

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JULY 10, 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, JULY 10, 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 filed to No. 17cv4052 HSBC Bank USA, N.A. vs. Jennifer L. Gravine a/k/a Jennifer Gravine owner of property Situate in Borough of Throop, LACKAWANNA COUNTY, PENNSYLVANIA BEING 122 Brick Street, Throop, Pennsylvania 18512
DWELLING KNOWN AS: 122 BRICK STREET, THROOP, PENNSYLVANIA 18512.

TAX PARCEL #: 12415020022

Title to said premises is vested in Jennifer L. Gravine a/k/a/ Jennifer Gravine by deed from MICHAEL E. STRAWSKY, ADMINISTRATOR CTA OF THE ESTATE OF CATHERINE MARUK A/K/A CATHERIN STRAWSKY MARUK, DECEASED AND MARGARET STRAWSKY, INDIVIDUALLY dated October 12, 2007 and recorded October 12, 2007 in Instrument # 200728460.

Assessment Map #: 12415020022

Assessed Value figure: \$5,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$104, 839.41

SALE 2

By virtue of a Writ of Execution No. 18-CV-716 U.S. Bank National Association v. Michael Altieri owners of property situate in SCRANTON CITY, Lackawanna County, Pennsylvania, being 434 Phelps Street, Scranton, PA 18509-3215

Assessment Map #: 14653010024

Assessed Value figure: \$12,000.00

Judgment Amount: \$118,506.40

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 3

By virtue of a Writ of Execution filed to No. 6668 Civil 2017, M&T Bank vs. Michele Junz a/k/a Michele Maria Junz and Richard J. Johnson, Sr., owner of property situate in the Township of Old Forge (now Borough of Old Forge), Lackawanna County, Pennsylvania being 225 Oak Street, Old Forge, PA 18518.

Front: 25 ft. Depth: 150 ft.

Property ID #: 17512050004

Assessed Value figure: \$8,500.00

Improvements thereon: Residential Real Estate

Attorney: Daniel Jones, Esquire

Sheriff to collect: \$81,485.74

SALE 4

By virtue of a Writ of Execution No. 17-CV-6018 U.S. Lakeview Loan Servicing, LLC v. Shirley A. Spangenberg, in Her Capacity as Executrix and Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, Victoria J. Spangenberg, in Her Capacity as Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, Adrianna Spangenberg, in Her Capacity as Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, Donna K. O'Hara, in Her Capacity as Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, owners of property situate in JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania, being 2 Sunrise Boulevard, Lake Ariel, PA 18436
Assessment Map #: 14003020001
Assessed Value figure: \$21,917.00
Judgment Amount: \$272,587.48
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 5

By virtue of a Writ of Execution No. 17-CV-2482 Specialized Loan Servicing LLC v. Benjamin M. Fortese, III, Holly L. Fortese owners of property situate in the BLAKELY BOROUGH, Lackawanna County, Pennsylvania, being 330 Brook Street, Peckville, PA 18452-1608
Dimensions: 60X77
Assessment Map #: 10316060008
Assessed Value figure: \$8,500.00
Judgment Amount: \$81,990.16
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 6

By virtue of a Writ of Execution No. 17-CV-5873 CitiMortgage, Inc. v. Lori A. Griffiths owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1305 Dartmouth Street, Scranton, PA 18504-2723
Dimensions: 18X125
Assessment Map #: 15609020023
Assessed Value figure: \$5,000.00
Judgment Amount: \$43,700.91
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 7

By virtue of a Writ of Execution filed to No. 18-CV-1241 First National Bank, et al. vs. Fredrick J. Mancuso, a/k/a Frederick J. Mancuso. Fredrick J. Mancuso, a/k/a Frederick J. Mancuso, owner(s) of property situate in Township of Fell, Lackawanna County, Pennsylvania being RR1 Box 1382, Carbondale, PA 18407
Dimensions: 1.9783 acres
Assessment Map #: 03404-020-008.03
Assessed Value figure: \$25,000.00
Improvements thereon: A single family dwelling
Attorney: Kristine M. Anthou
Sheriff to collect: \$257,698.34

SALE 8

By virtue of a Writ of Execution filed to No. 17CV3357 BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. VU HONG HO NGUYEN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 613 Moosic Street A/K/A 613-615 Moosic Street Scranton,

PA 18505, 15652030017
Assessment Map #: 15652030017
Assessed Value Figure: \$12,400.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$123,953.93

