

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, **MARCH 10, 2020** 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. Kaifeng Chen vs Qionq Chen. Qionq Chen, owner(s) of property situate in Clarks Summit Lackawanna County, PA being 528 Gladiola Drive

Dimensions: 11,000 square feet of land

Property ID #: 10016-030-001

Assessed Value figure: \$30,000

Improvements thereon:

Single family house

Attorney: Stacey Van Malden

Sheriff to collect: \$305,437.06

SALE 2

By virtue of a Writ of Execution filed to No. Kaifeng Chen vs Qin Liang Chen. Qin Liang Chen, owner(s) of property situate in Clarks Summit Lackawanna County, Pennsylvania being 327 Melrose Avenue

Dimensions: 90' x 125'

Property ID #: 09018-030-025

Assessed Value figure: 8600

Improvements thereon:

Single Family House

Attorney: Stacey Van Malden

Sheriff to collect: \$305,437.06

SALE 3

By virtue of a Writ of Execution No. 13-CV-6775 Santander Bank, N.A. v. Gerald G. Gawron, Marcella A. Gawron a/k/a Marcella Gawron owners of property situate in the Throop Borough, Lackawanna County, PA, being 846 Adams Court, Throop, PA 18512-1121

Dimensions: 30 X 115

Assessment Map #: 1250301002801

Assessed Value figure: \$3,860.00

Judgment Amount: \$370,163.11

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 4

By virtue of a Writ of Execution No. 19-CV-3867 US Bank, National Association, as Trustee for Mastr Asset Backed Securities Trust 2006-He2, Mortgage Pass-Through Certificates, Series 2006-He2 v. Joy Baron, Timothy Baron owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 142 Lincoln Avenue, Carbondale, PA 18407-2170

Dimensions: 60 X 120

Assessment Map #: 05506010017

Assessed Value figure: \$11,000.00

Judgment Amount: \$65,825.89

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 5

By virtue of a Writ of Execution No. 18-CV-3705 Wells Fargo Bank, N.A. v. Cosmo F. Salerno owners of property situate in the SOUTH ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 135 Burcher Avenue, A/K/A 135 Burcher Street L 17, Clarks Summit, PA 18411-9082

Dimensions: 75X150X75X150

Assessment Map #: 1120602002701

Assessed Value figure: \$14,750.00

Judgment Amount: \$337,584.10

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 6

By virtue of a Writ of Execution No. 2019-04057 Freedom Mortgage Corporation v. James E. Gavern, III, Cheryl Ann Gavern owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 832 North Main Avenue, a/k/a 832 North Main Avenue L 7, Scranton, PA 18504-1517

Dimensions: 40X148X40X145

Assessment Map #: 14511020010

Assessed Value figure: \$16,000.00

Judgment Amount: \$62,637.67

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 7

By virtue of a Writ of Execution No. 2019-04967 Wells Fargo Bank, N.A. v. Darlene Leahy owners of property situate in the CARBONDALE CITY, 1ST, Lackawanna County, PA, being 190 Fallbrook Street, Carbondale, PA 18407-1854

Front: 40 feet, Depth: 150 feet, containing 6,000 Square Feet

Assessment Map #: 04412020020

Assessed Value figure: \$6,700.00

Judgment Amount: \$82,440.14

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 8

By virtue of a Writ of Execution No. 18-CV-2329 US Bank Trust National Association, Not in Its Individual Capacity But Solely as Owner Trustee for Vrmgt Asset Trust v. Rodney T. Williams, Gina M. Williams owners of property situate in the FELL TOWNSHIP, Lackawanna County, Pennsylvania, being 1 43rd Street, Carbondale, PA 18407-1001

Dimensions: 50 X 115 X 50 X 116

Assessment Map #: 04501010039

Assessed Value figure: \$17,500.00

Judgment Amount: \$97,368.53

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 9

By virtue of a Writ of Execution No. 19-CV-6009 Wells Fargo Bank, N.A. v. Mary Powell-Elleby, Geoffrey Ioannidis owners of property situate in the SCRANTON CITY, 5TH, Lackawanna County, Pennsylvania, being 234-236 South Edwards Court, Scranton, PA 18504

