

**SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, OCTOBER 18, 2016**

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, OCTOBER 18, 2016 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

**SALE NUMBER 1**

By virtue of a Writ of Execution No. 16 CV 1436 LSF9 MASTER PARTICIPATION TRUST vs. JOHN A. O'SHANICK owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1419 South Irving Avenue, Scranton, Pennsylvania 18505

DWELLING KNOWN AS: 1419 SOUTH IRVING AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16711070046

Title to said premises is vested in John A. O'Shanick by deed from JOHN A. O'SHANICK, ALSO KNOWN AS JOHN A. OSHANICK AND DEBRA A. O'SHANICK, ALSO KNOWN AS DEBRA A. OSHANICK, HIS WIFE dated September 26, 1996 and recorded September 30, 1996 in Deed Book 1561, Page 720.

Assessment Map #: 16711070046

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$88,441.73

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 2**

By virtue of a Writ of Execution No. 15 CV 5267 REVERSE MORTGAGE SOLUTIONS, INC. vs. JACK KENNEDY, KNOWN SURVIVING HEIRS OF GAIL K. JEROWSKI AND UNKNOWN SURVIVING HEIR OF GAIL K. JEROWSKI owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 605 Depot Street, Scranton, Pennsylvania 18509

DWELLING KNOWN AS: 605 DEPOT STREET, SCRANTON, PENNSYLVANIA 18509.

TAX PARCEL NUMBER: 13510040003

Title to said premises is vested in Jack Kennedy, Known Surviving Heir of Gail K. Jerowski and Unknown Surviving Heir of Gail K. Jerowski by deed from ALBERT P. HOFFMANN, JR. AND JOAN E. HOFFMANN, HIS WIFE dated January 25, 2001 and recorded January 26, 2001 in Deed Book 371, Page 545.

Assessment Map #: 13510040003

Assessed Value: \$

Improvements thereon: Lot

Sheriff to Collect: \$50,706.73

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 3**

By virtue of a Writ of Execution No. 15-CV-6464 WELLS FARGO BANK, NA v. MATTHEW B. RIGGALL owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 125 Throop Street, A/K/A 125 Throop ST L 10, Scranton, PA 18508-1611

Front: 50 feet, Depth: 140 feet, containing 7000 square feet.

Assessment Map #: 13501020003

Assessed Value: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$80,967.62

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 4**

By virtue of a Writ of Execution filed to No. 15-CV-2088 NATIONAL PENN BANK, S/I/I TO NITTANY BANK, PLAINTIFF vs. ROBERT P. SELEGO, DEFENDANT AND UNITED STATES OF AMERICA, ADDITIONAL DEFENDANT owners of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being 707 Oak Street, Old Forge, PA 18518

Assessment Map #: 17511020008

Assessed Value: \$7,000.00

Improvements thereon: single dwelling

Sheriff to Collect: \$57,787.10 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE

NORRIS MCLAUGHLIN & MARCUS, P.A.

PENNSYLVANIA OFFICE

515 W. HAMILTON STREET, SUITE 502

ALLENTOWN, PA 18101

Attorney

**SALE NUMBER 5**

By virtue of a Writ of Execution filed to No. 133-Civil-2016 CNB REALTY TRUST, ASSIGNEE OF NBT BANK F/K/A PENNSTAR BANK, A DIVISION OF NBT BANK, NA vs. BEN S. COVEY owners of property situate in the City of Scranton, Lackawanna County, Pennsylvania being:

Address of Parcel I: 421 – 423 South 9<sup>th</sup> Avenue, Scranton, Pennsylvania

Dimensions of property: 50 x 100 x 27 x 50 x 23 x 150

Assessment Map #: 15610-020-004

Assessed Value: \$7,500.00

Improvements thereon: Single Dwelling

Address of Parcel II: 421 S. Christ Ct., Scranton, Pennsylvania

Dimensions of property: 27 x 50

Assessment Map #: 15610-020-003

Assessed Value: \$450.00

Improvements thereon: Vacant Lot

Judgment Amount: \$143,185.75

Sheriff to Collect: \$83,625.03

David M. Gregory, Esquire

Attorney

**SALE NUMBER 6**

By virtue of a Writ of Execution filed to No. 16-CV-3278 NBT BANK, NATIONAL ASSOCIATION FORMERLY KNOWN AS PENNSTAR BANK (Plaintiff) vs. SCRANTON MALL ASSOCIATES (Defendant) owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being Parcel

No. 7, former Samters Office Building, 111 Penn Avenue, Scranton, Pennsylvania being .0482 acres containing 7,980 square feet of land with building thereon.

Property Identification #: 15626020027

Assessed Value: Land \$85,050.00

Improvements thereon: \$10,000.00

Sheriff to Collect: \$4,060,444.95

By virtue of a Writ of Execution filed to No. 16-CV-3278 NBT BANK, NATIONAL ASSOCIATION FORMERLY KNOWN AS PENNSTAR BANK (Plaintiff) vs. SCRANTON MALL ASSOCIATES (Defendant) owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being Parcel No. 8, former Oppenheim & Lewis & Reilly Parcel and Oppenheim Garage, 401 Lackawanna Avenue, Scranton, Pennsylvania being .7500 acres containing 55,794.07 square feet of land with building thereon.

FORMER OPPENHEIM & LEWIS & REILLY PARCEL AND OPPENHEIM GARAGE

Property Identification #: 15635010001

Assessed Value: Land \$124,000.00

Improvements thereon: \$197,500.00

Sheriff to Collect: \$4,060,444.95

Stephanie DiVittore

Attorney

### **SALE NUMBER 7**

By virtue of a Writ of Execution filed to No. 1908 16CV NATIONSTAR MORTGAGE LLC vs. JOHN VILCHOCK and WENDY VILCHOCK, owner(s) of property situate in Old Forge Borough, Lackawanna County, Pennsylvania, being 1050 Robert Road Old Forge Borough, PA 18518, 16519 020 010,

BEGINNING at a point located at the Northeasterly intersection of Mowery Street and Robert Road as shown on map hereafter referred to:

THENCE continuing along the Northeasterly side of Mowery Street, North thirty eight degrees, fifteen minutes West (N 38° 15' W) ninety two and seven tenths (92.7) feet to a point;

THENCE North fifty one degrees, forty five minutes East (N 51° 45' E) along the dividing line of Lot No. 33 and Lot No. 32, one hundred nine and thirty five hundredths (109.35) feet to a point;

THENCE South thirty eight degrees, fifteen minutes East (S 38° 15' E) along the dividing line of Lot No. 33 and Lot No. 40, ninety two and seven tenths (92.7) feet to a point located on the Northerly side of Robert Road;

THENCE along the Northerly side of Robert Road, South fifty one degrees forty five minutes West (S 51° 45' W) one hundred nine and thirty five hundredths (109.35) feet to a point located on the Northeasterly side of Mowery Street, said point being the place of beginning.

BEING Lot No. 33 on Pleasant View Estates Map dated October 30, 1971 and recorded in Lackawanna County Map Book 16A, page 47.

Assessment Map #: 16519 020 010

Assessed Value: \$20,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$177,442.37

KML Law Group, P.C.

Attorney

### **SALE NUMBER 8**

By virtue of a Writ of Execution No. 15 CV 5844 WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION v. LINDA GUARINO A/K/A LINDA S. GUARINO, JAMES J. GUARINO A/K/A JAMES GUARINO owners of property situate in the SCOTT TOWNSHIP, Lackawanna County, Pennsylvania being 126 Justus Corners, Scott Township, PA 18447

Dimensions: 85 X 165 X 110 X 150 X 30

Assessment Map #: 09201030015

Assessed Value: \$10,700.00

Improvements thereon: Residential Property

Judgment Amount: \$81,343.35  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney

**SALE NUMBER 9**

By virtue of a Writ of Execution No. 16-CV-1991 STEARNS LENDING, LLC v. STEPHEN J. HENEHAN A/K/A STEPHEN HENEHAN owners of property situate in the Lackawanna County, Pennsylvania being 442 Putnam Street, North Scranton, PA 18508-1514  
Front: 54 feet, Depth: 120 feet, containing 6480 square feet  
Assessment Map #: 13407040050  
Assessed Value: \$10,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$107,927.36  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney

**SALE NUMBER 10**

By virtue of a Writ of Execution No. 2015-07225 WELLS FARGO BANK, N.A. v. EDWARD MONTALVO, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF HECTOR MONTALVO, EMMANUEL MONTALVO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF HECTOR MONTALVO, JOHN MONTALVO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF HECTOR MONTALVO, CHRISTINE LUCAS, IN HER CAPACITY AS HEIR OF THE ESTATE OF HECTOR MONTALVO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HECTOR MONTALVO, DECEASED owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania being 122 Belmont Street, Carbondale, PA 18407-1615  
Front: 60 feet, Depth: 150 feet, containing 9000 square feet.  
Assessment Map #: 04510030012  
Assessed Value: \$8,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$113,870.73  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney

