

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, NOVEMBER 14, 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, NOVEMBER 14, 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 1

By virtue of a Writ of Execution filed to No. 2017-00093, Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-MCW1, Class A-1 Certificates vs. Evelyn K. Racavitch and Karl Racavitch owner of property situate in the Township of Newton, and Lackawanna County, Pennsylvania being 1616 Forest Acres, Clarks Summit, PA 18411.

Front: irregular      Depth: irregular

Property ID #: 11004010011

Assessed Value figure: \$10,814.00

Improvements thereon: Residential Real Estate

Attorney: M. Troy Freedman, Esq.

Sheriff to collect: \$215,230.14

SALE 2

By virtue of a Writ of Execution filed to No. 17 CV1299, Finance of America Mortgage LLC vs. Paul J. Shotto and Tara N. Shotto owner of property situate lying and being on Willow St., Lackawanna County, Pennsylvania being 81 Elderberry Drive, Thornhurst, PA 18424

Front: irregular      Depth: irregular

Property ID #: 2410305000107

Assessed Value figure: \$17,000

Improvements thereon: Residential Real Estate

Attorney: M. Troy Freedman, Esq.

Sheriff to collect: \$

SALE 3

BY VIRTUE of a Writ of Execution filed to No. 2016-CV-4960, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. GWENDOLYN PHILMECK AND JAMES PHILMECK, 1116 PRESCOTT AVENUE, DUNMORE, PA 18510, Borough of Dunmore, Lackawanna County, Pennsylvania

Dimensions: 33 x 126

See Instrument # 2004-42401

Assessment Map: 14618100024

Assessed Value: \$11,000

Improvements thereon: A residential dwelling house

Attorney: Leon P. Haller, Esquire, Purcell, Krug & Haller

Sheriff to collect: \$79,689.71 (Total amount of Judgment)\*

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

#### SALE 4

By virtue of a Writ Of Execution filed to No. 2011 CV 7039 MTGLQ 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

All that certain lot of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, designated and described as follows, to wit

Begin lot numbered twenty-six (26) in block numbered nine (9) upon the easterly side of Lincoln Avenue. Said lot being forty (40) feet in front on said Lincoln Avenue and one hundred forty-three (143) deep to a court for public use fourteen (14) feet wide, as designated and laid out on the plot or map known as West Park, which map is duly recorded in the proper office for the Recording Deeds, etc, in and for said County of Lackawanna in Map Book numbered 1 at page 98 and 99, as by reference thereto had will more fully and at large appear.

DWELLING KNOWN AS: 812 NORTH LINCOLN AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL #: 14506040012

Title to said premises is vested in David C. Reynolds and Heather M. Wisnefski 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 in Instrument # 200912169.

Assessment Map #: 14505040012

Assessed Value figure: \$9,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg and Conway, P.C.

Sheriff to collect: \$109,231.16

#### SALE 5

By virtue of a Writ of Execution filed to No. 2015-01456, Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC3 Asset Backed Pass-Through Certificates vs. John C. Andrade and Colleen J. Andrade, owners of property situate in Dunmore Borough, Lackawanna County, Pennsylvania being 405 E. Drinker Street, Dunmore, PA 18512

Front: Depth:

Assessment Map #: 14643-010-001

Assessed Value figure: \$18,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

#### SALE 6

By virtue of a Writ of Execution filed to No. 3260-CV-2017, The Dime Bank vs. Mohamed Elsayed, owner(s) of property situate in Borough of Carbondale, Lackawanna County, Pennsylvania being 44 Hospital Street, Carbondale, PA

Dimensions: 30 x 123 x 30 x 122

Property ID #: 44.16-030-050

Assessed Value figure: \$5,500

Improvements thereon: Residential Multi-Dwelling

Attorney: Kimberly D. Martin, Esquire

Sheriff to collect: \$46,993.71

#### SALE 7

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY: CIT Bank, N.A., NO. 17-CV-2706

