

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JUNE 13, 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, JUNE 13, 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 filed to No. 16 CV 2973 M&T BANK vs. JASON M. BARTOSCH A/K/A JASON BARTOSCH, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania being 230-232 Crown Avenue Scranton, PA 18505, 15717-010-066,

BEGINNING at the intersection of the Northwesterly building line on Crown Avenue with the Northeasterly building line of Orchard Street;

THENCE in a Northwesterly direction along the Northeasterly building line on Orchard Street a distance of fifty-seven and five-tenths (57.5) feet to a corner;

THENCE in a Northeasterly direction at right angles to the Northeasterly building line on Orchard Street a distance of forty (40) feet to a corner in the dividing line between Lots Number 27 and 28 in said Block;

THENCE in a Southeasterly line between Lots Numbers 27 and 28 in said Block;

THENCE in a Southeasterly direction along said dividing line a distance of fifty-seven and five tenths (57.5) feet to a corner in the Northwesterly building line on Crown Avenue, and

THENCE in a Southwesterly direction along the Northwesterly building line on Crown Avenue, a distance of forty (40) feet to the place of beginning.

TOGETHER with the privilege of using (10) feet in front, or building line of said lot on Crown Avenue and ten (10) feet in front of the building line on Orchard Street for yard, vaults, porch or piazza, cellarway and bay window, but for no other purpose, the top of said vaults in no ease to be higher than the sidewalk in front of same.

Assessment Map #: 15717-010-066

Assessed Value Figure: \$11,902.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$113,685.84

KML Law Group, P.C.

Attorney

SALE NUMBER 2

By virtue of a Writ of Execution No. 16-CV-1874 WELLS FARGO BANK, N.A. v. OMAR ALBERTO FROMETA, CECILIA A. VASQUEZ A/K/A CECILIA VASQUEZ owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 917 South 9th Avenue, a/k/a 917 South 9th Ave L28, Scranton, PA 18504-3110

Dimensions: 40X111

Assessment Map #: 15613070049

Assessed Value: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$71,042.01
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 3

By virtue of a Writ of Execution No. 2015-07362 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE AND CUSTODIAN FOR OCWEN REAL ESTATE ASSET LIQUIDATING TRUST 2007-1 v. LOUIS A. ZIPPITTELLI, SR AND TRACY DRANCHAK, owners of property situate in the TAYLOR BOROUGH, Lackawanna County, Pennsylvania being 498 South Keyser Avenue a/k/a 498 S Keyser Ave, Taylor, PA 18517-9717

Dimensions: 35 X 91 X 56 X 96

Assessment Map #: 15514050001

Assessed Value: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$143,463.10

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 4

By virtue of a Writ of Execution No. 2016-04657 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC v. ROBERT J. KOPACZ owners of property situate in the DUNMORE BOROUGH, Lackawanna County, Pennsylvania being 1107 Ridge Avenue, a/k/a 1107 1109 Ridge Street, Dunmore Borough, PA 18510

Dimensions: 50 X 93

Assessment Map #: 14618100029

Assessed Value: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$107,389.26

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 5

By virtue of a Writ of Execution No. 2016-06051 WELLS FARGO BANK, N.A. v. PAMELA L. CARDEN owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 519 Deacon Street, A/K/A 519 Deacon Street & Wint Ave, Scranton, PA 18509-1667

Dimensions: 55 X 96

Assessment Map #: 13509040082

Assessed Value: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$86,900.68

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 6

By virtue of a Writ of Execution No. 12-CV-5839 REGIONS BANK v. ROBERT C. RANSOM A/K/A ROBERT RANSOM, ROSEMARY RANSOM owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania being 19 & 21 Clark Avenue, Carbondale, PA 18407-1654

Dimensions: 45 X 55 X 45 X 59

Assessment Map #: 04510030002

Assessed Value: \$8,500.00

Improvements thereon: Residential Property

Judgment Amount: \$277,068.78

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 7

By virtue of a Writ of Execution No. 16-CV-6464 WELLS FARGO BANK, N.A., S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION v. GEORGE F. HILL owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 328 North Fillmore Avenue, a/k/a 328 North Filmore Avenue, Scranton, PA 18504-1778

Dimensions: 25 X 155

Assessment Map #: 14513090022

Assessed Value: \$5,000.00

Improvements thereon: Residential Property

Judgment Amount: \$71,622.24

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 8

By virtue of a Writ of Execution No. 2016-04215 BANK OF AMERICA , N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP v. STEPHEN R. DEVINE owners of property situate in Lackawanna County, Pennsylvania being 801 West Grant Street, Blakely, PA 18447

Dimensions:

Assessment Map #: 11406020040

Assessed Value: \$10,857.00

Improvements thereon: Residential Property

Judgment Amount: \$134,033.32

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 9

By virtue of a Writ of Execution No. 16 CV 5878 WELLS FARGO BANK, N.A. v. KARIN MARIE TAFT STREIN owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania being 884 Sibley Avenue, Old Forge, PA 18518-1006

Dimensions: 50 X 150

Assessment Map #: 16504 020 019

Assessed Value: \$10,500.00

Improvements thereon: Residential Property

Judgment Amount: \$40,738.85

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 10

By virtue of a Writ of Execution No. 16-CV-4373 WELLS FARGO BANK, N.A. v. RAYMOND J. KOSCIUK owners of property situate in the MOOSIC BOROUGH, Lackawanna County, Pennsylvania being 20 Washington Street, Moosic, PA 18507-1746

Dimensions: 50 X 150

Assessment Map #: 17612050013

Assessed Value: \$8,500.00

Improvements thereon: Residential Property

Judgment Amount: \$86,824.09

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 11

By virtue of a Writ of Execution filed to No. 16CV5341 M&T BANK vs. NANCY WILLIAMS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1029 Prescott Avenue Scranton, PA 18510, 14618 060 031,

COMMENCING at a stake and stones corner on Prescott Avenue in the line of lands of Henry Wameka; thence Northwesterly along said line 150 feet to an alley; thence Southwesterly along said alley 40 feet to a corner of land of Lot No. 22 in Block "F", thence Southeasterly along said land 150 feet to Prescott Avenue; and thence Northeasterly along said Avenue, 40 feet to the place of beginning. It being Lot No. 23 in Block "F" as shown on that part of the map of the City of Scranton, known as A.B. Silkman's Addition, recorded in Lackawanna County, PA, in Map Book No. 2 page 100.

EXCEPTING and reserving therefrom that portion of said Lot No. 23 in Block "F" conveyed to Peter W. Schumaker et ux by Deed dated June 1, 1925, and recorded in Lackawanna County Deed Book No. 321 page 272, which said portion is the rear portion of said lot, being 85 feet in depth and having frontage of 40 feet on the alley in the rear of said Lot No. 23.

Assessment Map #: 14618 060 031

Assessed Value: \$9,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$67,134.86

KML Law Group, P.C.

Attorney

SALE NUMBER 12

By virtue of a Writ of Execution filed to No. 14 CV 6126 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JOHNCARLO LIGI JR, owner of the property situate in the Township of Jefferson, Lackawanna County, Pennsylvania being 20 Mount Cobb Highway Lake Ariel, PA 18436, 15004-010-012,

BEGINNING at a point in the center of State Highway Route No. 348 leading from Mt. Cobb to Hamlin, said point being North Eighty-eight (88) Degrees Thirty (30) Minutes West One Hundred Sixty-six and Five tenths (166.5) feet from the center of a bridge and about Two Hundred Seventy-seven (277) feet along the center of said Highway from the line of lands of Stanley Prokop; thence along the center of said Highway North Eighty-eight (88) degrees Thirty (30) Minutes West Seventy (70) feet to a point; thence North One (1) Degree Thirty (30) Minutes East Two Hundred (200) feet to an iron pin corner; thence South Eighty-eight (88) degrees Thirty (30) Minutes East Seventy (70) feet to a pipe corner; thence South One (1) Degree Thirty (30) Minutes West Two Hundred (200) feet to the place of BEGINNING. CONTAINING Fourteen Thousand (14,000) square feet of land, more or less. The bearings are magnetic as of 1964.

SUBJECT to the same exceptions, reservations and conditions as are found in deeds forming the chain of title.

Assessment Map #: 15004-010-012

Assessed Value: \$6,042.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$129,218.75

KML Law Group, P.C.

Attorney

SALE NUMBER 13

By virtue of a Writ of Execution filed to No. 2016-04030 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6 vs. MARY BENEDICT A/K/A MARY CHAPMAN A/K/A MARY R. CHAPMAN, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania.

Being: 300 Williams Road, Lake Ariel n/k/a 6 Williams Road, Jefferson Township, PA 18436

Dimensions: 176 X 218 X 244 X 217

Assessment Map #: 15103030004

Assessed Value: \$6500
Improvements thereon: Improved w/single family dwelling
Sheriff to Collect: \$152,217.04
Udren Law Offices, P.C.
Attorney

SALE NUMBER 14

By virtue of a Writ of Execution filed to No. 2016-02752 WELLS FARGO BANK, NA v. EDWARD J. GRAHAM; TANYA L. GRAHAM, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 728 Pittston Avenue, Scranton, PA 18505
20x150

Property ID #: 15619030055
Assessed Value: \$6,600.00
Improvements thereon: single family dwelling
Sheriff to Collect: \$28,343.12
Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor and Karina Velter
Attorney

SALE NUMBER 15

By virtue of a Writ of Execution filed to No. 15-CV-3640 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3 vs. JEFFREY MCCULLON AND MARIA A. MCCULLON AKA MARIA A. MCCULLTON, owner of property Situate in Scranton City, Lackawanna County, Pennsylvania, being 308 Oak Street, Scranton, PA 18508

Assessment Map #: 1340804001201
Assessed Value: \$_____

Improvements thereon: Residential Dwelling
Sheriff to Collect: \$_____

Robert W. Williams, Esquire
Attorney

SALE NUMBER 16

By virtue of a Writ of Execution filed to No. 2016-06640, OCWEN LOAN SERVICING, LLC v. EUGENE SHEEHAN A/K/A EUGENE H. SHEEHAN, owner of property situate in the Carbondale City, Lackawanna County, Pennsylvania being 526 Beech Street, Scranton, PA 18505

Dimensions: 40X160
Property ID #: 15619060040
Assessed Value: \$4,000
Improvements thereon: Residential Real Estate
Sheriff to Collect: \$67,458.05
Jessica N. Manis, Esquire.
Attorney

SALE NUMBER 17

By virtue of a Writ of Execution file to No. 2016-5058, FV-I, INC. IN TRUST FOR MORGAN, ET AL vs. ROY R DRAPER JR., owners of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 152 E Pine Street, Dunmore, PA 18512
50 X 119

Property ID #: 14615040003
Assessed Value: \$6,000
Improvements thereon: Single Dwelling

Sheriff to Collect: \$103,846.28
Patrick J Wesner /Parker McCay PA
Attorney

SALE NUMBER 18

By virtue of a Writ of Execution filed to No. 2016-03216 KEY BANK, N.A. vs. ANGELA BATES, KNOWN HEIR OF MARGARET CANTAFIO, ANTHONY CANTAFIO, KNOWN HEIR OF MARGARET CANTAFIO, ESTATE OF MARGARET CANTAFIO, CARL CANTAFIO, KNOWN HEIR OF MARGARET CANTAFIO, CAROL CANTAFIO, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET CANTAFIO, FRANK CANTAFIO, INDIVIDUALLY AND AS KNOWN HEIR OF MARGARET CANTAFIO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET CANTAFIO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania.