**SALE NUMBER 11**

By virtue of a Writ of Execution filed to No. 15 CV 7360 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JAMES SCHMIDT; BRENDA L. SCHMIDT owners of property situated in Scranton City, Lackawanna County, Pennsylvania being 1017 Derby Avenue, Scranton, PA 18505  
Assessment Map #: 16803020015  
Assessed Value: \$10,000.00  
Improvements thereon: a residential dwelling  
Sheriff to Collect: \$149,675.95  
Sarah K. McCaffery, Esquire  
Attorney

**SALE NUMBER 12**

By virtue of a Writ of Execution filed to No. 2016-00834 WELLS FARGO BANK, NA, SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION v KARL A. GRASSO, AS ADMINISTRATOR OF THE ESTATE OF JOSEPH J. GRASSO owners of property situate in Borough of Taylor, Lackawanna County, Pennsylvania being 630 South Keyser Avenue, Taylor, PA 18517  
83X155  
Property ID #: 15501020014

Assessed Value: \$11,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$67,191.47

Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski and Holly N. Wolf

Attorney

### **SALE NUMBER 13**

By virtue of a Writ of Execution No. 16-CV-1875 WELLS FARGO BANK, N.A. v. JENNIFER FORGIONE owners of property situate in the SCRANTON CITY, 21ST, Lackawanna County, Pennsylvania being 1709 Hawthorne Street, A/K/A 1709 Hawthorne Street L23, Scranton, PA 18504-1235

Front: 25 feet, Depth: 112 feet, containing 2,800 square feet.

Assessment Map #: 13418050030

Assessed Value: \$7,500.00

Improvements thereon: Residential Property

Judgment Amount: \$59,626.70

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

### **SALE NUMBER 14**

By virtue of a Writ of Execution No. 15-CV-2007 WELLS FARGO BANK, NA v. SANDRA HYNICKA owners of property situate in the DUNMORE BOROUGH, Lackawanna County, Pennsylvania being 718 East Warren Street, Dunmore, PA 18512-2530

Dimensions: 39x88x38x96

Assessment Map #: 14709050036

Assessed Value: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$73,465.66

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

### **SALE NUMBER 15**

By virtue of a Writ of Execution filed to No. 2014-05010 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. MELANIE A. ETTTEL AND CHARLES J. ETTTEL, IV,

Real Estate: 16 Victoria Circle, Lake Ariel, PA 18436

Municipality: Township of Jefferson

Lackawanna County Pennsylvania

Dimensions: 125 X 214 X 125 X 219

Lot A10 Lake Loretta Development

Deed Instrument No. 200434481

Assessment Map #: 1400101000210

Assessed Value: \$20,300.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$138,443.05 (Total amount of Judgment)\*

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

Leon P. Haller, Esquire

Purcell, Krug & Haller

Attorney

**SALE NUMBER 16**

By virtue of a Writ of Execution filed to No. 15-CV-5658 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. vs. MICHAEL YACINOVICH, SR. AND MICHAEL YACINOVICH, JR. owners of property situate in TOWNSHIP OF FELL, Lackawanna County, Pennsylvania being RR1 BOX 1358

14.28 acres of land

Property ID #: 0240302006

Assessed Value: \$7,750.00 (Land) + \$30,450.00 (Building) = \$38,200.00

Improvements thereon: N/A

Judgment Amount: \$298,378.37

Kathryn L. Mason, Esquire

Attorney

**SALE NUMBER 17**

By virtue of a Writ of Execution filed to No. 15CV5499 NATIONSTAR MORTGAGE LLC vs. MICHAEL W. KOVALESKI AND STEPHANIE A. KOVALESKI, owner(s) of property Situate in Borough of Jermyn, LACKAWANNA COUNTY, PENNSYLVANIA BEING 102 Raymond Drive, Jermyn, Pennsylvania 18433 DWELLING KNOWN AS: 102 RAYMOND DRIVE, JERMYN, PENNSYLVANIA 18433.

TAX PARCEL NUMBER: 0731601000106

Title to said premises is vested in Michael W. Kovaleski and Stephanie A. Kovaleski by deed from TRI-COUNTY REALTY AGENCY, INC. dated November 21, 2003 and recorded November 26, 2003 in Deed Book 1114, Page 748.

Assessment Map #: 0731601000106

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$164,882.81

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 18**

By virtue of a Writ of Execution No. 16 CV 161 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA vs. DARLENE A. BOUSELLI owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2117 S Webster Avenue, Scranton, Pennsylvania 18505

DWELLING KNOWN AS: 2117 S WEBSTER AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16715-020-005

Title to said premises is vested in Darlene A. Bouselli by deed from LOUIS J. FAULENT, JR dated November 10, 2006 and recorded November 16, 2006 in Instrument Number 200633014.

Assessment Map #: 16715-020-005

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$66,501.51

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 19**

By virtue of a Writ of Execution filed to No. 948 Civil 2016, EMBRACE HOME LOANS, INC. vs. MARK F. SCHRANER AND TRACEY LEWIS SCHRANER, owners of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 824 Hickory Street Scranton, PA 18505

Front: 40 ft. Depth: 162 ft.

Property ID #: 15620070057

Assessed Value: \$9,000.00  
Improvements thereon: Residential Real Estate  
Sheriff to Collect: \$110,374.94  
M. Troy Freedman, Esquire  
Attorney

**SALE NUMBER 20**

By virtue of a Writ of Execution filed to No. 2016-01256 WELLS FARGO BANK, NA v DORIS A. PERRINE owners of property situate in City of Scranton, Lackawanna County, Pennsylvania being 109 Pennwood Drive, Scranton, PA 18505

55X39X88X80X113

Property ID #: 17706010009

Assessed Value: \$16,500.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$115,713.19

Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski and Holly N. Wolf

Attorney

**SALE NUMBER 21**

By virtue of a Writ of Execution filed to No. 14CV4146 LSF9 MASTER PARTICIPATION TRUST vs. STACEY J. NOLAN owners of property situate in Township of Newton, Lackawanna County, Pennsylvania being 103 Ren Acres Clarks Summit, PA 18411, 11002-010-001

BEGINNING at a corner where the South side of public road leading from Chincilla to Newton is intersected by the East side of another road. Thirty feet (30') wide, which leads Southerly and Southeasterly through the lands of said R.L. Kile from said Public road; thence South Seven degrees and Twenty-four minutes West (S. 7° 24'W.) along said Kile Road One Hundred Thirty-Four and Thirty-two hundredths feet (134.32') to a corner; thence Southerly and then Southeasterly still along said Kile Road following a curve to the left having a radius of Fifty feet (50') for a length of arc of Fifty-three and Nine-hundredths feet (53.09') to a corner; thence, South Fifty-three degrees and Twenty-six minutes East (S. 53° 26'E.) still along said Kile Road, Forty-Five and Sixteen hundredths feet (45.16') to a corner; thence, leaving said Kile Road, South Eighty-two degrees and Thirty-six minutes East (S. 82° 36' E.) along lands conveyed by said R.L. Kile to Marino and Mary Liburdi, Thirty-four and Ninety-three hundredths feet (34.93') to a corner of lands conveyed by said R.L. Kile to Thomas Liburdi; thence North Seven degrees and Twenty-four minutes East (N. 7° 24'E.) along said Thomas Liburdi, Two Hundred feet (200') to a corner on the South side of aforesaid public road leading from Chinchilla to Newton; thence North Eighty-two degrees and Thirty-six minutes West (N. 82° 36'W.) along said road One Hundred feet (100') to the place of beginning. CONTAINING Four-tenths (.4) of an acre. All bearings as the needle pointed April 1927.

TOGETHER with the right, power, privilege and easement of using the private roadway hereinabove referred to as the Thirty (30) foot wide road which leads Southerly and then Southeasterly into the land of said RI. /Ole from the aforesaid Public Road leading from Chinchilla to Newton. Said right, power, privilege and easement to be held and used in common with owners of other land on said private road.

SUBJECT to the same restriction and conditions as are contained in prior deeds forming the chain of title.

Property ID #: 11002-010-001

Assessed Value: \$17,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$205,325.64

KML Law Group, P.C.

Attorney

**SALE NUMBER 22**

By virtue of a Writ of Execution filed to No. 16 CV 300 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RS5 vs. PAUL BOBERSKY; UNITED STATES OF AMERICA owners of property situated in City of Scranton, Lackawanna County, Pennsylvania being 1252 Philo Street Scranton, PA 18508  
50X150

Assessment Map #: 13415030036

Assessed Value: \$5,500.00

Improvements thereon: A residential dwelling

Sheriff to Collect: \$100,243.72

Sarah K. McCaffery, Esquire

Attorney

**SALE NUMBER 23**

By virtue of a Writ of Execution filed to No. 2016CV-116, THE FIDELITY DEPOSIT AND DISCOUNT BANK, Plaintiff vs. MY HOUSE LLC, Defendant and Owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania being known as 38 Cemetery Street, Carbondale, PA 18407. The Dimensions of such property are 50 feet x 100 feet more or less.

