

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, OCTOBER 16, 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, OCTOBER 16, 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.

The following sales are being re-advertised as per the rules of civil procedure from the JULY 11, 2017 sale and will be exposed at the OCTOBER 16, 2018 sale.

SALE 76

By virtue of a Writ of Execution filed to No. 2017-CV-2280 Landmark Community Bank vs. J.B. Real Estate Development Group, owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania being Dunham Drive, Dunmore, PA 18512

Dimensions: 64 x 30 x 226 x 224 x 24 x 133 x 103 x 64 x 253

Property ID#: 14704-020-003.02

Assessed Value figure: \$32,875.00

Improvements thereon: \$5,075.00

Attorney: Myles R. Wren, Esquire

Sheriff to collect: \$3,662,359.47

SALE 77

By virtue of a Writ of Execution filed to No. 2017-CV-2279 Landmark Community Bank vs. Estate of William K. Nasser, Sr., owner(s) of property situate in Taylor, Lackawanna County, Pennsylvania being vacant acreage at 10 South Keyser Avenue, Scranton, PA

Dimensions: 22.96 Acres

Property ID#: 15503-030-001

Assessed Value figure: \$13,500.00

Improvements thereon: unknown/vacant

Attorney: Myles R. Wren

Sheriff to collect: \$1,166,721.74

SALE 78

By virtue of a Writ of Execution filed to No. 2017-CV-2285 Landmark Community Bank vs. Madison & Vine Associates, LLC, owner(s) of property situate in Scranton, Lackawanna County,

Pennsylvania being 520 Madison Avenue
Dimensions: 120 x 160 x 46 x 41 x 74 x 119
Property ID#: 157.21-010-019
Assessed Value figure: \$32,000.00
Improvements thereon: \$8,850
Attorney: Myles R. Wren, Esquire
Sheriff to collect: \$3,174,821.07

SALE 79

By virtue of a Writ of Execution filed to No. 2017-CV-2281 Landmark Community Bank vs. Rosebrier, Inc., owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania being 1 Dunham Drive, Dunmore, PA 18512
Dimensions: 45 x 58 x 20 x 116 x 18 x 180
Property ID#: 147.04-020-004
Assessed Value figure: \$21,000.00
Improvements thereon: \$20,250
Attorney: Myles R. Wren, Esquire
Sheriff to collect: \$3,690,818.83

SALE 80

By virtue of a Writ of Execution filed to No. 2017-CV-2279 and 2017-CV-2278 Landmark Community Bank vs. Estate of William K. Nasser, Sr. and Estate of Catherine M. Nasser, owner(s) of property situate in Taylor, Lackawanna County, Pennsylvania being 26.98 acres
Dimensions: unknown
Property ID#: part of pin 15503-030-001
Assessed Value figure: unknown
Improvements thereon: unknown
Attorney: Myles R. Wren
Sheriff to collect: \$4,037,184.18

The following sale is being advertised from the February 6, 2018 sale as per the rules of civil procedure and will be exposed at the OCTOBER 16, 2018 sale.

SALE 125

By virtue of a Writ of Execution filed to No. 2016 Civil 06149, M&T Bank vs. Kimberly A. Bishop and Roy A. Bishop, owners of property situate in the Township of Scott, Lackawanna County, Pennsylvania being 228 Carey Road a/k/a 535 Carey Road, Jermyn, PA 18433
Dimensions: 50 x 180 x 40 x 180 x 50 x 87 x 74 x 79
Property ID#: 06204020002
Assessed Value figure: \$11,000.00
Improvements thereon: Residential Real Estate
Attorney: Andrew J. Marley, Esquire
Sheriff to collect: \$142,798.75

SALE 1

By virtue of a Writ of Execution No. 2016-05810 Ditech Financial LLC f/k/a Green Tree

Servicing LLC v. Warren Reed a/k/a Warren A. Reed, Patricia Reed a/k/a Patricia A. Reed a/k/a Patricia A. Reed, Jr, The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the MOOSIC BOROUGH, Lackawanna County, Pennsylvania, being 1 Somerset Close, Moosic, PA 18507

Dimensions: 0.29A

Assessment Map #: 18504030064

Assessed Value figure: \$41,000.00

Judgment Amount: \$289,921.44

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 2

By virtue of a Writ of Execution No. 17-CV-4136 Wells Fargo Bank, NA v. James Kane a/k/a 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 3

By virtue of a Writ of Execution No. 18-CV-1486 Wells Fargo Bank, NA v. Ryan D. Washko, Jennifer L. Vergari owners of property situate in the DUNMORE BOROUGH, Lackawanna County, Pennsylvania, being 154 Walnut Street, Dunmore, PA 18512-2936

Dimensions: 40 X 118

Assessment Map #: 14616040013

Assessed Value figure: \$11,000.00

Judgment Amount: \$108,831.73

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 4

By virtue of a Writ of Execution No. 17-CV-5569 Wells Fargo Bank, N.A. v. John Mchugh, Jr., Individually and in Capacity as Heir of The Estate of John Mchugh, Sr a/k/a John J. Mchugh, Sr., Brenda Hinehline, Individually and in Her Capacity as Administratrix of The Estate of John Mchugh, Sr a/k/a John J. Mchugh, Sr., Marjorie Reap, in Her Capacity as Heir of The Estate of John Mchugh, Sr a/k/a John J. Mchugh, Sr., Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Mchugh, Sr, a/k/a John J. Mchugh, Sr., Deceased owners of property situate in the MADISON TOWNSHIP, Lackawanna County, Pennsylvania, being 1780 Madisonville Road & SR 690 L1, Madison Township, PA 18444-6727

Dimensions: 337 X 247 X 382 X 234 X 180 X 246 X 201 X 113 X 142

Assessment Map #: 19104020011

Assessed Value figure: \$21,500.00

Judgment Amount: \$196,284.53
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 5

By virtue of a Writ of Execution No. 17-CV-6279 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 for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-Rs2 v. Blanca Santiago, Candice Bollick owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2204 South Webster Avenue, Scranton, PA 18505-3330

Dimensions: 150X90

Assessment Map #: 16714060017

Assessed Value figure: \$14,500.00

Judgment Amount: \$99,530.36

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 6

By virtue of a Writ of Execution No. 17-CV-1265 Freedom Mortgage Corporation v. Mary Ann Milewski owners of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania, being 73 Hitchcock Road, Jefferson Township, PA 18436-3380