Being: 915 Euclid Avenue, Scranton, PA 18504

Dimensions: 145 X 132 X 101 X 68

Assessment Map #: 14507-020-001

Assessed Value: \$15000

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$49,288.12

Udren Law Offices, P.C.

Attorney

SALE NUMBER 19

By virtue of a Writ of Execution filed to No. 15-CV-6690 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-D, MORTGAGE BACKED CERTIFICATES, SERIES 2006-D vs. DONNA ELLIOT A/K/A DONNA ELLIOTT A/K/A DONNA M. ELLIOTT, LORNE ELLIOT A/K/A LORNE ELLIOTT, owner of property situate in Borough of Vandling, Lackawanna County, Pennsylvania.

Being: 306 Fifth St, Vandling, PA 18421

Dimensions: 110X150

Assessment Map #: 0160801000134

Assessed Value: \$21000

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$229,041.08

Udren Law Offices, P.C.

Attorney

SALE NUMBER 20

By virtue of a Writ of Execution filed to No. 16 CV 1311, U.S. NATIONAL BEAR HILL TRUST v. CARL M. BOOTZ AND MARGARET BOOTZ, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being 841 Rock Street, Archbald, PA 18403.

Size of Lot 7,454.80 square feet.

Property ID #: 09510-010-003

Assessed Value: \$4,000.00

Improvements thereon: Residential property.

Sheriff to Collect: \$19,108.53

Law Office of Gregory Javardian, LLC

Attorney

SALE NUMBER 21

By virtue of a Writ of Execution filed to No. 16 CV 2599, CITIZENS BANK OF PENNSYLVANIA v. SEAN M. WETZEL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 320 Stafford Avenue, Scranton, PA 18505.

Size of Lot 5,600

Property ID #: 15717-030-021

Assessed Value: \$9,500.00

Improvements thereon: Residential property.

Sheriff to Collect: \$58,775.82

Law Office of Gregory Javardian, LLC

Attorney

SALE NUMBER 22

All that certain piece or parcel or Tract of land situate Township of Fell, Lackawanna County, Pennsylvania, and being known as 35 Ontario Street, Carbondale, Pennsylvania 18407.

TAX MAP AND PARCEL NUMBER: 04507-020-011

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$199,701.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Gretchen L. Gardus and Francis G. Gardus

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SALE NUMBER 23

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 2633 Lafayette Street, Scranton, Pennsylvania 18504.

TAX MAP AND PARCEL NUMBER: 14408030032

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$74,461.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Irene Drag

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SALE NUMBER 24

All that certain piece or parcel or Tract of land situate Borough of Dunmore, Lackawanna County, Pennsylvania, and being known as 307 West Drinker Street, Dunmore, Pennsylvania 18512.

TAX MAP AND PARCEL NUMBER: 14607-030-027

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$176,746.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Brett M. Nachand and Jacquelyn Nachand

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SALE NUMBER 25

By virtue of a Writ of Execution filed to No. 16 CV 5562, LAKEVIEW LOAN SERVICING, LLC v. TODD B. BAKER, owners of property situate in the Borough of Clarks Summit, Lackawanna COUNTY, Pennsylvania being 521 School Street, Clarks Summit, PA 18411.

Front: Depth:

Property ID #: 09020-010-01600

Assessed Value: \$16,000
Improvements thereon: RESIDENTIAL REAL ESTATE
Sheriff to Collect: \$158,985.93
M. Troy Freedman, Esq.
Attorney

SALE NUMBER 26

By virtue of a Writ of Execution filed to No. 16 CV 2250, WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION v. UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THELMA P. KOVALL, DECEASED, owner(s) of property situate in BOROUGH OF CLARK'S SUMMIT, Lackawanna County, Pennsylvania being 403 HAVEN LANE, CLARKS SUMMIT, PA 18411.

Size of Lot _____

Property ID #: 100.06-010-030

Assessed Value: \$

Improvements thereon: Residential property.

Sheriff to Collect: \$102,922.59

Powers, Kirn & Associates, LLC

Attorney

SALE NUMBER 27

By virtue of a Writ of Execution filed to No. 15-CV-5185 PEOPLE'S CHOICE FEDERAL CREDIT UNION vs. KENNETH C. WINTERS III AND COLLEEN WINTERS, owners of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 130 Walnut Street, Dunmore, PA 18512

Dimensions: 40 X 118 X 15 X 40 X 118, Multi Dwelling

Property ID #: 14616030012

Assessed Value: \$8,650.00

Improvements thereon: A multi dwelling

Sheriff to Collect \$57,870.19.

Keri P. Ebeck, Esquire, PA ID # 91298, Weltman, Weinberg & Reis Co., L.P.A.

Attorney

SALE NUMBER 28

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 1119 South Irving Avenue, Scranton, Pennsylvania 18505.

TAX MAP AND PARCEL NUMBER: 16708020050

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$177,215.98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Antonio F. Cutrona and Amy Cutrona McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SALE NUMBER 29

By virtue of a Writ of Execution filed to No. 2015-CV-01711, THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBMS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2006-12, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-12 vs GREGORI ANELLI AND ERIN ANELLI, owner(s) of property situate in Roaring Brook Township, Lackawanna County, Pennsylvania being 137 Windsor Way

Property ID #: 16001-020-00558

Assessed Value: \$38,000.00

Improvements thereon: Detached, Two Story, Single Family, Residential Dwelling

Sheriff to Collect: \$680,845.68

Barbara A. Fein, Esquire

Attorney

SALE NUMBER 30

By virtue of a Writ of Execution filed to No. 15-CV-6917 WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST AS TRUSTEE FOR HLSS MORTGAGE MASTER TRUST FOR THE BENEFIT OF THE HOLDERS OF THE SERIES 2014-1 CERTIFICATES ISSUED BY HLSS MORTGAGE MASTER TRUST vs. CHRIS MATSKO A/K/A CHRIS A. MATSKO A/K/A CHRISTOPHER A. MATSKO, SHIRLEY MATSKO A/K/A SHIRLEY A. MATSKO, owner(s) of property situate in BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania.

BEING KNOWN AS 914 S Main St, Old Forge, PA 18518

PARCEL NUMBER: 18407030033

IMPROVEMENTS: Residential Property

Udren Law Offices, P.C.

Attorney

SALE NUMBER 31

By virtue of a Writ of Execution No. 15-CV-5843 WELLS FARGO BANK, NA v. ALEXANDER GARCIA, ASHLEY MARIE GARCIA A/K/A ASHLEY GARCIA owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1107 Albright Avenue, Scranton, PA 18508-2301

Front: 46 feet, Depth: 150 feet, containing 6,900 Square Feet

Assessment Map #: 14508030040

Assessed Value: \$11,550

Improvements thereon: Residential Property

Judgment Amount: \$101,356.75

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 32

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 1827 McDonough Avenue, Scranton, Pennsylvania 18508.

TAX MAP AND PARCEL NUMBER: 13408-010-015

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$241,913.97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Karen Gerichten

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SALE NUMBER 33

By virtue of a Writ of Execution No. 16 CV 791 WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, N.A. F/K/A FIRST UNION NATIONAL BANK v. THADDEUS POPLAWSKI A/K/A THADDEUS J. POPLAWSKI, IN HIS CAPACITY AS HEIR OF MONICA D. POPLAWSKI, DECEASED, DAVID POPLAWSKI, IN HIS CAPACITY AS HEIR OF MONICA D. POPLAWSKI, DECEASED, LYNN FRANCIS, IN HER CAPACITY AS HEIR OF MONICA D. POPLAWSKI, DECEASED, KAREN POPLAWSKI A/K/A KAREN E. POPLAWSKI, IN HER CAPACITY AS HEIR OF MONICA D. POPLAWSKI, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MONICA D. POPLAWSKI, DECEASED owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 607 George Street a/k/a, 605-607 George Street, Throop, PA 18512-1011

Dimensions: 87 X 85 X 70 X 35

Assessment Map #: 12513020033
Assessed Value: \$7,000
Improvements thereon: Residential Property
Judgment Amount: \$52,954.55
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 34

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 341 Foster Street, Scranton, Pennsylvania 18508 aka 341-343 Foster Street, Scranton, Pennsylvania 18508.

TAX MAP AND PARCEL NUMBER: 14508-040-053

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$93,976.28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Judith Harris

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SALE NUMBER 35

By virtue of a Writ of Execution filed to No. 2016-CV-5503, THE FIDELITY DEPOSIT AND DISCOUNT BANK, PLAINTIFF, vs. ANJANEYULU UPPALA, DEFENDANT and owner of properties situate in the City of Scranton, Lackawanna County, Pennsylvania being known as 318 N. Sumner Avenue; 339 Railroad Avenue; 437 Railroad Avenue; 954 Ridge Avenue; 954 ½ Ridge Avenue; 1726 Wayne Avenue and 1926 Price Street. The dimensions of the property located at 318 N. Sumner Avenue are 26' x 176' more or less; the dimensions of the property located at 339 Railroad Avenue are 30' X 98' X 32' X 88' more or less; the dimensions of the property located at 437 Railroad Avenue are 30' X 92' X 36' X 80' more or less; the dimensions of the property located at 954 Ridge Avenue are 42' X 118' more or less; the dimensions of the property located at 954 ½ Ridge Avenue are 42' 46' more or less; the dimensions of the property located at 1726 Wayne Avenue are 55' X 150' X 45' X 150 more or less; and the dimensions of the property located at 1926 Price Street are 30' X 150' more or less.

Property ID #'s:14514040045, 15640030025, 15648020020, 15706060011, 15706060010, 13412050011, 14513040019

Assessed Value: \$41,950.00

Improvements thereon:

318 N. Sumner Ave. Improved with Multi Dwelling

339 Railroad Ave. Improved with Single Dwelling

437 Railroad Ave. Improved with Single Dwelling

954 Ridge Ave, Vacant Lot,

954 ½ Ridge Ave. Improved with Single Dwelling

1726 Wayne Ave. Improved with Multi-Dwelling

1926 Price Street Improved with Multi-Dwelling

Sheriff to Collect: \$89,029.78

Rocco Haertter, Esquire

Attorney

SALE NUMBER 36

By virtue of a Writ of Execution filed to No. 2013 – CV – 4136, BANCO POPULAR NORTH AMERICA vs. MIROSLAW W KUREK A/K/A MICHAEL KUREK owners of property situate in Jessup, Lackawanna County, Pennsylvania being 903 Church Street, Jessup, PA 18434.