Property ID #: 045.13-060-002

Assessed Value: \$6,500.00

Improvements thereon: Improved with a Residential Dwelling

Sheriff to Collect: \$45,603.44

Rocco Haertter, Esquire

Attorney

**SALE NUMBER 24**

By virtue of a Writ of Execution filed to No. 12 CV 1830 WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. v NIKOLE KAZMIERSKI NOONE, BELIEVED HEIR AND ADMINISTRATOR OF THE ESTATE OF THOMAS NOONE owners of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania being 510 Colburn Avenue, Clarks Summit, PA 18411

97X145X97X149

Property ID #: 09015-050-02500

Assessed Value: \$13,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$82,654.77

Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski and Holly N. Wolf

Attorney

**SALE NUMBER 25**

By virtue of a Writ of Execution filed to No. 16 CV 1416 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER SECURITIZATION SERVICING AGREEMENT DATED AS OF JULY 1, 2005 STRUCTURED ASSET SECURITIES CORPORATION, STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE2 vs. FREDERICK GARTNER, TAMARA V. GARTNER A/K/A TAMARA V. IVANOVA, owner(s) of property situate in Township of Covington, Lackawanna County, Pennsylvania.

Being 76 Delbert Drive a/k/a 23 Delbert Drive, Gouldsboro, PA 18424

Dimensions: 50 X 115 X 326 X 251 X 298

Assessment Map #: 228.03-030-002



Assessed Value: \$22,000.00  
Improvements thereon: Improved w/single family dwelling  
Sheriff to Collect: \$163,826.91  
Udren Law Offices, P.C.  
Attorney

**SALE NUMBER 26**

By virtue of a Writ of Execution filed to No. 2014-05375 WELLS FARGO BANK, N.A. v. ROBERT NELSON, DIANA S. NELSON owner(s) of property situate in the DICKSON CITY BOROUGH, 3<sup>RD</sup>., Lackawanna County, Pennsylvania being 402 Maplewood Avenue, a/k/a 402 Maplewood Drive, Olyphant, PA 18447-1120

Front: 95 feet, Depth: 90 feet, containing 8550 square feet.

Assessment Map #: 11405050005

Assessed Value: \$18,000.00

Improvements thereon: Residential Property

Judgment Amount: \$186,348.70

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 27**

By virtue of a Writ of Execution filed to No. 2016-Civ-01013 VALOR FEDERAL CREDIT UNION F/K/A TOBYHANNA FEDERAL CREDIT UNION vs. GEORGE C. CONRAD II AND ELEANOR A. CONRAD, HIS WIFE, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania being 325-327 South Decker Court, Scranton, PA

4173.25 square feet

Assessment Map #: 15605050047

Assessed Value: \$7,751.00

Improvements thereon: MULTI-FAMILY RESIDENCE

Sheriff to Collect: \$72,759.20

John R. O'Brien, Oliver, Price & Rhodes

Attorney

**SALE NUMBER 28**

By virtue of a Writ of Execution filed to No. 16CV1494 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2005-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2005-D vs. CARMEN BERRIOS A/K/A CARMEN I. BERRIOS, DAVID MOSKWA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania.

Being: 419 Genet St, Scranton, PA 18505

Dimensions: 53 X 160

Assessment Map #: 16710-040-021

Assessed Value: \$10,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$93,372.36

Udren Law Offices, P.C.

Attorney

**SALE NUMBER 29**

By virtue of a Writ of Execution filed to No. 2016-02712, LSF8 MASTER PARTICIPATION TRUST vs. JAMES COTILLO, III AND MELISSA COTILLO owner of property situate in Blakely Borough, Lackawanna County, Pennsylvania being 113 4<sup>th</sup> Street, Blakely, PA 18447

Dimensions 50 X 150, Single Dwelling

Property Identification #: 11405-090-012

Assessed Value: \$11,000.00

Improvements thereon: A single family dwelling

Sheriff to Collect: \$133,864.74

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

Attorney

### **SALE NUMBER 30**

By virtue of a Writ of Execution filed to No. 16-CV-2452 THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT HOME EQUITY LOAN TRUST 2002-1 v. DAVID WHITTAKER owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 355 Grove Street, Scranton, PA 18508-2521

Front: 46 feet, Depth: 92 feet, containing 4,232 square feet.

Assessment Map #: 14508-050-025

Assessed Value: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$65,356.76

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

### **SALE NUMBER 31**

By virtue of a Writ of Execution No. 15-CV-5496, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FINANCE AMERICA MORTGAGE LOAN TRUST 2004-3 ASSET-BACKED CERTIFICATES, SERIES 2004-3 C/O OCWEN LOAN SERVICING, LLC v. DAVID C. MAKALA AND JUDITH A. MAKALA, owners of property situate in the Scott Township, Lackawanna County, Pennsylvania being 160 RR 2 a/k/a 1691 Layton Road, Olyphant, PA 18447-9617

Dimensions: 90X132X92X132

Property ID #: 08204010011 and 08204010012

Assessed Value: \$12,000

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$86,765.05

Andrew J. Marley, Esq.

Attorney

### **SALE NUMBER 32**

By virtue of a Writ of Execution filed to No. 15 CV 4577, WELLS FARGO BANK, N.A. v. SHANNON M. CALI, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1914 Prospect Avenue, Scranton, PA 18505

Property ID #: 16710-030-048

Assessed Value: \$

Improvements thereon: Residential property

Sheriff to Collect: \$

Powers, Kirn & Associates, LLC

Attorney

### **SALE NUMBER 33**

By virtue of a Writ of Execution filed to No. 16 CV 1746 BANK OF AMERICA, N.A. vs. ROY G. SLOCUM owners of property situate in Township of Clifton, Lackawanna County, Pennsylvania.

Being: RR1 Box 1471 N/K/A 330 State Route 435, Clifton, PA 18424

Dimensions: 100 X 250 X 40 X 100

Assessment Map #: 23301-010-010

Assessed Value: \$7400

Improvements thereon: Improved w/single family dwelling  
Sheriff to Collect: \$67,232.06  
Udren Law Offices, P.C.  
Attorney

**SALE NUMBER 34**

By virtue of a Writ of Execution filed to No. 2016-00807 CARRINGTON MORTGAGE SERVICES, LLC vs MICAH R. FRIEDMAN; NANCY E. FRIEDMAN owners of property situated in City of Scranton, Lackawanna County, Pennsylvania being 1015 Derby Avenue, Scranton, PA 18505  
88X75X127X172  
Assessment Map #: 1680302001503  
Assessed Value: \$20,000.00  
Improvements thereon: a residential dwelling  
Sheriff to Collect: \$154,726.62  
Sarah K. McCaffery, Esquire  
Attorney

**SALE NUMBER 35**

By virtue of a Writ of Execution No. 2016-02290 NATIONSTAR MORTGAGE LLC v MICHAELNE FELKOWSKI, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARY LOU ROSSER, MARY LOU TOMASETTI, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF MARY LOU ROSSER, KAREN ROSSER SULZ, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF MARY LOU ROSSER, LEE ROSSER, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARY LOU ROSSER, SCOTT ROSSER, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARY LOU ROSSER owners of property situate in MOOSIC BOROUGH, Lackawanna County, Pennsylvania being 601-603 Spring Street, A/K/A 603 Spring Street, Moosic, PA 18507-1147  
Front: 61 feet, Depth: 200 feet, containing 12,200 square feet  
Assessment Map #: 18416060016  
Assessed Value: \$6,600  
Improvements thereon: Residential Property  
Judgment Amount: \$57,197.45  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney

**SALE NUMBER 36**

By virtue of a Writ of Execution No. 2016-01252 LSF9 MASTER PARTICIPATION TRUST vs. PETER CAPITANO A/K/A PETER J. CAPITANO A/K/A PETER JAY CAPITANO, owners of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania.  
Being: 203 Willow Road, Dalton, PA 18414  
Dimensions: 100 X 125  
Assessment Map #: 08003-040-00205  
Assessed Value: \$21000  
Improvements thereon: Improved w/single family dwelling  
Sheriff to Collect: \$211,613.19  
Udren Law Offices, P.C.  
Attorney

**SALE NUMBER 37**

By virtue of a Writ of Execution No. 16-CV-1314 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA v. KATHLEEN MACDOWELL A/K/A KATHLEEN A. MACDOWELL, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ROBERT

MACDOWELL A/K/A ROBERT A. MACDOWELL owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 220 Ferdinand Street, Scranton, PA 18508-1923

Front: 25 feet, Depth: 115 feet, containing 2875 square feet.

