

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JULY 9, 2019

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 9, 2019** 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. 2018-06134 Carrington Mortgage Services, LLC vs. William Wivell; Jean M. Wivell, owner(s) of property situated in Borough of Dickson City Lackawanna County, Pennsylvania being 1026 Lincoln Street, Dickson City, PA 18519

Dimensions: 25X165

Assessment Map #: 11316090003

Assessed Value figure: \$12,000.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$121,408.05

SALE 2

By virtue of a Writ of Execution No. 2019-00004 Lakeview Loan Servicing, LLC v. John W. Montgomery, III owners of property situate in the LAPLUME TOWNSHIP, Lackawanna County, Pennsylvania, being RR4 Box 78 North Turnpike Road, A/K/A 2059 N Turnpike Road, Dalton, PA 18414-9804

Front: 15 feet, Depth: 25 feet, containing

Assessment Map #: 0580304000100

Assessed Value figure: \$10,042.00

Judgment Amount: \$81,810.30

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 3

BY VIRTUE of a Writ of Execution filed to No. 2018-04966 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. KIM BERKMANN

Real Estate: 1010 Winola Road, Clarks Summit, PA 18411

Municipality: Township of South Abington Lackawanna County, Pennsylvania

Dimensions: 69 x 126 x 79 x 130

See Instrument 2007-24037

Assessment Map: 10001-010-02609

Assessed Value: \$11,000

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$81,278.33 (Total amount of Judgment)*

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

SALE 4

RAS Citron, LLC Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712, 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-2 v. MATTHEW S. SYRYLO; LORI ANN SYRYLO COURT OF COMMON PLEAS LACKAWANNA COUNTY NO. 2019-00646

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA:

BEING KNOWN AS:

1211 ACADEMY STREET, SCRANTON PA 18504

BEING PARCEL NUMBER: 14517-060-042

TOTAL VALUE: \$7500

DIMENSIONS: 50X75

IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS Citron, LLC Attorneys for Plaintiff

Robert Crawley, Esq. ID No. 319712

SALE 5

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

Dimensions: 105 X 304 X 90 X 356

Assessment Map #: 10202-020-00604

Assessed Value figure: \$18,000.00

Judgment Amount: \$112,096.90

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 6

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, owners 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, LLC

Sheriff to collect: \$201,324.24

SALE 7

By virtue of a Writ of Execution filed to No. 5989-CV-2018 The Honesdale National Bank vs Jodaj Properties, LLC, owner(s) of property situate in City of Scranton Lackawanna County, Pennsylvania being 1129-1131 Hampton Street

Dimensions: 55 x 133

Property ID#: 15605 040 055

Assessed Value figure: \$16,000.00

Improvements thereon: Residential Multi Dwelling

Attorney: John J. Martin

Sheriff to collect: \$613,724.33

SALE 8

All that certain piece or parcel of Tract of land situate in the City of Carbondale, Lackawanna County, Pennsylvania, and being known as 103 Belmont Street, Carbondale, Pennsylvania 18407.

TAX MAP AND PARCEL #: 04510-020-024

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$151,554.25

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Anthony Aileo, Jr., Known Surviving Heir of Anthony J. Aileo, Sr., John Aileo, Known Surviving Heir of Anthony J. Aileo, Sr., and Unknown Surviving Heirs of Anthony J. Aileo, Sr.

McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

SALE 9

By virtue of a Writ of Execution No. 2019-00193 Wells Fargo Bank, N.A. v. Peter J. Glenicki, Jr owners of property situate in the RANSOM TOWNSHIP, Lackawanna County, Pennsylvania, being RR1 1030 Lookout Drive, A/K/A 1030 Lookout Drive, Scranton, PA 18504

Dimensions: 1.005 Acres

Assessment Map #: 1440102000201

Assessed Value figure: \$8,000.00

Judgment Amount: \$35,286.32

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 10

By virtue of a Writ of Execution filed to No. 2018-CV-565, M&T Bank v. Edward J Ruddy Jr. and William C. Conway, owner of property situate in Dunmore, Lackawanna County, Pennsylvania being 1604 Clay Avenue, Dunmore, PA 18512