SALE 9

By virtue of a Writ of Execution filed to No. 2017-02382 Specialized Loan Servicing LLC vs. Joseph G. Keegan; Michelle S. Keegan a/k/a Michelle Keegan, owners of property situated in City of Scranton Lackawanna County, Pennsylvania being 301 Newton Road assessed as 301 W. Mt. Newton Road, Scranton, PA 18504
Dimensions: 110X115X91X81
Assessment Map #: 14402-010-006
Assessed Value figure: \$7,000.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$44,542.92

SALE 10

By virtue of a Writ of Execution No. 2016-04507 Specialized Loan Servicing LLC v. Joshua J. Oakley owners of property situate in SCOTT TOWNSHIP, Lackawanna County, Pennsylvania, being 1114 Heart Lake Road, a/k/a 20 Heart Lake Road, Jermyn, PA 18433
Dimensions: 1.1A
Assessment Map #: 0630101000601
Assessed Value figure: \$13,000.00
Judgment Amount: \$69,011.72
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 11

By virtue of a Writ of Execution filed to No. 17-CV-5372 U.S. BANK NATIONAL ASSOCIATION, as trustee under SECURITIZATION SERVICING AGREEMENT Dated as of February 1, 2007 Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC2 vs. SHANE S. DRAPEK, SHANE S. DRAPEK owner(s) of property situate in Township of Lackawanna, Lackawanna County, Pennsylvania. Being: 1254 Saint Anns Street, Scranton, PA 18504
Dimensions: 40 X 125
Assessment Map #: 15609070054
Assessed Value Figure: \$8600
Improvements thereon: Improved w/single family dwelling
Attorney: Udren Law Offices, P.C.
Sheriff to collect: \$100,013.25

SALE 12

By virtue of a Writ of Execution filed to No. 2017-03164 Nationstar Mortgage LLC vs. Thomas Carl Conroy, owner(s) of property situated in 19th Ward of the City of Scranton Lackawanna County, Pennsylvania being 1216 Beech Street, Scranton, PA 18505
Dimensions: 40X60
Assessment Map #: 16809020013
Assessed Value figure: \$6,500.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire

Sheriff to collect: \$84,222.57

SALE 13

By virtue of a Writ of Execution filed to No. 17-CV-6506 HOMEBRIDGE FINANCIAL SERVICES, INC vs. VIVIAN PITCHFORD AND ALEXANDER I. PITCHFORD, owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania, being, 29 Koehler Hill Road Scott, PA 18447, 0510201000105

Assessment Map #: 0510201000105

Assessed Value Figure: \$20,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$137,999.96

BEGINNING at an iron pin on the northerly right of way line of the road leading from Pennsylvania State Route Number 438 to Carbondale, said point being located fifty (50) feet Southwesterly along said right of way line, from a southerly corner of lands now or formerly of Thomas Oblak; thence along said right of way line in a southwesterly direction a distance of two hundred twenty-six (226) feet more or less to an iron pin; thence North thirty-one degrees, West (N. 31° W.) two hundred nineteen (219) feet to a point; thence North fifty-nine degrees East (N. 59° E.) one hundred thirty-three and forty-nine one-hundredths (133.49) feet to a point; thence South fifty-two degrees East (S. 52° E.) two hundred twenty-three and forty-nine one-hundredths (223.49) feet to a point; thence South thirty-one degrees East (S. 31° E.) seventy-three and two tenths (73.2) feet to the place of beginning. Containing one acre of land, more or less.

SALE 14

By virtue of a Writ of Execution filed to No. 17-CV-4536 Federal National Mortgage Association ("Fannie Mae") v. Cory Richards and Sandra Richards owner(s) of property situate in Scranton City Lackawanna County, Pennsylvania Being 2018 Margaret Avenue, Scranton, PA 18508

ALL that certain pieces or parcels or lots of land lying, being and situate in the first ward of Scranton City, County and State aforesaid bounded and described as follows, to wit:

PARCEL I:

BEGINNING on the Southerly side of Margaret Street at a corner of land now or formerly of Martin Burnes; thence Southerly along said Burnes land one hundred and ten (110) feet to land now or late of John D. Evans; thence Easterly along said Evans land forty-six (46) feet to land now or late of J.J. Clarks; thence Northerly along said Clark land one hundred and eleven (111) feet to Margaret Street; thence Westerly along Margaret Street forty-five (45) feet to the place of beginning; it being lot #6 in Catharine Silkman's addition to the City of Scranton as per map;

Containing about five thousand (5,000) square feet more or less.

