

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JUNE 12, 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, JUNE 12, 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. 2017-04051 Wells Fargo Bank, N.A. v. Joanne Grill, in Her Capacity as Administratrix of The Estate of Angelo Soprano a/k/a Angelo J. Soprano a/k/a Angelo Soprano, III, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Angelo Soprano a/k/a Angelo J. Soprano a/k/a Angelo Soprano, III, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Angelo Amelia Soprano a/k/a Angelo Soprano a/k/a Angelo Emilio Soprano a/k/a Angelo E. Soprano, Deceased heir of Angelo Soprano a/k/a Angelo J. Soprano a/k/a Angelo Soprano, III owners of property situate in the NEWTON TOWNSHIP, Lackawanna County, Pennsylvania, being 14008 Spring Drive, Clarks Summit, PA 18411-9607

Assessment Map #: 12002010015

Assessed Value figure: \$14,360.00

Judgment Amount: \$118,755.16

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 2

BY VIRTUE OF A WRIT OF EXECUTION issued by NBT BANK, NA., formerly PENNSTAR BANK, a Division of NBT BANK, NA, 2017-4366 Ben S. Covey is the owner of property situated in the City of Scranton, Lackawanna County, Pennsylvania. 619 Fellows Street, Scranton, PA 18504

Assessment Map #: 15610 030 012

Assessed Value Figure: 7,600

Improvements Thereon: single dwelling

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

Sheriff to collect: \$35,151.07 (plus costs)

SALE 3

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST successor by merger to PENN SECURITY BANK & TRUST CO., successor in interest to OLD FORGE BANK, Docket # 2017-cv-5325 John J. Thomas is the owner of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania. Being 317 Sussex Street, Old Forge, PA 18518

Assessment Map #: 17512 010 026

Assessed Value Figure: 5,000

Improvements Thereon: improved real estate

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

Sheriff to collect: \$122,089.15 (plus costs)

SALE 4

By virtue of a Writ of Execution No. 2017-04626 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Joseph B. Lencieski a/k/a Joseph Lencieski, Chester Adam Lencieski, III a/k/a Chester Lencieski, George P. Lavell a/k/a George Lavelle owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 173 Albion Street, A/K/A 173 Albrion & Hickory, Old Forge, PA 18518-1336

Assessment Map #: 17508010013

Assessed Value figure: \$11,500.00

Judgment Amount: \$105,489.53

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 5

By virtue of a Writ of Execution No. 17-CV-5416 Wells Fargo Bank, NA v. Jennifer Johnson a/k/a Jennifer Vaverchak owners of property situate in the COVINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 19 Alts Lane, A/K/A Twp Rt 343 Fox & Hound, Covington Township, PA 18444-7809

Assessment Map #: 2050202000304

Assessed Value figure: \$17,000.00

Judgment Amount: \$88,522.08

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 6

By virtue of a Writ of Execution No. 17-CV-5313 U.S. Bank National Association, as Trustee for The C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-Cb6 v. Frank Lizardo a/k/a Frank F. Lizardo, Tania Gonzalez owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 921-923 Snyder Avenue, A/K/A 921 923 Snyder Avenue L 46, Scranton, PA 18504

Front: 40 feet, Depth: 100 feet

Assessment Map #: 15614010025

Assessed Value figure: \$9,500.00

Judgment Amount: \$150,978.63
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 7

By virtue of a Writ of Execution No. 14-CV-1846 Wells Fargo Bank, N.A. v. Theresa Yarasavich owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 611 Palm Street, Scranton PA 18505-4078

Dimensions: 50 X 89

Assessment Map #: 16711050001

Assessed Value figure: \$8,,000.00

Judgment Amount: \$37,560.99

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 8

By virtue of a Writ of Execution filed to No. 2017-05663 Carrington Mortgage Services, LLC vs. Elliot S. Harvey; Jennifer Harvey, owner(s) of property situated in Thornhurst Township Lackawanna County, Pennsylvania being 74 Elderberry Drive f/k/a 67 Laurel Drive, Thornhurst, PA 18424

Dimensions: 80X158X80X161

Assessment Map #: 24103050004

Assessed Value figure: \$24,000.00

Improvement thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$165,984.32

SALE 9

By virtue of a Writ of Execution No. 17-CV-4136 Wells Fargo Bank, NA v. James P. Kane, Jessica Kane owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1616 Mulberry Street, Scranton, PA 18510-2334

Dimensions: 38 X 66

Assessment Map #: 15714010001

Assessed Value figure: \$18,000.00

Judgment Amount: \$60,216.53

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 10

By virtue of a Writ of Execution filed to No. 16-CV-2843 U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. Rexford H. Beavers, Jr. and Leslie J. Beavers, owners of property situate in Throop Borough, Lackawanna County, Pennsylvania being 714 Kossuth Street, Throop, PA 18512

Assessment Map #: 12513010044

Assessed Value figure: \$9,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire,

SALE 11

By virtue of a Writ of Execution No. 17-CV-5371 Wells Fargo Bank, N.A. v. Michael Luciani, Debra Luciani owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1216 Prospect Avenue, Scranton, PA 18505-1717

Dimensions: 40 X 68

Assessment Map #: 16707050005

Assessed Value figure: \$10,000.00

Judgment Amount: \$83,117.14

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 12

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

Assessment Map #: 23304-070-015

Assessed Value Figure: \$39,450.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$101,519.25

SALE 13

By virtue of a Writ of Execution filed to No. 17 CV 5956, Morgan Stanley Mortgage Loan Trust 2007-3XS, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee vs. Joann Signa owner of property situate in the Township of Jefferson, and Lackawanna County, Pennsylvania, being 285 Log Road a/k/a Lot 15 Lot Road Village a/k/a RD#4 Box 285 F, a/k/a 48 Log Road Village, Lake Ariel, PA 18436.

Front: irregular Depth: irregular

Property ID #: 1620301000912

Assessed Value figure: \$15,000.00

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esq.