Dimensions: 31 X 75 X 44 X 75

Assessment Map #: 1560602002001

Assessed Value figure: \$5,500.00

Judgment Amount: \$4,989.15

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 10

By virtue of a Writ of Execution No. 19 CV 4936 Wells Fargo Bank, N.A. v. Mark Cooper, Brenda Cooper owners of property situate in the TAYLOR BOROUGH, Lackawanna County, PA, being 108 South Washington Street, A/K/A 108 Washington ST L202, Taylor, PA 18517-1788

Dimensions: 50 X 150

Assessment Map #: 16614060025

Assessed Value figure: \$14,000.00

Judgment Amount: \$101,202.26

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 11

By virtue of a Writ of Execution filed to No. 2019-04165 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. GLORIA BROUSSARD as Administratrix of the Estate of Walter Saavedra, Deceased, owner(s) of property situate in Second Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 1803 Brick Avenue, Scranton, PA 18508

Assessment Map #: 13408030045

Assessed Value Figure: \$15,800.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$94,592.31

BEGINNING at a new corner in the Northeasterly fence line of Oak Street, said corner being located North 13 10 W, 76.26 feet along said Northeasterly fence line of Oak Street from its intersection with the Northwesterly knee line of Brick Avenue, said corner being also the Westerly corner of the parcel of land first herein described; thence along the Northwesterly boundary line of the parcel of land first herein described, being a boundary line parallel to and 3.50 feet Southeasterly from the Southeasterly exterior wall of the two story dwelling at 410 Oak Street and extending through the rear of the two story dwelling at 1803 Brick Avenue North 77 degrees 14 minutes East 79.40 feet to a corner at the end of a wood and wire fence, said corner being located North 12 degrees 42 minutes West 77.32 feet from the aforementioned Northwesterly fence line of Brick Avenue; thence from said corner North 12 degrees 42 minutes West 1 1.08 feet to a new corner in a wood and wire fence; thence along said wood and wire fence South 79 degrees 53 minutes West 38.44 feet to a point in the rear Northeasterly exterior wall of the two story dwelling at 410 Oak Street; thence along said wall South 12 degrees 46 minutes East 9.35 feet to the corner of said dwelling at the side or Southeasterly exterior wall aforementioned; thence along said Southeasterly wall of said dwelling and the extension of the line thereof South 77 degrees 14 minutes West 41 feet to a corner in the aforementioned Northeasterly fence line of Oak

Street; thence along said Northeasterly fence line of Oak Street South 13 degrees 10 minutes East 3.50 feet to the place of beginning.

SALE 12

By virtue of a Writ of Execution filed to No. 2019-00296 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. STEPHANIE A. KOVALESKI and MICHAEL W. KOVALESKI, owner(s) of property situate in Borough of Jermyn, Lackawanna County, Pennsylvania. Being: 102 Raymond Drive, Jermyn, PA 18433

Assessment Map #: 0731601000106

Assessed Value Figure: \$19,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$186,659.58

Beginning at a point, said point being on the westerly side of Raymond Drive West, said point being where Lots 5 and 6 on the plot of Rushbrook Acres Development have a common corner on the said road;

Thence along the line dividing Lots 5 and 6 of the said development, S. 26 degrees 35 minutes 00 seconds W., a distance of 125.00 feet to an iron pin in the line of an unopened street in Jermyn Borough;

Thence along the same N. 63 degrees 25 minutes 00 seconds W. a distance of 80.00 feet to an iron pin for corner at a point common to Lots 5 and 6 and lands now or formerly of said unopened street;

Thence along the line dividing Lots 6 and 7 of the said development, N. 26 degrees 35 minutes 00 seconds E., a distance of 125.00 feet to an iron pin for corner on the said westerly right-of-way of said Raymond Drive;

Thence along the said drive, S. 63 degrees 25 minutes 00 seconds E., a distance of 80.00 feet to the point and place of beginning.