SUBJECT to all the covenants, exceptions, conditions, reservations and stipulations contained in the prior deeds constituting the chain of title of the above described premises.

BEING the same premises conveyed to Carol L. Ames and Ralph A. Lewis, Jr, by Deed dated October 30, 2003 and recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Record Book 1094, Page 430.

PARCEL II:

BEGINNING at an iron pin corner located at the Southeasterly side of Margaret Avenue also being a former common corner of lands now or formerly of Roger and Doris Keene and lands now or formerly of Kevin and Judy Day;

thence along the said lands now or formerly of Roger and Doris Keene, South forty-eight (48) degrees thirty-eight (38) degrees minutes East, sixty-four (64) feet to an iron pin corner;

thence along lands now or formerly of Kevin and Judy Day, South thirty-nine (39) degrees zero (00) minutes West, four and five-tenths (4.5) feet to an iron pin corner;

thence continuing along said lands now or formerly of Kevin and Judy Day, North forty-eight (48) degrees thirty (30) minutes West, sixty-four feet to an iron pin corner;

thence along the said Southeasterly side of Margaret Avenue, North thirty-nine (39) degrees zero (00) minutes East, four and five-tenths (4.5) feet to the place of beginning.

BEING the same premises conveyed to Carol L. Ames and Ralph A. Lewis, Jr. by Deed dated October 30, 2003 and recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Record Book 1094, Page 430.

Property ID#: 13505-030-013
Assessed Value figure: \$10,900.00
Improvements thereon: Residential Dwelling
Attorney: Martha E. Von Rosenstiel, P.C.
Sheriff to collect: \$99,520.18, plus interest and costs

SALE 15

By virtue of a Writ of Execution filed to No. 18-CV-253 BAYVIEW LOAN SERVICING, LLC vs. WILLIAM T. WESLEY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 436 South 9th Avenue Scranton, PA 18504, 15610010015,

Assessment Map #: 15610010015
Assessed Value Figure: \$7,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$43,609.53

BEING lot lettered "C" and being Twenty-Three and Five Tenths (23.5) feet on South Ninth Avenue, same width in rear and Sixty-Five (65) feet in depth, as shown on S. Altman and Company Reallotment of Ray Brown's Plot of Lots Twelve (12), Thirteen (13), and part of Fourteen (14), in Block No. Six (6) South Ninth Avenue, Fellows Street and Aswell Court, Map of which is duly recorded in the Recorder of Deeds Office of Lackawanna County in Map Book No. 4 at Page 7, and commonly known as Lot No. 436 South Ninth Avenue, Scranton, Pennsylvania.

SALE 16

By virtue of a Writ of Execution No. 17-CV-6508 PHH Mortgage Corporation v. Michael A. Devito a/k/a Michael A. DE Vito, Valerie A. Devito a/k/a Valerie A. DE Vito owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2510 Boulevard Avenue, Scranton, PA 18509-1019

Dimensions: 47X150X35X31X150
Assessment Map #: 13510070006
Assessed Value figure: \$8,500.00
Judgment Amount: \$88,834.61
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 17

By virtue of a Writ of Execution No. 17-CV-6087 Wells Fargo Bank, N.A. v. Bernard Cegelka, Jr, in His Capacity as Heir of Dale A. Cegelka a/k/a Dale Ann Cegelka, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dale A. Cegelka a/k/a Dale Ann Cegelka, Deceased owners of property situate in the COVINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being RR 9 Box 9206, a/k/a Route 502 Yatesville, Moscow, PA 18444-9809

Dimensions: 100 X 373
Assessment Map #: 21201030025
Assessed Value figure: \$8,371.00
Judgment Amount: \$28,139.72
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 18

By virtue of a Writ of Execution No. 17-CV-5876 Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Chester G. Drake owners of property situate in the SCRANTON CITY, Lackawanna County,

Pennsylvania, being 108 Penwood Drive, Scranton, PA 18505-3634

Dimensions: 60 X 111 X 65 X 47 X 5 X 60

Assessment Map #: 17706020003

Assessed Value figure: \$16,000.00

Judgment Amount: \$110,585.62

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 19

By virtue of a Writ of Execution filed to No. 2017-06287 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Joseph J. Laboranti a/k/a Joseph J. Laboranti Sr., owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania, being 1235 Sanderson Avenue, Scranton, PA 18509

