

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, MARCH 13, 2018

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, MARCH 13, 2018 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 No. 17-CV-4495, PHH Mortgage Corporation v. Marie T. Smith, Ivan J. Smith owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 514 South Rear Webster Ave, A/K/A 514 South Webster Ave Rear, Scranton, PA 18505

Dimensions: 40X70

Assessment Map #: 15620030063

Assessed Value figure: \$6,500.00

Judgment Amount: \$91,576.89

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 2

By virtue of a Writ of Execution filed to No. 17-2484 Fidelity Deposit & Discount Bank vs. Jacelyn Doran, Shane M. Hennigan, Thomas E. Hennigan c/o Alex Russin, ESQ, owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania being 305 Sunset Dr., Dunmore, PA 18512

Property ID#: 14620 040 013

Assessed Value figure: \$21,000

Improvements thereon: Single dwelling

Attorney: James T. Shoemaker

Sheriff to collect: \$250,920.97

SALE 3

By virtue of a Writ of Execution filed to No. 2017-04300, DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC v. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Scott T. Davis, Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 310 1/2 South Keyser Avenue, Scranton, PA 18504.

Dimensions: 2,729 square feet

Property ID#: 14404-010-020 and 14404-010-021

Assessed Value figure: \$5,000.00 and 800.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$48,320.79

SALE 4

By virtue of a Writ of Execution filed to No. 2016-05844 Wells Fargo Bank, NA v William J. Simon, III, AKA William J. Simon; Christina Simon, AKA Christina M. Simon; owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 129 South Bromley Avenue AKA 129-131 South Bromley Avenue, Scranton, PA

Dimensions: 50X145X50X145

Property ID#: 14518040010

Assessed Value Figure: \$8500

Improvements thereon: multi 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: \$131,372.28

SALE 5

By virtue of a Writ of Execution filed to No. 2017-02096 LSF9 Master Participation Trust vs. John A. Mecca and Linda A. Mecca. John A. Mecca and Linda A. Mecca, owners of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 318 Elizabeth Street, Dunmore, PA 18512

Dimensions: 81X40X87X14X88, Residential Single Dwelling

Property ID#: 1461602002601

Assessed Value figure: \$9,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Kevin J. Cummings, Esquire, PA ID# 209660, Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect: \$110,444.02

SALE 6

By virtue of a Writ of Execution filed to No. 17 CV 4387 Ocwen Loan Servicing, LLC v. Marie Ross, owner of property situate in the Peckville Borough, Lackawanna County, Pennsylvania being 320 Rose Street, Peckville, PA 18452-2232.

Dimensions: 40X107X40X111

Property ID#: 10413020008

Assessed Value figure: \$8,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire

Sheriff to collect: \$125,459.58

SALE 7

By virtue of a Writ of Execution filed to No. 17-CV-4541 Federal National Mortgage Association ("Fannie Mae") v. William Hoare, aka William J. Hoare and Patricia Hoare, aka Patricia A. Hoare owner(s) of property situate in Scranton Lackawanna County, Pennsylvania Being 437-439 East Market Street, Scranton, PA 18509

PARCEL 1

ALL THAT certain lot, piece or parcel of land, situate in the City of Scranton, Count of Lackawanna and State of Pennsylvania,

BEGINNING at an iron pin corner at the intersection of the Northeasterly side of East Market Street with the Southeasterly side of Bristol Court;

THENCE North Forty (40) degrees Fifty (50) minutes East One Hundred and Thirty-Two (132) feet along said Bristol Court to an iron pin;

THENCE South Fifty (50) degrees Twelve (12) minutes East Twenty-Eight (28) feet to an iron pin;

THENCE South Forty (40) degrees Fifty (50) minutes West through the center of the double house now upon said land and the adjoining lot about One Hundred and Thirty-Two (132) feet to an iron pin on said Northeasterly side of East Market Street; and

THENCE North Forty-Eight (48) degrees Fifteen (15) minutes West Twenty-Eight (28) feet to the place of beginning.