Dimensions: Residential Single Dwelling

Assessment Map #: 15103020001

Assessed Value figure: \$20,000.00

Judgment Amount: \$232,895.76

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 7

By virtue of a Writ of Execution filed to No. 2018-CV-2058 LAKEVIEW LOAN SERVICING, LLC vs. ROSEANN LYNN VENTURI AKA ROSEANN GOSCINSKI, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being 135 Cottage Street, Carbondale, PA 18407, 05419060005,

Assessment Map #: 05419060005

Assessed Value Figure: \$12,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$51,654.92

SALE 8

By virtue of a Writ of Execution filed to No. 2662-2018-CV Wayne Bank vs. Mary Clair Sawicki, Thomas Sawicki, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania being 1106 Myers Avenue, Peckville, PA 18452

Dimensions: 50 X 150

Property ID#: 10320 010 011

Assessed Value figure: \$22,000.00
Improvements thereon: Single Residential Dwelling
Attorney: Kimberly D. Martin, Esquire
Sheriff to collect: \$117,145.97

SALE 9

By virtue of a Writ of Execution No. 2018-CV-1984 Citibank, N.A., Not in Its Individual Capacity, But Solely as Trustee of Nrz Pass-Through Trust VI v. Clara Loftus, in Her Capacity as Administratrix Cta and Heir of The Estate of Mary E. Hughes, Deneed E. Brown a/k/a Deneed Ellen Brown, in her Capacity as Devisee of The Estate of Mary E. Hugher owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 919 Ferdinand Street a/k/a, 919 Ferdinand, Scranton, PA 18508-1719
Dimensions: 50X170
Assessment Map #: 13401020023
Assessed Value figure: \$5,500.00
Judgment Amount: \$51,000.50
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 10

By virtue of a Writ of Execution No. 2018-CV-1431 U.S. Bank National Association v. Stacey Stefano, Warren Stefano owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 117 Church Street, Old Forge, PA 18518-1309
Dimensions: 48X150
Assessment Map #: 17512-020-054
Assessed Value figure: \$10,000.00
Judgment Amount: \$68,882.94
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 11

By virtue of a Writ of Execution filed to No. 18-CV-1771 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs. AMANDA WEBB, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 520 Hampton Street Scranton, PA 18504, 15610050012,
Assessment Map #: 15610050012
Assessed Value Figure: \$4,600.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$78,967.38
BEING Lot Number forty-one (41) in Block Number Thirteen (13) on what is known as Alfred Hand's Addition to the Borough of Hyde Park (now City of Scranton) and being in the 15th Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, said lot being fifty-five (55) feet in front on Hampton Street and one hundred thirty-three (133) feet in depth, being rectangular in shape; said lot is also known as lot Number Five (5) in Block Number Five (5) on the Assessment Map of the City of Scranton.

SALE 12

By virtue of a Writ of Execution No. 17-CV-3966 Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3 v. Steven E. Leschinsky, Karla D. Leschinsky owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1123 West Gibson Street, Scranton, PA 18504-1147

Dimensions: 39 X 170 X 40 X 170

Assessment Map #: 14507030060

Assessed Value figure: \$10,000.00

Judgment Amount: \$106,261.09

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 13

By virtue of a Writ of Execution filed to No. 2018 CV 138 LSF9 Master Participation Trust vs. Erica M. Defreitas and David J. Defreitas a/k/a David J. De Freitas. Erica M. Defreitas and David J. Defreitas a/k/a David J. De Freitas, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1415 Luzerne Street, Scranton, PA 18504

Dimensions: 50X150, Residential Single Dwelling

Property ID#: 15605010038

Assessed Value figure: \$14,000.00

Improvements thereon: Residential Single Dwelling

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

Sheriff to collect: \$140,538.63

SALE 14

By virtue of a Writ of Execution filed to No. 17-CV-2941 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. EDWARD R. SCHULTZ, owner(s) of property situate in Township of Covington, Lackawanna County, Pennsylvania. Being RR#1 Box 1361 n/k/a 610 Drinker Turnpike, Covington Township, PA 18424

Dimensions: 389 X 199 X 362 X 100 X 360

Assessment Map #: 21902-040-009

Assessed Value Figure: \$8,285.00

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$73,986.40

SALE 15

BY VIRTUE of a Writ of Execution filed to No. 2018-00735 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. ROSE M. LUKASIK

Municipality: Dickson City Borough Lackawanna County, Pennsylvania

Dimensions: 20 X 180

See Deed Book 2, Page 849

Assessment Map:

Assessed Value:

Improvements thereon: A residential dwelling house

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

Sheriff to collect: \$29,336.49 (Total amount of Judgment)*

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

SALE 16

By virtue of a Writ of Execution No. 17-CV-5396 Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-Opt3, Asset-Backed Certificates, Series 2006-Opt3 v. Tracy A. Bartinowski A/K/A Tracy A. Bartnikowski A/K/A Tracy A. Bartnikowsli A/K/A Tracy A. Bartnikowsl owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 315 West Grace Street, a/k/a 315 Grace Street, Old Forge, PA 18518-1525

Front: 50 feet, Depth: 162 feet, containing 8,100 SQ FT

Assessment Map #: 17515060027

Assessed Value figure: \$4,000.00

Judgment Amount: \$62,749.11

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 17

By virtue of a Writ of Execution filed to No. 17-CV-6376 First National Bank of Pennsylvania, Plaintiff vs. Joann Haslem, Defendant owner(s) of property situate in Township of Greenfield, Property ID#: 02302-020-008 and 02302-020-009

Assessed Value Figure: 02302-020-008: \$1,000.00 (Land) + \$15,000.00 (Bldg) = \$16,000.00

02302-020-009: \$500.00 (Land) + \$0.00 (Bldg) = \$500.00

Improvements thereon: single family dwelling

Attorney: Kathryn L. Mason, Esquire

Sheriff to collect: \$39,235.00, plus interest, tax and costs

SALE 18

By virtue of a Writ of Execution No. 18-CV-1335 Mid America Mortgage, Inc. v. Robert P. Skibinski owners of property situate in the MOSCOW BOROUGH, Lackawanna County, Pennsylvania, being 848 Church Street, Moscow, PA 18444-9323

Front: 200 feet, Depth: 200 feet, containing 40,000 SF

Assessment Map #: 19810010001

Assessed Value figure: \$26,000.00

Judgment Amount: \$316,550.12

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 19

By virtue of a Writ of Execution filed to No. 2018 CIV 1242 Fairway Consumer Discount Company vs. MICHELE FEATHERMAN and SAMUEL FEATHERMAN, her husband, owners of unimproved property situate on Private Drive, Springbrook Township, Lackawanna County, Pennsylvania.