Assessment Map #: 13412040033

Assessed Value: \$6,500.00

Improvements thereon: Residential Property

Judgment Amount: \$53,184.41

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

### **SALE NUMBER 38**

By virtue of a Writ of Execution filed to No. 2012 Civil 7742 HOUSING OPPORTUNITY PARTNERS REO, LLC vs. ORLANDO A. CRUZ owner of property situate in Borough of Jessup, formerly Winton Borough, and Lackawanna County, Pennsylvania being 111 Center Street, Jessup, PA 18434-1601.

Front: irregular Depth: irregular

Property ID #: 1150704003401

Assessed Value: \$1,000.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$57,081.74

Edward J. McKee, Esq.

Attorney

### **SALE NUMBER 39**

By virtue of a Writ of Execution No. 16 CV 792 WELLS FARGO BANK, N.A. v. SHAWN M. LORENZ owner(s) of property situate in the SPRING BROOK TOWNSHIP, Lackawanna County, Pennsylvania being rd #3 Box 3368 Elias Road, A/K/A 13 Elias Road, Moscow, PA 18444-9803

Assessment Map #: 20902010004

Assessed Value: \$10,500.00

Improvements thereon: Residential Property

Judgment Amount: \$289,299.69

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

### **SALE NUMBER 40**

By virtue of a Writ of Execution filed to No. 14CV4146 LSF9 MASTER PARTICIPATION TRUST vs. STACEY J. NOLAN, owner(s) of property situate in Township of Newton, Lackawanna County, Pennsylvania, being, 103 Ren Acres Clarks Summit, PA 18411, 11002-010-001,

BEGINNING at a corner where the South side of public road leading from Chinchilla to Newton is intersected by the East side of another road. Thirty feet (30') wide, which leads Southerly and Southeasterly through the lands of said R.I. Kile from said Public road; thence South Seven degrees and Twenty-four minutes West (S. 7° 24' W.) along said Kile Road One Hundred Thirty-Four and Thirty-two hundredths feet (134.32') to a corner; thence Southerly and then Southeasterly still along said Kile Road following a curve to the left having a radius of Fifty feet (50') for a length of arc of Fifty-three and Nine-hundredths feet (53.09') to a corner; thence, South Fifty-three degrees and Twenty-six minutes East (S. 53° 26'E.) still along said Kile Road, Forty-Five and Sixteen hundredths feet (45.16') to a corner; thence, leaving said Kile Road, South Eighty-two degrees and Thirty-six minutes East (S. 82° 36'E.) along lands conveyed by said R.I. Kile to Marino and Mary Liburdi, Thirty-four and Ninety-three hundredths feet (34.93') to a corner of lands conveyed by said R.I. Kile to Thomas Liburdi; thence North Seven degrees and Twenty-four minutes East (N. 7° 24'E.) along said Thomas Liburdi, Two Hundred feet (200') to a corner on the South side of aforesaid public road leading from Chinchilla to Newton; thence North Eighty-two degrees and Thirty-six minutes West (N. 82° 36'W.) along said road One Hundred feet (100') to the place of beginning. CONTAINING Four-tenths (.4) of an acre. All bearings as the needle pointed April 1927

TOGETHER with the right, power, privilege and easement of using the private roadway hereinabove referred to as the Thirty (30) foot wide road which leads Southerly and then Southeasterly into the land of said RI. /Ole from the aforesaid Public Road leading from Chinchilla to Newton. Said right, power, privilege and easement to be held and used in common with owners of other land on said private road.

SUBJECT to the same restriction and conditions as are contained in prior deeds forming the chain of title.

Property ID #: 11002-010-001

Assessed Value: \$17,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$205,325.64

KML Law Group, P.C.

Attorney

#### **SALE NUMBER 41**

By virtue of a Writ of Execution No. 16-CV-106 LSF8 MASTER PARTICIPATION TRUST v. DAVID J. BADALAMENTE A/K/A DAVID BADALAMENTE, AMY E. BADALAMENTE owner(s) of property situate in the Borough of Clarks Summit, Lackawanna County, Pennsylvania being 416 Carnation Drive, Clarks Summit, PA 18411-2108

0.29A

Assessment Map #: 10016-030-020

Assessed Value: \$21,000.00

Improvements thereon: Residential Property

Judgment Amount: \$268,988.28

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

#### **SALE NUMBER 42**

By virtue of a Writ of Execution No. 16-CV1017 CITIFINANCIAL SERVICING LLC v. MARIE A. BARRETT A/K/A MARIE BARRETT, DOREEN A. BARRETT owners of property situate in the ROARING BROOK TOWNSHIP, Lackawanna County, Pennsylvania being 207 Beechwood Drive, Roaring Brook Township, PA 18444-7606

Front: 100 feet, Depth: 200 feet, containing 20,000 square feet.

Assessment Map #: 18902020003

Assessed Value: \$17,000.00

Improvements thereon: Residential Property

Judgment Amount: \$68,985.56

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

#### **SALE NUMBER 43**

BY VIRTUE OF A WRIT OF EXECUTION issued by NBT BANK, NA formerly Pennstar Bank, a division of NBT Bank, NA, No. 16-cv-964

James Nichols and Cheryl Nichols are the owners of the property situate in the Township of Fell, Lackawanna County, Pennsylvania being 33-35 Rittenhouse Street, Carbondale, PA 18407

Assessment Map #: 03519 030 007

Assessed Value: \$5,600

Improvements thereon: residential dwelling

Sheriff to Collect: \$55,415.82 plus costs

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

Attorney

**SALE NUMBER 44**

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

Front: 109 feet, Depth: 200 feet, containing 21,800 square feet.

Assessment Map #: 23303070004

Assessed Value: \$19,800.00

Improvements thereon: Residential Property

Judgment Amount: \$140,313.18

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 45**

By virtue of a Writ of Execution file to No. 2016-1626, U.S. BANK NATIONAL ASSOCIATION, ET AL vs. KATHLEEN BATTLE ELTZ, owner(s) of property Situate in City of Carbondale, Lackawanna County, Pennsylvania being 69 Pike Street, Carbondale, Pennsylvania 18407

68X127X68X126

Property ID #: 05412010032

Assessed Value: \$8,750.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$95,717.36

Richard J. Nalbandian, III/Parker McCay PA

Attorney

**SALE NUMBER 46**

By virtue of a Writ of Execution filed to No. 2015-01937 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS TRUSTEE FOR NORMANDY MORTGAGE LOAN TRUST, SERIES 2015-1 vs. KIMBERLY CWALINSKI A/K/A KIMBERLY A. CWALINSKI owners of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1410 Jackson Street

Property ID #: 14518010017

Assessed Value: \$9,000

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$158,835.71 plus costs, expenses, attorneys' fees and additional interest.

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

Attorney

**SALE NUMBER 47**

By virtue of a Writ of Execution filed to No. 2007-01639 WELLS FARGO BANK, NA AS TRUSTEE vs. ROBERT J. MCCORMACK, JR., JEANETTE A. CHIAVACCI MCCORMACK, owner of property situate in The First Ward of the Borough of Dunmore, Lackawanna County, Pennsylvania.

Being: 115 Homestead Street, Dunmore, PA 18512

Dimensions: 36 X 136

Assessment Map #: 1464301001601

Assessed Value: \$10,950.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$114,093.86

Udren Law Offices, P.C.

Attorney

**SALE NUMBER 48**

By virtue of a Writ of Execution No. 16-CV-1532 WELLS FARO BANK, NA v. SCOTT R. HARRY owner(s) of property situate in the SOUTH ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania being 114 Noble Road, A/K/A 114 Noble Road L 24, South Abington Township, PA 18411

Front: 100 feet, Depth: 177 feet, containing 17,700 square feet.

Assessment Map #: 09003020023

Assessed Value: \$22,000.00

Improvements thereon: Residential Property

Judgment Amount: \$182,269.00

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 49**

By virtue of a Writ of Execution No. 15-CV-7112 WELLS FARGO BANK, NA v. TALIA PAULES owner(s) of property situate in the THORNHURST TOWNSHIP, Lackawanna County, Pennsylvania being 1249 Country Club Drive, Thornhurst, PA 18424

N/A

Assessment Map #: 24601080005

Assessed Value: \$18,000.00

Improvements thereon: Residential Property

Judgment Amount: \$82,049.25

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 50**

By virtue of a Writ of Execution filed to No. 15 CV 6908 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs. ROBERT J. MILLER AND CHRISTINE C. MILLER AKA CHRISTINE C. ASKEW, owners of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania being 626-628 South Valley Avenue Olyphant, PA 18447, 11418-020-009,

BEGINNING at a stake in the Southeasterly corner of Lot Number Three (3) and six and one tenth (6.1') feet Westerly from the face of the present stone curb on the Westerly side of South Valley Avenue; thence along the Southerly side of Lot Number Three (3), South sixty-seven degrees fifty minutes West (S. 67 degrees 50'W.), eighty-five and nine tenths (85.9') feet, more or less, to a stake in the intersection of the Southwesterly corner of Lot Number Three (3) and the Easterly side of land of the Delaware and Hudson Company, thence along the Easterly side of land of the said Delaware and Hudson Company, South thirty-three degrees forty-five minutes East (S. 33 degrees 45'E), fifty-two and ninety-five hundredths (52.95') feet, more or less, to a stake in the intersection of the Easterly side of land of the Delaware and Hudson Company and the Northwesterly corner of Lot Number One (1); thence along the Northerly side of Lot Number One (1), sixty-three degrees thirty-three minutes East (63 degrees 33'E.), seventy-six and seven tenths (76.7') feet, more or less to a stake in the intersection of the Northeasterly corner of Lot Number One (1) and six and nine tenths (6.9') feet Westerly from the Westerly curb of South Valley Avenue; thence along the Westerly side of South Valley Avenue, North twenty-four degrees seventeen minutes West (N. 42 degrees 17'W.), forty-six and three tenths (46.3') feet, more or less, to the place of beginning.

