin 15503-030-001

Assessed Value: Unknown

Improvements thereon: Unknown

Sheriff to Collect: \$4,037,184.18

Myles R. Wren, Esquire

Attorney

**SALE NUMBER 81**

By virtue of a Writ of Execution filed to No. 2017-CV-409, NET FEDERAL CREDIT UNION v. DAVID SINGER, AS ADMINISTRATOR FOR THE ESTATE OF BONNI J. SHELPS A/K/A BONNIE SHELPS-SINGER, DECEASED, owner(s) of property situate in the Township of Scott, Lackawanna County, Pennsylvania, being 206 Manning Road, Scott Township, PA 18447, and containing 11.31 acres of land, be the same more or less.

Property ID #: 05002-020-005

Assessed Value: \$19,500.00

Improvements thereon: Residential Property

Sheriff to Collect: \$140,724.80

The Law Offices of Kevin M. Smith, PC

Attorney

**TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

A SCHEDULE OF DISTRIBUTION OF ONLY **HIGH BID SALES** WILL BE FILED BY THE SHERIFF NOT LATER THAN AUGUST 11, 2017 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

**MARK P. MCANDREW**  
**SHERIFF OF LACKAWANNA COUNTY**

ATTEST:

**BOB MOORE**  
REAL ESTATE DEPUTY  
SHERIFF'S DEPARTMENT  
SCRANTON, PA 18503

APRIL 17, 2017