PARCEL II

ALL THAT certain lot, piece or parcel of land, situate in the City of Scranton, County of Lackawanna and State of Pennsylvania,

BEGINNING at an iron pin corner on the Northeasterly side of East Market Street, at a corner of lot of land conveyed by Fred V. Hartzell, et al, to Louise Clegg, said corner being opposite the center of a double house erected upon the lot hereby conveyed and the adjoining lot so conveyed to said Louise Clegg;

THENCE North Forty (40) degrees Fifty (50) minutes East through the center of said house about One Hundred and Thirty-Two (132) feet to an iron pin in the rear line of said lot;

THENCE South Fifty (50) degrees Twelve (12) minutes East Twenty-Eight (28) feet to a corner of land of A. Hartshorn and;

THENCE South Forty (40) degrees Fifty (50) minutes West One Hundred and Thirty-Four (134) feet to a corner on said East Market Street and;

THENCE North Forty-Eight (48) degrees Fifteen (15) minutes West along East Market Street Twenty-Eight (28) feet to the place of beginning.

Property ID#: 13513020059 and 13513020058

Assessed Value figure: (13513020059) \$6,500 and (13513020058) \$6,500

Improvements thereon: Residential Dwelling

Attorney: Martha E. Von Rosenstiel, P.C.

Sheriff to collect: \$61,062.97, plus interest and costs

SALE 8

By virtue of a Writ of Execution No. 17-CV-4301 US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-Am1 v. Nicole Mackrell, James Mackrell a/k/a James Peter Mackrell a/k/a James P. Mackrell owners of property situate in the ARCHBALD BOROUGH, Lackawanna County, Pennsylvania, being 177 Handley Street, a/k/a 177 Handley Street L 27, Eynon, PA 18403-1305

Dimensions: 40 X 60

Assessment Map #: 09413050004

Assessed Value figure: \$10,000.00

Judgment Amount: \$138,008.83

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 9

By virtue of a Writ of Execution filed to No. 17cv3204 WELLS FARGO BANK, N.A. vs. Eric J. Ryder and Ruth A. Flanagan, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 624 Hemlock St, Scranton, PA 18505-3030

Assessment Map #: 15660020050

Assessed Value figure: \$20,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 10

By virtue of a Writ of Execution No. 12 CV 230 US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-Bnc1 Mortgage Pass-Through Certificates, Series 2007-Bnc1 v. Stephen T. Grecco owners of property situate in the TOWNSHIP OF DUNMORE, Lackawanna County, Pennsylvania, being 219 Green Street, Dunmore, PA 18512-2725

Dimensions: 40 X 180

Assessment Map #: 14615060025

Assessed Value figure: \$10,000.00

Judgment Amount: \$121,597.99

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 11

By virtue of a Writ of Execution No. 15 CV 3430 Wells Fargo USA Holdings, Inc v. Wendy E. Doloff, Elijah M. Doloff owners of property situate in the BLAKELY BOROUGH, Lackawanna County, Pennsylvania, being 195 West Mountain Road, Olyphant, PA 18447-9786

Dimensions: 105 X 304 X 90 X 356

Assessment Map #: 10202-020-00604

Assessed Value figure: \$18,000.00

Judgment Amount: \$112,096.90

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 12

By virtue of a Writ of Execution filed to No. 17 Civil 2778, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, INC., Alternative Loan Trust 2005-30CB, Mortgage Pass-Through Certificates, Series 2005-30CB, vs. Robert R. Flower and Penny L. Tooley f/k/a Penny L. Flower, owners of property situate in the Borough of Moscow, Lackawanna County, Pennsylvania being 107 Scanlon Lane, Moscow, PA 18444.

Front: 75 ft. Depth: 150 ft.

