

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

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, NOVEMBER 13, 2018 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE AFTERNOON OF SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.

SALE 1

By virtue of a Writ of Execution filed to No. 2013 CV 5513, Cascade Funding Mortgage Trust 2017-1 vs. Katie S. Jimenez and Gonzalo E. Jimenez, owner of property situate in the Borough of Archbald, and Lackawanna County, Pennsylvania being 442 Salem Street, Archbald, PA 18403.

Front: irregular Depth: irregular

Property ID #: 0951402001801

Assessed Value figure: \$10,000.00

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esq.

Sheriff to collect: \$177,760.57

SALE 2

By virtue of a Writ of Execution filed to No. 2018-00218, LSF10 Master Participation Trust v. Jo Ann Haefele, 3611 Aberdeen Road, Madison Township, PA 18444, owner of property situate in Township of Madison, Lackawanna County, Pennsylvania, being known as 3611 Aberdeen Road, Madison Township, PA 18444.

Property ID #: 17202-020-00301

Assessed Value Figure: \$9,700

Improvements thereon: Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect:

SALE 3

By virtue of a Writ of Execution filed to No. 2018-02586 JPMorgan Chase Bank, National Association vs. Daniel S. Gregory; Mary Ruth Capwell; Samantha Dando, owner(s) of property situated in Borough of Taylor Lackawanna County, Pennsylvania being 1215 Reynolds Avenue, Scranton, PA 18504

Dimensions: 40x126

Assessment Map #: 156.17-010-015

Assessed Value figure: \$12,000.00

Improvements thereon: a residential dwelling

Attorney: Daniel T. Lutz, Esquire

Sheriff to Collect: \$102,841.56

SALE 4

By virtue of a Writ of Execution filed to No. 14 CV 4633 BANK OF AMERICA, N.A. vs. Christine Taylor a/k/a Christine Moranko Taylor and Gerard J. Taylor a/k/a Gerard Joseph Taylor owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1309-1311 Blair Avenue, Scranton,

Pennsylvania 18508

DWELLING KNOWN AS: 1309-1311 BLAIR AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL #: 13420040014

Title to said premises is vested in Christine Taylor a/k/a Christine Moranko Taylor and Gerard J. Taylor a/k/a Gerard Joseph Taylor, husband and wife, by deed from LISA A. MILLS, BRIAN MILLS, GERARD JOSEPH TAYLOR AND CHRISTINE MORANKO TAYLOR dated April 24, 2003 and recorded May 1, 2003 in Deed Book 0919, Page 821.

Assessment Map #: 13420040014

Assessed Value figure: \$8,500

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$105,488.50

SALE 5

By virtue of a Writ of Execution filed to No. 16 CV 3660 LSF10 Master Participation Trust vs. Joseph J. Kishel and Lorraine V. Kishel owners of property Situate in Borough of Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 504 William Street a/k/a 504 William & Ridge, Dunmore, Pennsylvania 18510 DWELLING KNOWN AS: 504 WILLIAM STREET A/K/A WILLIAM & RIDGE, DUNMORE, PENNSYLVANIA 18510.

TAX PARCEL #: 14618-100-041

Title to said premises is vested in Joseph J. Kishel and Lorraine V. Kishel, husband and wife, by deed from PASQUALE COSTANZO AND MARY ELLEN COSTANZO, husband and wife, dated June 13, 1978 and recorded June 14, 1978 in Deed Book 945, Page 732.