EXCEPTING and RESERVING a ten (10') foot alley at the rear hereof which is to be kept open from the Southerly side of Lot Number One (1) to a public street on the Northerly side of Lot Number Six (6). Being Lot Number Two (2) according to a reallotment of Lots Number One hundred thirty-two and one-half (132 ½), One hundred thirty-three (133), One hundred thirty-four (134), Two hundred forty (240) and Two hundred forty-one (241), conveyed by G. M. Hull to T. J. Kelly, late of the Borough of Olyphant, recorded in Lackawanna County Map Book 5, Page 133.

Property ID #: 11418-020-009

Assessed Value: \$6,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$48,252.29

KML Law Group, P.C.

Attorney

### **SALE NUMBER 51**

By virtue of a Writ of Execution filed to No. 15 CV 4732 WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC4 ASSET-BACKED PASS-THROUGH CERTIFICATES vs. LISA HEBO, owner(s) of property Situate in Clifton Township, LACKAWANNA COUNTY, PENNSYLVANIA BEING 893 Lyman Lane, Goudsboro, Pennsylvania 18424

DWELLING KNOWN AS: 893 LYMAN LANE, GOULDSBORO, PENNSYLVANIA 18424.

TAX PARCEL NUMBER: 23302070042

Title to said premises is vested in Lisa Hebo by deed from JOHN M. SCHILL AND DINAH SCHILL, HUSBAND AND WIFE dated July 6, 2006 and recorded July 26, 2006 in Deed Book \_\_\_\_\_, Page

Assessment Map #: 23302070042

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$89,250.99

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 52**

By virtue of a Writ of Execution filed to No. 14 CV 6082 M&T BANK S/B/M WITH: FRANKLIN FIRST SAVINGS BANK vs. ANGELA SIBICK, AS ADMINISTRATRIX OF THE ESTATE OF WILLIAM J. SIBICK, DECEASED AND WILLIAM J. SIBICK, JR AS ADMINISTRATOR OF THE ESTATE OF WILLIAM J. SIBICK, DECEASED,, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania being 729 North Lincoln Avenue Scranton, PA 18504, 14510-040-031,

BEING LOT NO. Eight (8) in Block Thirteen (13), up on the Westerly side of Lincoln Avenue.

SAID LOT being Forty (40) feet in front on said Lincoln Avenue and One Hundred and Forty-four (144) feet deep to a court for public use, fourteen (14) feet wide as designated and laid out on a plot or map known as West Park, which map is duly recorded in the proper office for the recording of deeds, et. in and for said County of Lackawanna, in Map Book 1, Pages 98 and 99, as by reference there to will more fully appear.

UNDER AND SUBJECT to all restrictions, reservation, conditions, covenants, and exceptions, as set forth in prior deeds in the claim of Title.

Assessment Map #: 14510-040-031

Assessed Value: \$12,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$25,342.48

KML Law Group, P.C.

Attorney

### **SALE NUMBER 53**

By virtue of a Writ of Execution filed to No. 2016-01325 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. MYRNA L. BURGOS, owners of property situate in CARBONDALE CITY, Lackawanna County, Pennsylvania being 127 Park Street Carbondale, PA 18407, 05509080013,

BEGINNING at the Southeasterly corner of lot now or formerly of Edwin Morgan, on Park Street and running thence along Park Street, Southerly a distance of Forty-seven (47) feet to Tenth Avenue; thence Westerly along Tenth Avenue one hundred (100) feet to land now or formerly of Frank L. Smith; thence Northerly along said Smith line a distance of about one hundred and six (106) feet to land formerly of David P. Lewis; thence Easterly along the Lewis and twenty (20) feet to land formerly of Edwin Morgan; thence Southerly along the line of said Morgan forty (40) feet; thence easterly along Morgan's Southerly line eighty (80) feet to the place of Beginning.



Property ID #: 05509080013  
Assessed Value: \$9,000.00  
Improvements thereon: A Residential Dwelling  
Sheriff to Collect: \$118,982.37  
KML Law Group, P.C.  
Attorney

**SALE NUMBER 54**

By virtue of a Writ of Execution No. 11-cv-7039 MTGLO INVESTORS, LP vs. DAVID C. REYNOLDS AND HEATHER M. WISNEFSKI owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 812 North Lincoln Avenue, Scranton, Pennsylvania 18504  
DWELLING KNOWN AS: 812 NORTH LINCOLN AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14506040012

Title to said premises is vested in David C. Reynolds and Heather M. Wisnefski, joint tenants with the rights of survivorship, by deed from DIANE SHOENER AND JEFFREY GRETZ, CO-EXECUTORS FOR THE ESTATE OF JUDY M. GRETZ A/K/A JUDITH M. GRETZ dated May 13, 2009 and recorded May 15, 2009 Instrument # 200912169.

Assessment Map #: 14506040012

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$109,218.16

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 55**

By virtue of a Writ of Execution filed to No. 16 CV 1934 LAKEVIEW LOAN SERVICING, LLC vs. MATTHEW BOROSKY, owners of property situate in CARBONDALE CITY, Lackawanna County, Pennsylvania being 92 Terrace Street Carbondale, PA 18407, 05505010041,

BEING the Southerly part of lot numbered one (1) on street number seventeen (17) of South Terrace Street as represented and designated on a map of the building lots of the Delaware and Hudson Canal Company of the said city of Carbondale, and being thirty-nine and one-half (39 ½) feet wide in front on said South Terrace Street, the same in the rear on Wyoming Street and one hundred (100) feet in depth, bounded Northerly by land now or formerly of James H. Campbell, Easterly by said Wyoming Street, Southerly by land now or formerly of Michael Garvey and Westerly by said South Terrace Street.

Assessment Map #: 05505010041

Assessed Value: \$9,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$86,670.07

KML Law Group, P.C.

Attorney

**SALE NUMBER 56**

By virtue of a Writ of Execution No. 16 CV 1414 PINGORA LOAN SERVICING, LLC v. ALFERD S. BLASKO, JR, KIM BLASKO owner(s) of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania being 123 West Morton Street, Old Forge, PA 18518-1443

Front: 50 feet, Depth: 75 feet, containing 3,750 square feet.

Assessment Map #: 18407020063

Assessed Value: \$14,000.00

Improvements thereon: Residential Property

Judgment Amount: \$188,446.66

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 57**

By virtue of a Writ of Execution No. 14-CV-6629 WELLS FARGO BANK, N.A. v. NESTOR G. DEQUEVEDO A/K/A NESTOR G. DE QUEVEDO owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 225 South Main Avenue, a/k/a 225 South Main Avenue L 7, Scranton, PA 18504-2544

Front: 50 feet, Depth: 150 feet, containing 200 square feet.

Assessment Map #: 15606020011

Assessed Value: \$15,000.00

Improvements thereon: Residential Property

Judgment Amount: \$139,311.78

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 58**

By virtue of a Writ of Execution filed to No. 16cv2068 QUICKEN LOANS INC. vs. BRIAN KOZUCK AND TANYA A. KOZUCK owners of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 67 Upper Powderly a/k/a 67 Upper Powderly Street Carbondale, PA 18407, 05412 060 033,

BEGINNING in the Northwesterly line of Powderly Road at a point distant thirteen and six-tenths (13.6) feet on a course of south sixty-nine and one-half degrees West (S 69 ½ degrees W) from the Southerly corner of the Southwesterly part of out lot numbered five hundred and ten (510) on a tract of land in the warrantee name of George Lee, heretofore conveyed to Nora Fox; thence by said line of road, South sixty-nine and one-half degrees West (S 69 ½ degrees W) seventy-seven and four-tenths (77.4) feet to a corner; thence by other land now or late of the Delaware and Hudson Company North nineteen and three-quarters degrees West (N 19 ¾ degrees W) one hundred and fifty-three (153) feet, North seventy-seven and one-quarter degrees East (N 77 ¼ degrees E) forty-five (45) feet, and South thirty-two and one-quarter degrees East (S 32 ¼ degrees E) one hundred and fifty (150) feet, to the place of Beginning.