Property ID#: 19802070009

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire

Sheriff to collect: \$122,675.16

SALE 13

By virtue of a Writ of Execution filed to No. 2017 CV 4275 WELLS FARGO BANK, N.A. vs. Michael N. Roses, owners of property situate in Dickson City Borough, Lackawanna County, Pennsylvania being 1224 Pettit Street, Dickson City, PA 18519

Assessment Map #: 11413030060

Assessed Value figure: \$5,500.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$64,244.73

SALE 14

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

Assessment Map #: 14641030010

Assessed Value Figure: \$13,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$103,135.44

SALE 15

By virtue of a Writ of Execution filed to No. 17CV4838 Federal National Mortgage Association ("Fannie Mae") v. Stephen J. Guza and Melody Guza owner(s) of property situate in Clarks Summit Lackawanna County, Pennsylvania Being 124 Maple Avenue, Clarks Summit, PA 18411

All the following described pieces or parcels of land situate in the Borough of Clarks Summit (formerly of the Township of South Abington) County of Lackawanna, Commonwealth of Pennsylvania, more particularly described as follows:

Being the Easterly fifteen (15) feet in width of Lot Number Six (6) and all of Lot Number Seven (7) upon plot or map of "Idal Park", duly recorded in the Recorder's Office of Lackawanna County in Map Book Number 3, at pages 18 and 19; the lot or parcel of land hereby conveyed being ninety (90) feet in front on Maple Street, the same width in rear, and one hundred fifty (150) feet in depth. Containing thirteen thousand five hundred (13,500) square feet, more or less

Property ID#: 1001202001900

Assessed Value figure: \$18,000.00

Improvements thereon: Residential Dwelling

Attorney: Martha E. Von Rosenstiel, P.C.

Sheriff to collect: \$124,738.32, plus interest and costs

SALE 16

By virtue of a Writ of Execution No. 17-CV-135 Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association v.

William David Thomas, Jr, Sharon Ann Thomas owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, 1922 Brick Avenue, Scranton, PA 18508-2742

Dimensions: 43 X 65

Assessment Map #: 13408040035

Assessed Value figure: \$7,000.00

Judgment Amount: \$17,164.13

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 18

By virtue of a Writ of Execution filed to No. 2015-03764-P PNC BANK, NATIONAL ASSOCIATION vs. JAMES J. KUBASKO A/K/A JAMES J. KUBASKO, JR. owner(s) of property situate in TOWNSHIP OF JEFFERSON, Lackawanna County, PA being Northside of Moosic Lake a/k/a 5 Moosic Lks, Jefferson Township, PA 18436

Dimensions: 2,100 sq ft lot

Assessment Map #: 13802-010-003

Assessed Value Figure: \$12,500.00

Improvements Thereon: RESIDENTIAL DWELLING

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

Sheriff to collect: \$96,824.17

SALE 19

By virtue of a Writ of Execution No. 15-CV-2269 Wells Fargo Bank, NA v. Colleen O'Brien, Casey O'Brien owners of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania, being 231 Gordon Drive a/k/a, R MT Cobb Rd L 50, Jefferson Township, PA 18436-3316

Dimensions: 100 X 213 X 100 X 214

Assessment Map #: 16002010014

Assessed Value figure: \$16,000.00

Judgment Amount: \$175,264.22

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 20

By virtue of a Writ of Execution filed to No. 17-CV-4215, Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4 c/o Ocwen Loan Servicing, LLC. v. Alyssa Dixon, Known Heir to Mark Todd Dixon and Sarah Dixon, Known Heir to Mark Todd Dixon owner of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania being 216-218 Sussex Street, Old Forge, PA 18518

Dimensions: 41 X 126

Property ID#: 17512010010

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Real Estate

Attorney: M. Troy Freedman

Sheriff to collect: \$79,545.04

SALE 21

By virtue of a Writ of Execution filed to No. 2017-03640 JPMorgan Chase Bank, National Association vs. Jennifer Ogden, Administratrix of the Estate of Rebecca Lynn Barrett, Deceased, owner(s) of property situated in Borough of Taylor Lackawanna County, Pennsylvania being 1218 Reynolds Avenue, Taylor, PA 18517