ALL THAT CERTAIN lot, piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, known and designated as Lot Number Twelve (12) on Ruane Street, now Ruane Avenue, on a certain property entitled "Electric City Park" according to a survey of the same made in August 1892 by Lewis Van Dyne, Engineer and Surveyor, a map of which is recorded in Deed Book 111 at Page 1 in the Office

of the Recorder of Deeds of Lackawanna County; being fifty (50) feet in front and fifty (50) feet in rear and one hundred twenty-five (125) feet in depth and further described as beginning at a point on the Southerly corner of Ruane Street, now Ruane Avenue, and Mountain Drive, now Ferdinand Street; thence along the Easterly side of Ruane Street, now Ruane Avenue, fifty (50) feet; thence at right angles Southeasterly one hundred twenty-five (125) feet; thence at right angles Southwesterly fifty (50) feet; thence at right angles Northwesterly one hundred twenty-five (125) feet to the place of beginning.

DWELLING KNOWN AS : 1638 RUANE AVENUE, SCRANTON, PENNSYLVANIA, 18505

TAX PARCEL #: 13401-020-003

Title to said premises is vested in Irene McIlwee by deed from Irene McIlwee dated September 13, 2006 and recorded September 22, 2006 in Deed Book Instrument # 2006627193. The said Irene McIlwee died on December 26, 2016 without a will or appointment of an Administrator.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas McIlwee, Known Surviving Heir of Irene McIlwee, James McIlwee, Known Surviving Heir of Irene Mcilwee, Sharon Gebhardt, Known Surviving Heir of Irene McIlwee, Judy McIlwee, Known Surviving Heir of Irene McIlwee and Unknown Surviving Heirs of Irene McIlwee

ASSESSED VALUE \$

#### SALE 8

By virtue of a Writ of Execution filed to No. 2158-CV-2017, Wayne Bank, Assigner of North Peen Savings & Loan Association vs. Christopher Gawrys, owner(s) of property situate in South Abington Township, Lackawanna County, Pennsylvania being 339 Bailey Street, Clarks Summit, PA 18411

Dimensions: 90 x 150

Property ID #: 11201 010 03906

Assessed Value figure: \$16,000

Improvements thereon: Single Dwelling

Attorney: Kimberly D. Martin, Esquire

Sheriff to collect: \$64,356.05

#### SALE 9

By virtue of a Writ of Execution filed to No. 2017-CV-2955, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Mark T. Dixon, Deceased Mortgagor and Real Owner, and all his unknown heirs, successors, assigns, and all unknown individuals, persons or entities claiming any rights, title or interests from or under said Mark T. Dixon, and known potential heirs Alyssa Dixon and Sarah Dixon, the Defendants, and owner(s) of the property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania being, 310 Sussex Street, Old Forge, PA 18518.

The Dimensions of such property are 60 feet x 150 feet more or less.

Property ID #: 17512-010-003

Assessed Value figure: \$17,000.00

Improvements Thereon: Improved with a Commercial Structure

Attorney: Rocco Haertter, Esquire

Sheriff to collect: \$119,548.98

#### SALE 10

By virtue of a Writ of Execution filed to No. 2017-CV-111, Fidelity Deposit & Discount Bank, Plaintiff, vs. John J. Vilchok and Wendy Ann Vilchok, Defendants and Owners of the property situate in the City of Scranton, Lackawanna County, Pennsylvania, being known as 965 Wheeler Avenue, Scranton, PA 18510. The Dimensions of the property are 60' x 170' more or less.

Property ID #: 15706060003

Assessed Value figure: \$7,000.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire

Sheriff to collect: \$53,098.72

#### SALE 11

By virtue of a Writ of Execution No. 17 CV 1475, Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Joyce Santos, in Her Capacity as Heir of Jose M. Santos a/k/a Jose J. Santos, Deceased, Michelle Santos, in Her Capacity as Heir of Jose M. Santos a/k/a Jose J. Santos, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jose M. Santos a/k/a Jose J. Santos, Deceased, The United States of America C/O The United States Attorney for the Middle District of PA owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 15-17 Oak Street, A/K/A 15 17 Oak Avenue, Carbondale, PA 18407