Dimensions: 37X150X18X91X18X59

Property ID#: 14633020003

Assessed Value figure: \$20,000

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esq

Sheriff to collect: \$140,897.96

SALE 11

By virtue of a Writ of Execution filed to No. 18 CV 5821, JPMorgan Mortgage Acquisition Corp. vs. Shirley A. Evans owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1929 Amelia Avenue, Scranton, PA 18509

Dimensions: 61 X 58

Property ID#: 13509-040-026

Assessed Value Figure: \$6,500

Improvements Thereon: Residential Multi Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$92,832.17

SALE 12

By virtue of a Writ of Execution filed to No. 19CV39 M&T BANK vs. TIMOTHY J. RITTER, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania, being, 449 Gino Merli Drive Peckville, PA 18452, 10316020001,

Assessment Map #: 10316020001

Assessed Value Figure: \$4,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$60,797.30

BEING Lot Number Six (6) in Block Number Six (6) of Mrs. Emma A. Plummer's Addition to Peckville, Pennsylvania, said Lot being Fifty (50) feet front and rear, and One Hundred Fifty (150) feet in depth and bounded in front by Gino Merli Drive (formerly Ridge Road and/or Maple Street), Easterly by Crystal Street, in rear by a public alley and westerly by Lot Number Five (5) as reference to Map or Plot of said lots will more fully show.

SUBJECT to the same exceptions and reservations contained in prior deeds forming the chain of title.

SALE 13

By virtue of a Writ of Execution filed to No. 18 CV 6880 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006

NC5 vs. NICOLE SUMMA and MARK J. SUMMA, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being, 711 4th Street Dunmore, PA 18512, 14619020005, Assessment Map #: 14619020005
Assessed Value Figure: \$7,700.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$67,380.03

BEGINNING at a corner of an alley and fourth street; thence along said alley in an Easterly direction fifty (50) feet to a corner of land of Lorenzo Salvatore; thence in a Southerly direction along the land of Lorenzo Salvatore sixty (60) feet to a corner of land formerly of John J. Gibbons, now John Vidmosko; thence a Westerly direction along the land of John Vidmosko fifty (50) feet to Fourth Street aforesaid; thence in a Northerly direction along Fourth Street aforesaid sixty (60) feet to the place of Beginning.

SALE 14

BY VIRTUE of a Writ of Execution filed to No. 2019-00645 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. JOSEPH C. MERCADO

Real Estate: 166 EDGEWOOD DRIVE EAST, SOUTH ABINGTON TOWNSHIP, PA 18411

Municipality: SOUTH ABINGTON TOWNSHIP Lackawanna County, Pennsylvania

Dimensions: 90 x 133

See Instrument No. 201315690.

Assessment Map: 11102-010-03729

Assessed Value: \$24,000.00

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$203,758.17 (Total amount of Judgment)*

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

SALE 15

By virtue of a Writ of Execution No. 2019-00905 Wells Fargo Bank, N.A. v. Cynthia Ostrowski, Stephen J. Ostrowski owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 431 Ripple Street, Scranton, PA 18505-3227

Dimensions: 40 X 160

Assessment Map #: 16710030013

Assessed Value figure: \$7,000.00

Judgment Amount: \$21,941.12

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 16

By virtue of a Writ of Execution filed to No. 18 CV 6193 FREEDOM MORTGAGE CORPORATION vs. SAMANTHA STOLARIK and STEPHEN STOLARIK, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being, 198 Belmont Street Carbondale, PA 18407, 04510050006,

Assessment Map #: 04510050006

Assessed Value Figure: \$7,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$72,123.81

SALE 17

By virtue of a Writ of Execution filed to No. 18 CV 6576, Village Capital & Investment, LLC v. Allen Plotkin, owner of property situate in the city of Scranton, Lackawanna county, Pennsylvania being 315 East Locust Street, Scranton, PA 18505

Front: Irregular Depth: Irregular

Property ID #: 15619010032

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq.