Sheriff to collect: \$120,744.52

SALE 14

By virtue of a Writ of Execution filed to No. 2016 cv 6429 PNC BANK, NATIONAL ASSOCIATION vs. CYNTHIA A. OSTROWSKI, STEPHEN OSTROWSKI, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 431 RIPPLE STREET, SCRANTON, PA 18505

Assessment Map #: 16710-030-013

Assessed Value Figure: \$7,000.00

Improvements Thereon: RESIDENTIAL DWELLING

Attorney: BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ., TUCKER
ARENSBERG, P.C.
Sheriff to collect: \$20,004.94

SALE 15

By virtue of a Writ of Execution filed to No. 15 CV1546 PNC BANK, NATIONAL
ASSOCIATION vs. MARY ELLEN HUGHES A/K/A MARYELLEN HUGHES, JAMES D.
KEARNEY, owner(s) of property situate in TOWNSHIP OF CLIFTON, Lackawanna County,
Pennsylvania being 15 Creekview Drive a/k/a 1122 E. Creekview Drive, Gouldsboro, Pa 18424
Assessment Map #: 23304-070-015
Assessed Value Figure: \$39,450.00
Improvements Thereon: RESIDENTIAL DWELLING
Attorney: BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ., TUCKER
ARENSBERG, P.C.
Sheriff to collect: \$19,299.16

SALE 16

By virtue of a Writ of Execution filed to No. 2016-CV-6377, The Fidelity Deposit and Discount
Bank, Plaintiff, vs. Mark Oressey and Kelly Oressey, Defendants and Owners of the property
situate in the City of Scranton, Lackawanna County, Pennsylvania, being known as 1818 & 1820
Swetland Street, Scranton, PA 18504.
Dimensions: 90' x 116' more or less
Property ID #: 14509030020
Assessed Value: \$15,000.00
Improvements Thereon: Residential Single Dwelling
Attorney: Rocco Haertter, Esquire
Sheriff to collect: \$70,252.66

SALE 17

By virtue of a Writ of Execution filed to No. 518 12 CV U.S. Bank National Association, as
trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass
Through Certificates, Series 2006-7 vs. Nicholas T. Aiello, Janine Aiello and The United States
of America c/o the U.S. Attorney for the Middle District of Pennsylvania, owners of property
situate in South Abington Township, Lackawanna County, Pennsylvania being 507 Locust Ln,
Clarks Summit, PA 18411
Assessment Map #: 1110201005401
Assessed Value figure: \$23,000.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire

SALE 18

By virtue of a Writ of Execution filed to No. 17-CV-6092, LSF10 Master Participation Trust v.
Nicholas Carcione a/k/a Nicholas P. Carcione and Patricia Carcione a/k/a Patricia A. Carcione,
owner of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania, being
known as 1306 Dundaff Street, Dickson City, PA 18519
Property ID #: 114.09-030-001

Assessed Value Figure: \$18,000.00
Improvements thereon: Residential Single Dwelling
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2,000.00

SALE 19

By virtue of a Writ of Execution No. 17-CV-6429 Pennymac Loan Services, LLC v. Raymond Tropeano, Sr, Theresa Tropeano owners of property situate in the DUNMORE BOROUGH, Lackawanna County, Pennsylvania, being 1416 Jefferson Avenue a/k/a, 1416 Jefferson Ave L 6, Dunmore, PA 18509-2417

Dimensions: 40 X 182

Assessment Map #: 14610020003

Assessed Value figure: \$10,000.00

Judgment Amount: \$149,463.23

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 20

By virtue of a Writ of Execution filed to No. 16 CV 6494 Reverse Mortgage Solutions, Inc. vs. ESTATE OF CAROL VERKITUS A/K/A CAROL ANN VERKITUS F/K/A CAROL WOYTOWICH, JEFFREY J. VERKITUS, AS KNOWN HEIR, AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CAROL VERKITUS A/K/A CAROL ANN VERKITUS F/K/A CAROL WOYTOWICH, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROL VERKITUS A/K/A CAROL ANN VERKITUS F/K/A CAROL WOYTOWICH,

ESTATE OF CAROL VERKITUS A/K/A CAROL ANN VERKITUS F/K/A CAROL WOYTOWICH, JEFFREY J. VERKITUS, AS KNOWN HEIR, AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CAROL VERKITUS A/K/A CAROL ANN VERKITUS F/K/A CAROL WOYTOWICH, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROL VERKITUS A/K/A CAROL ANN VERKITUS F/K/A CAROL WOYTOWICH, owner(s) of property situate in Borough of Jermyn, Lackawanna County, Pennsylvania. Being 206 South Washington Avenue, Jermyn, PA 18433

Dimensions: 100 X 140

Assessment Map #: 0840803000704

Assessed Value Figure: \$20,000

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$115,334.71

SALE 21

By virtue of a Writ of Execution No. 17-CV-5374 Wells Fargo Bank, NA v. Thomas J. Mcdonald, Stephanie A. Mcdonald owners of property situate in the SCRANTON CITY, 19TH, Lackawanna County, Pennsylvania, being 1407 Fig Street, Scranton, PA 18505-3933

Dimensions: 80 X 150

Assessment Map #: 16704030043
Assessed Value figure: \$20,800.00
Judgment Amount: \$250,823.31
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 22

By virtue of a Writ of Execution No. 17-CV-5242 PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage CO., Doing Business As Accubanc Mortgage v. Jean Fashouer, The United States of America C/O The United States Attorney for the Middle District of PA owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1118-1120 West Elm Street, A/K/A 1118 W Elm Street a/k/a, 1120 W Elm Street, Scranton, PA 18504
Dimensions: 20 X 131, 20 X 131
Assessment Map #: 15609-040-044, 15609-040-045
Assessed Value figure: \$15,400.00
Judgment Amount: \$58,672.49
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 23

By virtue of a Writ of Execution No. 17-CV-4032 Mid America Mortgage Inc v. Sheila M. McDonnell owners of property situate in the SOUTH ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 302 Sunnyside Avenue, Clarks Summit, PA 18411
Assessment Map #: 10113030009
Assessed Value figure: \$14,000.00
Judgment Amount: \$133,610.36
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 24

By virtue of a Writ of Execution No. 2017-04284 Wells Fargo Bank, N.A. v. Candace L. Burcheri a/k/a Candace Burcheri, Salvatore P. Burcheri a/k/a Salvatore Burcheri owners of property situate in the FELL TOWNSHIP, Lackawanna County, Pennsylvania, being 504-506 Morse Avenue A/K/A 504 506 Morse Street, Simpson, PA 18407
Dimensions: 40 X 125
Assessment Map #: 04507030034
Assessed Value figure: \$4,300.00
Judgment Amount: \$85,439.20
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 25

By virtue of a Writ of Execution filed to No. 2015-00482 Ditech Financial LLC vs. Lisa M. Berrios a/k/a Lisa Marie Fornaszewski, Original Mortgagor, Elaine M. Coleman, Original

Mortgagor and Lisa M. Berrios, Trustee Berrios/Coleman Family Irrevocable Trust Agreement, Real Owner, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 1402 Bryn Mawr Street, Scranton, PA 18504

Assessment Map #: 15609020030

Assessed Value figure: \$9,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

SALE 26

By virtue of a Writ of Execution filed to No. 17CV4611, PENNYMAC LOAN SERVICES, LLC v. STEVEN P. DENNIS, owner(s) of property situate in JEFFERSON, Lackawanna County, Pennsylvania, being 551 CORTEZ ROAD, JEFFERSON, PA 18436.