Dimensions: 40x60

Assessment Map #: 04513060005

Assessed Value figure: \$13,500

Judgment Amount: \$27,532.25

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### SALE 12

BY VIRTUE OF A WRIT OF EXECUTION issued by PEOPLES SECURITY BANK & TRUST successor by merger to PENN SECURITY BANK & TRUST CO., 17-2092, KATHEEN E. MATIAS and JAMES A. MATIAS are the owners of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, being 229 Susquehanna Avenue

Assessment Map #: 17516 030 015

Assessed Value Figure: \$8,600

Improvements Thereon: residential single dwelling

Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue, Kingston, PA 18704

Sheriff to collect: \$60,023.14 (plus costs)

#### SALE 13

By virtue of a Writ of Execution filed to No. 2013-02664, U.S. Bank National Association, as Trustee for the registered holders of GSRPM 2004-1, Mortgage Pass-Through Certificates by its Attorney-in-fact Ocwen Loan Servicing, LLC v. Larri O. Desouza and Patricia C. DeSouza, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 819 Orchard Street, Scranton, PA 18505

Dimensions: 40X101

Property ID #: 1576102002201

Assessed Value figure: \$4,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire

Sheriff to collect: \$45,946.64

#### SALE 14

By VIRTUE of a Writ of Execution filed to No. 2017-01846, PENNSYLVANIA HOUSING FINANCE AGENCY, Vs. JESSICA N. NORRIS, 711 MAIN STREET, SIMPSON, PA 18407

Municipality: Fell Township, Lackawanna County, Pennsylvania

Dimensions: 33 x 168 x 33 x 164

See Instrument #: 2008008427

Assessment Map: 03515010047

Assessed Value: \$5,00

Improvements thereon: A residential dwelling house

Attorney: Leon P. Haller, Esquire, Purcell, Krug & Haller

Sheriff to collect: \$53,022.83 (Total amount of Judgment)\*

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

#### SALE 15

BY VIRTUE OF A WRIT OF EXECUTION issued by PEOPLES SECURITY BANK & TRUST successor by merger to PENN SECURITY BANK & TRUST CO., successor in interest to Old Forge Bank, 17-cv-3007, Ann Marie Long and Dale A. Long are the owners of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania, being 416 Grove Street, Peckville, PA 18452.

Assessment Map #: 10413 010 045

Assessed Value Figure: \$8,000

Improvements Thereon: residential single dwelling

Attorney: HOURIGAN, KLUGER & QUINN, PC, 600 Third Avenue, Kingston, PA 18704

Sheriff to collect: \$39,868.73 (plus costs)

#### SALE 16

By virtue of a Writ of Execution filed to No. 2017-02758, NATIONSTAR MORTGAGE LLC vs. MARY L. WILLIAMS and BARRY W. WILLIAMS, owner(s) of property situate in Dunmore Borough, Lackawanna County, Pennsylvania, being, 523 William Street, Dunmore, PA 18510

1461901001100

Assessment Map #: 1461901001100

Assessed Value Figure: \$6,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$120,675.66

Lot Number Five (5) on William Street in the Borough of Dunmore as per map in Pennsylvania Coal Company's Office.

Said Lot Number Five (5) being fifty (50) feet wide in front on William Street, and extending backward there from in a Northeasterly direction, at right angles, one hundred forty-four (144) feet to an alley.

CONTAINING 7,200 square feet of land thereabout.

#### SALE 17

By virtue of a Writ of Execution No. 15-CV-6135, Wells Fargo Bank, N.A. v. Tim Burke, in His Capacity as Executor of The Estate of Michael Vitale, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Vitale, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1229 Providence Road, A/K/A 1229 Prov Road, Scranton, PA 18508-2228

Assessment Map #: 13419050024

Assessed Value figure: \$10,000.00

Judgment Amount: \$99,361.54

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### SALE 18

By virtue of a Writ of Execution filed to No.15-CV-4109, U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS4 vs. HILARY BEAVERS ALSO KNOWN AS HILARY MOORE ALSO KNOWN AS HILARY A. BEAVERS,

HILARY BEAVERS ALSO KNOWN AS HILARY MOORE ALSO KNOWN AS HILARY A. BEAVERS, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania. Being 298 Wimmers Road a/k/a 298 Wimmer Road, Lake Ariel, PA 18436