Dimensions: 52 x 56

Property ID #: 11511-010-009

Assessed Value: Land Value \$0
Improvement Value: \$0
Total Value: \$18000

Improvements thereon: Apartment Building

Sheriff to Collect: \$ _____

William L. Byrne, Esquire

Attorney

SALE NUMBER 37

By virtue of a Writ of Execution No. 15-CV-7464 WELLS FARGO BANK, NA v. NICHOLAS C. DVORSHOCK, NICOLE E. DVORSHOCK owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 621 Moltke Avenue, A/K/A 621 Moltke Avenue L 5, Scranton, PA 18505-2617

Dimensions: 40 X 125

Assessment Map #: 16805030043

Assessed Value: \$9,500.00

Improvements thereon: Residential Property

Judgment Amount: \$73,445.51

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 38

By virtue of a Writ of Execution filed to No. 16-CV-5590 LSF8 MASTER PARTICIPATION TRUST vs. CARL HOLZMAN AND ROBIN HOLZMAN owners of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 21 Coolidge Avenue Carbondale, PA 18407

Dimensions 75 X 140, Single Dwelling

Property ID #: 05506030038

Assessed Value: \$10,500.00

Improvements thereon: A single family dwelling

Sheriff to Collect: \$213,130.01

Keri P. Ebeck, Esquire, PA ID # 91298, Weltman, Weinberg & Reis Co., L.P.A.

Attorney

SALE NUMBER 39

All that certain piece or parcel or Tract of land situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, and being known as 231 Charles Street, Old Forge, Pennsylvania 18518.

TAX MAP AND PARCEL NUMBER: 17512050023

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$120,641.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Anthony C. Costa, Known Surviving Heir of Joan T. Costa, Charles D. Costa, Known Surviving Heir of Joan T. Costa, Christina M. Kassebaum, Known Surviving Heir of Joan T. Costa and Unknown Surviving Heirs of Joan T. Costa

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SALE NUMBER 40

All that certain piece or parcel or Tract of land situate in the Township of Scott, Lackawanna County, Pennsylvania, and being known as 50 Wimberly Hills Road, Dalton, Pennsylvania 18414.

TAX MAP AND PARCEL NUMBER: 0610101000803

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$75,336.65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rosemarie Moriarity, Deceased

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

SALE NUMBER 41

By virtue of a Writ of Execution filed to No. 16-CV-2568 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-3, MORTGAGE-BACKED NOTES, SERIES 2013-3 vs. MICHELE SEKELSKY, KNOWN HEIR OF THE ESTATE OF PEARL L. SOSNOWSKI, CHRISTINE WILCZEWSKI, KNOWN HEIR OF THE ESTATE OF PEARL L. SOSNOWSKI AND UNKNOWN HIERS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PEARL L. SOSNOWSKI, DECEASED MORTGAGOR AND REAL OWNER, owner(s) of property situate in Dickson City Borough, Lackawanna County, Pennsylvania being 508 River Street, Dickson City, PA 18519

Assessment Map #: 12412040036

Assessed Value: \$ _____

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$ _____

Roger Fay, Esquire

Attorney

SALE NUMBER 42

By virtue of a Writ of Execution No. 16-CV-5202 U.S. BANK NATIONAL ASSOCIATION v. KENNETH K. KRAUSE owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 628 Crown Avenue, a/k/a 628 Crown Avenue L 27, Scranton, PA 18505-1906

Dimensions: 40 X 150

Assessment Map #: 15620070025

Assessed Value: \$7,485.00

Improvements thereon: Residential Property

Judgment Amount: \$61,618.49

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 43

By virtue of a Writ of Execution No. 16-CV-2823 THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1 v. ROSE LUTZ, RANDALL LUTZ A/K/A RANDALL D. LUTZ owners of property situate in the SCRANTON CITY, 4TH, Lackawanna County, Pennsylvania being 227-229 North Bromley Avenue, Scranton, PA 18504

Dimensions: 44 X 81X 47 X 82

Assessment Map #: 14514020068

Assessed Value: \$9,500.00

Improvements thereon: Residential Property

Judgment Amount: \$76,009.33

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 44

By virtue of a Writ of Execution No. 16-CV-4741 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-6 v. LARRY H. MINKOFF, MAZAL F. MINKOFF, RIVIAN MINKOFF, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF CHARLES MINKOFF owners of

property situate in the SCRANTON CITY, 9TH, Lackawanna County, Pennsylvania being 821 Monroe Avenue, a/k/a 821-823 Monroe Avenue, Scranton, PA 18510

Dimensions: 40 X 160

Assessment Map #: 14670010046

Assessed Value: \$16,000.00

Improvements thereon: Residential Property

Judgment Amount: \$143,998.00

PHELAN HALLINAN DIAMOND & JONES, LLP

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 636 North Irving Avenue, Scranton, Pennsylvania 18510.

TAX MAP AND PARCEL NUMBER: 15706020020

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$86,220.56

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Dr. Sheryl Youngblood a/k/a Sheryl Youngblood

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 No. 15-CV-4205 BAYVIEW LOAN SERVICING, LLC v. STEPHEN TRAVIS, KATHLEEN M. TRAVIS owners of property situate in the DICKSON CITY BOROUGH, Lackawanna County, Pennsylvania being 896-898 Dimmick Street and, Rear 896-898 Dimmick Street, Dickson City, PA 18519-0000

Dimensions: 50 feet, Depth: 110 feet, containing 5500 square feet.

Dimensions: 50 feet, Depth: 110 feet, containing 5500 square feet.

Dimensions: 55 feet, Depth: 100 feet, containing 5500 square feet.

Assessment Map #: 1131501000201, 1131501000202, 11315010002

Assessed Value: \$10,500, \$1,500, \$1,500

Improvements thereon: Residential Property

Judgment Amount: \$148,786.03

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 47

By virtue of a Writ of Execution filed to No. 2015-01185 MTGLQ INVESTORS, LP vs. MARY ELLEN HUGHES AND JAMES D. KEARNEY, owner of the property situate in the Township of Clifton, Lackawanna County, Pennsylvania being 1122 East Creek View Drive Gouldsboro, PA 18424, 23304-070-015,

BEGINNING at a point in the northwesterly line of East Creek View Drive and at the easternmost corner or Lot No. 1121; thence North 34 degrees 00 minutes 17 seconds East along the northwesterly line of East Creek View Drive for a distance of 90.00 feet to a point, the southernmost corner or Lot No. 1123; thence North 55 degrees 59 minutes 43 second West along the southwesterly line of Lot No. 1123 for a distance of 247.44 feet to a point; thence South 36 degrees 44 minutes 58 seconds West for a distance of 14.65 feet to a point; thence South 35 degrees 50 minutes 58 seconds West for a distance of 75.41 feet to a point; thence South 55 degrees 59 minutes 43 seconds East along the northeasterly line of Lot No. 1121 for a distance of 250.57 feet to a point, the place of BEGINNING.

Assessment Map #: 23304-070-015

Assessed Value: \$39,450.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$101,519.25
KML Law Group, P.C.
Attorney

SALE NUMBER 48

By virtue of a Writ of Execution filed to No. 2016-04637 U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE vs. RAZI HOWIE, owner(s) of the property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1770 Sanderson Avenue, Scranton, PA 18509

32X150

Assessment Map #: 13513-040-032

Assessed Value: \$12,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$201,160.35

Samantha Gable, Esquire

Attorney

SALE NUMBER 49

By virtue of a Writ of Execution No. 2016-06312 PHH MORTGAGE CORPORATION v. LORI A. KAYS A/K/A LORI ANN KAYS, CHRISTOPHER D. KAYS A/K/A CHRISTOPHER DAVID KAYS owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1016 Brook Street, Scranton, PA 18505-2403

Dimensions: 72 X 160

Assessment Map #: 16712040012

Assessed Value: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$126,881.09

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 50

By virtue of a Writ of Execution filed to No. 2013-02926 WELLS FARGO BANK, NA v. RICHARD P. LITTLE; BARBARA A. LITTLE, owner(s) of property situate in Township of Benton, Lackawanna County, Pennsylvania, being 4244 Hack Road, Dalton, PA 18414

5.14 acres

Property ID #: 03001-020-00102

Assessed Value: \$24,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$95,794.97

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; and Karina Velter, Esquire

Attorney

SALE NUMBER 51

By virtue of a Writ of Execution filed to No. 16CV4959 FV-1, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC vs. ANTOINETTE SANTOLI, owner(s) of the property situated in Tenth (10th) Ward of the City of Scranton, Lackawanna County, Pennsylvania being 944 Prescott Avenue, Scranton, PA 18510

Assessment Map #: 14618-070-057

Assessed Value: \$9,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$60,861.15

Samantha Gable, Esquire

Attorney

SALE NUMBER 52

By virtue of a Writ of Execution filed to No. 16 CU 7018 FEDERAL NATIONAL MORTGAGE ASSOCIATION v. MELISSA DETRICK, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania

Being 114-116 New York Street, Scranton, PA 18509

All that certain piece or parcel of land situate, being, and lying on the Southerly side of New York Street, between Monsey Avenue and Capouse Avenue, in the Thirteenth (13th) Ward of the City of Scranton, County of Lackawanna, and State of Pennsylvania, bounded and described as follows, to wit:

Being a part of Lots numbers Four, Five and Six (4,5,6) in Square or Block Number Three Hundred Four (304) upon the plot of Meylert's Addition to Scranton and Green Ridge. Said lot being forty (40) feet in width in front on New York Street, forty (40) feet in width in rear, and one hundred twenty (120) feet in depth, and being more particularly described as follows:

Bounded on the Northerly side by said New York Street, on the Easterly side by Lot now or late of Edward Lees, on the Southerly side by Lot now or late of R. B. Brockway, and on the Westerly side by Lot now or late of Fred C. Klugt; together with ten (10) foot privilege as provided in prior deeds in the line of title.

Property ID #: 14605020039

Assessed Value: \$13,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$64,227.12, plus interest and costs

Martha E. Von Rosenstiel, P.C.

Attorney

SALE NUMBER 53

By virtue of a Writ of Execution filed to No. 16 cv 7053 LAKEVIEW LOAN SERVICING, LLC vs. ALISON DONOVAN AND JAMES K DONOVAN, owner(s) of the property situate in the Township of Newton, Lackawanna County, Pennsylvania being 1741 Forest Acres Drive A/K/A L R 35015 Clarks Summit, PA 18411, 1220101001404,

BEGINNING at a point in Forest Acre Drive, Legislative Route #35015, said point being common to lands of the Grantor, and to lands now or formerly of Robert Lowe, William Heen and Albert Kutyna;

THENCE along Forest Acre Drive and lands now or formerly of Albert Kutyna in North 22 degrees 50 minutes East direction for a distance of 156 feet to a corner;

THENCE along Forest Acre Drive and lands now or formerly of Albert Kutyna in North 54 degrees 47 minutes East direction for a distance of 94 feet to a corner;

THENCE through lands of the Grantor in a South 59 degrees 10 minutes 20 seconds East direction for a distance of 360.49 feet to a corner;

THENCE along a barbwire fence line and lands now or formerly of Robert Lowe in a South 88 degrees 18 minutes West direction for a distance of 447.10 feet to the place of BEGINNING.

Assessment Map #: 1220101001404

Assessed Value: \$20,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$155,852.23

KML Law Group, P.C.