Dimensions: 1.06 Acres

Property ID #: 1390401000902

Assessed Value figure: \$16,500

Improvements thereon: Residential property

Attorney: Powers, Kirn & Associates, LLC

Sheriff to collect: \$202,905.49

SALE 27

By virtue of a Writ of Execution filed to No. 2017-03193 JPMorgan Chase Bank, National Association vs. Donald R. Karas, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 1102-1104 Dartmouth Street f/k/a 1102 Dartmouth Street, Scranton, PA 18504

Dimensions: 48x122x7x128

Assessment Map #: 15609060057

Assessed Value figure: \$9,000.00

Improvement thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$120,720.24

SALE 28

By virtue of a Writ of Execution filed to No. 12-CV-4760 U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement, dated as of April 1, 2002, ABFC 2002-SB1 Trust, ABFC Asset-Backed Certificates, Series 2002-SB1 vs. CRYSTAL TANZER, ROBERT TANZER, CRYSTAL TANZER, ROBERT TANZER owner(s) of property situate in 10th Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being 615-617 Prescott Avenue, Scranton, PA 18510-1919

Dimensions: 40X103

Assessment Map #: 15706-020-043

Assessed Value Figure: \$14,000

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$274,158.09

SALE 29

By virtue of a Writ of Execution filed to No. 16-CV-7068 Deutsche Bank National Trust Company, as Trustee, on behalf of the registered holders of First Franklin Mortgage Loan Trust Series 2006-FF1, Mortgage Pass-Through Certificates, Series 2006-FF1 vs. Candice Rowe and Conway Rowe, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 1441 W Locust St, Scranton, PA 18504

Assessment Map #: 15609010038

Assessed Value figure: \$19,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

SALE 30

By virtue of a Writ of Execution filed to No. 2015-06250 Ocwen Loan Servicing LLC vs. Robert F. Brembs, Executor of the Estate of Rosemarie Moriarity owner of property Situate in Township of Scott, LACKAWANNA COUNTY, PENNSYLVANIA BEING 50 Wimberly Hills Road F/K/A Grandview Estates Lot 32, Scott Township, Pennsylvania 18414

DWELLING KNOWN AS: 50 WIMBERLY HILLS ROAD F/K/A GRANDVIEW ESTATES LOT 32, SCOTT TOWNSHIP, PENNSYLVANIA 18414.

TAX PARCEL #: 0610101000803

Title to said premises is vested in Rosemarie Moriarity by deed from DONALD L. HAZEN AND DEBORAH HAZEN, husband and wife, dated July 21, 1993 and recorded July 28, 1993 in Deed Book 1441, Page 486. The said Rosemarie Moriarity died on June 11, 2015. On June 30, 2015, Letters Testamentary were granted to Robert F. Brembs, nominating and appointment him as the Executor of the Estate of Rosemarie Moriarity.

Assessment Map #: 0610101000803

Assessed Value figure: \$19,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$75,336.65

SALE 31

By virtue of a Writ of Execution No. 16-CV-5754 Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Agnes R. Snyder a/k/a Agnes Snyder owners of property situate in the CLARKS SUMMIT BOROUGH, Lackawanna County, Pennsylvania, being 201 Claremont Avenue, Clarks Summit, PA 18411-1566

Dimensions: 120 X 100

Assessment Map #: 0901904004000

Assessed Value figure: \$13,700.00

Judgment Amount: \$170,792.67

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 32

By virtue of a Writ of Execution No. 14-CV-1315 Bank of New York as Trustee for The Certificateholders Cwabs, Inc. Asset-Backed Certificates, Series 2005-9 v. Mary Ann Hallinan owners of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania, being 933 Line Road, a/k/a 933 Line Street, Jefferson Township, PA 18436-3327

Dimensions: 1 Acre

Assessment Map #: 1610103000102

Assessed Value figure: \$20,000.00

Judgment Amount: \$221,838.29

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 33

By virtue of a Writ of Execution filed to No. 17 CV 5951 Ocwen Loan Servicing, LLC v. Christina Fuller and Matthew A. Fuller And Scott Smith., owner of property situate in the Township of Fell, Lackawanna County, Pennsylvania being 926 Main Street, Simpson, PA 18407

Dimensions: Residential Single Dwelling 79X122X94X116

Property ID #: 03502010005

Assessed Value figure: \$7,500.00

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esquire.

Sheriff to collect: \$77,356.23

SALE 34

By virtue of a Writ of Execution filed to No. 2017-04463 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. GLORIA COTTRELL Solely in Her Capacity as Heir of Kenneth Hawley Deceased, The Unknown Heirs of Kenneth Hawley Deceased, KENNETH HAWLEY, JR. Solely in His Capacity as Heir of Kenneth Hawley Deceased, LISA A. STRAVINSKY Individually and in Her Capacity as Heir of Kenneth Hawley Deceased and JOSEPH M. STRAVINSKY, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania, being, 1106 South Abington Road Clarks Summit, PA 18411, 10109020041,

Assessment Map #: 10109020041

Assessed Value Figure: \$8,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$74,065.50

SALE 35

By virtue of a Writ of Execution No. 16-CV-6988 Wells Fargo Bank, NA v. Rosa J. Sanchez owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1219 Diamond Avenue, Scranton, PA 18508-2258

Dimensions: 30 X 143 X 32 X 146

Assessment Map #: 13420020043

Assessed Value figure: \$6,500.00

Judgment Amount: \$49,490.00

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 36

By virtue of a Writ of Execution No. 17-CV-5526 Wells Fargo Bank, N.A. s/b/m to Wachovia

Bank, National Association v. Nancy Olive owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1012 Joseph Avenue, Scranton, PA 18510-1515

Dimensions: 50 X 200

Assessment Map #: 15707040005

Assessed Value figure: \$3,500.00

Judgment Amount: \$40,200.35

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 37

BY VIRTUE of a Writ of Execution filed to No. 2017-01167 U.S.BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. TAMARA L. MILLER PINE HILL ROAD, BENTON, PA AKA ROUTE 407 PINE HILL ROAD AKA R.R.#2, BOX 2231 FLEETVILLE, PA 18420 TOWNSHIP OF BENTON Lackawanna County, Pennsylvania

Dimensions: 1A See Deed Book 0637, Page 0322

Assessment Map: 02901-010-064

Assessed Value: \$11,000.00

Improvements thereon: A residential dwelling house

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

Sheriff to collect: \$38,360.25 (Total amount of Judgment)*

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

SALE 38

By virtue of a Writ of Execution No. 16-CV-2170 PHH Mortgage Corporation v. Kimberly Phillips, Alysha Englert owners of property situate in the TAYLOR BOROUGH, Lackawanna County, Pennsylvania, being 110 El Drive, Taylor, PA 18517

Dimensions: 80X102

Assessment Map #: 15514050028

Assessed Value figure: \$17,000.00

Judgment Amount: \$124,567.13

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 39

By virtue of a Writ of Execution filed to No. 15 CV 676, WELLS FARGO BANK, N.A. v. EVELYN B. MUNLEY, owner(s) of property situate in SCOTT, Lackawanna County, Pennsylvania, being 1542 COUNTRY CLUB ROAD, JERMYN, PA 18433.