Assessment Map #: 14618-100-041

Assessed Value figure: \$10,000

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$129,663.20

SALE 6

By virtue of a Writ of Execution filed to No. 14 2017-cv-2055 Assemblies of God Loan Fund vs. Praise the Lord Ministry Assembly of God f/k/a Praise the Lord Assembly of God. Praise the Lord Ministry Assembly of God f/k/a Praise the Lord Assembly of God, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being 1023 Taylor Avenue

Dimensions: 80x154

Property ID#: 14618040022

Assessed Value figure: \$62,000

Improvements thereon: Church

Attorney: Jerrold S. Kulback, Esquire

Sheriff to collect: \$116,708.39

SALE 7

By virtue of a Writ of Execution filed to No. 17-cv-6354 Bank of America, N.A. vs. Elizabeth J. Pisa a/k/a Elizabeth Pisa and James E. Pisa a/k/a James Pisa owners of property Situate in the Borough of Old Forge, LACKAWANNA COUNTY, PENNSYLVANIA BEING 200 Carter Street, Old Forge, Pennsylvania 18518 ALL THE SURFACE OR RIGHT OF SOIL ON THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN THE BOROUGH OF OLD FORGE, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEING THE REAR SIXTY (60) FEET OF LOT NO. 3, IN SQUARE OR BLOCK E AS SHOWN ON PLOT MADE BY WILLIAM MILES, ET AL AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF LACKAWANNA IN MAP BOOK NO. 1, PAGE 111. THE SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT,

SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID LOT NO. 3; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LOT NO. 3, AFORESAID, A DISTANCE OF EIGHTY (80) FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT NO. 3, AFORESAID, A DISTANCE OF SIXTY (60) FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION AND PARALLEL TO FIRST STREET, A DISTANCE OF EIGHTY (80) FEET TO A POINT ON THE EASTERLY LINE OF LOT NO. 3; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF LOT NO. 3, A DISTANCE OF SIXTY (60) FEET TO THE PLACE OF BEGINNING.

SUBJECT TO THE SAME EXCEPTIONS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS ARE CONTAINED IN DEEDS FORMING THE CHAIN OF TITLE.

DWELLING KNOWN AS: 200 CARTER STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL #: PIN# 17613010020

Title to said premises is vested in Elizabeth J. Pisa a/k/a Elizabeth Pisa and James E. Pisa a/k/a James Pisa, husband and wife, by deed from WILLIAM P. BREIG AND PATTI A. BREIG, husband and wife, dated February 26, 1993 and recorded February 26, 1993 in Deed Book 1425, Page 117.

Assessment Map #: PIN# 17613010020

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$19,965.67

SALE 9

By virtue of a Writ of Execution filed to No. 2017-04836, U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset-Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1 c/o Ocwen Loan Servicing, LLC, Plaintiff v. John R. Lloyd, Sr., owner of property situate in the Carbondale City, Lackawanna County, Pennsylvania being 200 Washington Street, Carbondale, PA 18407.

Dimensions: 90X132X92X132

Property ID#: 33X127X33X122

Assessed Value figure: \$8,250

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esquire.

Sheriff to collect: \$87,633.87

SALE 10

By virtue of a Writ of Execution filed to No. 2018-CV-01194 Joseph Gentile, Jr. vs. Joseph J. Gentile III, owner(s) of property situate in West Abington Twp. Lackawanna County, Pennsylvania being 49 West Abington Road, Factoryville, PA 18419

Dimensions: 83.50 Acres

Property ID#: 06701-010-00200

Assessed Value figure: 10,000

Improvements thereon: Residence & Land

Attorney: Myles R. Wren, Esquire

Sheriff to collect: \$532,911.70, plus accruing interest & costs.

SALE 11

By virtue of a Writ of Execution No. 2012-52980 North Pocono School District vs. Joseph Geda, Karen Geda. Joseph Geda and Karen Geda, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: Moosic Lakes & 79 Moosic Lakes

Dimensions: 65X150X135X168 and 50X168X123X150

Property ID #: 13802-050-018 and 13802-050-019

Assessed Value Figure: \$15,000.00 and \$1,800.00

Improvements thereon: Residential Single Dwelling and Residential Vacant Lot
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to collect: \$10,209.76