ACREAGE: 3.67 acres
Dimensions: 400 X 400
Assessment Map #: 19602-030-00202
Assessed Value figure: \$4,000.00
Attorney: CHARITON, SCHWAGER & MALAK
Sheriff to collect: \$18,332.52 as of October 16, 2018

SALE 20

By virtue of a Writ of Execution filed to No. 2018-CV-924 Finance of America Reverse LLC vs. Unknown Surviving Heirs of Manuel Amor owner of property Situate in Borough of Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1122 Farber Court, Dunmore, Pennsylvania 18510

DWELLING KNOWN AS: 1122 FARBER COURT, DUNMORE, PENNSYLVANIA 18510.

TAX PARCEL NUMBER: PIN #: 14618100009

Title to said premises is vested in Arnold Huber and Manuel L. Amor a/k/a Manuel Amor by deed from Louis Siconolfi, Individually and Administrator of the Estate of Angeline Siconolfi, Nickelina Pitoniak and Patsy Siconolfi dated September 18, 2001 and recorded September 24, 2001 in Deed Book 508, Page 287. The said Arnold Huber died on May 27, 2010 thereby vesting title in Manuel L. Amor a/k/a Manuel Amor by operation of law. The said Manuel L. Amor a/k/a Manuel Amor died on September 11, 2017 without a will or appointment of an Administrator.

Assessment Map #: PIN#: 14618100009

Assessed Value figure: \$4,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$58,795.67

SALE 21

By virtue of a Writ of Execution filed to No. 2017-06549 REVERSE MORTGAGE SOLUTIONS, INC. vs. AL-DUHA MUHAMMAD, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 703 Crown Avenue Scranton, PA 18505, 16708060045,

Assessment Map #: 16708060045

Assessed Value Figure: \$10,500.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$64,690.05

Lot Number One In Square Or Block Number Three Hundred And Thirty-One (331) And Situate Upon Streets Called And Known As Crown Avenue And Willow Street Upon The Plot of Scranton, Duly Registered And Recorded, Said Lot Being 40 Feet In Front And 140 Feet in Depth, With An Alley In The Rear 16 Feet Wide For Public Use, With The Privilege Of Using 10 Feet In Front Of The Front Line Of Said Lot And 10 Feet Outside Of The Side Line Of Said Lot On Willow Street For Yard, Vault, Porch, Piazza Or Bay Windows, But For No Other Purpose, The Top Of Said Vaults In No Case To Be Higher Than The Sidewalk In Front Of The Same.

SALE 22

By virtue of a Writ of Execution filed to No. 2018-Civ-1871 PENTAGON FEDERAL CREDIT UNION vs. SUZANNE M. MURRAY-SMITH situate in Madison Township, Pennsylvania, being 52 Chipmunk Lane, L4, Madison Township, PA

Dimensions: 1.004 acres

Assessment Map #: 20702 010 001

Assessed Value figure: \$18,600.00

Improvements thereon: SINGLE FAMILY RESIDENCE

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

Sheriff to collect: \$83,652.92

SALE 23

By virtue of a Writ of Execution filed to No. 2017-06646 USAA Federal Savings Bank vs. Jonathon Jeffrey Janes; Megananne June Janes, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 2407 Winfield Avenue Scranton, PA 18505

Dimensions: 80X120

Assessment Map #: 16714020056

Assessed Value figure: \$13,000.00

Improvement thereon: a residential dwelling

Attorney: Stephanie A. Walczak

Sheriff to collect: \$124,585.14

SALE 24

By virtue of a Writ of Execution filed to No. 2016-06441 Specialized Loan Servicing LLC v Anthony Broden, Doreen Broden owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 314 South 9th Avenue – AKA 312 314 South 9th Avenue, Scranton, PA 18504

Dimensions: 50X178

Property ID#: 15606050036

Assessed Value Figure: \$9,300.00

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: \$45,587.99

SALE 25

By virtue of a Writ of Execution filed to No. 2018-00949 CIT Bank, N.A. vs. David Price, Jr., Administrator of the Estate of David W. Price a/k/a David W. Price, Sr., deceased, owner(s) of property situated in Clifton Township Lackawanna County, Pennsylvania being 163 Fox Farm Road f/k/a 2688A Fox Farm Road, Gouldsboro, PA 18424

Dimensions: 1.14

Assessment Map #: 23403010010

Assessed Value figure: \$6,600.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esquire

Sheriff to collect: \$102,726.99

SALE 26

By virtue of a Writ of Execution filed to No. 2015-CV-3526 Pennsylvania Ambulance, LLC vs Old Forge Ambulance and Rescue Association Inc., owner(s) of property situate in Old Forge Borough Lackawanna County, Pennsylvania being 239 Railroad Street, Old Forge, PA 18518
Dimensions: 88 x 30 x 82 x 84
Property ID#: 17516-020-017
Assessed Value figure: 41315
Improvements thereon: Commercial Building
Attorney: Fred P. Rinaldi, Esquire
Sheriff to collect: \$28,808.02

SALE 27

By virtue of a Writ of Execution filed to No. 17 CV 1773, Wilmington Savings Fund Society, FSB doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2014-4TT vs Diana DiMarzio, owner of property situate in the Borough of Throop, and Lackawanna County, Pennsylvania being 662 Sanderson Street, Throop, PA 18512
Front: irregular Depth: irregular
Property ID#: 12517020016
Assessed Value figure: \$7,000.00
Improvements thereon: Residential Real Estate
Attorney: Edward J. McKee, Esq.
Sheriff to collect: \$112,198.47

SALE 28

BY VIRTUE of a Writ of Execution filed to No. 2017-05917 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. LEON PILCHESKY AND MARISSA PILCHESKY F/K/A MARISSA PIONTEK 119 N. Cameron Avenue, Scranton, PA 18504, City of Scranton, Lackawanna County, Pennsylvania
Dimensions: 40 x 142
See Instrument #: 200621811
Assessment Map #: 14412-040-015
Assessed Value: \$9,000
Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$87,674.41 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 29

By virtue of a Writ of Execution filed to No. 3338-CV-2018 The Honesdale National Bank vs Chairus, LLC and Jacob Herber, owner(s) of property situate in City of Scranton and Carbondale Lackawanna County, Pennsylvania being 437 439 Taylor Avenue, L10, 440 442 Taylor Avenue L21 2, 54 Belmont Street
Dimensions: 40 X 160, 80 X 160, 18 X 70 X 19 X 62
Property ID#: 15709 010 015, 15709 020 022, 04514 010 06103
Assessed Value figure: \$14,000, \$18,000, \$6,750
Improvements thereon: Residential Multi Dwelling, Residential Multi Dwelling, Residential