Dimensions: 100x150

Property ID #: 05102-010-017

Assessed Value figure: \$9,500

Improvements thereon: Residential property

Attorney: Powers, Kirn & Associates, LLC

Sheriff to collect: \$157,460.87

SALE 40

By virtue of a Writ of Execution filed to No. 2017-cv-5619, COMMUNITY BANK, N.A., d/b/a First Liberty Bank and Trust, Plaintiff, versus JAMES S. KUCHWARA, Defendant, owner of property situate in Blakely, Lackawanna County, Pennsylvania being known as 419 THIRD STREET, L3, BLAKELY, LACKAWANNA COUNTY, PENNSYLVANIA, 18447. Consisting of approximately 50 feet x 150 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument #201207915.

Assessment Map #: 10318-030-020

Assessed value figure: \$6,500.00

Improvements thereon: Single Family Dwelling

Sheriff to collect: \$103,274.60, PLUS COSTS, EXPENSES ATTORNEY'S FEES AND INTEREST

Attorney: The Paul Law Office, P.C. Brice C. Paul, Esquire

SALE 41

By virtue of a Writ of Execution filed to No. 2017-05055, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust v. David R. Evans and Debra J. Evans, 59 Private Drive f/k/a RR#3, Box 3688, Moscow, PA 18444, Springbrook Township, PA 18444, owner of property situate in Township of Springbrook, Lackawanna County, Pennsylvania, being known as 59 Private Drive f/k/a RR#3, Box 3688, Moscow, PA 18444, Springbrook Township, PA 18444.

Property ID #: 1960203000201

Assessed Value Figure: \$30,000.00

Improvements thereon: Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

SALE 42

By virtue of a Writ of Execution filed to No. 2017-CV-3404 LSF9 Master Participation Trust vs. Corey Lyons, Known Heir, Kaila Lyons, Known Heir and All Known and Unknown Heirs of Dennis Lyons.

Dennis Lyons, owner of property situate in City of Scranton Lackawanna County, Pennsylvania being 325 North Horatio Avenue, Scranton, PA 18504

Dimensions: 155X35X49X111X50, Residential Single Dwelling

Property ID #: 14408-020-01201

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Single Dwelling

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

Sheriff to collect: \$108,139.93

SALE 43

HAVING erected thereon a dwelling house KNOWN AND NUMBERED: RR#1 Box 1361 n/k/a 610 Drinker Turnpike, Covington Township, PA 18424

TAX MAP #21902-040-009

ASSESSED VALUE \$8,285.00

ALL that certain piece or parcel of land located in the Township of Covington, County of Lackawanna, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point in the center of the roadway known formerly as the Philadelphia and Great Bend Turnpike, and now known as the Lackawanna Trail, on the division line between lands of Ruth A. Wardell and lands of Fred Andrews; thence in a southwesterly direction along the center line of said roadway, 389.4 feet to a point; thence south 54 degrees 31 minutes east, 198.5 feet to a point; thence north 42 degrees 7 minutes east, 361.63 feet to a point; thence south 72 degrees 14 minutes east, 100 feet to a point; thence north 42 degrees seven (7) minutes east, 100 feet to a corner of lands of Fred Andrews; thence northwesterly along lands of said Andrews, 360.25 feet to the place of beginning.

Subject to all the conditions, exceptions, restrictions and reservations contained in the deeds forming the chain of title to said premises.

The same having been sold by me, the said Sheriff to the said Grantee, on or after 06/12/18 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on or after 02/07/18 out of the Court of Common Pleas of the said County of Lackawanna at the suit of: The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-1 vs. EDWARD R. SCHULTZ, LACKAWANNA COUNTY C.C.P. # 17-CV-2941 to satisfy the judgment in the sum of \$73,986.40, plus interest and costs.

Attorney: UDREN LAW OFFICES, P.C.

SALE 44

By virtue of a Writ of Execution filed to No. 15-CV-3666 HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2 vs. Jessica Vandusky Known heir of Debra L. Vandusky, Deceased, Julie Vandusky-Alen Known heir of Debra L. Vandusky, Deceased, Christina Noel Known heir of Debra L. Vandusky, Deceased, Anthony Vandusky Known heir of Debra L. Vandusky, Deceased and Unknown heirs, administrators, assigns and all persons, firms or associations claiming right, title or interest from or under Debra L. Vandusky, Deceased, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 963 Providence Road, Scranton, PA 18508

Assessment Map #: 145.07-060-027

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

SALE 45

By virtue of a Writ of Execution filed to No. 17-CV-6067, PENNYMAC LOAN SERVICES, LLC v. NEIL SYLVESTER, AS CO-ADMINISTRATOR OF THE ESTATE OF KYLE J. SYLVESTER A/K/A KYLE SYLVESTER DECEASED and RENEE MARTYNIUK, AS CO-ADMINISTRATRIX OF THE ESTATE OF KYLE J. SYLVESTER A/K/A KYLE SYLVESTER, DECEASED, defendant(s) of property situate in JESSUP, Lackawanna County, Pennsylvania, being 209 HAND STREET, JESSUP, PA 18434.

Dimensions: 20x150

Property ID #: 10418040022

Assessed Value figure: \$4,500

Improvements thereon: Residential property

Attorney: Powers, Kirn & Associates, LLC
Sheriff to collect: \$112,909.55

SALE 46

By virtue of a Writ of Execution filed to No. 2017-05456 United Mortgage Corp v Matthew V. Massaro owner(s) of property situate in Borough of Jessup, Lackawanna County, Pennsylvania being 618 Church Street, Jessup, PA 18434

Dimensions: 42X83X45X88

Property ID #: 11506080010

Assessed Value Figure: \$9,500.00

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: \$95,660.54

SALE 47

By virtue of a Writ of Execution filed to No. 17 CV 05875 Ocwen Loan Servicing, LLC v. Jennifer Krzan a/k/a Jennifer M. Krzan., owner of property situate in the Township of Carbondale, Lackawanna County, Pennsylvania being 157 Gordon Avenue, Carbondale, PA 18407.

Dimensions: Residential Single Dwelling 1A

Property ID #: 0541903001201

Assessed Value figure: \$12,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire.