Dimensions: 100 X 211 X 100 X 224

Assessment Map #: 16101-020-007

Assessed Value Figure: \$8,670.00

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$136,965.81

#### SALE 19

By virtue of a Writ of Execution No. 16-CV-4029, U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-Wfhe3, Asset-Backed Pass-Through Certificates, Series 2006-Wfhe3 v. Donna Melvin, Terry Melvin owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 253 Charles Street, Scranton, PA 18508-1321

Dimensions: 87 x 120

Assessment Map #: 1241701002106

Assessed Value figure: \$16,500.00

Judgment Amount: \$100,328.12

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### SALE 20

By virtue of a Writ of Execution filed to No. 17CV1848, Sun West Mortgage Company, Inc. vs. Ashley M. Driesbaugh, owner of property Situate in Borough of Archbald, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 185 Handley Street, Eynon, Pennsylvania 18403

ALL that certain lots, pieces or parcels of land situate in the Borough of Archbald, County of Lackawanna and Commonwealth of Pennsylvania, described as follows, to wit:

##### PARCEL ONE:

BEING Lot Number Twenty-Nine (29) in square block number 5, and situated upon street called and known as Jones Street, now known as Handley Street, upon a plot entitled "The Equity Improvement Company's Plot of Lots in the Borough of Archbald, Pennsylvania," intended to be duly registered and recorded (presently shown on map of the Penn Anthracite Collieries Company at its office in Scranton, Pennsylvania); said lot being Forty (40) feet in front and One Hundred and Sixty (160) feet in depth, and said lot is rectangular in shape. Said lot is improved with a two-story frame house, used for a dwelling house.

##### PARCEL TWO:

BEING Lot Number Twenty-Eight (28) in square or block number 5, and situated upon street called and known as Jones Street, now known as Handley Street, upon a plot entitled "The Equity Improvement Company's Plot of Lots in the Borough of Archbald, Pennsylvania," intended to be duly registered and recorded (presently shown on map of the Penn Anthracite Collieries Company at its office in Scranton, Pennsylvania); said lot being Forty (40) feet in front and One Hundred and Sixty (160) feet in depth, and said lot is rectangular in shape.

DWELLING KNOWN AS: 185 HANDLEY STREET, EYNON, PENNSYLVANIA 18403.

TAX PARCEL #: 09413050003

Title to said premises is vested in Ashley M. Driesbaugh by deed from NICOLE WELSCH dated July 1, 2015 and recorded July 2, 2015 in Deed Book, Instrument # 201510196

Assessment Map #: 09413050003

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg and Conway, P.C.

Sheriff to collect: \$95,586.90

#### SALE 21

By virtue of a Writ of Execution No. 16 CV 6442, BANK OF AMERICA, N.A. vs. Erlene Braithwaite a/k/a Erlene A. Braithwaite owner of property Situate in 20<sup>th</sup> Ward of the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 2508 South Webster Avenue, Scranton, Pennsylvania 18505

ALL that surface or right of soil in and to all that certain lot, piece or parcel of land situate, lying and being in the twentieth Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described more particularly as follows:

BEGINNING at a point on the Northerly side of South Webster Avenue, said point being One Hundred Thirty-Six and Twenty-Seven Hundredths (136.27) feet from the intersection of South Webster Avenue with Herbert

Street, and being the Northeasterly corner of premises conveyed to Ann Gerrity Fowler by Deed by Penn Wood Park Development Company, dated June 20, 1959 and recorded in Deed Book 568, Page 270.

THENCE along South Webster Avenue North Fifty degrees Fifteen minutes East (North 50 Degrees 15 Minutes East) Fifty-five and Sixty-three Hundredths (55.63) feet to a point in the dividing line between Lots 9 and 10 in Block A of Penn Wood Park, according to map recorded in Map Book 9, Page 34.