SALE 13

By virtue of a Writ of Execution filed to No. 2019-05107 M&T BANK S/B/M M&T MORTGAGE CORPORATION vs. THOMAS CAMPIONE, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 2229-2231 Boulevard Avenue, Scranton, PA 18509

Assessment Map #: 13510060011

Assessed Value Figure: \$11,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$1,694.96

BEING Lot Number Two (2) on the line of lands of the Ridge Turnpike Company, commonly known as the Boulevard, and now known as Boulevard Avenue, on the Plot of J.K. Joehier's Addition to the City of Scranton, known as "Praecipice Point", a map of which is recorded in map Book 1, Page 72, in the Office of the Recorder of Deeds of Lackawanna County. Said lot is forty (40) feet in width in front and rear and extending in depth one hundred ten (110) feet, more or less, from said Boulevard to the Lackawanna River.

SALE 14

By virtue of a Writ of Execution filed to No. 19CV2224 LAKEVIEW LOAN SERVICING, LLC vs. MARTIN F. CASEY JR and NICOLE M. CASEY, owner(s) of property situate in OLD FORGE, Lackawanna County, Pennsylvania. Being: 2 Kohler Avenue, Old Forge, PA 18518

Assessment Map #: 17605050002

Assessed Value Figure: \$14,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$175,595.03

Being Lots Numbers One (1) and Two (2) in Block Thirty-five (35) as designated on Map of Rendham Heights recorded in the Office of the Recorder of Deeds in and for the County of Lackawanna in Map Book No. 4, Page 96. Said lots front on Kohler Avenue in the Borough of Old Forge.

SALE 15

By virtue of a Writ of Execution filed to No. 19 cv 2757 LAKEVIEW LOAN SERVICING, LLC vs. LAURA C GROSVENOR and DAVID J. GROSVENOR, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being:

1818 Dickson Avenue, Scranton, PA 18509

Assessment Map #: 13513030002

Assessed Value Figure: \$8,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$66,298.59

Commencing at a point on the Easterly side of Dickson Avenue, said point being sixty-six (66) feet Northerly of the rear line of Lot No. 1 in Block H as designated on the Plot of Lots of William Von Storch as laid out on the Joshua Griffin Farm by Henry J. Phillips; thence in a Southerly direction along said Dickson Avenue a distance of thirty-six (36) feet to a point; thence in an Easterly direction parallel to the rear line of said lot No. 1 in Block H as a distance fifty (50) feet to a point, in the division line between Lots 1 and 2 in said Block H; thence at right angles in a Northerly direction along the Easterly line of said Lot No. 1 a distance of thirty-six (36) feet more or less to a point, said point being in line of the fence between properties now or formerly of Anna Belle Emery and lands now or formerly of Robert S. Sherwin; thence along said division line in a Westerly direction at right angles to last mentioned course a distance of fifty (50) feet to the Easterly side line of Dickson Avenue, the place of beginning. Said last mentioned line is the division line designated in an Agreement between Robert S. Sherwin and Margaret Sherwin, his wife, Cora J. Slocum, widow, and Anna Belle Emery and Merton J. Emery, her husband, dated January 12, 1917 and recorded in Lackawanna County in Deed Book 279 at page 409.

SALE 16

By virtue of a Writ of Execution filed to No. 19 CV 4533, CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA v. Michael J. Houser, owner(s) of property situate in Borough of Jessup, Lackawanna County, Pennsylvania, being 506 Church Street, Jessup, PA 18434.

Dimensions: 4,360 square feet

Property ID #: 11506-070-003

Assessed Value figure: \$13,000.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$38,164.00

SALE 17

By virtue of a Writ of Execution filed to No. 19 CV 4751, CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA v. Betty Beahan a/k/a Elizabeth L. Beahan, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being 317 Wallace Road a/k/a 1.63 Acres Crystal Lake Road, Carbondale, PA 18407.

Dimensions: 1.63 acres

Property ID #: 02403-010-00501

Assessed Value figure: \$12,000.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$114,808.30

SALE 18

By virtue of a Writ of Execution filed to No. 19 CV 5128 Bayview Loan Servicing, LLC vs. John Nazar and Kathleen Nazar, owners of property situate in Dunmore Borough, Lackawanna County, Pennsylvania being 505 Meade Street, Dunmore, PA 18512

Assessment Map #:

14620-020-040

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 19

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY First National Bank of Pennsylvania, Successor to Community Bank & Trust Co. NO. 19 CV 2808

PARCEL #: 05509-010-016

IMPROVEMENTS THEREON CONSIST OF: SINGLE FAMILY DWELLING

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF JOSEPH D. BRENZEL AND SHARON A. BRENZEL

ASSESSMENT MAP #: 05509-010-016

ASSESSED VALUE: \$6,000.00

SALE 20

By virtue of a Writ of Execution filed to No. 19-6131 JGB Collateral, LLC vs John Rochon and Donna Rochon, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 904 Richmond St.