SALE 12

By virtue of a Writ of Execution filed to No. 2017 CV 0715 Landmark Community Bank vs. Timothy Ferrone, Dana M. Ferrone, owner(s) of property situate in Blakely Lackawanna County, Pennsylvania being 505 Main St. Blakely Lackawanna County PA
Dimensions: 21 x 137 x 32 x 8 x 161
Property ID#: 10413060020
Assessed Value figure: \$4,500.00
Improvements thereon: Commercial
Attorney: Joseph L. DeNaples, Esquire
Sheriff to collect: \$16,795.65

SALE 13

By virtue of a Writ of Execution filed to No. 2017 CV 03746 Wells Fargo Bank, N.A. v Joseph S. Cravath owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 2120-2122 Belmont Terrace, Scranton, PA 18508
Dimensions: 50X50
Property ID#: 13505-050-025
Assessed Value Figure: \$7,000.00
Improvements thereon: single family dwelling
Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$59,286.05

SALE 14

By virtue of a Writ of Execution filed to No. 2014-4924 First National Bank vs William Fitzgerald and Linda Fitzgerald, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being 5309 Wheeler Avenue
Dimensions: 40x160
Property ID#: 15754020012
Assessed Value figure: \$19,500
Improvements thereon: Residence
Attorney: Jill M. Spott, Esquire
Sheriff to collect: \$52,462.38

SALE 15

By virtue of a Writ of Execution filed to No. 2018-CV-2590 filed in the office of the Clerk of Judicial Records in and for the County of Lackawanna at Scranton, Pennsylvania
Valley Community Bank, Incorporated as Commonwealth Bank, to the use of Osprey Portfolio, LLC v. Mary Judith Colleran, as Executrix of the Estate of Peter O'Malley Owner(s) of property situate in the City of Scranton County, Lackawanna County Pennsylvania, being 1613 Wyoming Avenue L-9, Scranton, PA 18509.
Dimensions: 22x91
Property ID#: 13518 040 20506
Assessed Value figure: \$20,325
Improvements thereon: Residential Townhouse
Attorney: Kevin T. Fogerty, Esquire, Mill Run Office Center, 1275 Glenlivet Drive, Suite 150, Allentown, PA 18106, Phone: 610-366-0950
No. 2018-CV-2590, 1993-CV-4493, 2008-CV-6348, and 2018-CV-1562
Judgment: \$233,992.46

Attorney: Kevin T. Fogerty, Esquire
Sheriff to collect: \$237,837.02 plus costs

SALE 16

By virtue of a Writ of Execution filed to No. 17 CV 3541 Federal National Mortgage Association (“Fannie Mae”) v. Renee M. Portonova and Randall J. Portonova owner(s) of property situate in Township of Scott Lackawanna County, Pennsylvania Being 19 Miller Street, Scott Township, PA 18411

All that certain piece, parcel or plot of land situate, lying and being in the Township of Scott, County of Lackawanna and Commonwealth of Pennsylvania, more fully described as follows:

Beginning at a point in the center of state highway known as Fairview Road, State Highway Route #35021, leading from the old Miler School House to Clarks Green, said point being the center line of the intersecting township road known as Pecanowski Road; thence South Eighty-Five (85°) degrees Thirty Three (33') minutes West Six Hundred Eleven (611.0') feet, more or less, along the center line of the first mentioned state highway to an iron pin corner of lands now or formerly of Francis Osif and Maurice A. Miller; thence along lands now or formerly of Francis Osif and Maurice A. Miller South Three (03°) degrees Thirty (30') minutes East Two Hundred Fifteen (215.0') feet, more or less, to an iron pin corner; thence along lands now or formerly of the Grantor South Sixteen (16°) degrees Zero (00') minutes West Two Hundred Fifty Five (255.0') feet, more or less, to an iron pin corner, which corner being the point or place of the beginning of the survey of the piece or plot of land, bounded and described as follows:

Thence along land now or formerly of the Grantor South Seventy Six (76°) degrees Seven (07') minutes East One Hundred Sixty (160.0') feet, more or less, to an iron pin corner; thence along lands now or formerly of John Mazur, Gene Romansk and Catherine Flynn South Twenty One (21°) degrees Seven (07') minutes West One Hundred Eighty Six (186.0') feet, more or less to an iron pin corner; thence along lands now or formerly of Marvin Miller North Thirty Nine (39°) degrees Seven (07') minutes West One Hundred Seventy Five (175.0') feet, more or less, to an iron pin corner; thence along lands now or formerly of the Grantor North Sixteen (16°) degrees Zero (00') minutes East Seventy Nine and Two tenths (79.2') feet, more or less, to the point or place of beginning according to a survey by Paul Lucas, Registered Engineer #7565E.

Property ID#: 08203010014

Assessed Value figure: \$12,000.00

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$148,203.83, plus interest and costs

SALE 17

By virtue of a Writ of Execution No. 18-CV-2698 Lsf9 Master Participation Trust v. Philip P. Condron, Maryellen Condron owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1405 Euclid Avenue a/k/a 1405 Euclid Avenue L 91, Scranton, PA 18504-1268

Dimensions: 0.30 Acres

Assessment Map #: 1341504000191

Assessed Value figure: \$23,500.00

Judgment Amount: \$114,579.99

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 18

By virtue of a Writ of Execution No. 2018-CV-519 Wells Fargo Bank, NA v. John R. Swaen owners of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania, being 120 Scott Road, a/k/a MT Cobb rd L 22, Jefferson Township, PA 18436-3310

Dimensions: 100X200

Assessment Map #: 16002020008

Assessed Value figure: \$11,000.00

Judgment Amount: \$141,376.12

Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 19

By virtue of a Writ of Execution filed to No. 2017-04249 QUICKEN LOANS INC. vs. The Unknown Heirs of John E. Wolff, Deceased, EDWARD WOLFF Solely in His Capacity as Heir of John E. Wolff, Deceased and HEATHER WOLFF Solely in Her Capacity as Heir of John E. Wolff, Deceased, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being, 162 Pike Street Carbondale, PA 18407, 05412030005,

Assessment Map #: 05412030005

Assessed Value Figure: \$7,257.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$26,213.14

Land Situated in the City of Carbondale in the County of Lackawanna in the State of PA

All of her right, title and interested in all the surface or right of soil of that land lying and being in the City of Carbondale, County of Lackawanna and Commonwealth of Pennsylvania, being Lot No. 485 on Map of Outlets of the D & H Canal Company on a tract of land in the warranty name of George Lee. Said lot contains fifteen thousand two hundred (15,200) square feet of land or thereabout and is bounded and described as follows:

SALE 20

By virtue of a Writ of Execution filed to No. 2017-CV-4096 PNC BANK, NATIONAL ASSOCIATION vs. JEROME W. KUDAJESKI A/K/A JEROME W. KUDAJESKI, JR., ADMINISTRATOR OF THE ESTATE OF JEROME KUDAJESKI, SR. A/K/A JEROME W. KUDAJESKI owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1431 DARTMOUTH STREET, SCRANTON, PA 18504

Assessment Map #: 15609-020-001

Assessed Value Figure: \$10,851.00

Improvements Thereon: RESIDENTIAL DWELLING

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

Sheriff to collect: \$*EXECUTION SUBTOTAL*

SALE 21

By virtue of a Writ of Execution filed to No. 2018-02220 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Theodore Fair, owner(s) of property situated in 1st Ward of the City of Scranton Lackawanna County, Pennsylvania being 2016 North Main Avenue, Scranton, PA 18505