Dimensions: 53 X 65

Assessment Map #: 14605010012

Assessed Value figure: \$7,500.00

Improvements thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$71,311.39

SALE 20

By virtue of a Writ of Execution filed to No. 17-CV-5675 U.S. BANK, N.A. AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1996-5 vs. HOWARD HICKS and KIMBERLY HICKS, owner(s) of property situate in Township of Clifton, Lackawanna County, Pennsylvania, being, 326 Angle Lane F/K/A RT 435 Gouldsboro, PA 18424, 23301010009

Assessment Map #: 23301010009

Assessed Value Figure: \$8,500.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$32,380.58

BEGINNING at a point located North Six (06) Degrees Zero (00) Minutes West a distance of One Hundred Fifty (150) feet from the southerly line of Andrew Major and Slocum line of land and being North Eighty-Four (84) Degrees Zero (00) Minutes West a distance of one Hundred Fifty (150) Feet from Southerly line of Andrew Major and Slocum line or land and being North Eighty Four (84) Degrees Zero (00) Minutes East a distance of One Hundred Twenty Four and Thirteen Hundredths (124.13) Feet from the Westerly line of formerly of Andrew Major but now of Slocum and Patrick on the Easterly line of State Highway Route No. 611 leading from Dunmore to Stroudsburg; thence North Eighty Four (84) Degrees Zero (00) Minutes East along land of the Grantor and others a distance of Three Hundred Fifty Five and Thirty Seven Hundredths (355.37) Feet to a corner in line of lands of McHugh and the Grantor; thence North Six (06) Degrees Zero (00) Minutes West along lands of the Grantor a distance of One hundred Fifty (150) Feet to a stake; thence South Eighty Four (84) Degrees Zero (00) Minutes West still along lands of the Grantor a distance of One Hundred (100) Feet to line of lands now of Rose Johnson; thence South Six (06) Degrees Zero (00) Minutes East along lands of Rose Johnson a distance of Ninety Three and Fifty Hundredths (93.50) Feet to a corner; thence South Eighty Four (84) Degrees Zero (00) Minutes West still along lands of Johnson a distance of Two Hundred Fifty Five and Thirty Seven Hundredths (255.37) Feet to a point Thirty (30) Feet Easterly from the center of the present highway; thence South Six (06) Degrees Zero (00) Minutes East along said highway a distance of Fifty Six and Fifty Hundredths (56.50) Feet to the point of BEGINNING.

SALE 21

By virtue of a Writ of Execution filed to No. 18-CV-64 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. DAWN QUINN, owner(s) of property situate in CARBONDALE CITY, Lackawanna County, Pennsylvania, being, 235 Dundaff Street Carbondale, PA 18407, 04509020022,

Assessment Map #: 04509020022
Assessed Value Figure: \$12,500.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$163,261.44

BEGINNING at a point on the Westerly fence line of Dundaff Street being the common corner of Lot 83 (Thomas Ayres and Catherine Brennan) and Lot 85 (Neary Lands); also being the Southerly edge of a stone wall marking the Easterly boundary of Neary Lands; thence along Lot No. 83 South 73 degrees 45 minutes West 76.0 feet, and North 69 degrees 45 minutes West 119.6 feet to a stake on said division line; thence through lands of the Grantors herein North 4 degrees West 42.20 feet and North 86 degrees East 175.0 feet to a point on the Westerly edge of the aforementioned Dundaff Road; thence along Dundaff Road South 11 degrees 30 minutes East 77.0 feet to the place of beginning.

BEING the Southeasterly portion of Lot No. 85 on the D. & H. Outlots in the City of Carbondale.

SALE 22

By virtue of a Writ of Execution filed to No. 17-CV-5331 Stearns Lending, LLC vs. Richard Uhlendorf and Theresa Uhlendorf owners of property Situate in Borough of Olyphant, LACKAWANNA COUNTY, PENNSYLVANIA BEING 633 Sanderson Avenue, Olyphant, Pennsylvania 18447
DWELLING KNOWN AS: 633 SANDERSON AVENUE, OLYPHANT, PENNSYLVANIA 18447.