Sheriff to collect: \$96,981.59

SALE 48

By virtue of a Writ of Execution filed to No. 17-cv-6370 Lakeview Loan Servicing, LLC vs. Jennifer Correll a/k/a Jennifer Collins and Edward Correll owners of property Situate in Borough of Blakely, LACKAWANNA COUNTY, PENNSYLVANIA BEING 114 3rd Street, Olyphant, Pennsylvania 18447

DWELLING KNOWN AS: 114 3RD STREET, OLYPHANT, PENNSYLVANIA 18447.

TAX PARCEL #: PIN #11406010003

Title to said premises is vested in Jennifer Correll a/k/a Jennifer Collins and Edward Correll by deed from JENNIFER COLLINS NKA JENNIFER CORRELL dated October 27, 2008 and recorded December 23, 2008 in Instrument # 200830637.

Assessment Map #: PIN #11406010003

Assessed Value figure: \$2742

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$96,679.58

SALE 49

By virtue of a Writ of Execution filed to No. 17CV5112 PACIFIC UNION FINANCIAL, LLC

vs. MARC CIULLO, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being, 608 Cooney Street Dunmore, PA 18512, 14616060024,
Assessment Map #: 14616060024
Assessed Value Figure: \$8,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$144,605.61

SALE 50

By virtue of a Writ of Execution filed to No. 17-CV4802 Bank of America, N.A. vs. Theresa M. Bombar aka Theresa Defazio and George C. Bombar, owners of property situate in Archbald Borough, Lackawanna County, Pennsylvania being 451 Hudson Street, Jermyn, PA 18433-0000
Assessment Map #: 07417020024
Assessed Value figure: \$8248.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire

SALE 51

By virtue of a Writ of Execution filed to No. 17-CV-3721 Penfed Credit Union vs. Estate of Mary Ruth Hoppel, Daniel Hoppel, owner(s) of property situate in Lackawanna County, Pennsylvania being 313 Foote St., Dunmore, PA 18512
Property ID #: 14616-060-042
Attorney: Bresset & Santora, LLC

SALE 52

By virtue of a Writ of Execution filed to No. 2014-04254 Federal National Mortgage Association vs. Kerri Ann Occhipinti, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 1642 Sanderson Avenue, Scranton, PA 18509
Dimensions: 60X182
Assessment Map #: 13517-050-007
Assessed Value figure: \$11,000.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$409,813.97

SALE 53

By virtue of a Writ of Execution filed to No. 17 CV 3318, PENNYMAC LOAN SERVICES, LLC v. MICHAEL TUFFY, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 505 GREENBUSH STREET, SCRANTON, PA 18508.
Dimensions: 75X150
Property ID #: 12409010015
Assessed Value figure: \$14,000.00
Improvements thereon: Residential property
Attorney: Powers, Kirn & Associates, LLC
Sheriff to collect: \$119,551.41

SALE 54

By virtue of a Writ of Execution filed to No. 2016-04239 Northwest Savings Bank vs. Lester Bruce Miles owner of property Situate in Village of Simpson, Township of Fell, LACKAWANNA COUNTY, PENNSYLVANIA BEING 729 Main Street, Simpson, Pennsylvania 18407

DWELLING KNOWN AS: 729 MAIN STREET, SIMPSON, PENNSYLVANIA 18407.

TAX PARCEL #: 03515010007

Title to said premises is vested in Lester Bruce Miles by deed from GERALD J. MCHALE AND JANET MCHALE dated September 29, 1989 and recorded October 5, 1989 in Deed Book 1302, Page 55.

Assessment Map #: 03515010007

Assessed Value figure: \$15,305.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$13,470.72

SALE 55

By virtue of a Writ of Execution No. 12-CV-2460 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Teresa Velardi owners of property situate in the BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania, being 612 Sunset Street, Clarks Summit, PA 18411-2705

Assessment Map #: 1001402001502

Assessed Value figure: \$21,000.00

Judgment Amount: \$221,796.54

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 56

By virtue of a Writ of Execution filed to No. 17 CV 4911 First National Bank of Pennsylvania, successor to Community Bank & Trust Col, vs. David J. Daniels

David J. Daniels, owner of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 56 Cortland Street, Carbondale, PA 18407

Dimensions: 45 feet wide and 175 feet in depth

Assessment Map #: 05506040037

Assessed Value figure: \$12,000.00

Improvements thereon: A single family dwelling

Attorney: Kristine M. Anthon, Esquire

Sheriff to collect: \$37,732.70

SALE 57

By virtue of a Writ of Execution filed to No. 17-CV-6170 Bank of America, N.A. vs. Charles J. Matis, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 320 East Elm Street, Scranton, PA 18505

Dimensions: 40X162

Assessment Map #: 15619010034

Assessed Value figure: \$93,750.00

Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$88,851.95

SALE 58

By virtue of a Writ of Execution filed to No. 16 cv 7053 LAKEVIEW LOAN SERVICING, LLC vs. ALISON DONOVAN and JAMES K DONOVAN, owner(s) of property situate in Township of Newton, Lackawanna County, Pennsylvania, being, 1741 Forest Acres Drive A/K/A L R 35015 Clarks Summit, PA 18411, 1220101001404,
Assessment Map #: 1220101001404
Assessed Value Figure: \$20,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$155,852.23

SALE 59

By virtue of a Writ of Execution No. 17-CV-4144 The Bank of New York Mellon, f/k/a The Bank of New York as Trustee, for The Benefit of The Certificateholders, Cwabs, Inc., Asset-Backed Certificates, Series 2007-Bc1 v. Daphne Waltos, Nicholas Waltos owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2217 Rockwell Avenue, Scranton, PA 18508-1659
Dimensions: 64 X 150
Assessment Map #: 12320030012
Assessed Value figure: \$15,000.00
Judgment Amount: \$191,981.56
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 60

By virtue of a Writ of Execution No. 16-CV-4373 Wells Fargo Bank, NA v. Raymond J. Kosciuk owners of property situate in the MOOSIC BOROUGH, Lackawanna County, Pennsylvania, being 20 Washington Street, Moosic, PA 18507-1746
Dimensions: 50 X 150
Assessment Map #: 17612050013
Assessed Value figure: \$8,500.00
Judgment Amount: \$86,824.09
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 61

By virtue of a Writ of Execution filed to No. 2017 CV 5605 Community Regional Credit Union f/k/a Incol Credit Union vs. Kristine Lenceski & Chester A. Lenceski III
Kristine Lenceski and Chester A. Lenceski III, owners of property situate in Borough of Old Forge Lackawanna County, Pennsylvania being 522 Milwaukee Avenue, Old Forge, PA 18518
Dimensions: 77X330, Residential Single Dwelling
Property ID #: 17511-010-015