Dimensions: 50X213X50X220

Assessment Map #: 13509010004

Assessed Value figure: \$16,000.00

Improvement thereon: a residential dwelling

Attorney: Daniel T. Lutz, Esquire

Sheriff to Collect: \$146,193.30

SALE 22

By virtue of a Writ of Execution No. 2016-03933 U.S. Bank Trust National Association, Not in Its Individual Capacity But Solely as Delaware Trustee and U.S. Bank National Association, Not in Its Individual Capacity But Solely as CO-Trustee for Government Loan Securitization Trust 2011-Fv1 v. Donald H. Lawrence, Jr owners of property situate in the MAYFIELD BOROUGH, Lackawanna County, Pennsylvania, being 309 Whitmore Avenue, a/k/a 309-311 Whitmore Avenue, Mayfield, PA 18433-1740

Dimensions: 50 X 150

Assessment Map #: 07308020016, 07308020017

Assessed Value figure: \$10,000.00

Judgment Amount: \$136,990.33

Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 23

By virtue of a Writ of Execution No. 18-CV-2298 U.S. Bank National Association, Not in Its Individual Capacity, But Solely as Trustee for Nrz Pass-Through Trust X v. Joann Keyes a/k/a Joann Woods owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 226-228 Prescott Avenue, Scranton, PA 18510

Dimensions: 40 X 160

Assessment Map #: 15754-010-006

Assessed Value figure: \$20,000.00

Judgment Amount: \$82,664.07

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 24

By virtue of a Writ of Execution filed to No. 2017-01243 Specialized Loan Servicing LLC vs. Mark Allan Desmarais, owner(s) of property situated in Borough of Olyphant Lackawanna County, Pennsylvania being 622 Sanderson Avenue, Olyphant, PA 18447

Dimensions: 50X150X61X115

Assessment Map #: 11418040002

Assessed Value figure: \$9,000.00

Improvement thereon: a residential dwelling

Attorney: Daniel T. Lutz, Esquire

Sheriff to Collect: \$160,284.73

SALE 25

By virtue of a Writ of Execution No. 18-CV-1224 Finance of America Mortgage, LLC v. Thomas E. Davis, Jr owners of property situate in the DICKSON CITY BOROUGH, Lackawanna County, Pennsylvania, being 405 Boulevard Avenue, a/k/a 405 Boulevard Avenue L 2 Dickson City, PA 18519-1728

Dimensions: 43X150X43X146

Assessment Map #: 12412010044

Assessed Value figure: \$7,000.00

Judgment Amount: \$102,450.22

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 26

By virtue of a Writ of Execution No. 17-CV-5245 Suntrust Mortgage, Inc. v. Marlene A. Volker owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1609 Court Street, a/k/a 1609 Court Street L 57, Scranton, PA 18504-1240

Assessment Map #: 1341504000157

Assessed Value figure: \$25,505.00

Judgment Amount: \$219,014.27

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 27

By virtue of a Writ of Execution No. 2018-02505 JPMorgan Chase Bank, N.A. v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Elaine Long a/k/a Elaine F. Long, Deceased owners of property situate in the BLAKELY BOROUGH, Lackawanna County, Pennsylvania, being 102 Holly Lane, Peckville, PA 18452-1425

Dimensions: 75 X 139 X 73 X 140
Assessment Map #: 10405020001
Assessed Value figure: \$16,000.00
Judgment Amount: \$147,190.72
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 28

By virtue of a Writ of Execution No. 2017-CV-4715 U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2004-Ac4, Asset-Backed Certificates, Series 2004-Ac4 v. Ronald Mikolayczak a/k/a Ronald G. Mikolayczak owners of property situate in the SCRANTON CITY, 5TH, Lackawanna County, Pennsylvania, being 227 South Hyde Park Avenue, A/K/A 225-227 South Hyde Park Avenue, Scranton, PA 18504-2569

Dimensions: 43x90x43x90
Assessment Map #: 14518050008
Assessed Value figure: \$12,000.00
Judgment Amount: \$79,149.64
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 29