Sheriff to Collect: \$59,642.57

SALE 18

By virtue of a Writ of Execution filed to No. 18CV3788 NATIONSTAR MORTGAGE LLC vs. MARTIN F. STIVALA A/K/A MARTIN STIVALA, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania, being, 506 Sheridan Street, Clark Summit, PA 18444 aka 506 Sheridan Avenue Clark Summit, PA 18411, 1000602003101,

Assessment Map #: 1000602003101,

Assessed Value Figure: \$13,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$53,167.16

Beginning At An Iron Pin On The Northwesterly Line Of Sheridan Avenue Being The Common Corner Of Lot No. 184 and Lot No. 185 As Shown On Plan Of Lots Known As "Summit Park" Surveyed For Wood, Harmon And Company By C.S. Miller, Civil Engineers, And Recorded In Lackawanna County (D.B. 87, Pg. 482); Thence Along The Common Line Dividing Lot No. 184 and Lot No. 185, North Forty-One Degrees And Forty-Two Minutes West (N 41 Degrees 42 Minutes W) One-Hundred Twenty-Five Feet (125.00 Feet) To An Iron Pin Corner On The Southeasterly Line Of Alley "B"; Thence Along The Southeasterly Line Of Alley "B" North Forty-Eight Degrees And Eighteen Minutes East (N 48 Degrees 18 Minutes E) Thirty Feet (30.00 Feet) To A Corner; Thence Along Line Of Lot No. 183 South Forty-One Degrees And Forty-Two Minutes East (S 41 Degrees 42 Minutes E) One-Hundred And Twenty-Five Feet (125.00 Feet) Passing Through A Party Wall Of An Existing Building To A Corner On The Northwesterly Line Of Sheridan Avenue; Thence Along The

Northwesterly Line Of Sheridan Avenue South Forty-Eight Degrees And Eighteen Minutes West (S 48 Degrees 18 Minutes W) Thirty Feet (30.00 Feet) To The Place Of Beginning. Containing 3,750 Sq. Ft. Of Land. Subject To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, If Any.

SALE 19

By virtue of a Writ of Execution filed to No. 18-CV-4529 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2004-J5) vs. GEORGE SCHIFTER Solely in His Capacity as Heir of Douglas Schifter Deceased, MATTHEW SCHIFTER Solely in His Capacity as Heir of Douglas Schifter Deceased, PAUL SCHIFTER Solely in His Capacity as Heir of Douglas Schifter Deceased and SELMA SCHIFTER Solely in Her Capacity as Heir of Douglas Schifter Deceased, owner(s) of property situate in Township of Lehigh, Lackawanna County, Pennsylvania, being, 94 Country Club Drive AKA 1091 Country Club Drive Thornhurst, PA 18424, 24500030022,

Assessment Map #: 24500030022

Assessed Value Figure: \$17,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$99,412.23

ALL that certain lot, piece or parcel of land situate and being in the Township of Lehigh, County of Lackawanna, Commonwealth of Pennsylvania, more particularly designated as Lot 1091, Section III on a plan of lots made as a result of a survey by EBECO ASSOCIATES, INC. as Civil Engineers, which survey is recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book Volume 16A at page 74, and is described as Lots of Pocono Resorts Enterprises, Inc.

SALE 20

By virtue of a Writ of Execution filed to No. 18cv1229 Broad Street Funding Trust I vs. Joan Jaditz, Known Surviving Heir of Helen F. Prezkop, Robert Jaditz, Known Surviving Heir of Helen F. Prezkop, Barbara Lamberski, Known Surviving Heir of Helen F. Prezkop, Susan Dixon, Known Surviving Heir of Helen F. Prezkop, Mary Lou Heron, Known Surviving Heir of Helen F. Prezkop, Stephen Jaditz, Known Surviving Heir of Helen F. Prezkop, Ted Jaditz, Known Surviving Heir of Helen F. Prezkop, and Unknown Surviving Heirs of Helen F. Prezkop owners of property Situate in NEWTON TOWNSHIP, LACKAWANNA COUNTY, PA BEING 1669 Summit Lake Road, Clarks Summit, Pennsylvania 18411

DWELLING KNOWN AS: 1669 SUMMIT LAKE ROAD, CLARKS SUMMIT, PA 18411.