BEING out lot numbered six hundred and thirty-eight (638) on a map of out lots of the Delaware and Hudson Company on a tract of land in the warrantee name of George Lee, said lot containing nine thousand (9,000) square feet, or thereabout.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

Assessment Map #: 05412 060 033

Assessed Value: \$128,900.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$87,152.85

KML Law Group, P.C.

Attorney

**SALE NUMBER 59**

By virtue of a Writ of Execution No. 14-CV-6630 JPMORGAN CHASE BANK, N.A. v. DONNA A. ZMUDA owner(s) of property situate in the ARCHBALD BOROUGH, Lackawanna County, Pennsylvania being 175 Ash Street, Archbald, PA 18403-2254

Front: 60 feet, Depth: 140 feet, containing 8400 square feet.

Assessment Map #: 09518030007

Assessed Value: \$2,500.00

Improvements thereon: Residential Property

Judgment Amount: \$87,368.99

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 60**

By virtue of a Writ of Execution No. 16-CV-1344 DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-QS1 v. EDWARD KOPA, owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania being 12 Eastern Avenue, Carbondale, PA 18407-2523

Front: 80 feet, Depth: 95 feet, containing 7600 square feet.

Assessment Map #: 05506040024

Assessed Value: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$45,715.87

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 61**

By virtue of a Writ of Execution filed to No. 14-CV-4251, WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-CP1, ASSET-BACKED CERTIFICATES, SERIES 2007-CP1, BY ITS SERVICER OCWEN LOAN SERVICING, LLC v. MARTA C. AGUIRRE AND YANIL AGUIRRE, owner of property situated in the City of Scranton, Lackawanna County, Pennsylvania being 111 Prospect Avenue, Scranton, PA 18505

Dimensions 40X140

Property ID #: 15660030012

Assessed Value: \$19,500.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$143,637.66

M. Troy Freedman, Esq.

Attorney

**SALE NUMBER 62**

By virtue of a Writ of Execution filed to No. 15-CV-6256 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION SUCCESSOR BY MERGER WITH CHASE MORTGAGE COMPANY-WEST F/K/A MELLON MORTGAGE COMPANY vs. THEODORE LALONE, ADMINISTRATOR OF THE ESTATE OF SALLY M. GILL, owner(s) of property situated in city of Scranton, Lackawanna County, Pennsylvania, being 2148 Wayne Avenue, Scranton, PA 18508

110X60X125X45

Assessment Map #: 13505010032 & 13505010033

Assessed Value: \$7,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$33,526.99

Sarah K. McCaffery, Esquire

Attorney

**SALE NUMBER 63**

By virtue of a Writ of Execution No. 15-cv-7100 M&T BANK vs. KENNETH WILLIAMS owners of property Situate in Borough of Old Forge, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1044 Robert Road, Old Forge, Pennsylvania 18518

DWELLING KNOWN AS: 1044 ROBERT ROAD, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 16519020013

Title to said premises is vested in Kenneth Williams by deed from MARIE H. WILLIAMS dated February 3, 2005 and recorded February 14, 2005 in Deed Book Instrument No. 200503963.

Assessment Map #: 16519020013

Assessed Value: \$  
Improvements thereon: Residential Dwelling  
Sheriff to Collect: \$180,845.15  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 64**

By virtue of a Writ of Execution filed to No. 2015-01185 MTGLO INVESTORS, LP vs. MARY ELLEN HUGHES AND JAMES D. KEARNEY, owners of property situate in 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 of 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 of 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: Residential Dwelling  
Sheriff to Collect: \$101,519.25  
KML Law Group, P.C.  
Attorney

**SALE NUMBER 65**

By virtue of a Writ of Execution filed to No. 2016-01438 LSF9 MASTER PARTICIPATION TRUST v MARY ELIZABETH HENGLER, AKA MARY E. HENGLER owners of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1810 Prospect Avenue, Scranton, PA 18505

40 x 150  
Property ID #: 16711-010-023  
Assessed Value: \$9,000.00  
Improvements thereon: single family dwelling  
Sheriff to Collect: \$67,191.47  
Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Jana Fridfinnsdottir, Michael E. Carleton, Meredith H. Wooters and Justin F. Kobeski  
Attorney

**SALE NUMBER 66**

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 SERIS 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 914 S. Main St, Old Forge, PA 18518  
Dimensions: 78 X 70 X 80 X 40  
Assessment Map #: 18407030033  
Assessed Value: \$7,000.00  
Improvements thereon: Improved w/single family dwelling  
Sheriff to Collect: \$80,523.88  
Udren Law Offices, P.C.

Attorney

**SALE NUMBER 67**

By virtue of a Writ of Execution filed to No. 14 CV 6538 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-EQ1 vs. ALLEN J. EXETER, JR, owner(s) of property situate in Moosic Borough, Lackawanna County, Pennsylvania being 1310 Springbrook Avenue, Taylor, PA 18517

Front: Depth:

Assessment Map #: 1850303001301

Assessed Value: \$6,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$

Robert W. Williams, Esquire

Attorney

**SALE NUMBER 68**

By virtue of a Writ of Execution filed to No. 2015-07458 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006—RZ4 vs. NATHAN P. JOHNSON, YVONNE C. OREM, owners of property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania.

Being: 104 Rock Street, Olyphant, PA 18447

Dimensions: 60 X 120

Assessment Map #: 11418040014

Assessed Value: \$6,000

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$118,054.83

Udren Law Offices, P.C.

Attorney

**SALE NUMBER 69**

By virtue of a Writ of Execution No. 16 CV 2636 LSF9 MASTER PARTICIPATION TRUST v. EVELYN G. BAUMAN owners of property situate in the Lackawanna County, Pennsylvania being 1116 Water Street, Moosic, PA 18507-1812

Front: 50 feet, Depth: 150 feet, containing 7500 square feet.

Assessment Map #: 18503-010-032

Assessed Value: \$5,500

Improvements thereon: Residential Property

Judgment Amount: \$94,788.93

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 70**

By virtue of a Writ of Execution filed to No. 2015-07092 FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”) v. MICHAEL J. MITCHKO, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania.

Being: 103 Lemko Street, Olyphant, PA 18447

All that certain lot, 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 conditions 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

Improvements thereon: Residential Dwelling

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

Martha E. Von Rosenstiel, P.C.

Attorney

### **SALE NUMBER 71**

By VIRTUE of a Writ of Execution filed to No. 2015-CV-1269

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

Vs.

Defendant: HEATHER FLIEGER AND JOSHUA A. FLIEGER

Real Estate: 609 HILL STREET, MAYFIELD, PA 19433

Municipalities: Borough of Mayfield

Lackawanna County, Pennsylvania

Dimensions: 61x150

See Deed Book 2006, Page 10884

Assessment Map: 07405-070-006

Assessed Value: 18,000.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$122,280.54 (Total amount of Judgment)\*

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

Leon P. Haller, Esquire

Purcell, Krug & Haller

Attorney

### **SALE NUMBER 72**

By virtue of a Writ of Execution filed to No. 2016-02011 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB6 C/O OCWEN LOAN SERVICING, LLC v. TANIA GONZALEZ AND FRANK LIZARDO A/K/A FRANK F. LIZARDO, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 921-923 Snyder Avenue, Scranton, PA 18504.

40 x 100

Property ID #: 15614010025

Assessed Value: \$9,500.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$142,545.09

Andrew J. Marley, Esquire

Attorney

### **SALE NUMBER 73**

By virtue of a Writ of Execution filed to No. 15 CV 7342 FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE) vs. ELIZABETH GALLARDO owner(s) of property Situate in City of

Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1020 Snyder Avenue, Scranton, Pennsylvania 18504

DWELLING KNOWN AS: 1020 SNYDER AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 15613070064

Title to said premises is vested in Elizabeth Gallardo by deed from MTGLQ INVESTORS, L.P., dated December 27, 2006 and recorded January 18, 2007 in/at Instrument Number 200701715.

Assessment Map #: 15613070064

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$79,664.44

McCabe, Weisberg and Conway, P.C.

Attorney

#### **SALE NUMBER 74**

By virtue of a Writ of Execution No. 15-CV-7067 WELLS FARGO BANK, N.A. v. JACQUELINE A. MOASE owners of property situate in the CARBONDALE CITYM, Lackawanna County, Pennsylvania being 142 Spring Street, Carbondale, PA 18407-2455

Front: 75 feet, Depth: 90 feet, containing 6,300 square feet.

Assessment Map #: 05505060007

Assessed Value: \$8,000

Improvements thereon: Residential Property

Judgment Amount: \$73,435.28

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

#### **SALE NUMBER 75**

By virtue of a Writ of Execution filed to No. 15 CV 6375, DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC. vs. Joseph D. Palko, Betsy Palko and The United States of America, owner(s) of property situated in Borough of Dunmore, Lackawanna County, Pennsylvania being 112 Smith Street, Dunmore, PA 18512.