Single Dwelling

Attorney: John J. Martin, Esquire

Sheriff to collect: \$272,012.93

SALE 30

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

Dimensions: 93X133X32X118

Assessment Map #: 1550802000203

Assessed Value figure: \$18,000.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esquire

Sheriff to collect: \$176,019.96

SALE 31

By virtue of a Writ of Execution filed to No. 2018-01360 LSF10 Master Participation Trust vs. Robert Granza Sr. a/k/a Robert M. Granza and Georgia Granza. Robert Granza Sr. a/k/a Robert M. Granza and Georgia Granza, owners of property situate in City of Scranton Lackawanna County, Pennsylvania being 1133-1135 Diamond Avenue, Scranton, PA 18508

Dimensions: 85X52, Commercial Combination Store/Apartment

Property ID#: 13420030024

Assessed Value figure: \$18,000.00

Improvement thereon: Commercial Combination Store/Apartment

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

Sheriff to collect: \$179,821.15

SALE 32

By virtue of a Writ of Execution No. 17-CV-4662 Roundpoint Mortgage Servicing Corporation v. Robert Ferranti owners of property situate in the GLENBURN TOWNSHIP, Lackawanna County, Pennsylvania, being 1003 Griggs Street, Clarks Summit, PA 18411-8920

Dimensions: 0.28 acres

Assessment Map #: 07904030016

Assessed Value figure: \$16,500.00

Judgment Amount: \$190,217.42

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 33

By virtue of a REISSUE WRIT of Execution filed to No. 13CV1850 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC ASSET BACKED CERTIFICATES, SERIES 2004-HE6 vs. PATRICIA A. HUNTER, Individually and in Her Capacity as Executrix of the Estate of William T. Hunter, III, owner(s) of property situate in TOWNSHIP OF

SPRINGBROOK, Lackawanna County, Pennsylvania, being 250 Kilmer Road, Springbrook Township, PA 18444 f/k/a RR#3 Box 3312 Moscow, PA 18444, 20203010005,

Assessment Map #: 20203010005

Assessed Value Figure: \$19,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$184,303.61

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN SPRINGBROOK TOWNSHIP IN THE COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA AND BEING DESCRIBED IN A DEED DATED 12/16/96 AND RECORDED 3/25/97 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: BOOK 1579 PAGE 727.

SALE 34

By virtue of a Writ of Execution filed to No. 17-CV-6430, Lakeview Loan Servicing, LLC vs. Martin J. McAndrew, owner of property situate in the City of Scranton, and Lackawanna County, Pennsylvania being 1804 Bloom Avenue, Scranton, PA 18508.

Front: irregular Depth: irregular

Property ID#: 13407030032

Assessed Value figure: \$15,000.00

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esq.

Sheriff to collect: \$77,551.74

SALE 35

By virtue of a Writ of Execution filed to case number 1879-CV-2018 out of the Court of Common Pleas of Lackawanna County by ESSA Bank & Trust vs. Defendant, Veuy Keonela, owner of the property situate at 901 Luzerne Street, Scranton, PA 18504, in the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania (55x57x53x57).

BEING PROPERTY ID#: 15606-040-047

Assessed Value Figure: \$5,800.00

Property being known as: 901 Luzerne Street, Scranton, PA 18504

Improvements thereon: Residential Dwelling

Attorney for Plaintiff: James V. Fareri, Esq. 712 Monroe St. Stroudsburg, PA 18360 Tel. No.: 570.421.9090

Sheriff to collect: \$

SALE 36

By virtue of a Writ of Execution filed to No. 16CV5295 M&T BANK vs. MATTHEW C. WHITNEY, owner(s) of property situate in Borough of Jessup, Lackawanna County, Pennsylvania, being, 215 Thomas Street Jessup, PA 18434, 104.14-050-00109 & 104.14-050-00202,

Assessment Map #: 104.14-050-00109 & 104.14-050-00202

Assessed Value Figure: \$18,500.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.
Sheriff to collect: \$129,521.73

SALE 37

By virtue of a Writ of Execution filed to No. 17CV3550 Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT3 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006-OPT3 vs. GERALDINE HEALEY, INDIVIDUALLY AND AS A KNOWN HEIR OF LEO HEALEY, KATHLEEN J. HEALEY A/K/A KATHY HEALEY, KNOWN HEIR OF LEO HEALEY, KRISTA HEALEY, KNOWN HEIR OF LEO HEALEY, SEAN HEALEY, KNOWN HEIR OF LEO HEALEY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEO HEALEY, GERALDINE HEALEY, INDIVIDUALLY AND AS A KNOWN HEIR OF LEO HEALEY, KATHLEEN J. HEALEY A/K/A KATHY HEALEY, KNOWN HEIR OF LEO HEALEY, KRISTA HEALEY, KNOWN HEIR OF LEO HEALEY, SEAN HEALEY, KNOWN HEIR OF LEO HEALEY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEO HEALEY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being 513 North Irving Avenue, Scranton, PA 18510

Dimensions: 27X160

Assessment Map #: 157.09-050-016

Assessed Value Figure: \$11251

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$125,892.08

SALE 38

BY VIRTUE of a Writ of Execution filed to No. 2018-00736 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. ERIC BARBINE AND AMY DAVIS City of Carbondale, Lackawanna County, Pennsylvania

Dimensions: 50 x 75

See Instrument #: 200921891

Assessment Map #: 05509060017

Assessed Value: \$7,757

Improvements thereon: A residential dwelling house

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

Sheriff to collect: \$93,469.38 (Total amount of Judgment)*

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

SALE 39

By virtue of a Writ of Execution filed to No. 2018-CV-1813 MTGLQ INVESTORS, L.P. vs. HELEN D. MOROHOVECH AKA HELEN MOROHOVECH and ALAN G. MOROHOVECH, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania, being, 205 Rinaldi Drive Taylor, PA 18517, 1550102000224,

Assessment Map #: 1550102000224

Assessed Value Figure: \$20,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$92,744.24

BEGINNING at a point on the westerly right-of-way of Rinaldi Drive on the division line between Lots Two (2) and Three (3), Block "F" of the Subdivision Plot of Green View West recorded in Map Book 6A, Page 230;

THENCE along said line between said Lots Two (2) and Three (3), North fifty degrees West (N. 50° 00' 00" W.) one hundred nine and eighty-six hundredths (109.86) feet to a point;