TAX PARCEL NUMBER: PIN #: 12201010002

Title to said premises is vested in John F. Prezkop and Helen F. Prezkop, husband and wife by deed from Fritz Renner and Ruth M. Renner, husband and wife, dated October 27, 1960 and recorded October 27, 1960 in Deed Book 581, Page 198 Instrument Number 254971. The said John F. Prezkop died on November 23, 2007 thereby vesting title in his surviving spouse Helen F. Prezkop by operation of law. The said Helen F. Prezkop died on September 11, 2017 without a will or appointment of an Administrator, thereby vesting title in Joan Jaditz, Known Surviving Heir of Helen F. Prezkop, Robert Jaditz, Known Surviving Heir of Helen F. Prezkop, Barbara Lamberski, Known Surviving Heir of Helen F. Prezkop, Susan Dixon, Known Surviving Heir of Helen F. Prezkop, Mary Lou Heron, Known Surviving Heir of Helen F. Prezkop, Stephen Jaditz, Known Surviving

Heir of Helen F. Prezkop, Ted Jaditz, Known Surviving Heir of Helen F. Prezkop, and Unknown Surviving Heirs of Helen F. Prezkop by operation of law.

Assessment Map #: PIN #: 12201010002

Assessed Value figure: \$15,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$147,291.61

SALE 21

By virtue of a Writ of Execution filed to No. 18-CV-4516 Carrington Mortgage Services, LLC vs. Robert E. Wormuth and Lisa A. Wormuth, owners of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania being 516 Hickory Street, Old Forge, PA 18518

Property ID #: 17508020016

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$148,462.80 plus interest at the per diem rate of \$16.43 from November 20, 2018 until July 9, 2019.

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE BOROUGH OF OLD FORGE, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:
ALL THAT CERTAIN PARCEL OF LAND IN THE BOROUGH OF OLD FORGE LACKAWANNA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 714 PAGE 405 ID#17508020016, BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM GLADYS RUSSIN, JERRY Y. RUSSIN, AND LOVIE NESTERAK TO ROBERT E. WORMUTH AND LISA A. WORMUTH, DATED 07/15/2002 RECORDED ON 07/22/2002 IN BOOK 714, PAGE 405 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

SALE 22

By virtue of a Writ of Execution filed to No. 14 CV 6538 U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-EQ1, c/o Wells Fargo Bank, NA v Allen J. Exeter, Jr. owner(s) of property situate in Borough of Moosic, Lackawanna County, being 1310 Springbrook Avenue, Taylor, PA 18517

Dimensions: 6793 (SQFT)

Property ID #: 18503-030-01301

Assessed Value Figure: \$6,500.00

Improvements thereon: single family dwelling

Attorney: Meredith H. Wooters, Esquire; Scott A. Dieterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter

Sheriff to collect: \$146,358.01

SALE 23

By virtue of a Writ of Execution filed to No. 19 CV 1242, PENNYMAC LOAN SERVICES, LLC v. JASON TUTINO, owner of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 1607 COURT STREET, SCRANTON, PA 18504.

Dimensions: 0.20 Acres

Property ID #: 1341504000156

Assessed Value figure: \$24,575

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$228,803.71

SALE 24

By virtue of a Writ of Execution filed to No. 18 CV 3719, HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the Registered Holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE6, Asset Backed Pass-Through Certificates c/o Ocwen Loan Servicing, LLC v. Eugene E. Majewski and Mari J. Majewski a/k/a Mari Majewski., owner of property situate in Old Forge, Lackawanna County, Pennsylvania being 128 Seneca Drive, Old Forge, PA 18518.