Attorney

SALE NUMBER 54

By virtue of a Writ of Execution filed to No. 16 CV 5111 M&T BANK vs. BRIAN THOMAS, owner(s) of the property situate in City of Scranton, Lackawanna County, Pennsylvania being 1011 Sterling Street Scranton, PA 18508, 13419-050-050,

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the City of Scranton, Lackawanna County, Pennsylvania upon the Southwesterly side of Sterling Street, formerly known as Sterling Street in Buena Vista Park being lot numbered seventeen (17) in said Park and having a width on said street of thirty-five (35) feet and extending of that width southwesterly of said street a depth of one hundred and twenty-five feet to an alley.

Assessment Map #: 13419-050-050

Assessed Value: \$6,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$76,690.14

KML Law Group, P.C.

Attorney

SALE NUMBER 55

By virtue of a Writ of Execution filed to No. 2015-07092 LSF9 MASTER PARTICIPATION TRUST v. MICHAEL MITCHKO, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania Being 103 Lemko Street, Olyphant, PA 18447

All that certain piece or parcel of land situate in the Borough of Olyphant, County of Lackawanna and Commonwealth of Pennsylvania, described as follows, to wit:

Beginning at a cut stone corner in line of lands of the Delaware and Hudson Canal Company, being the corner of lands formerly of Israel Ferris;

Thence along said Ferris land, north seventy-eight and one-half (78 ½) degrees west one hundred and four (104) feet to a corner on Prospect Street;

Thence in an easterly direction along said Prospect Street Fifty-three (53) feet to a point;

Thence in a easterly direction one hundred and three (103) feet to a point on the northerly side of lands of the party of the first part, and thence in a westerly direction twenty-eight (28) feet to the place of beginning.

Subject to all exceptions, reservations and conditons in prior deeds in the chain of title.

Commonly Known As: 103 Lemko Street, Olyphant, PA

Property ID #: 11408 040 021

Assessed Value: \$5,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$67,527.56, plus interest and costs

Martha E. Von Rosenstiel, P.C.

Attorney

SALE NUMBER 56

By virtue of a Writ of Execution filed to No. 2016-04966 NATIONSTAR MORTGAGE LLC v. AKIVA KIZELNIK, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 606-608 North Hyde Park Avenue, Scranton, PA 18504

40 X 125

Property ID #: 14510070065

Assessed Value: \$2,300.00

Improvements thereon: Vacant Lot

Sheriff to Collect: \$101,400.47

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 and Holly N. Wolf

Attorney

SALE NUMBER 57

BY VIRTUE OF A WRIT OF EXECUTION Peoples Security Bank & Trust successor by merger to Penn Security Bank & Trust Co. vs. Michael A. Mecca, II., Docket No. 16-cv-4193.

Michael A. Mecca, II, is the owner of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania.

Being 224 Erie Street, Dunmore, PA 18512
Assessment Map #: 15708 020 048
Assessed Value: \$13,000
Improvements thereon: dwelling
Sheriff to Collect: \$92,720.22 (plus costs)
HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue
Kingston, PA 18704
Attorney

SALE NUMBER 58

By virtue of a Writ of Execution filed to No. 16-CV-5304 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO, PLAINTIFF vs. BEVERLY HALL, DEFENDANT, owner(s) of property situate in Township of LaPlume, Lackawanna County, Pennsylvania, being 2030 North Overbrook Road, Factoryville, PA 18419

Property ID #: 0470402000200
Assessed Value: \$1,235.00 (Land) + \$10,000.00 (Bldg) = \$11,235.00
Improvements thereon: single family dwelling
Sheriff to Collect: \$221,250.21, plus interest, tax and costs
Scott A. Dietterick, Esquire
Attorney

SALE NUMBER 59

All that certain piece or parcel or Tract of land situate in the Borough of Olyphant, Lackawanna County, Pennsylvania, and being known as 214 James Street, Olyphant, Pennsylvania 18447.

TAX MAP AND PARCEL NUMBER: 11407050062
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$130,330.14
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Tammy A. Smith and Steven M. Smith
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

SALE NUMBER 60

By virtue of a Writ of Execution filed to No. 15 CV 7395 WELLS FARGO BANK, N.A. AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-FRE1 ASSET-BACKED PASS-THROUGH CERTIFICATES vs. KENNETH SULLENBERGER; NANCY SULLENBERGER, owner(s) of the property situated in Scott Township, Lackawanna County, Pennsylvania being 26 Blakely Street f/k/a 220 Van Sickle Estates f/k/a 18 Blakely Street, Jermyn, PA 18433

66X96X66X98
Assessment Map #: 06215040025
Assessed Value: \$13,500.00
Improvements thereon: a residential dwelling
Sheriff to Collect: \$144,656.85
Samantha Gable, Esquire
Attorney

SALE NUMBER 61

By virtue of a Writ of Execution No. 16-CV-2452 THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT HOME EQUITY LOAN TRUST 2002-1 v. DAVID WHITTAKER owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 355 Grove Street, Scranton, PA 18508-2521
Dimensions: 46 X 92 Containing 4,232 Square feet

Assessment Map #: 14508050025
Assessed Value: \$6,000.00
Improvements thereon: Residential Property
Judgment Amount: \$65,356.76
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 62

By virtue of a Writ of Execution No. 2016-06066 LSF9 MASTER PARTICIPATION TRUST v. JASON C. GOHSLER, STACY M. GOHSLER A/K/A STACEY M. GOHSLER owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 927 Stafford Avenue, Scranton, PA 18505-2529
Dimensions: 40 X 150
Assessment Map #: 16708070004
Assessed Value: \$9,700.00
Improvements thereon: Residential Property
Judgment Amount: \$101,478.48
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 63

By virtue of a Writ of Execution filed to No. 2016 Civil 5614, M&T BANK vs. MARIE F. ACCARDI, owner(s) of the property situated in the City of Scranton, Lackawanna County, Pennsylvania being 1007 Stafford Avenue, Scranton, PA 18505.
Front: 40 ft. Depth: 75 feet
Property ID #: 16712-050-038
Assessed Value: \$8,748.00
Improvements thereon: Residential Real Estate
Sheriff to Collect: \$97,101.96
Edward J. McKee, Esquire
Attorney

SALE NUMBER 64

By virtue of a Writ of Execution filed to No. 16CV6259 PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK vs. RITA MARIE CHOPKO AND FRANCIS R. CHOPKO A/K/A FRANCIS CHOPKO, owner(s) of the property situate in City of Scranton, Lackawanna County, Pennsylvania being 16 – 18 South Irving Avenue Scranton, PA 18505, 15753030010,
ALL THAT piece, parcel or tract of land situate, lying and being on the southwesterly side of Irving Avenue between Front and Moosic Streets in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as Lot Number Twenty-Six (26) in Square of Block Number One Hundred (100) according to the Lackawanna Iron and Coal Company's Plot of Lots in The City of Scranton; said lot being rectangular in shape Forty (40') feet in width in front on said Irving Avenue and of that width, in length or depth, One Hundred Forty (140') feet to an alley Sixteen (16') feet wide for public use with the right to enclose Ten (10') feet in front of the front line of said lot for yard, porch, piazza and bay window, but not the right to erect any buildings thereon.
Assessment Map #: 15753030010
Assessed Value: \$12,000.00
Improvements thereon: A Residential Dwelling
Sheriff to Collect: \$71,706.76
KML Law Group, P.C.
Attorney

SALE NUMBER 65

By virtue of a Writ of Execution filed to No. 16-CV-4859 REVERSE MORTGAGE SOLUTIONS vs. ALLEN M. EDWARDS, KNOWN HEIR OF GOMER C. EDWARDS AND LORETTA T. EDWARDS, DANIEL W. EDWARDS, KNOWN HEIR OF GOMER C. EDWARDS AND LORETTA T. EDWARDS, GOMER M. EDWARDS, KNOWN HEIR OF GOMER C. EDWARDS AND LORETTA T. EDWARDS, THERESA M. GREGORSKY, KNOWN HEIR OF GOMER C. EDWARDS AND LORETTA T. EDWARDS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GOMER C. EDWARDS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LORETTA T. EDWARDS, owner(s) of property situate in Township of Springbrook, Lackawanna County, Pennsylvania.

Being: 21 Laurel Road, Spring Brook Township, PA 18444

Dimensions: 1.32A

Assessment Map #: 2110402000108

Assessed Value: \$17000

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$189,137.16

Udren Law Offices, P.C.

Attorney

SALE NUMBER 66

By virtue of a Writ of Execution filed to No. 2016-04955 WELLS FARGO BANK, NA v. SHERRIE MORGAN, AS BELIEVED HEIR TO THE ESTATE OF JEAN COLLINS; DEBBIE COLLINS, AS BELIEVED HEIR TO THE ESTATE OF JEAN COLLINS; KIM KARZENOSKI, AS BELIEVED HEIR TO THE ESTATE OF JEAN COLLINS; ALFRED COLLINS, AS BELIEVED HEIR TO THE ESTATE OF JEAN COLLINS; RONALD COLLINS, AS BELIEVED HEIR TO THE ESTATE OF JEAN COLLINS; JEFF COLLINS, AS BELIEVED HEIR TO THE ESTATE OF JEAN COLLINS; RODNEY COLLINS, AS BELIEVED HEIR TO THE ESTATE OF JEAN COLLINS; MARK COLLINS, AS BELIEVED HEIR TO THE ESTATE OF JEAN COLLINS; ROBERT COLLINS, AS BELIEVED HEIR TO THE ESTATE OF JEAN COLLINS; DAVID COLLINS, AS BELIEVED HEIR TO THE ESTATE OF JEAN COLLINS;,, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 540 North Sumner Avenue, Scranton, PA 18504

50 x 176

Property ID #: 14510060055

Assessed Value: \$9,500.00

Improvements thereon: MULTI DWELLING HOUSE

Sheriff to Collect: \$54,860.40

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

Attorney

SALE NUMBER 67

By virtue of a Writ of Execution filed to No. 2016-05028 WELLS FARGO BANK, NA v. MICHAEL S. DOUGHERTY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1786 East Mountain Road, Scranton, PA 18505

53x150

Property ID #: 16810020005

Assessed Value: \$10,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$105,021.71

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

Attorney

SALE NUMBER 68

By virtue of a Writ of Execution filed to No. 16-CV-6435, CITIZENS SAVINGS BANK vs. DIONICIO ALVAREZ AND DAWN ALVAREZ, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania, being 511 Union Street;

Dimensions of Parcel: Lot 140

Property ID #: 166.14-050-004

Assessed Value: \$8,000.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$76,279.56*

Plus additional interest, costs, escrow advances, late charges, attorneys' fees and other costs through date of payment.

David K. Brown, Esquire

KREDER BROOKS HAILSTONE LLP

220 Penn Avenue, Suite 200

Scranton, PA 18503

(570) 346-7922

Attorney

SALE NUMBER 69

By virtue of a Writ of Execution filed to No. 16 CV 5755, WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST v. CHARLES A.J. HALPIN, III, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLARD HUGHES A/K/A WILLARD K. HUGHES, DECEASED, owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania, being 610 Rocky Glen Road, Avoca, PA 18641.