THENCE North thirty-seven degrees East (N. 37° 00' 00" E.) one hundred forty-six and thirty-five hundredths (146.35) feet, to an iron pin:

THENCE through Lot Four (4), Block "F" of said Green View West Plot, South thirty-one degrees forty-three minutes thirty-six seconds East (S. 31° 43' 39" E.) one hundred thirty-four and forty-five hundredths (134.45) feet to an iron pin corner located along the westerly right-of-way of Rinaldi Drive;

THENCE along the westerly right-of-way of Rinaldi Drive, also along a curve to the left, said curve having a radius of three hundred (300) feet end a chord bearing of South fifty-two degrees fourteen minutes four seconds West (S. 52° 14' 04" W.) thirty-three and thirty-four hundredths (33.34) feet to an iron pin;

THENCE continuing along the westerly right-of-way of Rinaldi Drive, along a curve to the left having a radius of three hundred (300) feet and a chord bearing of South forty-three degrees two minutes forty seconds West (S. 43 02' 40" W.) sixty-two and seventy-six hundredths (62.76) feet to an iron pin, being the place of beginning.

SALE 40

By virtue of a Writ of Execution filed to No. _____, McCormick 108, LLC v. BMS Realty LLC, with BMS Realty LLC as owner of real property situate in South Abington Township, Lackawanna County, Pennsylvania being known as 933 Northern Boulevard, Clarks Summit, Pennsylvania, 18411, with approximate land area of 0.46 +/- acre.

Property ID#: 10113-020-01101

Assessed Value Figure: \$45,000

Improvements Thereon: Commercial Office Building

Attorney: Shaan S. Chima, Esq.

Sheriff to Collect: \$468,246.59

SALE 41

By virtue of a Writ of Execution filed to case number 02470-CV-2018 out of the Court of Common Pleas of Lackawanna County by ESSA Bank & Trust vs. Defendants, Frank J. Figured, Jr. and Jacqueline Figured, owners of the property situate at 1207 Monroe Avenue, Dunmore, PA 18509, in the Borough of Dunmore, County of Lackawanna, Commonwealth of Pennsylvania (0.021 Acres).

BEING PROPERTY ID#: 14614 010 00500

Assessed Value Figure: \$8,000.00

Property being known as: 1207 Monroe Avenue, Dunmore, PA 18512

Improvements thereon: Residential Dwelling

Attorney for Plaintiff: James V. Fareri, Esq. 712 Monroe St. Stroudsburg, PA 18360 Tel. No.: 570.421.9090

Sheriff to collect: \$

SALE 42

By virtue of a Writ of Execution filed to No. 2018-02085 LSF9 Master Participation Trust vs. Joseph Surdykowski. Joseph Surdykowski, owner of property situate in Borough of Throop Lackawanna County, Pennsylvania being 119 Bellman Street, Lot 6, Throop, PA 18512 a/k/a 121 Bellman Street, Throop, PA 18512

Dimensions: 50X165, Residential Single Dwelling

Property ID#: 12415030011

Assessed Value figure: \$7,500.00

Improvements thereon: Residential Single Dwelling

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

Sheriff to collect: \$160,977.33

SALE 43

By virtue of a Writ of Execution filed to No. 2017-05068 BANK OF AMERICA, N.A. vs. The Unknown Heirs of ROBERT N. RITZCO Deceased and ROBIN DOMBROWSKI Solely in Her Capacity as Heir of ROBERT N. RITZCO Deceased, owner(s) of property situate in Township of Greenfield, Lackawanna County, Pennsylvania, being, 101 Transamerican Road Greenfield Township, PA 18407, 0210101000206,

Assessment Map #: 0210101000206

Assessed Value Figure: \$12,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$95,116.86

BEGINNING at a point in the center line of T-562, said point being located at the Northeasterly corner of Lot Number Seven (7);

THENCE along Lot Number 7 North 75 degrees, 21 minutes West 690.28 feet to an iron pin corner on the Easterly side of a 40 foot private road;

THENCE along the Easterly side of said road North 150 degrees 37 minutes East 367.19 feet to an iron pin in a stone wall;

THENCE along said wall South 67 degrees 51 minutes East 667.86 feet to a nail in a road leading to a training school;

THENCE along said road South 10 degrees 10 minutes West 280.81 feet to the place of beginning.

CONTAINING 5.16 acres, more or less.

SALE 44

By virtue of a Writ of Execution filed to No. 17-CV-6014 Bank of America, N.A. vs. FRANK JARGIELLO, III, KNOWN HEIR OF PAULINE ROSE JARGIELLO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAULINE ROSE JARGIELLO, FRANK JARGIELLO, III, KNOWN HEIR OF PAULINE ROSE JARGIELLO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAULINE ROSE JARGIELLO, owner(s) of property situate in City of Scranton, Lackawanna County,

Pennsylvania. Being 1600 Bulwer Street a/k/a 1600-02 Bulwer St, Scranton, PA 18504
Dimensions: 40X112
Assessment Map #: 13419010061
Assessed Value Figure: \$12,000
Improvements thereon: Improved w/single family dwelling
Attorney: Udren Law Offices, P.C.
Sheriff to collect: \$136,519.47

SALE 45

By virtue of a Writ of Execution filed to No. 2018-00951 JPMorgan Chase Bank, National Association vs. Joseph J. Abdo a/k/a Joseph Abdo; Thomas Abdo, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 1203-1205 Euclid Avenue, Scranton, PA 18504
Dimensions: 43X38X99X36X40X130
Assessment Map #: 13419020009
Assessed Value figure: \$12,000.00
Improvement thereon: a residential dwelling
Attorney: Katherine M. Wolf, Esquire
Sheriff to collect: \$110,046.22

SALE 46

By virtue of a Writ of Execution filed to No. 2017-03765 U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of August 1, 2006, GSAMP Trust 2006-HE5, Mortgage Pass-Through Certificates, Series 2006-HE5 vs. JASON HARRIS A/K/A JASON MICHAEL HARRIS, SHIRLEY L. HARRIS, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE, JASON HARRIS A/K/A JASON MICHAEL HARRIS, SHIRLEY L. HARRIS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being 710-712 N Bromley Avenue, Scranton, PA 18504
Dimensions: 40 X 120
Assessment Map #: 14511-010-020
Assessed Value Figure: \$14000
Improvements thereon: Improved w/single family dwelling
Attorney: Udren Law Offices, P.C.
Sheriff to collect: \$93,636.92