Size of Lot 2,097.84 square feet

Property ID #: 14652-020-042

Assessed Value: \$7,500.00

Improvements thereon: Residential property.

Sheriff to Collect: \$41,301.84

Law Office of Gregory Javardian, LLC

Attorney

#### **SALE NUMBER 76**

By virtue of a Writ of Execution filed to No. 15 CV 6396, DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC. vs. Kevin O'Shea, Jr. and Mary Ann O'Shea, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania being 209 Skyline Drive, Archbald, PA 18403.

Size of Lot 14,363.91 square feet, more or less

Property ID #: 094.04-020-00196

Assessed Value: \$32,470.00

Improvements thereon: Residential property.

Sheriff to Collect: \$149,127.28

Law Office of Gregory Javardian, LLC

Attorney

**SALE NUMBER 77**

By virtue of a Writ of Execution No. 2015-06307 WELLS FARGO BANK, NA v. JOHN R. SWAEN owners of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania being 120 Scott Road, A/K/A MT Cobb rd L 22, Lake Ariel, PA 18436-3310

Front: 100 feet, Depth: 200 feet, containing 20,000 square feet.

Assessment Map #: 16002020008

Assessed Value: \$11,000

Improvements thereon: Residential Property

Judgment Amount: \$129,123.26

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 78**

By virtue of a Writ of Execution filed to No. 2015-02842 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1 vs. PHILIP GAVERN AND JOHANNA GAVERN, owner(s) of property Situate in Scranton City, Lackawanna County, Pennsylvania, being 517-519 Harrison Avenue, Scranton, PA 18510

Front: Depth:

Assessment Map #: 157.10-020-025

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$

Robert W. Williams, Esquire

Attorney

**SALE NUMBER 79**

By virtue of a Writ of Execution filed to No. 16-cv-1003 LAKEVIEW LOAN SERVICING, LLC vs. ANDREW N. LACOE A/K/A ANDREW NELSON LACOE, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1059 Cottage Avenue, Scranton, Pennsylvania 18508 DWELLING KNOWN AS: 1059 COTTAGE AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 14508-050-046

Title to said premises is vested in Andrew N. Lacoé a/k/a Andrew Nelson Lacoé by deed from ESTATE OF DOUGLAS N. MIELE, SR., ALSO KNOWN AS DOUGLAS MIELE BY AND THROUGH THE EXECUTRIX, SHANNON GRIPPI AND COMMONWEALTH OF PENNSYLVANIA dated January 2, 2013 and recorded January 23, 2013 in Instrument Number 201301634.

Assessment Map #: 14508-050-046

Assessed Value: \$7,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$63,902.37

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 80**

By virtue of a Writ of Execution filed to No. 2015-05898 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-9, ASSET-BACKED CERTIFICATES, SERIES 2006-9 vs. JAMIE RICHARDSON AND AUDRIC MAURER, owners of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania being 216 Elm Street.

Property ID #: 12412010032

Assessed Value: \$8,500

Improvements thereon: Residential Dwelling



Sheriff to Collect: \$196,309.24 plus costs, expenses, attorneys' fees and additional interest.

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

Attorney

### **SALE NUMBER 81**

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

Property ID #: 04412-020-010

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

Improvements thereon: single family dwelling

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

Kathryn L. Mason, Esquire

Attorney

### **SALE NUMBER 82**

By VIRTUE of a Writ of Execution filed to No. 2016-01624

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

Vs.

Defendant: DENISE GALINSKY AND CLAYTON WINTERMUTE

Real Estate: 925 S. IRVING AVENUE, SCRANTON, PA 18505

Municipality: City of Scranton

Lackawanna County, Pennsylvania

Dimensions: 40x150

See Deed Book 2005, Page 13174

Assessment Map #: 16708-030-035

Assessed Value: \$9,251.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$35,569.54 (Total amount of Judgment)\*

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

Leon P. Haller, Esquire

Purcell, Krug & Haller

Attorney

### **SALE NUMBER 83**

By virtue of a Writ of Execution filed to No. 2015 CV 4051, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER SECURITIZATION SERVICING AGREEMENT DATED AS OF AUGUST 1, 2005 STRUCTURED ASSET SECURITIES CORPORATION, STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE3 C/O OCWEN LOAN SERVICING, LLC v JOHN SAWKO AND JANET SAWKO, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania being 449 Oak Street, Scranton, PA 18508

Dimensions: 50 X 176 X 50 X 190

Property ID #: 13408010057

Assessed Value: \$9,000.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$82,477.46

ANDREW J. MARLEY, ESQ.

Attorney

**SALE NUMBER 84**

By virtue of a Writ of Execution filed to No. 16CV1587, OCWEN LOAN SERVICING, LLC v. GEORGE JONES AND HEIKE JONES, owner(s) of property situate in the Township of Jefferson, Lackawanna County, Pennsylvania being 1490 Mount Cobb Road, Jefferson Township, PA 18436.

Dimensions: 150 X 160

Property ID #: 15004020027

Assessed Value: \$7,500.00

Improvements thereon: RESIDENTIAL REAL ESTATE

Sheriff to Collect: \$194,957.52

Andrew J. Marley, Esq.

Attorney

**SALE NUMBER 85**

By virtue of a Writ of Execution filed to No. 2015-03950 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. The Unknown Heirs of Marilyn Leonori, Deceased and Richard Leonori, Solely in His Capacity as Heir of Marilyn Leonori, Deceased, owner(s) of property situate in Township of Roaring Brook, Lackawanna County, Pennsylvania, being, RR 8 Box 8232 Griffin Road n/k/a 786 Griffin Road Roaring Brook, PA 18444. 17103 010 006,

PARCEL ONE:

BEGINNING at an iron pin located Southeasterly a distance of 25 feet from the center of the Macadam Road leading from Elmhurst to Alfred Griffin Place or Mount Cobb, which point is also located Northeasterly a distance of 306 feet from the line or lands of Dave Albanese measured along the center of said Macadam Road, and which point is also a point in the dividing line of land sold by Peter Boezi and Louise Boezi, his wife, to Albert P. Morell; thence South 33 degrees 00 minutes East along lands of Peter Boezi, et ux, a distance of 150 feet, more or less, to a point which will be under a lake which Peter Boezi, et ux, are to construct; thence North 54 degrees 45 minutes East still along lands of Peter Boezi, et ux, 75 feet to a point, which will be under a lake which Peter Boezi, et ux, are to construct, and which point is also a point in the dividing line of land sold by Peter Boezi and Louise Boezi, his wife, to Albert P. Morell; thence North 33 degrees 00 minutes West along lands of Albert P. Morell, as aforesaid, a distance of 150 feet, more or less, to a point on said Macadam Road, 25 feet from the center thereof; thence South 54 degrees 45 minutes West along a line 25 feet Southeasterly from the center of said Macadam Road a distance of 75 feet to the place of beginning.

PARCEL TWO:

BEGINNING at a point located Southeasterly a distance of twenty-five (25) feet from the center of the present macadam road leading from Elmhurst to the Alfred Griffin Home, more commonly known as the Orphanage Road, which point is also located Northeasterly a distance of three hundred six (306) feet from the lands of Dave Albanesi measured along the center of said macadam road, and which point is also on the line of other lands of the grantors in previous deed; thence South thirty-three degrees East (S. 33° E.) along lands of the said grantors in previous deed one hundred twenty-eight (128) feet more or less to the high water mark of Elmcrest Pond; thence in a Westerly direction along the high water mark of Elmcrest Pond twenty-five (25) feet more or less to the line of Lot Number Twelve (12) conveyed to Lysak; thence North thirty-three degrees West (N. 33° W.) along the Lysak land one hundred twenty-eight (128) feet more or less to the macadam road; thence along said macadam road North fifty-four degrees ten minutes East (N. 54° 10' E.) twenty-five (25) feet to the point of beginning.

BEING a twenty-five (25) foot strip of land between Lots Numbered One (1) and Twelve (12) in Block A, as designated on the aforesaid map.

Property ID #: 17103 010 006

Assessed Value: \$6,125.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$130,599.75

KML Law Group, P.C.

Attorney

**SALE NUMBER 86**

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

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

Assessment Map #: 20302 010 02301

Assessed Value: \$25,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$373,548.14

KML Law Group, P.C.

Attorney

**SALE NUMBER 87**

BY VIRTUE OF A WRIT OF EXECUTION issued by Fidelity Deposit & Discount Bank, No. 14-cv-6177 Mark Perrella is the owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 100 Lakeview Drive, Scranton, PA 18505

Assessment Map No.: 168/.02-020-005

Assessed Value: \$30,000

Improvements thereon: residential dwelling

Sheriff to Collect: \$368,590.54 (plus costs)

Hourigan Kluger & Quinn, PC

600 Third Avenue

Kinston, PA 18704

Attorney

**SALE NUMBER 88**

By virtue of a Writ of Execution No. 16-CV-1125 WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v. JAMES A. NOTARI owners of property situate in the TAYLOR BOROUGH, Lackawanna County, Pennsylvania being 201 South Washington Street, Taylor, PA 18517-1789

Front: 40 feet, Depth: 65 feet, containing 2600 square feet.