THENCE along said dividing line North Thirty-three degrees Four Minutes West (North 33 degrees 4 Minutes West) One Hundred Ten and Seventy-five Hundredths (110.75) feet to a point;

THENCE South Fifty degrees Fifteen minutes West (South 50 degrees 15 Feet West) Fifty-six and Thirty-four Hundredths (56.34) feet to a point; to land now or formerly of Ann Gerrity Fowler;

THENCE along the Fowler Lot in a Southeasterly Direction One Hundred Eleven (111) feet more or less, to the place of beginning.

BEING part of Lot 9 in Block A of Penn Wood Park's Subdivision of the Twentieth Ward of the City of Scranton. DWELLING KNOWN AS: 2508 WEBSTER AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL #: 16718020046

Title to said premises is vested in Erlene Braithwaite a/k/a Erlene A. Braithwaite by deed from Sharon Stevens dated July 27, 2007 and recorded July 31, 2007 as Instrument # 200720936.

Assessment Map #: 16718020046

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg and Conway, P.C.

Sheriff to collect: \$67,354.93

## SALE 22

By virtue of a Writ of Execution filed to No. 16 CV 2747, American Advisors Group vs. Ana Davies a/k/a Anna Davies, Mortgagor in Her Capacity as Administratrix of the Estate of John S. Davies owners of property Situate in Township of Greenfield, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 392 Route 247, Greenfield Twp. Pennsylvania 18407

ALL that certain lot, piece or parcel of land situate, lying and being in the Township of Greenfield, County of Lackawanna, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the right of way line of Pennsylvania State Highway Route 247, said point being on the division line between Lot Number Three (3) and a lot previously conveyed to Jones, as shown on a map of Section 1, Finch Hill Development, which is intended to be duly recorded; thence along said division line between Lot Number Three (3) and Jones property South Seventy-three Degrees Twenty-six Minutes East (South 73 degrees 26 seconds East) One Hundred Twenty-five (125) feet to a point; thence along the division line between Lots Numbered Three (3) and Thirty-two (32) as shown on said map South Sixteen Degrees Thirty-four Minutes West (South 16 degrees 34 minutes West) One Hundred (100) feet to a proposed street; thence along the Northeasterly side of said street North Seventy-three Degrees Twenty-six Minutes West (North 73 degrees 26 minutes West) One Hundred (100) feet to a point; thence along an arc or curve having a radius of Twenty-five (25) feet, a distance of Thirty-nine and Twenty-seven hundredths (39.27) feet to a point on the right of way line of Route 247; thence along the Easterly right of way line of said Route 247 Seventy-five (75) feet to the place of beginning.

BEING Lot Number Three (3) as shown on a map of Gasparini's Finch Hill Development, intended to be duly recorded.

DWELLING KNOWN AS: 392 ROUTE 247, GREENFIELD TWP, PENNSYLVANIA 18407.

TAX PARCEL #: 0230404000604

Title to said premises is vested in John S. Davies by deed from Ana M. Davies dated October 31, 2013 and recorded November 1, 2013 in Deed Book, Instrument # 201322860. The said John S. Davies died on November 11, 2015. On January 11, 2016, Letters of Administration were granted to Ana Davies a/k/a Anna Davies, nominating and appointing her as the Administratrix of the Estate of John S. Davies.

Assessment Map #: 0230404000604

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg and Conway, P.C.

Sheriff to collect: \$51,324.03

#### SALE 23

By virtue of a Writ of Execution filed to No. 1919 Civil 2017, Wilmington Savings Fund Society, FSB, d/b/a Christiana Truste, as Owner Trustee of the Residential Credit Opportunities Trust II vs. Jeffrey McKeown and Lori L. McKeown a/k/a Lori McKeown, owners of property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania being 203 River Street, Olyphant, PA 18447

Front: 22 ft. Depth: 113 ft.