Dimensions: 40 X 126

Assessment Map #: 15617010007

Assessed Value figure: \$6,500.00

Improvements thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to collect: \$130,137.77

SALE 22

By virtue of a Writ of Execution filed to No. 2017-01264 Carrington Mortgage Services, LLC vs. Daniel Slotterback; Ana Lydia Slotterback; Andrew Slotterback, owner(s) of property situated in Township of Thornhurst Lackawanna County, Pennsylvania being 16 Lilly Lane f/k/a 54 Lily Lane f/k/a 228 Country Club Estates f/k/a L 54 Lily Lane, Thornhurst, PA 18424
Dimensions: 73X161X87X162

Assessment Map #: 24-1-0305-0017

Assessed Value figure: \$17,000.00

Improvements thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to collect: \$128,505.00

SALE 23

By virtue of a Writ of Execution filed to No. 17 CV 3868 Ocwen Loan Servicing, LLC v. David J. Livingston, Jr. a/k/a David Livingston, Jr. and Kim Livingston., owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania being 38 1/2 Canaan Street, Carbondale, PA 18407

Dimensions: 31X164X40X57X90

Property ID#: 04518030015

Assessed Value figure: \$4,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire.

Sheriff to collect: \$78,807.97

SALE 24

By virtue of a Writ of Execution file to No. 16-1828, Federal National Mortgage et. al. vs. Jason McDermott, et. al., owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania, being 610 Main Street, Moosic, PA 18507

Dimensions: 50 X 130

Property ID#: 18509020018

Assessed Value Figure: \$15,200

Improvements thereon: Residential Single Dwelling

Attorney: Patrick J Wesner/Parker McCay PA

Sheriff to collect: \$78,713.38

SALE 25

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST SUCCESSOR BY MERGER TO PENN SECURITY BANK & TRUST CO. V. LOIS COSENTINI, Docket No. 17-CV-02369. Lois Cosentini is the owner of properties situate in the City of Scranton, Lackawanna County, Pennsylvania. Being 402 Prospect Avenue, Scranton, PA, 403-405 Cedar Avenue, Scranton, PA, 703 Moosic Street, Scranton, PA

Assessment Map #: 15668-010-002 402 Prospect Avenue, Scranton, PA, 15616-20-049 – 403-405 Cedar Avenue, Scranton, PA, 15753-010-026 - 703 Moosic Street, Scranton, PA

Assessed Value Figure: 15668-010-002 402 Prospect Avenue, Scranton, PA – 5,451 assessed value, 15616-20-049 – 403-405 Cedar Avenue, Scranton, PA – 13,000 assessed value, 15753-010-026 - 703 Moosic Street, Scranton, PA – 7,000 assessed value

Improvements Thereon: improved real estate with dwellings

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

Sheriff to collect: \$114,040.70 (plus costs)

SALE 26

By virtue of a Writ of Execution filed to No. 15 CV 2958 U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS10 vs. DEBRA CALICCHIO ALSO KNOWN AS DEBRA ANN CALICCHIO, DEBRA CALICCHIO ALSO KNOWN AS DEBRA ANN CALICCHIO, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania. Being 338 Main Street, Archbald, PA 18403

Dimensions: 50 X 150 X 45 X 6 X 5 X 144
Assessment Map #: 09517-040-038
Assessed Value Figure: \$4,500
Improvements thereon: Improved w/single family dwelling
Attorney: Udren Law Offices, P.C.
Sheriff to collect: \$92,943.93

SALE 27

By virtue of a Writ of Execution filed to No. 17CV4492 DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC vs. NICOLE EVANS, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania, being, 1212 Dundaff Street Street, Dickson City, PA 18519, 11409020011,
Assessment Map #: 11409020011
Assessed Value Figure: \$6,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$88,957.36