Size of Lot 7,500 square feet

Property ID #: 18507-010-008

Assessed Value: \$7,000.00

Improvements thereon: Residential property

Sheriff to Collect: \$79,013.11

Law Office of Gregory Javardian, LLC

Attorney

SALE NUMBER 70

By virtue of a Writ of Execution filed to No. 2016-03167 WELLS FARGO BANK, NA v. NICHOLAS ROMAN AKA NICHOLAS JOHN ROMAN; LEILA ROMAN AKA LEILA E ROMAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1210 Diamond Avenue, Scranton, Pennsylvania 18508

46x145x46x146

Property ID #: 13420020056

Assessed Value: \$8,500.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$106,211.80

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

Attorney

SALE NUMBER 71

By virtue of a Writ of Execution filed to No. 15 CV 2958 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE

ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS10 vs. DEBRA CALICCHIO ALSO KNOWN AS DEBRA ANN CALICCHIO, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania.

Being: 338 Main Street, Archbald, PA 18403

Dimensions: 50 x 150 x 45 x 6 x 5 x 144

Assessment Map #: 09517-040-038

Assessed Value: \$4500

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$92,943.93

Udren Law Offices, P.C.

Attorney

SALE NUMBER 73

By virtue of a Writ of Execution filed to No. 09 CV 6484 JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC ASSET-BACKED CERTIFICATES, SERIES 2005-HE1 vs. GEORGE E. HAMLIN, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania.

Being: 323 Union Street, Taylor, PA 18517

Dimensions: 65 X 86

Assessment Map #: 16614-070-001

Assessed Value: \$18122

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$173,257.29

Udren Law Offices, P.C.

Attorney

SALE NUMBER 74

By virtue of a Writ of Execution filed to No. 2016-01941 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2015-C, MORTGAGE-BACKED NOTES, SERIES 2015-C v. DONALD J. LASKOWSKI, JR., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania

Being 236 Colfax Avenue, a/k/a 234-236 Colfax Avenue, L3, Scranton, PA 18510

ALL the surface and right of soil only of and to the following lot, piece or parcel of land, situate, lying and being in the City of Scranton, Lackawanna County, Pennsylvania:

Being Lot No. 3 in Square or Block No. 188 and situate upon street called and known as Colfax Avenue, upon the Lackawanna Iron and Coal Company's Plot of Scranton, intended to be duly recorded

Said Lot being forty (40) feet in front and one hundred fifty (150) feet in depth, and rectangular in shape. Bounded on the northwest by Colfax Avenue, with an alley in the rear sixteen (16) feet wide for public use, with the privilege of using ten (10) feet in front of the front line of said Lot on Colfax Avenue for yard, porch, piazza, bay window and vaults but for no other purpose, said vaults in no case to be higher than the sidewalk in front of same.

Property ID #: 15714-020-009

Assessed Value: \$20,000

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$202,272.32, plus interest and costs

Martha E. Von Rosenstiel, P.C.

Attorney

SALE NUMBER 75

All that certain piece or parcel or Tract of land situate in the Borough of Hyde Park, Lackawanna County, Pennsylvania, and being known as 330 N Sumner, Scranton, Pennsylvania 18504.

TAX MAP AND PARCEL NUMBER: 14514040036

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$106,312.52

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: George Witte and Bruce Stein
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

SALE NUMBER 76

By virtue of a Writ of Execution filed to No. 2015-05186 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") v. ROBERT P. KOVALESKI AND NANCY L. KOVALESKI AND ERIC P. KOVALESKI, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania Being 816 Woodmere Avenue, Dickson City, PA 18519

ALL that certain place or parcel of land, situate, lying and being in the Borough of Dickson City, County of Lackawanna and County of Pennsylvania, more or particularly described as follows, to wit:

Beginning at a point on the Northerly boundary of the lands of Selmad Equipment and Supply Co., said point being one hundred (100) feet in a Westerly direction from the corner of the intersection of West Lackawanna Avenue and Northerly boundary of the Selmad Equipment and Supply Co., and the Southerly boundary being also the Northwesterly intersection of the Westerly line of the land now or late of Ronald Bookin, et ux, and Northerly line of Selmad Equipment and Supply Co., thence from this point in a Southerly direction eighty (80) feet along this Westerly line of the land now or late of Ronald Bookin, et ux; thence at right angles and in a Southwesterly direction one hundred (100) feet to a point on the Easterly side of Woodmere Avenue projected; thence at right angles in a Northwesterly direction along the Easterly side of Woodmere Avenue projected, a distance of eighty (80) feet to a point in the Northerly boundary of lands of Selmad Equipment and Supply Co., thence at right angles in a northeasterly direction along the said northerly boundary of said Selmad Equipment and Supply Co., thence at right angles in a northeasterly direction along the said northerly boundary of said Selmad Equipment and Supply Co. a distance of one hundred (100) feet to a point, the place of beginning.

Property ID #: Pin # 11405060011

Assessed Value: \$16,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$134,746.77, plus interest and costs

Martha E. Von Rosenstiel, P.C.

Attorney

SALE NUMBER 77

By virtue of a Writ of Execution filed to No. 2016-03085 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") v. MICHELLE CHELLINO, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania

Being 6 B Bald Mountain Road a/k/a Bald Mountain Road, Apartment B, Scranton, PA 18504

All that certain piece, parcel or tract of land situate in the City of Scranton, County of Lackawanna, and Commonwealth of Pennsylvania, bounded and described as follows:

Unit B (The Unit) located in Building C, as shown on a map of Park Edge Townhouses, Scranton, Pennsylvania, drawn by Penndraft, Inc., dated April 20, 1993 as amended, and duly recorded in the office of the Recorder of Deeds of Lackawanna County in Map Book 21 at Page 14 (The Map) comprising a two-story townhouse;

Said unit is more particularly described as follows:

Beginning at the westerly corner of Park Edge Lot 23, where the northerly side of Bald Mountain Road intersects with the southeasterly side of Park Edge Lane; Thence South fifty degrees forth-three minutes, thirty-five seconds East (S 50° 43' 35" E) a distance of approximately eighty-four (84') feet to a point; thence North thirty-nine degrees seventeen minutes and seventeen seconds East (N 39° 17' 17" E) a distance of approximately thirty-three (33') feet to a point which is the western corner of Unit B Lot of Townhouse Building C, the place of beginning; Thence along the front line of Unit B Lot South sixty-two degrees, eighteen minutes, thirteen seconds East (S 62° 18' 13" E) a distance of twenty (20') feet to a point/corner; Thence along the line of lands common to Unit B and C Lots and sharing a common building wall North twenty-seven

degrees forty-one minutes, forty-seven seconds East (N 27° 41' 47" E) a distance of forty-five (45') feet to a point/corner; thence along the rear line of Unit B Lot North sixty-two degrees, eighteen minutes, thirteen seconds West (N 62° 18' 13" W) a distance of twenty (20') feet to a point/corner; Thence along the line of lands common to Units B and A Lots and sharing a common building wall South twenty-seven degrees, forty-one minutes and forty-seven seconds West (S 27° 41' 47" W) a distance of forty-five (45') feet to the place of beginning. Said parcel contains approximately nine-hundred (900') square feet, more or less.

In the event that the "as built" Unit varies from the footprint of the Unit as shown on the Map, the footprint of the "as built" until shall control.

The parcel conveyed herein, being the "as built" footprint of Unit B, Building C, contains a separation wall between this unit and an adjoining unit, which party wall shall be subject to all of the terms and conditions of the Declaration of Covenants, hereinafter referred to;

This conveyance does not include the land outside the foundation which are considered part of the "common area" as more fully set forth in a declaration of Restrictive Covenants.

UNDER AND SUBJECT to a certain "Declaration of Protective Covenants of Park Edge Townhouses" dated May 11, 1995, as amended, relating to a townhouse development consisting of twelve (12) units, located on three (3) buildings, designated as Park Edge Townhouses, which declaration is recorded, at Deed Book 1514 at page 163 and amended at Deed Book 1603 at page 280, Lackawanna County Recorder of Deeds, referred to collectively as "The Declaration".

TOGETHER with the conditional and non-exclusive right of easement in the Common Area of park Edge Townhouses as set forth in the Declaration.

GRANTEE, by acceptance of this deed, for themselves, their heirs, personal representatives, successors and assigns, shall become a member of the Association, as defined in the Declaration, and shall pay all dues, assessments, and charges of such Association, as provided in the declaration, which if the same shall remain unpaid, shall constitute a lien upon the above premises.

Unit 6B, Bald Mountain Road, City of Scranton, Lackawanna County, PA 18504 and set forth at Tax Map# 14404 020 00330

Property ID #: 340-14404 020 00330

Assessed Value: \$13,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$109,795.40, plus interest and costs

Martha E. Von Rosenstiel, P.C.

Attorney

SALE NUMBER 78

All that certain piece or parcel or Tract of land situate in the Borough of Jermyn, Lackawanna County, Pennsylvania, and being known as 518 Gibson Street, Jermyn, Pennsylvania 18433.

TAX MAP AND PARCEL NUMBER: 07304-030-00300

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$188,125.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Phyllis Murena, Known Surviving Heir of Philip Murena, Unknown Surviving Heirs of Philip Murena, Deceased Mortgagor and Real Owner, Alfonso J. Murena, Known Surviving Heir of Philip Murena and Antonia Murena, Known Surviving Heir of Philip Murena

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SALE NUMBER 79

All that certain piece or parcel or Tract of land situate in the Borough of Dickson City, Lackawanna County, Pennsylvania, and being known as 602 Morgan Street, Dickson City, Pennsylvania 18519.

TAX MAP AND PARCEL NUMBER: 12408020051

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$163,562.58

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Paul J. O'Malley and Sheri A. O'Malley
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

SALE NUMBER 80

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 117 West Market Street, Scranton, Pennsylvania 18508.

TAX MAP AND PARCEL NUMBER: 13412070048

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$108,270.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michael F. Murphy
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

SALE NUMBER 81

By virtue of a Writ of Execution filed to No. 16-CV-7100, CITIZENS SAVINGS BANK vs. ROBERT MCCLOSKEY AND RUTH YARON, owner(s) of property situate in Borough of Peckville, Lackawanna County, Pennsylvania, being 20 Blythe Drive;

Dimensions of Parcel: Lot 20 (195 x 154 x 125 x 137)

Property ID #: 103.02-010-004.14

Assessed Value: \$38,000.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$213,972.42*

Plus additional interest, costs, escrow advances, late charges, attorneys' fees and other costs through date of payment.

David K. Brown, Esquire

KREDER BROOKS HAILSTONE LLP

220 Penn Avenue, Suite 200

Scranton, PA 18503

(570) 346-7922

Attorney

SALE NUMBER 82

All that certain piece or parcel or Tract of land situate in the Township of North Abington, Lackawanna County, Pennsylvania, and being known as RR 2 Box 232 a/k/a 1509 Abington Road, Dalton, Pennsylvania 18414.