Property ID #: 11406080038

Assessed Value figure: \$6,500.00

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire

Sheriff to collect: \$62,407.64

#### SALE 24

By virtue of a Writ of Execution filed to No. 2137-Civil-2017, CNB Realty Trust, Assignee of NBT Bank NA vs. John M. Kernoschak, owner of property situate in Roaring Brook Township, Lackawanna County, Pennsylvania, being 160 Windsor Way, Roaring Brook Township, Pennsylvania 18444

Acreage: 3.06 Acres

Assessed Map #: 16001-020-00582

Assessed Value figure: \$50,600.00

Improvements thereon: Residential Dwelling

Attorney: Nicholas D. Gregory, Esquire

Sheriff to collect: \$680,424.64

#### SALE 25

By virtue of a Writ of Execution filed to No. 2017-00692, WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR VENTURES TRUST 2013-I-H-R vs. Lamudan Cielski and Thomas R. Cielski, owners of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 84 7<sup>th</sup> Avenue, Carbondale, PA 18407, containing 1,408 square feet of land.

Property ID #: 05505-050-043

Assessed Value Figure: \$10,500.00

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esquire Hill Wallack, LLP

Sheriff to collect: \$97,077.98 plus interest at the per diem rate of \$15.44 from June 23, 2017 until November 14, 2017.

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF CARBONDALE, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:

ALL THAT PIECE, PARCEL, AND LOT OF IMPROVED LAND SITUATE IN THE THIRD (3RD) WARD OF THE CITY OF CARBONDALE, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE CORNER OF SEVENTH AVENUE AND WASHINGTON STREET, RUNNING SOUTH THIRTY-TWO (32) FEET ON WASHINGTON STREET; THENCE WEST FORTY-FOUR (44) FEET ON THE LINE OF LAND NOW OR FORMERLY OF MARY KENYON TO LANDS NOW OR FORMERLY OF MARK BRENNAN, AND LATE OF D.T. LARKIN; THENCE NORTHERLY THIRTY-TWO (32) FEET IN LINE OF SAID LARKIN'S LAND TO SEVENTH AVENUE AFORESAID; THENCE EAST FORTY-FOUR (44) FEET ON SEVENTH AVENUE TO THE PLACE OF BEGINNING.

#### SALE 26



By virtue of a Writ of Execution No. 17-CV-2243, Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. v. Yvonne Hughes, owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 528 Birch Street, Scranton, PA 18505-1888  
Assessment Map #: 15619060024  
Assessed Value figure: \$13,000.00  
Judgment Amount: \$63,998.46  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### SALE 27

By virtue of a Writ of Execution file to No. 2016-04212, The Bank of New York Mellon et.al. vs. Mark J. Manning & Mariann F. Manning, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 323 Christ Court, Scranton, PA 18504  
Dimensions: 100 x 150  
Property ID #: 15606050060  
Assessed Value Figure: \$10,000  
Improvements thereon: Multi-Dwelling  
Attorney: Patrick J Wesner/Parker McCay PA  
Sheriff to collect: \$109,199.10

#### SALE 28

By virtue of a Writ of Execution filed to No. 2017-02352, PNC BANK, NATIONAL ASSOCIATION vs. JOSEPH D. FARINO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1056 Blair Avenue A/K/A 1056 Blair Avenue L 6, Scranton, PA 18508, 14508020022.  
Assessment Map #: 14508020022  
Assessed Value Figure: \$8,800.00  
Improvements thereon: A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$61,412.41

BEGINNING on the southerly side of Blair Avenue in the City of Scranton, Pennsylvania, at a point of intersection of Lots numbered 5 and 6 in Block No. 9; thence along said Lot No. 5 in a southerly direction one hundred forty (140) feet to Lenahan Avenue; thence along said Lenahan Avenue in an easterly direction forty (40) feet to Lot No. 7 in same block; thence along said Lot No. 7 in a northerly direction one hundred forty (140) feet to Blair Avenue; thence along said Blair Avenue in a westerly direction forty (40) feet to the place of beginning.

BEING Lot No. 6 in Block No. 9 of Plan of Lands of the Diamond Land and Improvement Company of the City of Scranton, Lackawanna County, Pennsylvania, filed in the office for the Recording of Deeds in and for Lackawanna County, PA, which said plan is hereby made a part of this indenture.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHER WISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the Chain of Title.