SALE 47

By virtue of a Writ of Execution filed to No. 2018-01416 DITECH FINANCIAL LLC vs. JASON L. COMPHER and JENNIFER L. COMPHER, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania, being, 203 Ridge Street, Clarks Summit, PA 18411, 0901503000300,
Assessment Map #: 0901503000300
Assessed Value Figure: \$21,642.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$189,590.94

Beginning at a point on the southwesterly side of Ridge Street, which said point measured Westerly eighty-one and five tenths (81.5) feet from the westerly corner of Ridge Street and Waverly Avenue; thence through Lot 301 on a line parallel with the dividing line between Lots 300 and 301 to the rear line of Lot 301, a distance of one hundred twenty and five tenths (120.5) feet, more or less; thence, in a Westerly direction along the rear line of Lot 301 and Lot 201 a distance of eighty (80) feet to a point on said rear line of Lot 201; thence, in a Northerly direction on a line parallel with the dividing line between Lot 301 and 201, a distance of one hundred twelve (112) feet more or less to a point on the southwesterly side of Ridge Street; thence, along the southwesterly side of Ridge Street in an easterly direction eighty and five tenths (80.5) feet to the place of beginning, together with all improvements thereon.

The above designated lots are set forth on a map of Highland Park duly recorded in Deed Book No. 111 page 513, in the office of the Recorder of Deeds of Lackawanna County, Pennsylvania, and the land herein conveyed is part of Lot 201 and Lot 301 of the aforesaid map.

Subject to all restrictions, reservations, conditions and exceptions as are set forth in deeds forming the chain of title.

SALE 48

By virtue of a Writ of Execution filed to No. 17 CV 430 Nationstar Mortgage LLC vs. Julianne Guida and Dominic E. Guida aka Dominic Guida, owners of property situate in Old Forge Borough, Lackawanna County, Pennsylvania being 516 Winter Street, Old Forge, PA 18515

Assessment Map #: 17508020046

Assessed Value figure: \$5,225.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 49

By virtue of a Writ of Execution filed to No. 2018-00034 Wells Fargo Bank, NA v Timothy E. Dudley owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1119 Providence Road AKA 1117 Providence Road, Unit 1119, Scranton, PA 18508

Dimensions: 50X170X50X176

Property ID#: 13419050066

Assessed Value Figure: \$15,000.00

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: \$106,545.60

SALE 50

By virtue of a Writ of Execution filed to No. 2018-CV-948 Ocwen Loan Servicing, LLC v. Jeffrey Linde., owner of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania being 111 Electric Street, Peckville, PA 18452.

Dimensions: Residential Single Dwelling 50X150

Property ID#: 10319030043

Assessed Value figure: \$5,000.00

Improvements thereon: Residential Real Estate
Attorney: Jessica N. Manis, Esquire
Sheriff to collect: \$65,440.65

SALE 51

By virtue of a Writ of Execution filed to No. 17CV5628 Live Well Financial, Inc. vs. Frances Dretar owner of property Situate in BOROUGH OF DICKSON CITY, LACKAWANNA COUNTY, PENNSYLVANIA BEING 728 Doloff Drive a/k/a 728 Doloff Drive L. 18, Dickson City, Pennsylvania 18447

DWELLING KNOWN AS: 728 Doloff Drive a/k/a 728 Doloff Drive L. 18, DICKSON CITY, PENNSYLVANIA 18447.

TAX PARCEL NUMBER: PIN #: 11409-030-009-01

Title to said premises is vested in John Dretar and Frances Dretar, husband and wife by deed from John Dretar and Stephen Dreater, Individually and as Co-Administrators of the Estate of Dolores Dreater dated August 16,2012 and recorded August 20, 2012 in Instrument # 201215800. The said John Dretar died on April 9, 2013 thereby vesting title in his surviving spouse Frances Dretar by operation of law.

Assessment Map #: PIN# 11409-030-009-01

Assessed Value figure: \$22,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$235,879.05

SALE 52

By virtue of a Writ of Execution filed to No. 2018-01533 CITIMORTGAGE, INC. v. MICHELLE L. SCOTT, owner(s) of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 947 WOODLAWN STREET, SCRANTON, PA 18509.

Dimensions: 40x175

Property ID#: 135 14-050-038

Assessed Value figure: \$11,000.00

Improvements thereon: Residential property

Attorney: Powers, Kirn & Associates, LLC

Sheriff to collect: \$115,039.10

SALE 53

By virtue of Writ of Execution No. 17-CV-5963 Wells Fargo Bank, National Association, as Trustee, on Behalf of the Registered Holders of Morgan Stanley ABS Capital 1 Inc. Trust 2007-HE4, Mortgage Pass-Through Certificates, Series 2007-HE4 (Plaintiff) vs. Lisa Jankowski, (Defendant)

Property Address 901 George Street, Throop, PA 18512

Parcel I.D.#: 12509-020-015

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$91,605.65

Attorney for Plaintiff: Stephen M. Hladik, Esquire, Hladik, Onorato & Federman, LLP 298 Wissahickon Avenue North Wales, PA 19454

SALE 54

By virtue of a Writ of Execution filed to No. 2017-CV-1075 owner(s) of property situate in Dalton/Glenburn Township Lackawanna County, Pennsylvania being 105 Wynwood St.

Glenburn/Dalton PA 18414

Dimensions: Residential dwelling – one acre

Property ID#: 08001030014

Assessed Value figure: \$40,250 - total

Improvements thereon: \$34,250/land \$6,000

Attorney: Myles R. Wren, Esquire

Sheriff to collect: \$341,974.66

SALE 55

By virtue of a Writ of Execution filed to No. 2017-06579 CIT Bank, N.A. vs. Anne C. Barrett, owner(s) of property situated in Township of Roaring Brook Lackawanna County, Pennsylvania being 745 Blue Shutters Road, Roaring Brook Twp, PA 18444

Dimensions: ***salepkg fluff acreage***

Assessment Map #: 18802-020-006

Assessed Value figure: \$14,000.00

Improvements thereon: a residential dwelling

Attorney: Daniel T. Lutz, Esquire

Sheriff to collect: \$145,264.63

SALE 56

By virtue of a Writ of Execution filed to No. 2017-04673 LSF9 Master Participation Trust v Kevin J. Howard; Doreen Howard owner(s) of property situate in Township of Beston, Lackawanna County, Pennsylvania being RR2, Box 2536, Factoryville, PA 18419

Dimensions: 171X116X237X66

Property ID#: 0480103000302, 0480103000301

Assessed Value Figure: \$7,620.00

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: \$51,424.66

SALE 57

By virtue of a Writ of Execution filed to No. 2017-00068, LHRE, LLC, assignee of Capital Bank, N.A. vs. John F. Farley, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania being 437 Rear West Market Street, Scranton, PA 18508

Dimensions: 90 x 143 x 90 x 144

Property ID#: 13408030024

Assessed Value Figure: \$17,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Janet L. Gold, Esquie

Sheriff to collect: \$73,398.03, plus interest, attorneys' fees and costs

SALE 58

By virtue of a Writ of Execution filed to No. 2018 cv 589 PNC BANK, NATIONAL ASSOCIATION vs. ROBERT J. BOCZAR, JR. owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania 707 DEACON STREET, SCRANTON, PA 18509

Assessment Map #: 13514010006

Assessed Value Figure: \$8,150.00

Improvements Thereon: RESIDENTIAL DWELLING

Attorney: MICHAEL C. MAZACK, ESQ., TUCKER ARENSBERG, P.C.