By virtue of a Writ of Execution filed to No. 2016-06201 Federal National Mortgage Association ("Fannie Mae") v. HOWARD W. SWEENEY, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF THEODOCIA A. SWEENEY AND AS HEIR AT LAW OF THEODOCIA A. SWEENEY, DECEASED MORTGAGOR AND REAL OWNER, WILLIAM H. SWEENEY, IN HIS CAPACITY AS HEIR-AT-LAW OF THEODOCIA A. SWEENEY, DECEASED MORTGAGOR AND REAL OWNER, FLORENCE LAWLESS, IN HER CAPACITY AS HEIR-AT-LAW OF THEODOCIA A. SWEENEY, DECEASED MORTGAGOR AND REAL OWNER, THEODOCIA ENGLUND, IN HER HCAPACITY AS HEIR-AT-LAW OF THEODOCIA A. SWEENEY, DECEASED MORTGAGOR AND REAL OWNER, DOROTHEA JONES, IN HER CAPACITY AS HEIR-AT-LAW OF THEODOCIA A. SWEENEY, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THEODOCIA A. SWEENEY, DECEASED MORTGAGOR AND REAL OWNER owner(s) of property situate in Borough of Olyphant Lackawanna County, Pennsylvania Being 307 Rear Lackawanna Avenue, Olyphant, PA 18447

All those certain lots, pieces or parcels of land, together with the buildings and improvement thereon erected, situate in the Borough of Olyphant, County of Lackawanna and Commonwealth of Pennsylvania, bounded and describes as follows to wit:

Beginning at a point in the rear of the United Hall Association property, said being on a line South 66 degrees 49 minutes West a distance of 108.53 feet from Lackawanna Street and running thence South 66 degrees 49 minutes West about 42 feet to a point; thence South 22 degrees 41 minutes West 80.95 feet to a point; thence continuing in a Southwesterly directions 40 feet more or less to a point; thence South 27 degrees 15 minutes West 85.75 feet more or less to the Southeasterly corner of lands now or formerly of Florence G. Sweeney; thence North 66 degrees 29 minutes West 152 feet, more or less, to Lloyds Alley; thence North 21 degrees 02 minutes East 10 feet to a point; thence South 66 degrees 29 minutes East 68 feet to a point; thence North 21 degrees 02 minutes East 179 feet to a point; thence North 25 degrees 03 minutes East 58.5 feet to a point; thence South 60 degrees 34 minutes East 89.91 feet more or less, to the Southeasterly corner of the alley leading to the United Hall Association property; thence North 67 degrees 06 minutes East 18.75 feet, more or less to a point; thence South 26 degrees 05 minutes East a distance of 27.75 feet to a point, the place of beginning.

Also the right to use as an alley in common with the owners of the premises known as United Hall Association property, the following described piece or parcel of land. Beginning at the most Southerly corner of the Voyle Lot, thence South 14 degrees 28 minutes East 12 feet to a corner in the angle of iron fence in front of the premises formerly known as the William Sweeney residence; thence North 60 degrees 34 minutes West along

said iron fence 16.6 feet; thence North 16 degrees East along an alley 8 feet wide to the Voyle Lot; thence South 66 degrees 15 minutes East along said Voyle Lot 10 feet to the place of beginning. Together with the right of ingress and egress in such alley ways and passages ways bounded and abutting on said land as far as the grantors herein has the right to convey and also the right of ingress and egress over any land that may be situate between the property hereby conveyed and the alley leading from the Voyle Alley to Lloyds Alley.