Assessed Value figure: \$4,000.00

Improvements thereon: Residential Single Dwelling

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

Sheriff to collect: \$38,158.67

SALE 62

By virtue of a Writ of Execution No. 14-CV-1489 JPMorgan chase Bank, N.A. v. Ann Marie Bonafede owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1600 Pettibone Street a/k/a, 1600 Pettebone Street, Scranton, PA 18504-1828

Dimensions: 96 X 126 = 12,096

Assessment Map #: 14510030014

Assessed Value figure: \$17,000.00

Judgment Amount: \$53,502.06

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 63

BY VIRTUE OF A WRIT OF EXECUTION COMMUNITY BANK, N.A., FORMERLY COMMUNITY BANK, N.A., d/b/a FIRST LIBERTY BANK & TRUST, Docket No. 2017-CV-5806. Gary M. Carone (deceased) and Deborah A. Carone are the owners of property situate in the Township of Clifton, Lackawanna County, Pennsylvania. Being R. Sunnyside, Clifton (formerly known as 4th Street, PO Box 488, Gouldsboro)

Assessment Map #: 23403010002

Assessed Value Figure: 9,500

Improvements Thereon: improved real estate

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

Sheriff to collect: \$93,024.80 (plus costs)

SALE 64

By virtue of a Writ of Execution filed to No. 17-CV-5799, WELLS FARGO BANK, N.A. v. HOWARD S. MARR, AS EXECUTOR OF THE ESTATE OF COLLEEN W. MARR AKA COLLEEN WEIDNER MARR AKA COLLEEN MARR, DECEASED and KEITH R. MARR, AS EXECUTOR OF THE ESTATE OF COLLEEN W. MARR AKA COLLEEN WEIDNER MARR AKA COLLEEN MARR, DECEASED, Representatives of the owner(s) of property situate in THORNHURST, Lackawanna County, Pennsylvania, being 42 ELDERBERRY DRIVE FKA 287 LAUREL DRIVE, THORNHURST, PA 18424.

Dimensions: 90 X 125

Property ID #: 24103020010

Assessed Value figure: \$17,800

Improvements thereon: Residential Property

Attorney: Powers, Kirn & Associates, LLC

Sheriff to collect: \$44,452.41

SALE 65

By virtue of a Writ of Execution filed to No. 17-CV-6180 DITECH FINANCIAL LLC vs.

SAMUEL BRACH, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 2 Prescott Place Scranton, PA 18510, 15709040052,
Assessment Map #: 15709040052
Assessed Value Figure: \$4,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$52,084.23

SALE 66

By virtue of a Writ of Execution No. 2016-03171 Lsf9 Master Participation Trust v. Donald P. Talerico, in His Capacity as Administrator of The Estate of Kathleen Gavin a/k/a Kathleen Talerico, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Kathleen Gavin a/k/a Kathleen Talerico, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 946 Orchard Street, A/K/A 304 Stafford Avenue, Scranton, PA 18505-2158
Front: 50 feet, Depth: 83 feet, containing
Assessment Map #: 15717030025
Assessed Value figure: \$12,500.00
Judgment Amount: \$116,074.46
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 67

By virtue of a Writ of Execution No. 2017-04321 Wells Fargo USA Holdings, Inc. Successor by Merger to Wells Fargo Financial Pennsylvania, Inc v. Ann Drain owners of property situate in the CLARKS SUMMIT BOROUGH, Lackawanna County, Pennsylvania, being 203 Tulip Circle, Clarks Summit, PA 18411-2131
Assessment Map #: 1001201000700
Assessed Value figure: \$22,000.00
Judgment Amount: \$129,940.66
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 68

By virtue of a Writ of Execution No. 17-CV-4271 PHH Mortgage Corporation v. Patricia A. Wallace, in Her Capacity as Heir of Stephen P. Yurko, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Stephen P. Yurko, Deceased owners of property situate in the SOUTH ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 240 Griffin Pond Road, Clarks Summit, PA 18411
Assessment Map #: 09104010029
Assessed Value figure: \$7,000.00
Judgment Amount: \$118,744.88
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 69

By virtue of a Writ of Execution No. 17-CV-5244 Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2005-3, Asset-Backed Certificates, Series 2005-3 v. Deborah A. Fornaszewski owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1420 Gardner Avenue, Scranton, PA 18509-2209

Dimensions: 51 X 50

Assessment Map #: 13420050014

Assessed Value figure: \$6,000.00

Judgment Amount: \$91,882.74

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 70

By virtue of a Writ of Execution filed to No. 2017-04859 CIT Bank, N.A. vs. Pauline Kuzima, owner(s) of property situated in Borough of Mayfield Lackawanna County, Pennsylvania being 710 Hill Street, Mayfield, PA 18433

Dimensions: 30X150

Assessment Map #: 07405-060-013

Assessed Value figure: \$3,000.00

Improvement thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$81,674.73

SALE 71

By virtue of a Writ of Execution filed to No. 2017-04924 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-28CB) vs. PAUL BENITEZ and MARY ANN BENITEZ, owner(s) of property situate in BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania, being, 20 Evergreen Drive Jermyn, PA 18433, 08404020017 AND 08412010026,

Assessment Map #: 08404020017 AND 08412010026

Assessed Value Figure: \$18,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$169,283.35

SALE 72

By virtue of a Writ of Execution filed to No. 2017-04904 PHH Mortgage Corporation vs. Jeffrey D'Azzo; Lora D'Azzo, owner(s) of property situated in Tenth Ward and of the City of Scranton Lackawanna County, Pennsylvania being 614 Cobb Avenue, Scranton, PA 18505

Dimensions: 106X150

Assessment Map #: 15719-020-021

Assessed Value figure: \$25,000.00

Improvement thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$155,701.87

SALE 73

By virtue of a Writ of Execution filed to No. 16CV6063 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. RAQUEL VALVANO and MICHAEL A. WARD, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being, 30 Maple Avenue Carbondale, PA 18407, 04514020013,
Assessment Map #: 04514020013
Assessed Value Figure: \$6,615.00
Improvement thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to Collect: \$76,837.09

SALE 74

BY VIRTUE of a Writ of Execution filed to No. 2017-04710 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. DORIS THOMPSON-HALL 2020 Margaret Avenue, Scranton, PA 18508 First Ward, City of Scranton Lackawanna County, Pennsylvania
Dimensions: 45X135X47X135
See Instrument: 200716065
Assessment Map: 13505-030-012
Assessed Value: \$15,400
Improvement thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to Collect: \$170,894.79 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 75

By virtue of a Writ of Execution filed to No. 17 cv 4619 AMERIHOMER MORTGAGE COMPANY, LLC vs. JASON BECK and LINDA BECK, owner(s) of property situate in Newton Township, Lackawanna County, Pennsylvania, being, 1673 Summit Lake Road Clarks Summit, PA 18411, 12201010003,
Assessment Map #: 12201010003
Assessed Value Figure: \$13,500.00
Improvement thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to Collect: \$168,606.48