TAX PARCEL #: PIN#: 11418-010-023

Title to said premises is vested in Richard Uhlendorf and Theresa Uhlendorf by deed from THOMAS ALBRIGHT AND TERRY ALBRIGHT, husband and wife, dated July 18, 2014 in Instrument Number 201410846

Assessment Map #: PIN# 11418-010-023

Assessed Value figure: \$8,500.00

Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$125,928.74

SALE 23

By virtue of a Writ of Execution filed to No. 2017-05771 First National Bank of Pennsylvania, successor by merger to Community Bank & Trust Co, Plaintiff vs. Joseph A. Galati, Defendant owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 83 Spring Street, Carbondale, PA 18407
Property ID #: 04578040042

Assessed Value Figure: \$0.00 (Land) + \$6,000.00 (Bldg) = \$6,000.00

Improvements thereon: single family dwelling
Attorney: Kathryn L. Mason, Esquire
Sheriff to collect: \$29,293.46, plus interest, tax and costs

SALE 24

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 25

By virtue of a Writ of Execution No. 17-CV-4992 Ditech Financial LLC v. Patrick J. Moran owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 720 Theodore Street, Scranton, PA 18508

Dimensions: 50 X 107

Assessment Map #: 13407020054

Assessed Value figure: \$11,000.00

Judgment Amount: \$43,113.06

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 26

By virtue of a Writ of Execution filed to No. 2018-CV-438, US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2005-7, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-7 C/O WELLS FARGO BANK, N.A. v. MICHAEL G. POLCHA AKA MICHAEL POLCHA and LISA M. POLCHA AKA LISA POLCHA, owner(s) of property situate in GREENFIELD, Lackawanna County, Pennsylvania, being 195 DECKER ROAD, JERMYN, PA 18433

Dimensions: 14.27 acres

Property ID #: 01201010005

Assessed Value figure: \$29,670

Improvements thereon: Residential Property

Attorney: Powers, Kirn & Associates, LLC

Sheriff to collect: \$201,324.24

SALE 27

By virtue of a Writ of Execution filed to No. 2017-CV-5239, Fidelity Deposit & Discount Bank, Plaintiff, vs. William J. Notarianni, II, and Laura R. Notarianni, Defendants and Owners of the property situate in the Township of South Abington, Lackawanna County, Pennsylvania, being known as 105 Noble Road, Clarks Summit, PA 18411

Dimensions: 4.992 acres more or less

Property ID #: 09003-010-01501

Assessed Value: \$58,000.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire

Sheriff to Collect: \$947,829.95

SALE 28

By virtue of a Writ of Execution filed to No. 2017 CIV 5774, Fairway Consumer Discount Company vs. ANDREA CASTELLANI, owner of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania, being 208 Josephine Street, Peckville.

Dimensions: 50 feet by 150 feet

Assessment Map #: 10315-050-048

Assessed Value: \$7,000.00

Improvements thereon: single family dwelling

Attorney: CHARITON, SCHWAGER & MALAK

Sheriff to collect: \$43,001.94 plus costs as of July 10, 2018

SALE 29

By virtue of a Writ of Execution filed to No. 17-cv-6353 LSF9 Master Participation Trust vs. Jennifer A. McPhillips owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 101 Park Drive, Scranton, Pennsylvania 18505

DWELLING KNOWN AS: 101 PARK DRIVE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL #: 16718-030-020

Title to said premises is vested in Jennifer A. McPhillips by deed from GARY T. MCPHILLIPS, JR. AND JENNIFER A. MCHUGH, NOW BY MARRIAGE JENNIFER A MCPHILLIPS dated June 28, 2004 and recorded July 15, 2004 in Deed Book 1274, Page 175.

Assessment Map #: 16718-030-020

Assessed Value figure: \$15,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$131,376.05

SALE 30

By virtue of a Writ of Execution filed to No. 2014-07727 U.S. Bank National Association, as Indenture Trustee, for Springleaf Mortgage Loan Trust 2013-1 vs. Lauren Moody; Joseph Gregorski, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 1351 Penn Avenue, Scranton, PA 18509

Dimensions: 36x167

Assessment Map #: 14605-030-030

Assessed Value figure: \$0,348.00

Improvement thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$126,839.07

SALE 31

BY VIRTUE of a Writ of Execution filed to No. 2016-05182 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. RANDY DOUGHER AND TAMARA R. DOUGHER 4142 BEARBROOK ROAD, MADISON TWP, PA 18444 (fka Lot 2, Bear Brook Road, Moscow, PA) Township of Madison Lackawanna County, Pennsylvania

Dimensions: 3.04A

See Deed Book 2005 Page 12565

Assessment Map: 19901-020-00703

Assessed Value: \$19,000

Improvements thereon: A residential dwelling house

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

Sheriff to collect: \$138,459.79 (Total amount of Judgment)*

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

SALE 32

By virtue of a Writ of Execution No. 17-CV-4948 Specialized Loan Servicing LLC v. Thomas J. Astolfi owners of property situate in the DICKSON CITY BOROUGH, Lackawanna County, Pennsylvania, being 610-612