Property ID#: 11410040033

Assessed Value figure: \$20,000.00

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$163,484.95, plus interest and costs

SALE 30

By virtue of a Writ of Execution filed to No. 2018-01314 Bank of America, N.A. vs. Stephen R. Devine, owner(s) of property situated in Blakely Borough Lackawanna County, Pennsylvania being 801 West Grant Street, Blakely, PA 18447

Dimensions: 58X31X28X80X50

Assessment Map #: 11406020040

Assessed Value figure: \$10,857.00

Improvement thereon: a residential dwelling

Attorney: Daniel T. Lutz, Esquire

Sheriff to Collect: \$160,324.83

SALE 31

By virtue of a Writ of Execution No. 18-CV-2572 Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2006-6 Novastar Home Equity Loan Asset-Backed Certificates, Series 2006-6 v. Guy Higdon, Meghan Higdon owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 110 Spring Street, Carbondale, PA 18407-2468

Dimensions: 38 X 75 X 35 X 75

Assessment Map #: 05505-030-028

Assessed Value figure: \$7,800.00

Judgment Amount: \$58,677.08

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 32

By virtue of a Writ of Execution filed to No. 18CV2712 Pentagon Federal Credit Union v. Marcus Andrew Milazzo and Deanmarie Milazzo A/K/A Deanmarie Merlen A/K/A Dean Marie Merlen owner(s) of property situate in Borough of Archbald Lackawanna County, Pennsylvania Being 325 Carbon Street, Archbald, PA 18403

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

BEGINNING at a point common to the Northwesterly side of Ash Street and the Northeasterly side of Carbon Street, said point being the corner of lands of Rose Marhelski;

THENCE along the Northwesterly line of Ash Street, South thirty-four degrees, forty-five minutes, zero seconds West (S. 34° 45' 00" W.) for a distance of sixty (60) feet to a point, which point is a common corner of lands of John and Marcia Kosar and Rose Marhelski;

THENCE along the common dividing line of lands of John and Marcia Kosar and Rose Marhelski North fifty-five degrees, fifteen minutes, zero seconds West (N. 55° 15' 00" W.) for a distance of fifty-five and fifty hundredths (55.50) feet to a point common to lands of John and Marcia Kosar, lands of Rose Marhelski and lands now or formerly of Gerard and Amy McConnell;

THENCE North thirty-four degrees, forty-five minutes, zero seconds East (N. 34° 45' 00" E.) for a distance of sixty (60) feet along the common dividing line of lands of Rose Marhelski and lands now or formerly of Gerard

and Amy McConnell to a point common to lands of Rose Marhelski and lands now or formerly of Gerard and Amy McConnell on the Northeasterly line of Carbon Street;
THENCE along Carbon Street South fifty-five degrees, fifteen minutes, zero seconds East (S. 55° 15' 00" E.) for a distance of fifty-five and fifty hundredths (55.50) feet to a point, the place of beginning.
TOGETHER WITH an easement granted by conveyance of John Kosar and Marcia Kosar to Rose Marhelski recorded immediately heretofore in the Office of the Recorder of Deeds of Lackawanna County for a concrete walkway which is situate upon lands of John and Marcia Kosar and which concrete walkway services the said lands of John and Marcia Kosar and lands of Rose Marhelski for ingress, egress and regress by foot to the lands of Rose Marhelski upon said walkway situate as described by the following easement description:
BEGINNING at a point on the Northwesterly line of Ash Street in the Borough of Archbald, County of Lackawanna and State of Pennsylvania said point being a common corner of lands of John and Marcia Kosar and Rose Marhelski; thence along the Northwesterly line of Ash Street South 34 degrees 45 minutes West four and fifty hundredths (4.50) feet to a point; thence across lands of John and Marcia Kosar the following two (2) courses and distances: (1) North 55 degrees 14 minutes 18 seconds West twenty-seven (27) and (2) North 46 degrees 17 minutes 16 seconds West twenty-eight and eighty-five hundredths (28.85) feet to a point; thence along lands of Rose Marhelski South 55 degrees 15 minutes East fifty-five and fifty

SALE 33

By virtue of a Writ of Execution filed to No. 17cv4941 American Advisors Group vs. Althea M. Frank owner of property Situate in Township of Roaring Brook, LACKAWANNA COUNTY, PENNSYLVANIA BEING 109 Candy Lane, Roaring Brook, Pennsylvania 18444