Sheriff to collect: \$45,493.84

SALE 59

By virtue of a Writ of Execution filed to No. 2017-05918 PNC Bank, N.A. vs. Paul J. Mailen, III and Mary Grace Mailen, owners of property situate in Old Forge Borough, Lackawanna County, Pennsylvania being 424 Moosic Road, Old Forge, PA 18518

Assessment Map #: 17516030038

Assessed Value figure: \$8,500.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 60

By virtue of a Writ of Execution filed to No. 2018-00873 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Matthew Jacobeno; Holly Jacobeno, owner(s) of property situated in Borough of Archbald Lackawanna County, Pennsylvania being 185 Poplar Street, Archbald, PA 18403

Dimensions: 168X150

Assessment Map #: 09518050009

Assessed Value figure: \$18,000.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esquire

Sheriff to collect: \$161,653.58

SALE 61

By virtue of a Writ of Execution filed to No. 2018-01260 First National Bank of Pennsylvania v. Ronald J. Cordaro owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 201 Ross Street, Dunmore, PA 18512

Dimensions: 90X180X90X180

Property ID#: 1471303000103

Assessed Value Figure: \$26,000.00

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: \$286,345.81

SALE 62

By virtue of a Writ of Execution filed to No. 16-CV-5905 First National Bank of Pennsylvania, Plaintiff vs. Ann M. Pliske, Defendant, owner(s) of property situate in Borough of Dalton, Lackawanna County, Pennsylvania being 205 Lake Street, Dalton, PA 18414

Property ID#: 06812 010 00900 and 06812 010 01000

Assessed Value Figure: \$06812 010 00900: \$1,000.00 (Land) + \$9,000.00 (Bldg) = \$10,000

06812 010 01000: \$1,000.00 (Land) + \$0.00 (Bldg) = \$1,000.00

Improvements thereon: single family dwelling

Attorney: Kathryn L. Mason, Esquire

Sheriff to collect: \$118,243.99, plus interest, tax and costs

SALE 63

By virtue of a Writ of Execution No. 16-CV-1390 Pennymac Loan Services, LLC v. Daniel James Gregorsky a/k/a Daniel Gregorsky, Theresa M. Gregorsky a/k/a Theresa M. James a/k/a Theresa Gregorsky owners of property situate in the SPRING BROOK TOWNSHIP, Lackawanna County, Pennsylvania, being Box 4688 Laurel Road a/k/a, Yostville Road T 330 N of Rt 502, Moscow, PA 18444

Dimensions: 3.43 Acres

Assessment Map #: 2110402000107

Assessed Value figure: \$17,300.00

Judgment Amount: \$159,112.31

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 64

By virtue of a Writ of Execution filed to No. 2016-CV-6376 Landmark Community Bank vs Robert J. Kearns and Mary Aicle Kearns, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being 1025-1027 Park Street

Dimensions: 100 ft x 150 ft

Property ID#: 13510-080-015

Assessed Value figure: land: \$12,000; improvement (residential dwelling) \$13,000

Improvements thereon: A single family home

Attorney: Daniel D. Stofko, Esquire

Sheriff to collect: \$201,797.36

SALE 65

By virtue of a Writ of Execution filed to No. 927-Civil-2018 CNB Realty Trust, Assignee of NBT Bank, NA, f/k/a LA Bank, National Association vs. Any and all Unknown Heirs of the Estate of Lorna M. Addley, owner of property situate in Carbondale Township, Lackawanna County, Pennsylvania, being: 120-122 School Street, Childs, Pennsylvania 18407

Dimensions: 50' x 118'

Assessed Map #: 06406-030-022

Assessed Value figure: \$7,500.00

Improvements thereon: Residential Dwelling

Attorney: Nicholas D. Gregory, Esquire

Sheriff to collect: \$74,945.86

SALE 66

By virtue of a Writ of Execution file to No. 2017-06317, FV-I, Inc. in Trust for Morgan et. al. vs. Joann T. Draper, Christopher Draper et. al., owner(s) of property situate in Boro. Dunmore, Lackawanna County, Pennsylvania, being 152 E. Pine Street, Dunmore, PA 18512

Dimensions: 50 X 119

Property ID#: 14615040003

Assessed Value Figure: \$6000

Improvements thereon: Residential Single Dwelling

Attorney: Patrick J Wesner/Parker McCay PA

Sheriff to collect: \$112,475.19

SALE 67

By virtue of a Writ of Execution filed to No. 17cv4934 Bank of America, N.A. vs. Julieann Leonard,, Administratrix of the Estate of George J. Murphy owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 610 Grace Street, Scranton, Pennsylvania 18509

DWELLING KNOWN AS: 610 Grace Street, Scranton, Pennsylvania 18509

TAX PARCEL NUMBER: PIN #: 13510-050-049

Title to said premises is vested in Julieann Leonard, Administratrix of the Estate of George J. Murphy by deed from GEORGE MURPHY AND THERESA MURPHY dated November 15, 1983 and recorded November 23, 1983 in Deed Book 1094, Page 235.