Assessment Map #: 16614070031

Assessed Value: \$6,000

Improvements thereon: Residential Property

Judgment Amount: \$32,341.79

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 89**

By virtue of a Writ of Execution No. 14-CV-1429 WELLS FARGO BANK, N.A. v. MICHAEL SHUTA, JONNA SHUTA A/K/A JONNA MARIE SHUTA, KIM CAINES owners of property situate in the OLYPHANT BOROUGH, Lackawanna County, Pennsylvania being 122 South Valley Avenue, a/k/a 122 South Valley Ave L140, Olyphant, PA 18447-1953

Front: 48 feet, Depth: 130 feet, containing 6240 square feet.

Assessment Map #: 11414020005

Assessed Value: \$9,000

Improvements thereon: Residential Property

Judgment Amount: \$92,458.71

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 90**

By virtue of a Writ of Execution No. 15-CV-1943 WELLS FARGO BANK, N.A. v. ANTHONY P. BAIO, MELINDA S. MILLER owners of property situate in the MOSCOW BOROUGH Lackawanna County, Pennsylvania being 103 Stephens Street, Moscow, PA 18444-6019

Dimensions: 2.1A

Assessment Map #: 19802040002

Assessed Value: \$17,000.00

Improvements thereon: Residential Property

Judgment Amount: \$163,282.04

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 91**

By virtue of a Writ of Execution filed to No. 16 CV 2025 CAPITAL ONE, N.A., S/B/M ING BANK, FSB vs. MARK KIPNIS and NATALIE KIPNIS, owner(s) of property situate in Township of Clifton, Lackawanna County, Pennsylvania, being 1949 East Creek Drive Gouldsboro, PA 18424, 23302-100-018,

BEGINNING at a point in the southeasterly line of East Creek View Drive and at the northermost corner of Lot No. 1950; thence north 35 degrees 07 minutes 24 seconds east along the southeasterly line of East Creek View Drive for a distance of 82.22 feet to a point of curvature; thence continuing northeastwardly along the southeasterly line of East Creek View Drive by a curve to the right having a radius of 275 feet for an arc distance of 53.62 feet to a point, the westernmost corner of Lot No. 1948; thence south 43 degrees 42 minutes 19 seconds east along the southwesterly line of Lot No. 1948 for a distance of 218 feet to a point; thence south 46 degrees 41 minutes 09 seconds west for a distance of 95.19 feet to a point, the easternmost corner of Lot No. 1950; thence north 54 degrees 52 minutes 36 seconds west along the northeasterly line OF LOT NO. 1950 for a distance of 200 feet to a point, the place of beginning.

Assessment Map #: 23302-100-018

Assessed Value: \$26,900.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$198,947.84

KML Law Group, P.C.

Attorney

**SALE NUMBER 92**

By VIRTUE of a Writ of Execution filed to No. 2016-CV-1627

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

Vs.

Defendant: PAMELA E. SCARPA A/K/A PAMELA E. BRADY-SCARPA

Real Estate: 111 FALLBROOK STREET, CARBONDALE, PA 18407

Municipality: City of Carbondale  
Lackawanna County, Pennsylvania  
See Deed Book 2006-20083

Assessment Map: 04416-010-012

Assessed Value: \$11,050.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$58,321.52 (Total amount of Judgment)\*

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

Leon P. Haller, Esquire

Purcell, Krug & Haller

Attorney

### **SALE NUMBER 93**

By virtue of a Writ of Execution No. 09-CV-3508 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-KS1 v. Miroslav Kovalick owners of property situate in the TOWNSHIP OF SCRANTON CITY, 12<sup>TH</sup> WARD, Lackawanna County, Pennsylvania being 15 Snook Street, Scranton, PA 18505-2810

Front: 210 feet, Depth: 127 feet, containing 26,670 square feet.

Assessment Map #: 15719020038

Assessed Value: \$19,000.00

Improvements thereon: Residential Property

Judgment Amount: \$208,315.38

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

### **SALE NUMBER 94**

BY VIRTUE OF A WRIT OF EXECUTION Peoples Security Bank & Trust successor in interest to Penn Security Bank & Trust Co. No. 16-cv-2075

Harry L. Wilson, III and Joseph W. Wilson are the owners of property situate in the Borough of Moosic, Lackawanna County, Pennsylvania

being RD 2 Rocky Glen Road, Moosic, PA 18641

Assessment Map No(s).:

18507 010 029

18507 010 031

18507 010 025

18507 010 030

Assessed Value Figure:

2,000

2,500

11,500

11,500

Improvements thereon: single dwelling / lots

Sheriff to Collect: \$90,617.55 plus costs

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kinston, PA 18704

Attorney

### **SALE NUMBER 95**

By virtue of a Writ of Execution No. 2013-01504 LSF9 MASTER PARTICIPATION TRUST v. PAULA YANOCHIK, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF MYRLE E. WADMAN,

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MYRLE E. WADMAN, DECEASED owners of property situate in the CARBONDALE TOWNSHIP Lackawanna County, Pennsylvania being 127 Erie Street, Carbondale, PA 18407-3019

Front: 60 feet, Depth: 150 feet, containing 9000 square feet.

Assessment Map #: 06411-020-006

Assessed Value: \$8,500.00

Improvements thereon: Residential Property

Judgment Amount: \$112,105.00

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

### **SALE NUMBER 96**

By virtue of a Writ of Execution filed to No. 16 CV 1254 WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE MASTR ASSET BACKED SECURITIES TRUST 2007-NCW MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-NCW vs. SAMUEL LITTLE, owner(s) of property situated in Fell Township, Lackawanna County, Pennsylvania being 723 Main Street, Carbondale a/k/a Simpson, PA 18407 40X76

Assessment Map #: 03515010010

Assessed Value: \$70,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$121,095.23

Sarah K. McCaffery, Esquire

Attorney

### **SALE NUMBER 97**

By virtue of a Writ of Execution filed to No. 15 CV 857 ONEWEST BANK, N.A. vs. MAUREEN E. MONCZEWSKI, ADMINISTRATRIX OF THE ESTATE OF SHIRLEY NYKAZA A/K/A SHIRLEY R. NYKAZA, DECEASED MORTGAGOR AND REAL OWNER, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 536 Front Street, Scranton, Pennsylvania 18505

DWELLING KNOWN AS: 536 FRONT STREET, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 15652020032

Title to said premises is vested in Maureen E. Monczewski, Administratrix of the Estate of Shirley Nykaza a/k/a Shirley R. Nykaza, Deceased Mortgagor and Real Owner by deed from JACOB W. NYKAZA AND SHIRLEY R. NYKAZA dated February 9, 1984 and recorded February 15, 1984 in Deed Book 1100, Page 171.

Assessment Map #: 15652020032

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$92,934.09

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 98**

By virtue of a Writ of Execution filed to No. 16CV837 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-B vs. DAVID LEE KELLOGG, JR., RUTH ANN KELLOGG A/K/A RUTH A. KELLOGG, owner(s) of property situated in Township of Covington, Lackawanna County, Pennsylvania. Being: RR9 Box 9270 Moscow AKA 29 Wilbur Way, Covington Township, PA 18444

Dimensions: 3.69A

Assessment Map #: 21901-010-00103

Assessed Value: \$4850

Improvements thereon: Improved w/single family dwelling  
Sheriff to Collect: \$95,570.24  
Udren Law Offices, P.C.  
Attorney

**SALE NUMBER 99**

By virtue of a Writ of Execution filed to No. 2016-01387 FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”) v JEFFERY G. COURSEN AND JENNIFER R. COURSEN owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania.

Being 324 Hiller Avenue, Scranton, PA 18505

ALL that certain lot of land situate in the 12<sup>th</sup> Ward of the City of Scranton, County of Lackawanna, and State of Pennsylvania, designated and described as follows: Being lot number twenty-three (23) as designated and laid out on the Plat or Map entitled “Jacob Hiller’s Addition to the City of Scranton”, which said Plat or Map is of record in the office for the Recording of Deeds in and for the said County of Lackawanna, in Map Book 2, page 87. Said lot numbered twenty-three (23), being forty-five (45) feet in front on Hiller Avenue as shown by said recorded map, one hundred twenty-nine (129) feet more or less on the Northeasterly side to an alley fifteen (15) feet wide; forty five (45) feet more or less in width along said alley; and one hundred thirty-seven (137) feet more or less in depth on the Southwesterly side from said alley to Hiller Avenue.

Property ID #: 16805-040-031

Assessed Value: \$7,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$97,625.07, plus interest and costs

Martha E. Von Rosenstiel, P.C.

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 NOVEMBER 18, 2016 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

JULY 13, 2016