DWELLING KNOWN AS: 109 CANDY LANE, ROARING BROOK, PENNSYLVANIA 18444

TAX PARCEL #: 1880403002505

Title to said premises is vested in Althea M. Frank by deed from GERALD M. FRANK, DIVORCED AND UNMARRIED, AND ALTHEA M. FRANK, DIVORCED AND UNMARRIED, dated February 16, 2006 and recorded March 21, 2006 in Deed Instrument Number 200607387

Assessment Map #: 1880403002505

Assessed Value figure: \$19,000

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$128,278.83

SALE 34

By virtue of a Writ of Execution filed to No. 2017CV3484 MTGLQ Investors, L.P. v. Robert J. Clayton and Esther L. Clayton owner(s) of property situate in Township of Clifton Lackawanna County, Pennsylvania Being 298 Lehigh Road, a/k/a L R 35057, Gouldsboro, PA 18424

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Clifton, County of Lackawanna and Commonwealth of Pennsylvania, being depicted and designated as Lot No. 6 Section B on a Final Subdivision Map entitled "Survey Lands of George Kronick, Stephen Kronick and George Kuchak; dated August 5, 1981, revised March 15, 1982, prepared by John R. Hennemuth and recorded in Lackawanna County Map Book 18 at page 153.

Property ID#: 22803020001

Assessed Value figure: \$18,500.00

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$132,925.78, plus interest and costs

SALE 35

By virtue of a Writ of Execution filed to No. 2018-CV-2486 Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2003-OPT1, Ocwen Loan Servicing, LLC v. Richard L. Mailler, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 2303 Jackson Street, Scranton, PA 18504.

Dimensions: 50X150
Property ID#: 14412020068
Assessed Value figure: \$15,000
Improvements thereon: Residential Real Estate
Attorney: Jessica N. Manis, Esquire.
Sheriff to collect: \$58,167.54

SALE 36

BY VIRTUE of a Writ of Execution filed to No. 2018-01415 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. THE UNKNOWN HEIRS OF GEORGE H. LEECH, DECEASED 66 MAGNOLIA DRIVE (fka 57 Country Club Drive & fka 194 Magnolia Drive) THORNHURST, PA 18424 TOWNSHIP OF THORNHURST Lackawanna County, Pennsylvania
Dimensions: 111 X 150 X 87 X 152
See Instrument #: 200805891
Assessment Map #: 24601-040-004
Assessed Value: \$17,000
Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$121,781.45 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 38

BY VIRTUE of a Writ of Execution filed to No. 17-CV-6590 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. CHRISTOPHER M. HOOVER 414 & 416 Delaware Avenue, Olyphant, PA 18447 Borough of Olyphant Lackawanna County, Pennsylvania
Dimensions: 30 x 140
See Instrument #: 201110641
Assessment Map #: 11407-030-016 & 11407-030-017
Assessed Value: \$3,000 & \$8,000
Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$89,748.59 (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. 2017-CV-2246 SDO Fund II D32, LLC vs. 417 Lackawanna Avenue, LLC. 417 Lackawanna Avenue, LLC, owners(s) of property situate in City of Scranton Lackawanna County, Pennsylvania being 411-417, 419-421 Lackawanna Avenue
Dimensions: Irregular Lot
Property ID#: 156-36-010.014, 156-35-010-013.01
Assessed Value figure: \$800,000.00
Improvements thereon: Office building
Attorney: James W. Hennessey, Esquire
Sheriff to collect: \$5,306,346.60

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN DECEMBER 13, 2018 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCPETIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

MARK P. MCANDREW

SHERIFF OF LACKAWANNA COUNTY

ATTEST:

BOB MOORE

REAL ESTATE DEPUTY

SHERIFF'S OFFICE

SCRANTON, PA. 18503

APRIL 16, 2018