TAX MAP AND PARCEL NUMBER: 05902010-00501

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$194,743.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rica E. McKingley, Deborah Muhammad a/k/a Deborah L. Muhammad and Herbert Y. McKingley

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SALE NUMBER 83

By virtue of a Writ of Execution filed to No. 2016-CV-06991, CARRINGTON MORTGAGE SERVICES, LLC v. THOMAS COLLINS, 1089 COUNTRY CLUB DRIVE THORNHURST, PA 18424, owner of property

situate in Township of Lehigh County, now Township of Thornhurst, County of Lackawanna and Commonwealth of Pennsylvania, being known as Lot No. 1089, Section 3 of Thornhurst Country Club Estates
Property ID #: 24500-030-02001
Assessed Value: \$18,000.00
Improvements thereon: Single Family Residence
Sheriff to Collect: \$2,000.00
Richard M. Squire & Associates, LLC
Attorney

SALE NUMBER 84

By virtue of a Writ of Execution filed to No. 2106-6202, COMMUNITY BANK, N.A., PLAINTIFF versis MARY WALSH AND JOSEPH WALSH, DEFENDANTS, owner(s) of the property situate in Scranton, Lackawanna County, Pennsylvania being known as 2447 PROSPECT AVENUE, SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA.
Consisting of approximately 40 feet x 126 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument #201513956.
Assessment Map #: 16714-040-031
Assessed Value: \$9,000.00
Improvements thereon: Single Family Dwelling
Sheriff to Collect: \$86,972.55 PLUS COSTS, EXPENSES ATTORNEY'S FEES AND INTEREST
Nogi, Appleton, Weinberger & Wren, P.C.
Brice C. Paul, Esquire
Attorney

SALE NUMBER 85

By virtue of a Writ of Execution filed to No. 16-CV-2860 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET SECURITIES COPROPRATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-RF6 C/O OCWEN LOAN SERVICING, LLC v. JEAN E. ALLMAN AND KARL F. ALLMAN, owner of the property situate the Borough of Dickson City, Lackawanna County, Pennsylvania being 701 Pancoast Street, Dickson City, PA 18519
Dimensions 90X176X85X17
Property ID #: 11409060009
Assessed Value: \$7000
Improvements thereon: Residential Real Estate
Sheriff to Collect: \$100,609.12
Jessica N. Manis, Esquire
Attorney

SALE NUMBER 86

By virtue of a Writ of Execution filed to No. 16-CV-6365 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT3 C/O OCWEN LOAN SERVICING, LLC v. JOHN C. HARRISON AND REGAN HARRISON A/K/A REGAN J. HARRISON., owner of the property situate the City of Scranton, Lackawanna County, Pennsylvania being 425 Grace Street, Scranton, PA 18505-1222
Dimensions 50X150
Property ID #:13501030032
Assessed Value: \$6000
Improvements thereon: Residential Real Estate
Sheriff to Collect: \$69,471.00
Jessica N. Manis, Esquire
Attorney

SALE NUMBER 87

BY VIRTUE OF A WRIT OF EXECUTION issued by PEOPLES SECURITY BANK & TRUST successor by merger to PENN SECURITY BANK & TRUST CO., Docket No. 2016-03788 P

Kathleen M. Robbins is the owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania.

Being 1522-1524 Cedar Avenue, Scranton, PA

Assessment Map #: 16706 020 013

Assessed Value: \$11,000

Improvements thereon: single dwelling

Sheriff to Collect: \$84,575.01 (plus costs)

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 88

By virtue of a Writ of Execution filed to No. 2016-04638 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA10 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA10 vs. MARCIA L. MONTOYA; GERARDO MONTOYA, owner(s) of the property situated in Township of Clifton, Lackawanna County, Pennsylvania being 154 Fox Farm Road f/k/a Rural Route 2 Box 2684I Fox Farm Road, Gouldsboro, PA 18424

Assessment Map #: 23403-010-01101

Assessed Value: \$28,800.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$263,203.33

Samantha Gable, Esquire

Attorney

SALE NUMBER 89

By virtue of a Writ of Execution filed to No. 16-CV-6045 NATIONSTAR MORTGAGE LLC vs. DARRYL J. SOBOL, owner(s) of the property situated in City of Scranton, Lackawanna County, Pennsylvania being 1632 Penn Avenue, Scranton, PA 18509
30X181

Assessment Map #: 13518040007

Assessed Value: \$11,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$108,917.12

Samantha Gable, Esquire

Attorney

SALE NUMBER 90

By virtue of a Writ of Execution filed to No. 16 CV 5490 LAKEVIEW LOAN SERVICING, LLC vs. DOMINICK TALARICO A/K/A DOMINICK JOSEPH TALARICO, owner(s) of the property situate in the City of Scranton, Lackawanna County, Pennsylvania being, 128 Hennessy Court Scranton, PA 18504, 14518030027,

BEGINNING at a point, being the westerly corner of land late of Carlucci; thence extending along line of lands of said Carlucci southeasterly one hundred thirty-five (135) feet, more or less, to line of lands of T. Cavanaugh; thence southwesterly along line of said Vavanaugh's land thirty-four and seven-tenths (34.7) feet, more or less, to a corner in line of lands, now or late, of the Co-Operative Association of Hyde Park No. 1; thence northerly along line of lands of said Association one hundred twenty-eight (128) feet, more or less, to said Hennessy

Court, and thence northeasterly along said Hennessy Court forty and five-tenths (40.5) feet to the place of BEGINNING.

SUBJECT to all exceptions, reservations, easements, restrictions, covenants and conditions as appear in prior documents forming the chain of title.

Assessment Map #: 14518030027

Assessed Value: \$9,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$74,923.42

KML Law Group, P.C.

Attorney

SALE NUMBER 91

By virtue of a Writ of Execution filed to No. 16CV1933 LAKEVIEW LOAN SERVICING, LLC vs. LAUREN M. BUMBARGER F/K/A LAUREN M. JONES AND BRIAN JONES, owner(s) of the property situate in TOWNSHIP OF JEFFERSON, Lackawanna County, Pennsylvania being, 766 Cortez Road Lake Ariel, PA 18436, 12804 010 00412,

BEGINNING at a point on the easterly right of way of Legislative Route No. 35006, said point South 21 degrees 59 minutes 55 seconds West, a distance of 145 feet from a point on the said right of way which is a common corner of the lands of James Scantzos and those now or formerly belonging to Peter Medalis;

Thence South 47 degrees 36 minutes 25 seconds East, a distance of 290 feet to an iron pin for a corner;

Thence South 21 degrees 59 minutes 55 seconds West, a distance of 145 feet to an iron pin for a corner;

Thence North 47 degrees 36 minutes 25 seconds West, a distance of 290 feet to the right of way of the said Route No. 35006;

Thence along the said right of way, North 21 degrees 59 minutes 55 seconds east, a distance of 145 feet to the point and place of beginning.

Bearings used to describe this parcel are magnetic September 1974.

Assessment Map #: 12804 010 00412

Assessed Value: \$16,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$207,522.76

KML Law Group, P.C.

Attorney

SALE NUMBER 92

By virtue of a Writ of Execution filed to No. 16 CV 5097 M&T BANK vs. SEAN HOGAN, owner(s) of the property situate in the City of Scranton, Lackawanna County, Pennsylvania being, 1033-35 Diamond Avenue AKA 1033-1035 Diamond Avenue Scranton, PA 18508, 145.07-050-011,

BEGINNING at an iron pin corner located on the sidewalk right-of-way line of Diamond Avenue, which corner is the southeast corner of lot to be conveyed and corner common to the lands of George Cooper and William T. Davis as such lot is described in Lackawanna County Deed Book 88, page 193, April 25, 1892;

THENCE along common dividing line of Lots 9 and 8, Block 95 (see Lackawanna County Map Book 4, page 167) North forty-three degrees twenty minutes West (N. 43° 20' W.) a distance of eighty-five (85) feet to an iron pin corner; said corner being a distance of seventy and eighty-tenths feet (70.8') from Cooper Avenue;

THENCE through the Monahan Lot originally known as Lot 9 Block 95 North forty-seven degrees twenty-seven minutes East (N. 47° 27' E.) thirty-eight and two-tenths (38.2') feet to an iron pin corner being on the line of Lot 10 and distant seventy-one and eight-tenths feet (71.8') from Cooper Avenue;

THENCE along the common dividing line of Lots 10 and 9 South forty-two degrees thirty minutes East (S. 42° 30' E.) a distance of eighty-five (85) feet to an iron pin corner located in the sidewalk right-of-way line of Diamond Avenue;

THENCE along said right-of-way line South forty-seven degrees twenty minutes West (S. 47° 20' W.) a distance of thirty-seven (37) feet to the point or place of beginning.

CONTAINING an area of three thousand one hundred ninety-six square feet (3,196') and containing a two story double wooden dwelling all as shown on map showing sub-division of property of the Estate of Nellie L. Monahan 1033-1035 Diamond Avenue, Twenty-First Ward, Scranton, Lackawanna County, Pennsylvania, as drawn by Thomas F. Kennedy, Consulting Engineer, dated December 7, 1964; revised April 3, 1965.

BEING the easterly portion of the Monahan Lot originally numbered 9, Block 95, Scranton City Assessment as shown in Lackawanna County Map Book 4, Page 167. The aforesaid easterly portion of Lot 9 will be known as Lot 9, Block 95. Scranton City assessment and faces Diamond Avenue. The westerly portion of Lot 9, Block 95 was conveyed April 7, 1965, by Hilde E. Monahan to Eleanor M. Deviney, City of Scranton, now known as Lot 9A and faces Cooper Avenue.

Assessment Map #: 145.07-050-011

Assessed Value: \$9,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$72,269.93

KML Law Group, P.C.

Attorney

SALE NUMBER 93

By virtue of a Writ of Execution No. 15-CV-3463 BAYVIEW LOAN SERVICING, LLC v. CHRISTIANE BERNARSKY A/K/A CHRISTIANE MCDONALD A/K/A CHRISTIANE M. BERNARSKY owners of property situate in the CLARKS SUMMIT BOROUGH, Lackawanna County, Pennsylvania being 120 Woodside Drive a/k/a, 120 Woodside Drive L 11, Clarks Summit, PA 18411-2082

Front: 95 feet, Depth: 100 feet, containing 9500 square feet.