BEGINNING at a post in the intersection of the Northwest corner of Lot Number Four (4) and Northeast corner of Lot Number Three (3) and the South side of Dundaff Street; thence along the Southerly side of Dundaff Street, South Forty Eight (48) degrees, Ten (10) minutes West, Forty Three and Two Tenths (43.2) feet, more or less, to a spike in the present fence; thence South Forty Four (44) degrees, Forty Eight (48) minutes East, Fifty One (51) feet more or less, to a spike in a fence post, in the original division line between Lots Numbers Two (2) and Three (3); thence along the original division line between Lots Number Two (2) and Three (3), South Forty One (41) degrees, Twelve (12) minutes East, One Hundred Twenty Three (123) feet, more or less, to a stake; thence North Eighty Seven (87) degrees, Twenty Four (24) minutes East, Fifty (50) feet, more or less to a point in the division line between Lots Number Three (3) and Four (4); thence along the original division line between Lots Numbers Three (3) and Four (4) North Forty One (41) degrees Twelve (12) minutes West, Two Hundred seven and Eight Tenths (207.8) feet more or less, to the place of beginning.

BEING all of Lot Number Three (3) and a triangle piece of the Northeasterly part of Lot Number Two (2) and in part of the same land that is shown on map entitled "Price, Pancoast and Throops, Addition to Priceburg" recorded in the Recorder's Office of Lackawanna County in Map Book No. 2 Page 45

SALE 28

By virtue of a Writ of Execution filed to No. 16CV2825 Caliber Home Loans, Inc. v John J. Laird owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania being 108 Hemlock Drive, Clarks Summit, PA 18411
Dimensions: 80X116X92X116
Property ID#: 10008-050-02700
Assessed Value Figure: \$17,500.00
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: \$175,596.75

SALE 29

By virtue of a Writ of Execution filed to No. 17 CV 4465 NATIONSTAR HECM ACQUISITION TRUST 2017-1, WILMINGTON SAVINGS FUND SOCIETY, FSB NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE vs. MARY LOUISE JENNINGS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 2710 South Webster Avenue Scranton, PA 18505, 17706010014,
Assessment Map #: 17706010014
Assessed Value Figure: \$15,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$115,945.52

ALL that certain piece, parcel or lot of land situate, lying and being in the 24th Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Westerly line of South Webster Avenue, said point being two hundred seventy (270) feet Southerly and measured along the Westerly line of South Webster Avenue from the point of intersection of the Westerly line of South Webster Avenue with the Southerly line of an unnamed fifty (50) foot street; thence along the Westerly line of South Webster Avenue in a southerly direction of a curve to the left having a radius of six hundred twenty-five and seventy-one one-hundredths (625.71) feet, a distance of sixty (60) feet, more or less, to a point; thence continuing along the Westerly line of South Webster Avenue on a curve to the right having a radius of fifty (50) feet, a distance of thirty-six (36) feet, more or less, to a point; thence along the Northerly side of Lot 9, Block 1, South eighty-five degrees twelve minutes West (S. 85° 12' W.) a distance of one hundred thirty-one (131) feet, more or less, to a point in the Easterly line of the land of St. Stanislaus Polish National Reform Church; thence along the line of St. Stanislaus Church, North twenty-seven degrees forty-six minutes West (N. 27° 46' W.) a distance of sixty-five (65) feet more or less, to a point; thence along the southerly line of Lot 7, Block 1, North sixty-nine degrees, twelve minutes East (N. 69° 12' E.) a distance of one hundred thirty-seven (137) feet, more or less, to the place of beginning.

CONTAINING in all 10,500 square feet of land, be the same more or less.