SALE 76

By virtue of a Writ of Execution No. 17-CV-3764 Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2 Mortgage Loan Asset Backed Certificates, Series 2006-2 v. Randy L. Buckas owners of property situate in the DUNMORE BOROUGH, Lackawanna County, Pennsylvania, being 1111 Monroe Avenue, Dunmore, PA 18509-2866
Dimensions: 40 X 160
Assessment Map #: 146014-010-013
Assessed Value figure: \$12,000.00
Judgment Amount: \$128,051.65
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 77

By virtue of a Writ of Execution No. 17-CV-5510 JPMorgan Chase Bank, N.A. v. Brian M. Dunda owners of property situate in the DUNMORE BOROUGH, 2ND, Lackawanna County, Pennsylvania, being 131 Harrison Street, Dunmore, PA 18512-2353

Dimensions: 111 X 101 X 112 X 101

Assessment Map #: 14652010010

Assessed Value figure: \$12,000.00

Judgment Amount: \$256,649.79

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 78

By virtue of a Writ of Execution filed to No. 2017-04437 The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A v Maureen Gurnari and John P. Gurnari owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 326 Hiller Avenue, Scranton, PA 18505

Dimensions: 44x144x45x137

Property ID #: 16805040030

Assessed Value Figure: \$7,000.00

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: \$108,951.60

SALE 79

By virtue of a Writ of Execution filed to No. 17 CV 2457 LSF9 Master Participation Trust vs. Nichole Greskovic, Known Surviving Heir of Edward J. Greskovic, Michael Greskovic, Known Surviving Heir of Edward J. Greskovic and Unknown Surviving Heirs of Edward J. Greskovic owners of property Situate in Borough of Dickson City, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1157 Freida Street, Dickson City, Pennsylvania 18519

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF DICKSON CITY, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF FRIEDA STREET, SAID POINT BEING ONE HUNDRED THIRTY-NINE AND TWENTY TWO HUNDREDTHS (139.22) FEET FROM THE INTERSECTION OF FRIEDA AVENUE AND STURGES STREET AND IN THE DIVIDING LINE BETWEEN LOTS NOS. 142 AND 143, AS DESIGNATED ON THE HUFNAGEL PLOT OF LOTS; THENCE ALONG THE DIVIDING LINE BETWEEN LOTS NOS. 142 AND 143 IN A NORTHERLY DIRECTION ONE HUNDRED (100) FEET TO THE END OF LOT NO. 142 TO A POINT; THENCE IN AN EASTERLY DIRECTION AND PARALLEL WITH FRIEDA STREET ALONG THE REAR OF LOT NO. 142, FORTY (40) FEET TO A POINT ON THE DIVIDING LINE BETWEEN LOTS NOS. 142 AND 141; THENCE IN A SOUTHERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN LOTS NOS. 141 AND 142, ONE HUNDRED (100) FEET TO FRIEDA STREET; THENCE ALONG FRIEDA STREET IN A WESTERLY DIRECTION FORTY (40) FEET TO THE PLACE OF

BEGINNING.

DWELLING KNOWN AS: 1157 FREIDA STREET, DICKSON CITY, PENNSYLVANIA 18519.

TAX PARCEL #: 11413040017

Title to said premises is vested in Joan Marie Greskovic and Edward J. Greskovic, husband and wife by deed from Jean Wilkins, Executrix of the Estate of Joseph Greskovic, Deceased, Filed No. 229 Year, 1980 in the Office of the Register of Wills of Lackawanna County, Pennsylvania, Jean Wilkins, Individually, Edward J. Greskovic, Individually and Joan Marie Greskovic, His Wife dated July 8, 1980 and recorded July 9, 1980 in Deed Book 1007, Page 791 The said Joan Marie Greskovic died on December 21, 2013 thereby vesting title in her surviving spouse Edward J. Greskovic by operation of law. The said Edward J. Greskovic died on April 22, 2014 without a will or appointment of an Administrator.

Assessment Map #: 11413040017

Assessed Value figure: \$9,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$70,010.82

SALE 80

By virtue of a Writ of Execution filed to No. 2016-04480 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders CWALT, Inc., Alternative Loan Trust 2004-J7, Mortgage Pass-Through Certificates, Series 2004-J7 vs. Elaine Siglin a/k/a Elaine Coleman a/k/a Elaine Fornaszewski; Lisa Marie Fornaszewski a/k/a Lisa M. Berrios, Individually and as Trustee for the Berrios/Coleman Family Irrevocable Trust Agreement, owner(s) of property situated in Twenty Second Ward of Scranton Lackawanna County, Pennsylvania being 1451-53 Saint Ann Street, Scranton, PA 18504

Assessment Map #: 15512-020-040

Assessed Value figure: \$8,500.00

Improvement thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$104,350.70

SALE 81

By virtue of a Writ of Execution filed to No. 17 CV 3831 U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-4 vs. Shirley Abrams aka Shirley C. Abrams, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 810 North Webster Avenue, Scranton, PA 18510

Assessment Map #: 14618030015

Assessed Value figure: \$22,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

SALE 82

By virtue of a Writ of Execution filed to No. 4034-Civil-2017 CNB Realty Trust, Assignee of NBT Bank NA f/k/a/ Pennstar Bank, a division of NBT Bank, National Association vs. Joseph M.

Grab, Jr., owner of property situate in the Township of Thornhurst, Lackawanna County, Pennsylvania, being 48 Kimberly Lane, Thornhurst, PA 18424

Dimensions: 1.43 Acres

Assessed Map #: 24701-010-00601

Assessed Value figure: \$28,900.00

Improvements thereon: Single Dwelling

Attorney: Gregory & Associates, PC

Sheriff to collect: \$170,916.75

SALE 83

By virtue of a Writ of Execution filed to No. 6668-Civil-2016 CNB Realty Trust, Assignee of NBT Bank NA f/k/a/ Pennstar Bank, a division of NBT Bank, NA vs. Brandon Brown, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1079 West Market Street, Scranton, PA 18508

Dimensions: 50 X 150

Assessed Map #: 12302-020-010

Assessed Value figure: \$10,000.00

Improvements thereon: Single Dwelling

Attorney: Nicholas D. Gregory, Esquire

Sheriff to collect: \$81,234.36

SALE 84

By virtue of a Writ of Execution filed to No. 17-cv-5335 THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. 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 2005-RP1 vs. MARY DEBORAH CULVER AKA MARY D. CULVER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 323 Putnam Street Scranton, PA 18508, 1341104002401,