Assessment Map #: 1001501001800

Assessed Value: \$24,900.00

Improvements thereon: Residential Property

Judgment Amount: \$158,121.85

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 94

By virtue of a Writ of Execution No. 13-CV-376 LSF9 MASTER PARTICIPATION TRUST v. MICHAEL MARCHESKA A/K/A MICHAEL J. MACHESKA AND LINDA MACHESKA A/K/A LINDA KIRKLAND owners of property situate in the RANSOM TOWNSHIP, Lackawanna County, Pennsylvania being 2443 Cherry Hill Road, a/k/a 2444 Cherry Hill Road, Clarks Summit, PA 18411-9651

Dimensions: N/A

Assessment Map #: 15202010001

Assessed Value: \$11,157.00

Improvements thereon: Residential Property

Judgment Amount: \$200,035.75

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 95

By virtue of a Writ of Execution No. 16-CV-2774 MERRIMACK MORTGAGE COMPANY, LLC v. KATRINA KELLY A/K/A KELLY KOLEBUK, IN HER CAPACITY AS HEIR OF WILLIAM KELLY, DECEASED, WILLIAM T. KELLY, JR., IN HIS CAPACITY AS HEIR OF WILLIAM KELLY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM KELLY, DECEASED owners of property situate in the SCOTT TOWNSHIP, Lackawanna County, Pennsylvania being 41 Country Club Road, Scott Township, PA 18433-7736

Dimensions: 3.41 Acres

Assessment Map #: 05102010018

Assessed Value: \$19,200.00
Improvements thereon: Residential Property
Judgment Amount: \$194,823.82
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 96

BY VIRTUE of a Writ of Execution filed to No. 2016-05925
Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY

Vs.
Defendants: JILL M. FOLEY A/K/A JILL FOLEY AND RYAN M. KRANSON A/K/A RYAN KRANSON
Real Estate: 509 CROWN AVENUE SCRANTON, PA 18505
Municipality: City of Scranton, Lackawanna County, Pennsylvania.
Dimensions: 40 X 150
See Instrument: 2006-22043
Assessment Map #: 15717020007
Assessed Value: \$13,000

Improvements thereon: a residential dwelling house
Sheriff to Collect: \$127,115.82 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.
Attorney: Leon P. Haller, Esquire
Purcell, Krug & Haller
Attorney

SALE NUMBER 97

By virtue of a Writ of Execution filed to No 14 CV 6239, WILMINGTON TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA
TRUST 2014-2 v. THOMAS J. LOGAN, III A/K/A THOMAS LOGAN, III AND NOREEN BATERIDGE,
owner(s) of property situate in BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania being
613 HIGH STREET, DICKSON CITY, PA 18519. Size of Lot 151 x 140
Property ID #: 11202-020-003
Assessed Value: \$9000
Improvements thereon: Residential Property
Sheriff to Collect: \$198,538.55
Powers, Kirn & Associates, LLC
Attorney

SALE NUMBER 98

By virtue of a Writ of Execution filed to No. 2016-04424 DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2006-R1 vs. KAREN L. TAYLOR A/K/A KAREN LARAINÉ
TAYLOR, LORRAINE WHITMAN AKA LORRAINE A CHAMBERS, INDIVIDUALLY, AND AS
KNOWN HEIR OF WARREN WHITMAN, ROBERT TAYLOR A/K/A ROBERT J. TAYLOR A/K/A
ROBERT JOSEPH TAYLOR, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WARREN
WHITMAN,, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania.
Being: 320 North Sumner Avenue, Scranton, PA 18504
Dimensions: 29 X 176
Assessment Map #: 14514-040-044
Assessed Value: \$12000
Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$110,434.56

Udren Law Offices, P.C.

Attorney

SALE NUMBER 99

By virtue of a Writ of Execution No. 2016-03246 LSF9 MASTER PARTICIPATION TRUST v. RORY SICOVITCH, IN HIS CAPACITY AS HEIR OF BRETT A. AMES A/K/A BRETT AMES, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRETT A. AMES A/K/A BRETT AMES, DECEASED owners of property situate in the RANSOM TOWNSHIP, Lackawanna County, Pennsylvania being 12086 Creek Road, Clarks Summit, PA 18411-9641

Dimensions: 188 X 211

Assessment Map #: 14-202-050-004

Assessed Value: \$4,200.00

Improvements thereon: Residential Property

Judgment Amount: \$52,366.38

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 100

By virtue of a Writ of Execution filed to No. 2016-02625 NATIONSTAR MORTGAGE LLC vs. RICHARD R. BROWN; LUCY H. BROWN; COMMONWEALTH OF PENNSYLVANIA FOR LACKAWANNA COUNTY; MONTGOMERY COUNTY DOMESTIC RELATIONS, owner(s) of property situated in Sixth Ward of the Borough of Taylor, Lackawanna County, Pennsylvania being 100 South Keyser Avenue, Taylor, PA 18517

Assessment Map #: 1551705004201

Assessed Value: \$

Improvements thereon: a residential dwelling

Sheriff to Collect: \$162,948.54

Samantha Gable, Esquire

Attorney

SALE NUMBER 101

All that certain piece or parcel or Tract of land situate in the Village of Simpson, Township of Fell, Lackawanna County, Pennsylvania, and being known as 729 Main Street, Simpson, Pennsylvania 18407.

TAX MAP AND PARCEL NUMBER: 03515010007

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$13,470.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Lester Bruce Miles

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SALE NUMBER 102

All that certain piece or parcel or Tract of land situate in the 20th Ward of the City of Scranton, Lackawanna County, Pennsylvania, and being known as 103 Park Drive, Scranton, Pennsylvania 18505.

TAX MAP AND PARCEL NUMBER: 16718030019

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$97,018.66

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Charmaine C. Falvo

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SALE NUMBER 103

All that certain piece or parcel or Tract of land situate in the Fourth Ward of the City of Scranton, Lackawanna County, Pennsylvania, and being known as 1610 Swetland Street, Scranton, Pennsylvania 18504.

TAX MAP AND PARCEL NUMBER: 14510-010-056

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$104,466.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Monica Mackie and Jason Mackie McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

SALE NUMBER 104

By virtue of a Writ of Execution No. 2016-05810 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC v WARREN REED A/K/A WARREN A. REED, PATRICIA REED A/K/A PATRICIA A. REED A/K/A PATRICIA A. REED, JR. owners of property situate in the MOOSIC BOROUGH, Lackawanna County, Pennsylvania being 1 Somerset Close, Moosic, PA 18507

Dimensions: 0.29 Acres

Assessment Map #: 18504030064

Assessed Value: \$41,000.00

Improvements thereon: Residential Property

Judgment Amount: \$289,921.44

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 105

By virtue of a Writ of Execution No. 2016-02955 LAKEVIEW LOAN SERVICING, LLC v. CASEY M. MCHUGH A/K/A CASEY MCHUGH, KELLY MCHUGH owners of property situate in the ROARING BROOK TOWNSHIP, Lackawanna County, Pennsylvania being 209 Wilcrest Road, Roaring Brook Twp, PA 18444-7789

Dimensions: 100 X 170 X 129 X 163

Assessment Map #: 18901040014

Assessed Value: \$22,800.00

Improvements thereon: Residential Property

Judgment Amount: \$177,793.91

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 106

By virtue of a Writ of Execution No. 15 CV 4647 BAYVIEW LOAN SERVICING, LLC v. JESSE MANCINI owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 715 River Street, Scranton, PA 18505-2188

Dimensions: 40 X 162

Assessment Map #: 15668030027

Assessed Value: \$13,000.00

Improvements thereon: Residential Property

Judgment Amount: \$120,334.59

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 107

By virtue of a Writ of Execution No. 2016-03933 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1 v. DONALD H. LAWRENCE, JR. owners of property situate in the MAYFIELD BOROUGH, Lackawanna County, Pennsylvania being 309 Whitmore Avenue, a/k/a 309-311 Whitmore Avenue, Mayfield, PA 18433-1740

Dimensions:

Assessment Map #: 073.08-020-016, 073.08-020-017

Assessed Value: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$136,990.33

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 108

By virtue of a Writ of Execution No. 16 CV 2322 JPMORGAN CHASE BANK, N.A. v. JOHN E. SIDMONS A/K/A JOHN EDWARD SIDMONS, ESMERALDA DIVINATRACIA owners of property situate in the OLYPHANT BOROUGH, Lackawanna County, Pennsylvania being 802 South Valley Avenue, Olyphant, PA 18447-2052

Dimensions:

Assessment Map #: 11418050032

Assessed Value: \$12,000.00

Improvements thereon: Residential Property

Judgment Amount: \$105,478.53

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 109

By virtue of a Writ of Execution No. 16-CV-5337 WELLS FARGO BANK, N.A. v. MARY M. ADAMSKI A/K/A MARY ADAMSKI owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 328 South Ninth Avenue, a/k/a 328 South 9th Avenue, Scranton, PA 18504-2602

Dimensions: 50 X 114

Assessment Map #: 1560605002800

Assessed Value: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$112,625.09

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 110

By virtue of a Writ of Execution No. 2016-04158 WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v. LEONA L. SCIARTILLI A/K/A LEONA SCIARTILLI owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 705 South Irving Avenue, Scranton, PA 18505-1921

Dimensions: 40 X 150

Assessment Map #: 15620040061

Assessed Value: \$12,000.00

Improvements thereon: Residential Property

Judgment Amount: \$58,317.34

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 111

By virtue of a Writ of Execution filed to No. 2016-CV-5504, THE FIDELITY DEPOSIT AND DISCOUNT BANK, PLAINTIFF vs. ANJANEYULU UPPALA, DEFENDANT, owner of the properties situate the City of Scranton, Lackawanna County, Pennsylvania being 318 N. Sumner Avenue; 339 Railroad Avenue; 437 Railroad Avenue; 954 Ridge Avenue; 954 ½ Ridge Avenue; 1726 Wayne Avenue and 1926 Price Street.

The dimensions of the property located at 318 N. Sumner Avenue are 26' X 176' more or less; the dimensions of the property located at 339 Railroad Avenue are 30' X 98' X 32' X 88' more or less; the dimensions of the property located at 437 Railroad Avenue are 30' X 92' X 36' X 80' more or less; the dimensions of the property located at 954 Ridge Avenue are 42' x 118' more or less; the dimensions of the property located at 954 ½ Ridge Avenue are 42' 46' more or less; the dimensions of the property located at 1726 Wayne Avenue are 55' X 150' X 45' X 150 more or less; and the dimensions of the property located at 1926 Price Street are 30' X 150' more or less.