Dimensions: 102X123X102X123

Property ID #: 17519070017

Assessed Value figure: \$28,500

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esq

Sheriff to collect: \$256,824.23

SALE 25

RAS Citron, LLC Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712, 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2 v. Brenda Jefferson a/k/a Brenda K. Jefferson COURT OF COMMON PLEAS LACKAWANNA COUNTY NO. 14CV2213

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE GOULDSBORO, LACKAWANNA COUNTY, PA:

BEING KNOWN AS:

95 CC DELBERT DRIVE GOULDSBORO, PA 18424

BEING PARCEL NUMBER: 22803-040021

PIN #: 22803040021

DIMENSIONS: 160 X 282 X 160 X 282

TOTAL VALUE: \$18375

IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS Citron, LLC Attorneys for Plaintiff

Robert Crawley, Esq. ID No. 319712

SALE 26

By virtue of a Writ of Execution No. 2019-00005 Lsf10 Master Participation Trust v. Mary Wesoloski owners of property situate in the SCRANTON CITY, 24TH, Lackawanna County, Pennsylvania, being 112 Penwood Drive, a/k/a 112 Penn Wood Drive, Scranton, PA 18505-3634

Dimensions: 65 X 119 X 65 X 115

Assessment Map #: 17706020001

Assessed Value figure: \$18,000.00

Judgment Amount: \$120,473.97

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 27

By virtue of a Writ of Execution No. 2019-00194 Wells Fargo Bank, N.A. v. Carolyn D. Shay owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1306 South Irving Avenue, Scranton, PA 18505-2450

Front: 27 feet, Depth: 150 feet

Assessment Map #: 16711060057

Assessed Value figure: \$5,000.00

Judgment Amount: \$30,572.22

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 28

By virtue of a Writ of Execution No. 18-CV-4543 Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP v. Megan E. Mccabe, Brian M. Mccabe owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, PA, being 161 Taroli Street, Old Forge, PA 18518-1952

Dimensions: 80 X 96 X 80 X 94 and 70 X 99 X 71 X 96

Assessment Map #: 17520-030-009 and 17520-030-00902

Assessed Value figure: \$22,600.00

Judgment Amount: \$126,274.65

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 29

By virtue of a Writ of Execution No. 2015-51357 Scott Township Sewer and Water Authority vs. Michael G. Mellner Rhoda O. Mellner United States of America. Michael G. Mellner, Rhoda O. Mellner and United States of America, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 103 Evelyn Avenue

Dimensions: 48X100

Property ID#: 06210-020-019

Assessed Value Figure: \$4,748.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,144.99

SALE 30

By virtue of a Writ of Execution No. 2014-52420 Scott Township Sewer and Water Authority vs. James Munley Carol Munley. James Munley and Carol Munley, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 6 Blakely Street

Dimensions: 60X85

Property ID#: 06215-030-036

Assessed Value Figure: \$7,500.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,709.82

SALE 31

By virtue of a Writ of Execution No. 2017-51746 Carbondale Area School District vs. Charles J. Lowe. Charles J. Lowe, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 349 Mill Street

Dimensions: 60X125

Property ID#: 04507-010-018

Assessed Value Figure: \$7,300.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,115.34

SALE 32

By virtue of a Writ of Execution No. 2017-52474 Carbondale Area School District vs. Linda Jacobino Samantha Snyder. Linda Jacobino and Samantha Snyder, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 96 Birkett Street

Dimensions: 30X60

Property ID#: 04514-010-04501

Assessed Value Figure: \$5,500.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,863.11

SALE 33

By virtue of a Writ of Execution No. 2019-01190 Freedom Mortgage Corporation v. Gary J. Delena, Jr owners of property situate in the THORNHURST TOWNSHIP, Lackawanna County, Pennsylvania, being 34 Magnolia Drive, a/k/a Magnolia Drive L-428, Thornhurst, PA 18424-8023

Dimensions: 80X140

Assessment Map #: 24103100012

Assessed Value figure: \$17,000.00

Judgment Amount: \$65,027.00

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

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 9, 2019 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 15, 2019**