Lincoln Street, Dickson City, PA 18519

Dimensions: 11 X 163 X 91 X 184

Assessment Map #: 12408010006

Assessed Value figure: \$10,100.00

Judgment Amount: \$95,148.61

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 33

By virtue of a Writ of Execution filed to No. 2017 cv 5238 PNC BANK, NATIONAL ASSOCIATION vs. SUZANNE M. VANHEVELINGE A/K/A SUZANNE VANHEVELINGEN A/K/A SUZANNE VAN HEVELINGEN AND CRAIG J. VANHEVELINGE A/K/A CRAIG VANHEVELINGEN A/K/A CRAIG VEN HEVELINGEN, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 122-124 School Street, SCRANTON, PA 18505

Assessment Map #: 13505-030-020

Assessed Value Figure: \$7,500.00

Improvements Thereon: RESIDENTIAL DWELLING

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

Sheriff to collect: \$80,492.23

SALE 34

By virtue of a Writ of Execution filed to No. 2017-03497 U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC2 c/o Ocwen Loan Servicing, LLC v. Joan Gronski, owner of property situate in the Borough of Moosic, Lackawanna County, Pennsylvania being 3910 Winfield Avenue, Moosic, PA 18507.

Dimensions: Residential Single Dwelling 71X100X72X108

Property ID#: 17615010023

Assessed Value figure: \$14,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire.

Sheriff to collect: \$162,651.48

SALE 35

By virtue of a Writ of Execution No. 17-CV-1173 Specialized Loan Servicing LLC v. Fung Chan, Zong Yan Chen, 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, 1ST, Lackawanna County, Pennsylvania, being 2040 Margaret Avenue, a/k/a 2040-2042 Margaret Avenue, Scranton, PA 18508-2047

Dimensions: 27 X 155 X 23 X 156

Assessment Map #: 13505030007

Assessed Value figure: \$12,000.00

Judgment Amount: \$12,044.23

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 36

By virtue of a Writ of Execution filed to No. 13 CV 956, RBS CITIZENS, N.A. v. Corey Wheatley a/k/a Corey C. Wheatley, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being 742 Oak Street, Eynon, PA 18403.

Dimensions: 11,250 square feet

Property ID#: 09401-020-012

Assessed Value figure: \$20,000.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$327,070.41

By virtue of a Writ of Execution filed to No. 13 CV 956, RBS CITIZENS, N.A. v. Corey Wheatley a/k/a Corey C. Wheatley, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being 742 Oak Street, Eynon, PA 18403.

Dimensions: 11,250 square feet

Property ID#: 09401-020-01201

Assessed Value figure: \$1,000.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$327,070.41

SALE 37

By virtue of a Writ of Execution filed to No. 2017-01381, The Bank of New York, et al vs. Julie Lisowski &

Christopher Lisowski, owner(s) of property situate in Township of Clifton, Lackawanna County, Pennsylvania, being 1954 East Creek View, Gouldsboro, PA 18424
Dimensions: 74X244X123X251
Property ID#: 233210013
Assessed Value Figure: \$16,000
Improvements thereon: Single Dwelling
Attorney: Patrick J Wesner/Parker McCay PA
Sheriff to collect: \$64,250.18

SALE 38

By virtue of a Writ of Execution No. 17-CV-4700 Ditech Financial LLC v. Robert B. Meoni owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1424 Amherst Street, Scranton, PA 18504-3007
Dimensions: 40 X 125
Assessment Map #: 15512020012
Assessed Value figure: \$5,000.00
Judgment Amount: \$54,982.01
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 39

By virtue of a Writ of Execution filed to No. 17-CV-5987 Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Marilyn Gleason a/k/a Marilyn D. Gleason, owner(s) of property situated in Borough of Dunmore Lackawanna County, Pennsylvania being 604 North Blakely Street, Dunmore f/k/a Scranton, PA 18512
Dimensions: 50X150
Assessment Map #: 13520-010-008
Assessed Value figure: \$12,000.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$204,795.42

SALE 40

By virtue of a Writ of Execution filed to No. 18-CV-771, Citizens Savings Bank vs. Linda A. McHale, a/k/a Linda McHale, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 630 East Market Street
Dimensions: 41 x 140
Property ID#: 135.13-030-010
Assessment Value: \$11,000.00
Improvements thereon: Single Dwelling
Attorney: David K. Brown, Esquire KREDER BROOKS HAILSTONE LLP 200 Penn Avenue, Suite 200 Scranton, PA 18503
Sheriff to collect: \$54,258.60*