Property ID #: 14514040045, 15640030025, 15648020020, 15706060011, 15706060010, 13412050011, 14513040019

Assessed Value: \$41,950.00

Improvements thereon:

318 N. Sumner Ave. Improved with Multi Dwelling,

339 Railroad Ave. Improved with Single Dwelling,

437 Railroad Ave. Improved with Single Dwelling,

954 Ridge Ave. Vacant Lot,

954 ½ Ridge Ave. Improved with Single Dwelling,

1726 Wayne Ave. Improved with Multi-Dwelling,

1926 Price Street Improved with Multi-Dwelling.

Sheriff to Collect: \$56,273.66

Rocco Haertter, Esquire

Attorney

SALE NUMBER 112

By virtue of a Writ of Execution filed to No. 2015-01235 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2005-7 vs. GLORIA J. SAKAWAT A/K/A GLORIA SAKAWAT AND CYRIL SAKAWAT, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being 1541 Country Club Road, Jermyn, PA 18433

Assessment Map #: 0510201001801

Assessed Value: \$12,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$

Robert W. Williams, Esquire

Attorney

SALE NUMBER 113

By virtue of a Writ of Execution filed to No. 2015-01885 WELLS FARGO BANK, N.A., AS TRUSTEE, IN TRUST FOR SASCO 2007-MLN1 TRUST FUND vs. MARGARET RYAN AND MARK RYAN, owner(s) of property situate in Dalton Borough, Lackawanna County, Pennsylvania, being 304 2nd Street, Dalton, PA 18414

Assessment Map #: 06812-010-00502

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$

Robert W. Williams, Esquire

Attorney

SALE NUMBER 114

By virtue of a Writ of Execution filed to No. 2014-04224 FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC vs. BLAKE W. CARLTON; MAUREEN E. CARLTON, owner(s) of the property situated in Borough of Taylor, Lackawanna County, Pennsylvania being 1323 Loomis Avenue, Taylor, PA 18517

80X125

Assessment Map #: 15516-050-020

Assessed Value: \$23,400.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$300,428.93

Samantha Gable, Esquire

Attorney

SALE NUMBER 115

By virtue of a Writ of Execution No. 2016-06661 LAKEVIEW LOAN SERVICING, LLC v. MICHELE A. MCHUGH A/K/A MICHELE MCHUGH, THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA owners of property situate in the MOOSIC BOROUGH, Lackawanna County, Pennsylvania being 3618 Winfield Avenue, A/K/A 3618 Winfield Avenue L 15, Moosic, PA 18507-1744

Dimensions: 50 X 150

Assessment Map #: 17612020012

Assessed Value: \$9,000

Improvements thereon: Residential Property

Judgment Amount: \$123,716.39

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 116

By virtue of a Writ of Execution filed to No. 2016-02051 WELLS FARGO BANK, N.A. v. RACHEL M. MERCURI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 129 South Irving Avenue, Scranton, PA 18505

50 x 78

Property ID #: 15761-030-013

Assessed Value: \$10,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$74,023.87

Kimberly A. Bonner, Esquire; Scott A. Dietterick, 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 117

By virtue of a Writ of Execution filed to No. 2016-CV-5505, THE FIDELITY DEPOSIT AND DISCOUNT BANK, PLAINTIFF vs. ANJANEYULU UPPALA, DEFENDANT, owner of the properties situate the City of Scranton, Lackawanna County, Pennsylvania being 318 N. Sumner Avenue; 339 Railroad Avenue; 437 Railroad Avenue; 954 Ridge Avenue; 954 ½ Ridge Avenue; 1726 Wayne Avenue and 1926 Price Street.

The dimensions of the property located at 318 N. Sumner Avenue are 26' X 176' more or less; the dimensions of the property located at 339 Railroad Avenue are 30' X 98' X 32' X 88' more or less; the dimensions of the property located at 437 Railroad Avenue are 30' X 92' X 36' X 80' more or less; the dimensions of the property located at 954 Ridge Avenue are 42' x 118' more or less; the dimensions of the property located at 954 ½ Ridge Avenue are 42' 46' more or less; the dimensions of the property located at 1726 Wayne Avenue are 55' X 150' X 45' X 150 more or less; and the dimensions of the property located at 1926 Price Street are 30' X 150' more or less.

Property ID #: 14514040045, 15640030025, 15648020020, 15706060011, 15706060010, 13412050011, 14513040019

Assessed Value: \$41,950.00

Improvements thereon:

318 N. Sumner Ave. Improved with Multi Dwelling,

339 Railroad Ave. Improved with Single Dwelling,

437 Railroad Ave. Improved with Single Dwelling,

954 Ridge Ave. Vacant Lot,

954 ½ Ridge Ave. Improved with Single Dwelling,

1726 Wayne Ave. Improved with Multi-Dwelling,

1926 Price Street Improved with Multi-Dwelling.

Sheriff to Collect: \$41,931.16

Rocco Haertter, Esquire

Attorney

SALE NUMBER 118

By virtue of a Writ of Execution No. 2016-06641 WELLS FARGO BANK, N.A. v. MICHAEL G. DANYLAK, MARIA G. DANYLAK owners of property situate in the JERMYN BOROUGH, Lackawanna County, Pennsylvania being 540 Lincoln Avenue, Jermyn, PA 18433-1632

Dimensions: 50 X 170

Assessment Map #: 0731603000600

Assessed Value: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$131,817.14

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 119

By virtue of a Writ of Execution filed to No. 14-CV-3330 U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE UNDER THAT CERTAIN SECOND AMENDED AND RESTATED INDENTURE DATE AS OF FEBRUARY 4, 2005, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, FOR THE BENEFIT OF THE SBA AND HOLDERS OF THE BLX FUNDING TRUST I NOTES, AS THEIR INTERESTS MAY APPEAR SUBJECT TO THE SECOND AMENDED AND RESTATED MULTI-PARTY AGREEMENT DATED FEBRUARY 4, 2005, BY BUSINESS LOAN CETNER, LLC, AS SERVICER vs. D.C. EASTERN BUFFET, INC., ZONG YAN CHEN, FUNG CHAN YIN GAO AND LI YA CHEN, owner(s) of the property situate in the Borough of Dickson City, Lackawanna County, Pennsylvania being 808 Scranton Carbondale Highway, Scranton, PA 18508

4,950 square feet

Parcel Identification Number: 11303-030-006.01

Assessed Value: \$125,000.00

Improvements thereon: None

Sheriff to Collect: \$887,938.19

John J. Winter, Esquire

Attorney

SALE NUMBER 120

By virtue of a Writ of Execution No. 2015-50970 ABINGTON HEIGHTS SCHOOL DISTRICT vs. RONALD DREISBAUGH, RICHARD DREISBAUGH, ANDREW DREISBAUGH, ANN SCODA, LESTER W. DRIESBAUGH, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania being:

Morgan Highway

102X131X102X106

Property ID #: 10014-020-00300
Assessed Value: \$12,000.00
Improvements thereon: SINGLE DWELLING PROPERTY
Sheriff to Collect: \$4,844.98
JEFFREY P. KELLY, Esquire
Portnoff Law Associates, Ltd.
(866) 211-9466
Attorney

SALE NUMBER 121

By virtue of a Writ of Execution No. 2009-51275 NORTH POCONO SCHOOL DISTRICT vs. ROMAINE GAIK, owner(s) of property situate in Springbrook Township, Lackawanna County, Pennsylvania being: Short Drive Rolling H
238.01 x 260.09 x 273.87 x 62.55 x 200.00
Property ID #: 20902-020-026
Assessed Value: \$24,000.00
Improvements thereon: SINGLE DWELLING PROPERTY
Sheriff to Collect: \$6,216.41
JEFFREY P. KELLY, Esquire
Portnoff Law Associates, Ltd.
(866) 211-9466
Attorney

SALE NUMBER 122

By virtue of a Writ of Execution No. 2015-51416 JEFFERSON TOWNSHIP SEWER AUTHORITY vs. JAMES A. ZACKER, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania being: 1379 Mt. Cobb Road
90X200
Property ID #: 15004-010-013
Assessed Value: \$6,650.00
Improvements thereon: Single Dwelling PROPERTY
Sheriff to Collect: \$10,085.47
JEFFREY P. KELLY, Esquire
Portnoff Law Associates, Ltd.
(866) 211-9466
Attorney

SALE NUMBER 123

By virtue of a Writ of Execution No. 2008-51290 ABINGTON HEIGHTS SCHOOL DISTRICT vs. EDWIN A. GARCIA, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania being: 234 Scott Road
100 x 150
Property ID #: 11202-010-004
Assessed Value: \$10,000.00
Improvements thereon: SINGLE DWELLING PROPERTY
Sheriff to Collect: \$6,236.99
JEFFREY P. KELLY, Esquire
Portnoff Law Associates, Ltd.
(866) 211-9466
Attorney

SALE NUMBER 124

By virtue of a Writ of Execution No. 2015-50577 ABINGTON HEIGHTS SCHOOL DISTRICT vs. ALOYSIUS T. HUGHES, CAROL HUGHES, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania being: 1003 Greenbriar Drive
150X150X183X150

Property ID #: 10109-020-013

Assessed Value: \$33,500.00

Improvements thereon: Single Dwelling PROPERTY

Sheriff to Collect: \$7,765.18

JEFFREY P. KELLY, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 125

By virtue of a Writ of Execution No. 15 CV1546 PNC BANK, NATIONAL ASSOCIATION vs. MARY ELLEN HUGHES A/K/A MARYELLEN HUGHES, JAMES D. KEARNEY, owner(s) of property situate in TOWNSHIP OF CLIFTON, Lackawanna County, Pennsylvania being 15 Creekview Drive a/k/a 1122 E. Creekview Drive, Goldsboro, Pa 18424

Assessment Map #: 23304-070-015

Assessed Value: \$39,450.00

Improvements thereon: RESIDENTIAL DWELLING

Sheriff to Collect: \$19,299.16

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

Attorney

SALE NUMBER 126

By virtue of a Writ of Execution No. 2015-5802 TD BANK, N.A. vs. HOVBROS SCRANTON, LLC, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being Laurel Line Heights & E. Elm Street

Parcel 16803030043 – 51.15 acres +/-

Parcel 16803020053 – 233' x 500' +/-

Property ID #: 16803030043 – Laurel Line Heights, 16803020053 – East Elm Street

Assessed Value: \$9,975 and \$5,348, respectively

Improvements thereon: vacant lands

Sheriff to Collect: \$1,860,887.90

Benjamin W. Spang, Esquire

Attorney

SALE NUMBER 127

By virtue of a Writ of Execution No. 2016-CV-02042 PNC BANK, NATIONAL ASSOCIATION vs. HEATHER M. LUPTON F/K/A HEATHER MARIE NEWLIN AND RUSSELL R. LUPTON A/K/A RUSSELL RYAN LUPTON, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 420 PROSPECT AVENUE, SCRANTON, PA 18505

Assessment Map #: 15616-040-071

Assessed Value: \$7,000.00

Improvements thereon: RESIDENTIAL DWELLING

Sheriff to Collect: \$60,037.46

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

Attorney

SALE NUMBER 128

By virtue of a Writ of Execution No. 2015-02994-P PNC BANK, NATIONAL ASSOCIATION vs. JACQUELINE HEMMING, owner(s) of property situate in BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania being 120 Nichols Street, Clarks Summit, Pennsylvania 18411

Assessment Map #: 0901901001500

Assessed Value: \$20,000.00

Improvements thereon: RESIDENTIAL DWELLING

Sheriff to Collect: \$126,240.48

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

Attorney

SALE NUMBER 129

By virtue of a Writ of Execution filed to No. 2016-5357, MEMBERS 1ST FEDERAL CREDIT UNION vs. EASTSHORE LAKEHOUSE II LTD., owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania being 34 Moosic Lakes, Lake Ariel, Lackawanna County, Pennsylvania 18436 also referred to as 37 Chestnut Road, Jefferson, Lackawanna County, Pennsylvania 18436, being also known and described as Lot Ten (10) in Block "E" on the Map of Plan of Lots of Moosic Lakes, recorded in the Office of Recorder of Deeds in and for Lackawanna County in Map Book 5 at Page 101.

Property ID #: 13802-040-011

Assessed Value: \$750.00

Improvements Value: \$14,250.00

Total Assessed Value: \$15,000.00

Sheriff to Collect: \$100,678.12

Christopher E. Rice, Esquire and David W. Park, Esquire

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 JULY 13, 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

MARCH 13, 2017