#### SALE 29

By virtue of a Writ of Execution filed to No. 2017-02287, Nationstar Mortgage LLC vs. Robert D. McAllister; Helen L. McAllister, owner(s) of property situated in South Abington Township, Lackawanna County,

Pennsylvania being 109 Camp Hill Road assessed as 109 Camp Hill Drive, South Abington Township, PA 18411

Dimensions: 15,500

Assessment Map #: 10115010016

Assessed Value figure: \$14,000.00

Improvements thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to collect: \$148,198.87

#### SALE 30

By virtue of a Writ of Execution filed to No. 2016-02287, U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. Allison McGarry, owner(s) of property situated in South Abington Lackawanna County, Pennsylvania being 41 Abington Gardens Drive, Clarks Summit, PA 18411

Assessment Map #: 11206C0N4A000

Assessed Value figure: \$15,000.00

Improvements thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to collect: \$120,083.12

#### SALE 31

By virtue of a Writ of Execution filed to No. 2016-04541, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-24 vs. Amy Bates a/k/a Amy J. Bates; Richard Bates, owner(s) of property situated in Township of Newton, Lackawanna County, Pennsylvania being 1712 Forest Acres Drive, Clarks Summit, PA 18411

Dimensions: 70X150X98X152

Assessment Map #: 12201010012

Assessed Value figure: \$5,700.00

Improvement thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to collect: \$344,270.95

#### SALE 32

By virtue of a Writ of Execution No. 12 CV 4593, Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A v. John Wagner, Kimberly Wagner, owners of property situate in the BENTON TOWNSHIP, Lackawanna County, Pennsylvania, being RR4 Box 84, Dalton, PA 18414-9798

Dimensions: 4.9A

Assessment Map #: 03903-010-004

Assessed Value figure: \$10,485

Judgment Amount: \$183,743.38

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### SALE 33

By virtue of a Writ of Execution No. 17-CV-1772, Wells Fargo Bank, N.A. v. Loreen Ann Smith, in Her Capacity as Executrix and Devisee of The Estate of Nancy Harrison a/k/a Nancy A. Harrison a/k/a Nancy Ann Harrison, The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the JERMYN BOROUGH, Lackawanna County, Pennsylvania, being 204 Bacon Street, Jermyn, PA 18433-1330

Front: 41 feet      Depth: 50 feet, containing

Assessment Map #: 0731604002200

Assessed Value figure: \$6,000.00

Judgment Amount: \$33,377.48  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### SALE 34

By virtue of a Writ of Execution No. 17-CV-2079, Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Clifford J. Scheiner, Anita Scheiner a/k/a Anita L. Scheiner owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 119 Seymour Avenue, Scranton, PA 18505-2836  
Dimensions: 65 X 94  
Assessment Map #: 16807010043  
Assessed Value figure: \$17,000  
Judgment Amount: \$117,156.09  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### SALE 35

By virtue of a Writ of Execution filed to No. 2010-4301, Wells Fargo Bank, National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2007-5 v. William J. Gilday owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1329 Farr St AKA 1329-1331 Farr Street, Scranton, PA 18504  
Dimensions: 35x136  
Property ID #: 14507020034 & 14507020033  
Assessed Value Figure: \$6,500.00 + \$1,300.00 = \$7,800.00  
Improvements thereon: Single Family Dwelling  
Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry and Cristina L. Connor  
Sheriff to collect: \$92,615.38

#### SALE 36

By virtue of a Writ of Execution filed to No. 5467-Civil-2016 CNB Realty Trust, Assignee of NBT Bank NA f/d/b/a Pioneer American Bank, NA vs. Lynne C. Zavacki, owner of property situate in the Borough of Jermyn, Lackawanna County, Pennsylvania, being 439 Madison Avenue, Jermyn, Pennsylvania 18433  
Dimensions: 50 x 169  
Assessed Map #: 07316-070-01600  
Assessed Value figure: \$8,514.00  
Improvements thereon: Single Dwelling  
Attorney: David M. Gregory, Esquire  
Sheriff to collect: \$25,962.11