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

SALE 41

By virtue of a Writ of Execution filed to No. 232-CV-2018. Evergreen Property Group LLC v. Lindsay Yetter, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, known as 21 Grove Street.
Dimensions: roughly 33' x 75'
Property ID#: 04518060046
Assessed Value Figure: Land = \$750, Improvements = \$5,250, Total Value = \$6,000

Improvements thereon: Single-Family Dwelling

Attorney: THOMAS J. MacNEELY, ESQUIRE Attorney I.D. # 78044 DANIEL A. TAROLI, ESQUIRE
Attorney I.D. # 323695 15 South Franklin Street Wilkes-Barre, PA 18711 (570)826-5678 Attorneys for Plaintiff,
Evergreen Property Group LLC
Sheriff to Collect: \$79,946.40*

*Plus continuing interest and costs as provided in the Writ of Execution

SALE 42

By virtue of a Writ of Execution filed to No. 231-CV-2018. Evergreen Property Group LLC v. Lindsay Yetter, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, known as 6 Drummond Avenue.

Dimensions: roughly 27' x 60'

Property ID#: 04510030018

Assessed Value Figure: Land = \$700, Improvements = \$6,300, Total Value = \$7,000

Improvements thereon: Single-Family Dwelling

Attorney: THOMAS J. MacNEELY, ESQUIRE Attorney I.D. # 78044 DANIEL A. TAROLI, ESQUIRE
Attorney I.D. # 323695 15 South Franklin Street Wilkes-Barre, PA 18711 (570)826-5678 Attorneys for Plaintiff,
Evergreen Property Group LLC
Sheriff to Collect: \$87,152.48*

*Plus continuing interest and costs as provided in the Writ of Execution

SALE 43

By virtue of a Writ of Execution filed to No. 230-CV-2018. Evergreen Property Group LLC v. Lindsay Yetter, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, known as 20 Clark Avenue.

Dimensions: roughly 26' x 60'

Property ID#: 04510040021

Assessed Value Figure: Land = \$400, Improvements = \$4,600, Total Value = \$5,000

Improvements thereon: Single-Family Dwelling

Attorney: THOMAS J. MacNEELY, ESQUIRE Attorney I.D. # 78044 DANIEL A. TAROLI, ESQUIRE
Attorney I.D. # 323695 15 South Franklin Street Wilkes-Barre, PA 18711 (570)826-5678 Attorneys for Plaintiff,
Evergreen Property Group LLC
Sheriff to Collect: \$66,093.32*

*Plus continuing interest and costs as provided in the Writ of Execution

SALE 44

By virtue of a Writ of Execution filed to No. 17 CV 3643, MTGLQ Investors, LP v. Anthony Ord and Brooke Ord, 1130 Lackawanna Avenue assessed as 1131 Lackawanna Ave, Mayfield, PA 18433, owner of property situate in Borough of Mayfield, Lackawanna County, Pennsylvania, being known as 1130 Lackawanna Avenue assessed as 1131 Lackawanna Ave, Mayfield, PA 18433.

Property ID#: 06414030001

Assessed Value Figure: \$7,000

Improvements thereon: Single Family Residence

Attorney: Richard M. Squire & Associates, LLC
Sheriff to Collect: \$2,000.00

SALE 45

By virtue of a Writ of Execution filed to No. 2013-CV-04662 M&T Bank vs. Ronald J. Stacchiotti AKA Ronald Stacchiotti, owner(s) of property situate in Old Forge Borough Lackawanna County, Pennsylvania being 125 E. Grace St

Dimensions: 0.266 Acres

Property ID#: 175.76-030-004

Assessed Value figure: \$6,000
Improvements thereon: Residential Dwelling
Attorney: Harry P. Mattern
Sheriff to Collect: \$84,683.92

SALE 46

By virtue of a Writ of Execution No. 17-CV-6040 U.S. Bank National Association v. Jason R. Huss owners of property situate in the SCRANTON CITY,1ST, Lackawanna County, Pennsylvania, being 121 Throop Street, Scranton, PA 18508-1611
Dimensions: 26 X 140
Assessment Map #: 13501020004
Assessed Value figure: \$6,500.00
Judgment Amount: \$73,389.81
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 47