AND being all of Lot Number Eight (8) in Block "I" as delineated on a plot of lots entitled "Penn Wood Park Re-allotment of Lots" as prepared by George F. Gebler, Registered Engineer, and recorded in the Office of the Recorder of Deeds in and for Lackawanna County on June 21, 1961

SUBJECT to covenants, restrictions, easements and agreements of record

SALE 30

By virtue of a Writ of Execution No. 16 CV 4135 U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt v. Sally A. Shedlock owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 405 Harrison Avenue, Scranton, PA 18510-2327

Front: 50 feet, Depth: 90 feet, containing 4,500 sq ft

Assessment Map #: 15709060053

Assessed Value figure: \$14,000.00

Judgment Amount: \$79,053.25

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 32

By virtue of a Writ of Execution filed to No. 2017-5071 WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR HILLDALE TRUST vs. Roger A. Bisignani and Christina J. Bisignani, owners of property situate in Borough of Taylor, Lackawanna County, Pennsylvania being 1012 Prince Street, Taylor, PA 18517, containing 8,075 square feet of land.

Property ID#: 15514-020-00109

Assessed Value Figure: \$20,000.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$216,113.85 plus interest at the per diem rate of \$17.82 from November 13, 2017 until March 13, 2018.

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

ALL THE SURFACE OR RIGHT OF SOIL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE SIXTH WARD OF THE BOROUGH OF TAYLOR, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA KNOWN AS LOT NUMBER FOUR (4), BLOCK "G", OF THE SUBDIVISION PLOT OF GREEN VIEW WEST AS THE SAME IS RECORDED IN MAP BOOK 6A, AT PAGE 230, IN THE OFFICE OF RECORDER OF DEED OF LACKAWANNA COUNTY; SAID LOT NUMBER FOUR (4), BLOCK "G", BEING RECTANGULAR IN SHAPE, CONTAINS AN AREA OF 8,075 SQUARE FEET, MORE OR LESS, AT THE NORTHEASTERLY SIDE OF PRINCE STREET.

SALE 33

By virtue of a Writ of Execution No. 2016-55225 North Pocono School District vs. Jean Reese. Jean Reese, owner(s) of property situate in Clifton Township, Lackawanna County, Pennsylvania, being: Phillips Road

Dimensions: 1A

Property ID#: 23303-010-021

Assessed Value Figure: \$5,200.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$4,414.06

SALE 34

By virtue of a Writ of Execution filed to No. 15-cv-2939, Wells Fargo Bank, N.A., as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-C1, Commercial Mortgage Pass-Through Certificates, Series 2007-C1 v. Insite Dunmore (O'Neil) L.L.C., owner of property situate in Dunmore, Lackawanna County, Pennsylvania, being 1205 O'Neil Highway and consisting of 2.47 acres as to Premises A and 43 acres as to Premises B.

PREMISES A PIN. #: 1350202001601

Assessed Value Figure: \$7,500.00

Improvements Thereon: \$68,200.00

Attorney: Sommer L. Ross, Esq.

Sheriff to Collect: \$75,700.00

PREMISES B PIN. #: 13502020016

Assessed Value Figure: \$117,400.00

Improvements Thereon: \$562,100.00

Attorney: Sommer L. Ross, Esq.

Sheriff to Collect: \$679,500.00

SALE 35

By virtue of a Writ of Execution filed to No. 17-CV-5254, Citizens Savings Bank vs. Joseph Gigliotti, owner of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being 61 Lincoln Avenue, Carbondale, Lackawanna County, Pennsylvania 18407-2030

Dimensions: 60x80

Property ID#: 045.78-030-028

Assessment Value : \$17,500

Improvements thereon: Single Dwelling

Attorney: David K. Brown, Esquire KREDER BROOKS HAILSTONE LLP 220 Penn Avenue, Suite 200 Scranton, PA 18503 (570)346-7922

Sheriff to collect: \$124,902.18*

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

SALE 36

By virtue of a Writ of Execution filed to No. 2017 Civil , Lakeview Loan Servicing, LLC vs. Denise Best, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, being 22 Cottage Street, Carbondale, PA 18407.

Dimensions: 67x119x80x50

Property ID#: 05415-020-010

Assessed Value Figure: \$6,600.00

Improvements thereon: Residential Real Estate

Attorney: M. Troy Freedman, Esquire

Sheriff to collect: \$58,539.19

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 APRIL 13, 2018 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 OFFICE
SCRANTON, PA. 18503
DECEMBER 11, 2017