Assessment Map #: PIN# 13510-050-049

Assessed Value figure: \$8,151.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$115,071.28

SALE 68

By virtue of a Writ of Execution filed to No. 17 CV 5530 U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE1, Asset-Backed Certificates Series 2007-HE1 vs. John Jenkins, Known Heir of Margie M. Jenkins, Deceased, Edward Jenkins, Known Heir of Margie M. Jenkins, Deceased, Thomas Jenkins, Known Heir of Margie M. Jenkins, Deceased, Jeffrey Jenkins, Known Heir of Margie M. Jenkins, Deceased, Todd Jenkins, Known Heir of Margie M. Jenkins, Deceased and Unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Margie M. Jenkins, Deceased, owners of property situate in South Abington Township, Lackawanna County, Pennsylvania being 110 Williams Street, Clarks Summit aka South Abington Township, PA 18411

Assessment Map #: 11206010016

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 69

By virtue of a Writ of Execution filed to No. 16 CV 3616, Wilmington Savings Fund Society,

FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-14BTT vs. Forrest M. Swaydis a/k/a Forest M. Swaydis, owner of property situate in the Borough of Old Forge, and Lackawanna County, Pennsylvania being 168 Railroad Street, Old Forge, PA 18518.

Front: irregular Depth: irregular

Property ID#: 17512030009

Assessed Value figure: \$5,000.00

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esq.

Sheriff to collect: \$102,526.41

SALE 70

By virtue of a Writ of Execution No. 2017-6730 Ditech Financial LLC v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Janice Lita, Deceased owners of property situate in the SCRANTON CITY, 23, Lackawanna County, Pennsylvania, being 418 Finn Street, Scranton, PA 18509

Dimensions: 25 X 150 X 23 X 150

Assessment Map #: 13501030026

Assessed Value figure: \$6,250.00

Judgment Amount: \$19,862.16

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 71

By virtue of a Writ of Execution filed to No. 13-CV-5167 U.S. BANK NATIONAL ASSOCIATION AS TRUSTTEE FOR NRZ PASS-THROUGH TRUST IV vs. JAMES SCARANTINO and MARIA S. SCARANTINO, owner(s) of property situate in TOWNSHIP OF MADISON, Lackawanna County, Pennsylvania, being, 2250 Reservoir Road Madison Township, PA 18444, 19101020001,

Assessment Map #: 19101020001

Assessed Value Figure: \$27,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$436,447.76

SALE 72

By virtue of a Writ of Execution No. 18-CV-1485 Freedom Mortgage Corporation v. Brandi A. Cortazar, Thomas Cortazar a/k/a Thomas A. Cortazar owners of property situate in the DUNMORE BOROUGH, Lackawanna County, Pennsylvania, being 557 Chestnut Street, Dunmore, PA 18512-2930

Dimensions: 64 X 150

Assessment Map #: 14620020036

Assessed Value figure: \$13,500.00

Judgment Amount: \$177,315.19

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 73

By virtue of a Writ of Execution No. 18-CV-673 U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-Bc6 v. James V. Evans, Jason Evans owners of property situate in the CLARKS SUMMIT BOROUGH, Lackawanna County, Pennsylvania, being 820 Hilltop Drive, Clarks Summit, PA 18411-2702

Dimensions: 75 X 158

Assessment Map #: 10015-010-00800

Assessed Value figure: \$25,000.00

Judgment Amount: \$114,829.10

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 74

By virtue of a Writ of Execution No. 2016-52418 Abington Heights School District vs. David Gleason. David Gleason, owner(s) of property situate in Waverly Township, Lackawanna County, Pennsylvania, being: Carbondale Road

Dimensions: 6.17A

Property ID#: 07003-010-00801

Assessed Value Figure: \$29,000.00

Improvements thereon: RESIDENTIAL MULTI DWELLING PROPERTY

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

Sheriff to Collect: \$8,270.17

SALE 75

By virtue of a Writ of Execution No. 2013-53300 Scott Township Sewer and Water Authority vs. Gary Phillips. Gary Phillips, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 240 Rushbrook Road

Dimensions: 2.74A

Property ID#: 06202-020-020

Assessed Value Figure: \$23,600.00

Improvements thereon: COMMERCIAL OTHER PROPERTY

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

Sheriff to Collect: \$5,928.84

SALE 76

By virtue of a Writ of Execution No. 2017-52090 North Pocono School District vs. Thomas Olek Lynn Olek. Thomas Olek and Lynn Olek, owner(s) of property situate in Moscow, Lackawanna County, Pennsylvania, being: 113 Orchard Street

Dimensions: 50X155X47X155

Property ID#: 19811-080-012

Assessed Value Figure: \$21,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

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

Sheriff to Collect: \$6,123.44

SALE 77

By virtue of a Writ of Execution No. 2016-55581 Scott Township Sewer and Water Authority vs. Daniel P. Errigo, Jr. Cynthia M. Errigo. Daniel P. Errigo, Jr. and Cynthia M. Errigo, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 43 Hermel Street
Dimensions: 102X115X102X172
Property ID#: 09204-020-00704
Assessed Value Figure: \$14,000.00
Improvements thereon: RESIDENTIAL SINGLE PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,754.16

SALE 78

By virtue of a Writ of Execution No. 2016-52357 Abington Heights School District vs. Timothy D. Rowland Patricia A. Rowland. Timothy D. Rowland and Patricia A. Rowland, owner(s) of property situate Clarks Summit, Lackawanna County, Pennsylvania, being: 618 Sunset Avenue
Dimensions: 2.20A
Property ID#: 10014-020-01600
Assessed Value Figure: \$32,000.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$8,806.46

SALE 79

By virtue of a Writ of Execution No. 2016-55131 Abington Heights School District vs. Jeffrey E. Goreschak Mary S. Goreschak. Jeffrey E. Goreschak and Mary S. Goreschak, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 206 Butternut Lane
Dimensions: 90x125
Property ID#: 09103-020-00202
Assessed Value Figure: \$24,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$7,373.80

SALE 80

By virtue of a Writ of Execution No. 2016-55452 Scott Township Sewer and Water Authority vs. Daniel Errigo. Daniel Errigo, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 30 Green Grove Road
Dimensions: 125X195X112X389
Property ID#: 09204-050-014
Assessed Value Figure: \$17,000.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$7,533.99

SALE 81

By virtue of a Writ of Execution No. 2016-51821 North Pocono School District vs. John A. Hynak Elizabeth J. Hynak. John A. Hynak and Elizabeth J. Hynak, owner(s) of property situate in Roaring Brook, Lackawanna County, Pennsylvania, being: 103 Forest Drive L-7

Dimensions: 100X200

Property ID#: 18902-040-012

Assessed Value Figure: \$23,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

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

Sheriff to Collect: \$7,082.59

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 NOVEMBER 16, 2018 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

MARK P. MCANDREW

SHERIFF OF LACKAWANNA COUNTY

ATTEST:

BOB MOORE

REAL ESTATE DEPUTY

SHERIFF'S OFFICE

SCRANTON, PA. 18503

APRIL 16, 2018