By virtue of a Writ of Execution No. 13-CV-376 Lsf9 Master Participation Trust v. Michael Macheska, Linda Macheska a/k/a Linda Kirkland owners of property situate in the RANSOM TOWNSHIP, Lackawanna County, Pennsylvania, being 2443 Cherry Hill Road, a/k/a 2444 Cherry Hill Road, Clarks Summit, PA 18411-9651
Assessment Map #: 15202010001
Assessed Value figure: \$11,157.00
Judgment Amount: \$200,035.75
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 48

By virtue of a Writ of Execution No. 17-CV-6369 Pennymac Loan Services LLC v. Rhonda A. Levine a/k/a Rhonda Ann Levine owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 67 Park Street, Carbondale, PA 18407-2416
Front: 34 feet, Depth: 75 feet, containing
Assessment Map #: 05505060029
Assessed Value figure: \$9,000.00
Judgment Amount: \$110,007.54
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 49

By virtue of a Writ of Execution filed to No. 2017-06357 JPMorgan Chase Bank, National Association vs. Rebekah Lynn King, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 1145-1147 Saint Ann Street, Scranton PA 18504
Dimensions: 85X55X65X24X20X30
Assessment Map #: 15613040040
Assessed Value figure: \$14,000.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$113,020.65

SALE 50

By virtue of a Writ of Execution No. 2017-03469 Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Sean M. Jordan a/k/a Sean Jordan, Amy L. Jordan a/k/a Amy Jordan owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 202 Dundaff Street, Carbondale, PA 18407

Dimensions: 55 X 169 X 71 X 166
Assessment Map #: 04509030015
Assessed Value figure: \$7,500.00
Judgment Amount: \$80,977.67
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 51

By virtue of a Writ of Execution No. 17-CV-6578 Finance of America Mortgage, LLC v. William Scribner, in His Capacity as Heir of Ronald A. Scribner a/k/a Ronald Scribner, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald A. Scribner a/k/a Ronald Scribner, Deceased owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 126 Henderson Street a/k/a 126 Henderson Street L24, Old Forge, PA 18518-1534

Dimensions: 50X150
Assessment Map #: 17519060004
Assessed Value figure: \$9,000.00
Judgment Amount: \$85,518.47
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 53

By virtue of a Writ of Execution filed to No. 18cv665 American Advisors Group vs. Ana Davies a/k/a Ana M. Davies a/k/a Anna M. Davies, Mortgagor and in Her Capacity as Administratrix of the Estate of John s. Davies owner of property Situate in Township of Greenfield, LACKAWANNA COUNTY, PENNSYLVANIA BEING 392 route 247 AKA Finch Hill, Greenfield Township, Pennsylvania 18407
DWELLING KNOWN AS: 392 ROUTE 247 AKA FINCH HILL, GREENFIELD TOWNSHIP, PENNSYLVANIA 18407.

TAX PARCEL #: PIN#: 0230404000604
Title to said premises is vested in Ana Davies a/k/a Ana M. Davies a/k/a Anna M. Davies, Mortgagor and in Her Capacity as Administratrix of the Estate of John S. Davies by deed from ANA M. DAVIES dated October 31, 2013 and recorded November 1, 2013 in Instrument Number 201322860.
Assessment Map #: PIN# 0230404000604
Assessed Value figure: \$9,500.00
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$70,888.30

SALE 54

By virtue of a Writ of Execution No. 2015-51142 North Pocono School District vs. Suzanne M. Murray-Smith. Suzanne M. Murray-Smith, owner(s) of property situate in Madison Township, Lackawanna County, Pennsylvania, being 52 Chipmunk Lane L.4
Dimensions: 175 x 250
Property ID#: 20702-010-001
Assessed Value Figure: \$18,600.00
Improvements thereon: SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$6,262.58

SALE 55

By virtue of a Writ of Execution No. 2017-51778 North Pocono School District vs. Denise M. Hawk. Denise M. Hawk, owner(s) of property situate in Elmhurst Township, Lackawanna County, Pennsylvania, being West

Avenue

Dimensions: 200X228X200X228

Property ID#: 18002-030-003

Assessed Value Figure: \$29,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

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

Sheriff to Collect: \$8,492.26

SALE 56

By virtue of a Writ of Execution No. 2016-55331 Scott Township Sewer and Water vs. Scott Spatt. Scott Spatt, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 382 Commerce Drive

Dimensions: 1.7A

Property ID#: 07203-010-027

Assessed Value Figure: \$24,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

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

Sheriff to Collect: \$11,587.33

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 AUGUST 10, 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

APRIL 16, 2018