#### SALE 37

By virtue of a Writ of Execution filed to No. 2014-CV-06128, The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-1 v. Joseph R. Uher, as Executor of the Estate of Vincent W. Uher, deceased, 1228-30 South 6<sup>th</sup> Avenue, Scranton, PA 18504, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 1228-30 South 6<sup>th</sup> Avenue, Scranton, PA 18504.  
Property #: 15613-080-072  
Assessed Value Figure: \$6,500.00  
Improvements thereon: Single Family Residence  
Attorney: Richard M. Squire & Associates, LLC  
Sheriff to collect: \$2,000.00

#### SALE 38

By virtue of a Writ of Execution filed to No. 6873-Civil-2016 CNB Realty Trust, Assignee of NBT Bank NA f/k/a Pennstar Bank, a division of NBT Bank, NA vs. Eleanor J. Morgantini, as the Administrator of the Estate of Raymond Perri, a/k/a Raymond A. Perri, owner of property situate in Fell Township, Lackawanna County, Pennsylvania, being 110 George Street, Simpson, Fell Township, Pennsylvania 18407

Dimensions: 70 x 150

Assessed Map #: 03519-040-009

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Dwelling

Attorney: David M. Gregory, Esquire

Sheriff to collect: \$85,503.37

#### SALE 39

By virtue of a Writ of Execution filed to No. 2017-02779, USAA Federal Savings Bank vs. Patrick Seamus Quinn, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 1600 Fellows Street, Scranton, PA 18504

Dimensions: 93X133X32X118

Assessment Map #: 1550802000203

Assessed Value figure: \$18,000.00

Improvement thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to collect: \$167,536.94

#### SALE 40

By virtue of a Writ of Execution No. 16CV6871, Carisbrook Asset Holding Trust. v. Bridie Thomas, Sandra L. Thomas a/k/a Sandra Thomas, in Her Capacity as Administratrix and Heir of James F. Thomas, Deceased, Jason Thomas, in His Capacity as Heir and Heir of James F. Thomas, Deceased, Geraldine Thomas, in Her Capacity as Heir of The Estate of James F. Thomas, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James F. Thomas, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William L. Thomas a/k/a William Thomas, Deceased Heir of The Estate of James F. Thomas, Deceased owners of property situate in the SCRANTON CITY, 22ND, Lackawanna County, Pennsylvania, being 1420 Rundle ST, Scranton, PA 18504-2915

Dimensions: 82x145

Assessment Map #: 15516010014

Assessed Value figure: \$19,500.00

Judgment Amount: \$193,925.77

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### SALE 41

By virtue of a Writ of Execution filed to No. 2016-06733, Village Capital & Investment, LLC v. Joshua Domingo Ildefonso owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania being 3338 Birney Avenue, Moosic, PA 18507

Dimensions: 35x249

Property ID #: 17608040030

Assessed Value Figure: \$12,000.00

Improvements thereon: Single Family Dwelling

Attorney: 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

Sheriff to collect: \$143,724.55

#### SALE 42

By virtue of a Writ of Execution No. 17 CV 1101, CitiMortgage Inc. v. Steven Cieciorca owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1311 Dartmouth ST, Scranton, PA 18504-2723

Dimensions: 40 X 125

Assessment Map #: 15609020021

Assessed Value figure: \$5,000

Judgment Amount: \$82,242.45

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### SALE 43

By virtue of a Writ of Execution No. 17-CV-2242, Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Jason Blew, Peter A. Barbuti a/k/a Peter Barbuti owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 615-617 North Main Avenue, Scranton, PA 18504-1878

Dimensions: 41 X 150

Assessment Map #: 14510070059

Assessed Value figure: \$15,000

Judgment Amount: \$91,718.76

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### SALE 44

By virtue of a Writ of Execution No. 17-CV-2202, Wells Fargo Bank, N.A. v. Frank L. Puzzo owners of property situate in the CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania, being Lt 344 Big Bass Lake, A/K/A Big Bass Dr B-344, Clifton Township, PA 18424

Dimensions: 119 X 176 X 132 X 175

Assessment Map #: 23303050014

Assessed Value figure: \$9,629

Judgment Amount: \$52,330.32

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### NOTICE

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 DECEMBER 14, 2017 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCPETIONS 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

AUGUST 14, 2017