Assessment Map #: 1341104002401

Assessed Value Figure: \$7,000.00

Improvement thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$55,833.37

SALE 85

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 v. Amy Bates a/k/a Amy J. Bates and Richard Bates owner(s) of property situate in Newton Lackawanna County, Pennsylvania Being 1712 Forest Acres Drive, Clarks Summit, PA 18411

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

BEGINNING at a corner in the center of State Road leading from Clarks Summit to Milwaukee, corner of land owned by Roger Boardman; thence along center of road South 81 degrees 53

minutes East 70.1 feet to a corner in center road;
THENCE through lands of Grantors and along iron fence of private cemetery South 10 degrees 30 minutes West 149.3 feet to an iron post corner;
THENCE through lands of Grantors North 79 degrees 30 minutes West 98 feet to an iron pin corner;
THENCE along line of Roger Boardman North 22 degrees East 152.3 feet to a corner in center of road place of beginning. Containing 12,600 square feet of land be the same more or less, as surveyed May 21, 1960 by Kenneth C. Seamanus, Factoryville, Pennsylvania.
Property ID #: 12201010012
Assessed Value figure: \$3,500.00
Improvement thereon: n/a
Attorney: Martha E. Von Rosenstiel, P.C.
Sheriff to collect: \$333,759.80, plus interest and costs

SALE 86

By virtue of a Writ of Execution No. 15-CV-4086 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not in Its Individual Capacity But Solely in Its Capacity as Owner Trustee of Matawin Ventures Trust Series 2016-2 v. Carol S. Parker owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 3 Liberty Street a/k/a, 1 Liberty Street, Old Forge, PA 18518-2015
Dimensions: 57X159X156X22X93X96 and 169X150X215X160
Assessment Map #: 18509050008, 18509050006
Assessed Value figure: \$14,500.00
Judgment Amount: \$152,566.53
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 87

By virtue of a Writ of Execution filed to No. 2017-05627 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Joseph D. Jones, Deceased; Matthew J. Jones, Known Heir to Joseph D. Jones, Deceased; United States of America – Internal Revenue Service, Department of Treasury, owner(s) of property situated in Borough of Archbald Lackawanna County, Pennsylvania being 176 Poplar Street, Archbald, PA 18403
Dimensions: 0.19A
Assessment Map #: 109518040032
Assessed Value figure: \$12,924.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$139,955.97

SALE 88

By virtue of a Writ of Execution filed to No. 17CV5575 REVERSE MORTGAGE SOLUTIONS, INC. vs. VITA M FORGIONE AKA VITA FORGIONE, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being, 801 Brenda Lane Dunmore, PA 18512, 1361701000210,

Assessment Map #: 1361701000210
Assessed Value Figure: \$20,000.00
Improvement thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to Collect: \$193,820.01

SALE 89

By virtue of a Writ of Execution filed to No. 2017-02481 USAA Federal Savings Bank vs. Robert J. Lent; Sarah R. Lent, owner(s) of property situated in Township of Fell Lackawanna County, Pennsylvania being 507 Morse Avenue f/k/a 507 Reservoir Street, Carbondale a/k/a Simpson, PA 18407
Dimensions: 80x120x100x40x20x98
Assessment Map #: 03519060008
Assessed Value figure: \$8,000.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$121,792.58

SALE 90

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, 15-CV-1570 Michele Maria Junz and Richard J. Johnson are the owners of property situate in the Township of Old Forge, Lackawanna County, Pennsylvania, being 225 Oak Street, Old Forge, PA 18518
Assessment Map #: 17512-050-004
Assessed Value Figure: 8,500
Improvements Thereon: single dwelling
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704
Sheriff to Collect: \$37,068.33 (plus costs)

SALE 91

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST successor by merger to PENN SECURITY BANK & TRUST CO., successor in interest to OLD FORGE BANK, Docket No. 2017-04630. Michele C. Milford is the owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania. Being 1000-1002 South Main Avenue, Scranton, PA 18504
Assessment Map #: 15613 040 022
Assessed Value Figure: 18,157
Improvements Thereon: improved real estate
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704
Sheriff to Collect: \$71,896.30 (plus costs)

SALE 92

By virtue of a Writ of Execution No. 2014-51512 North Pocono School District vs. Edward M. Brown Marie Brown. Edward M. Brown and Marie Brown, owner(s) of property situate in Roaring Brook, Lackawanna County, Pennsylvania, being: 111 Shady Drive Road #2

Dimensions: 100 X 200

Property ID #: 18004-030-040

Assessed Value Figure: \$19,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

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

Sheriff to Collect: \$7,062.44

SALE 93

By virtue of a Writ of Execution No. 2009-51141 Abington Heights School District vs. Balaji Investments, LLC. Balaji Investments, LLC, owner(s) of property situate in Ransom Township, Lackawanna County, Pennsylvania, being: T.367 Dark Region Road

Dimensions: 1.19A

Property ID #: 15301-010-002

Assessed Value Figure: \$3,500.00

Improvements thereon: RESIDENTIAL VACANT LOT PROPERTY

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

Sheriff to Collect: \$4,545.21

SALE 94

By virtue of a Writ of Execution No. 2007-52130 North Pocono School District vs. Land Tycoon Inc. Land Tycoon, Inc., owner(s) of property situate in Clifton, Lackawanna County, Pennsylvania, being: R Gouldsboro Road

Dimensions: 112X170X113X200

Property ID #: 23303-010-031

Assessed Value Figure: \$18,000.00

Improvements thereon: RESIDENTIAL MULTI DWELLING PROPERTY

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

Sheriff to Collect: \$23,731.40

SALE 95

By virtue of a Writ of Execution No. 2006-50837 Abington Heights School District vs. Abington Hills Cemetery Association. Abington Hills Cemetery Association, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: Morgan Highway

Dimensions: 92A

Property ID #: 11102-020-014

Assessed Value Figure: \$8,157.00

Improvements thereon: VACANT ACREAGE PROPERTY

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

Sheriff to Collect: \$6,489.67

SALE 96

By virtue of a Writ of Execution No. 2016-55144 Abington Heights School District vs. Mark A. Phillips Lucille M. Phillips. Mark A. Phillips and Lucille M. Phillips, owner(s) of property situate in Newton Township, Lackawanna County, Pennsylvania, being: Port Royal Road

Dimensions: 35A

Property ID #: 13103-010-00202

Assessed Value Figure: \$15,750.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,692.16

SALE 97

By virtue of a Writ of Execution No. 2016-50037 South Abington Township vs. Lisa A. Stravinsky. Lisa A. Stravinsky and, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 1106 S. Abington Road

Dimensions: 270X10X210X192

Property ID #: 10109-020-041

Assessed Value Figure: \$8,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

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

Sheriff to Collect: \$7,923.83

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 JULY 12, 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
MARCH 12, 2018**