Dimensions: 96 ft x 40 ft, 3840 sq ft

Property ID #: 13514-030-001

Assessed Value figure: \$40,000

Improvements thereon: Residential Single Dwelling

Attorney: White and Williams LLP c/o James Vandermark

Sheriff to collect: \$6,357,452.09

SALE 21

BY VIRTUE OF A WRIT OF EXECUTION NBT BANK, NA, formerly PENNSTAR BANK, a division of NBT BANK, NA now by assignment, CNB REALTY TRUST, Sue Ann Suppy is the owner of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania. Being: 441 Hickory Street, Peckville, PA 18452

Assessment Map #:

10413 050 025

Assessed Value Figure: 8,900

Improvements Thereon: improved real estate

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

Sheriff to collect: \$55,443.88 (plus costs)

SALE 22

By virtue of a Writ of Execution filed to No. 2018-05205 MTGLQ Investors, LP v Alan J. Kortawy, AKA Alan Kortawy; Marisa A. Kortawy, AKA Marisa Kortawy owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 629 Sherwood Avenue, Dunmore, PA 18512

Dimensions: 38X113X38X113

Property ID #: 14705020057

Assessed Value Figure: \$7,000.00

Improvements thereon:

Single family dwelling

Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$84,294.45

SALE 23

By virtue of a Writ of Execution filed to No. 2018-01224 Midfirst Bank, A Federally Chartered Savings Association v Thomas E. Davis, Jr. owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania being 405 Boulevard Avenue, Dickson City, PA 18519

Dimensions: 43X150X43X146

Property ID #: 12412010044

Assessed Value Figure: \$7,000.00

Improvements thereon:

Single family dwelling

Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$102,450.22

SALE 24

By virtue of a Writ of Execution filed to No. 2015-01235 HSBC Bank USA, National Association as Trustee for GSAA Home Equity Trust 2005-7 c/o Wells Fargo Bank, N.A. v Unknown Heirs and/or Administrators of the Estate of Gloria J. Sakawat, AKA Gloria Sakawat; Theresa Smith, as believed Heir and/or Administrator to the Estate of Gloria J. Sakawat, AKA Gloria Sakawat; Jermaine Loughney, as believed Heir and/or Administrator to the Estate of Gloria J. Sakawat, AKA Gloria Sakawat; Brian Ligi, as believe Heir and/or Administrator to the Estate of Gloria J. Sakawat, AKA Gloria Sakawat; Jennifer File, as believed Heir and/or Administrator to the Estate of Gloria J. Sakawat, AKA Gloria Sakawat; Jonathan Bell, as believed Heir and/or Administrator to the Estate of Gloria J. Sakawat, AKA Gloria Sakawat; Christine McFalls, as believed Heir and/or Administrator to the Estate of Gloria J. Sakawat, AKA Gloria Sakawat owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania being 1541 Country Club Road, AKA 38 Country Club Road, Scott Township, AKA Jermyn, PA 18433

Dimensions: 1.4A

Property ID #: 0510201001801

Assessed Value Figure: \$12,000.00

Improvements thereon:

Single family dwelling

Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$150,053.61

SALE 25

By virtue of a Writ of Execution filed to No. 19CV3158 Bank of America, N.A. vs. Walter Balsavage, Known Surviving Heir of Roseanne M. Balsavage and Unknown Surviving Heirs of Roseanne M. Balsavage owners of property Situate in Springfield Township, Lackawanna County, PA BEING 217 Vine Street, a/k/a Rear 217 Vine Street, Old Forge, Pennsylvania 18518 DWELLING KNOWN AS: 217 VINE STREET, A/K/A REAR 217 VINE STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL #: 17512-050-05004

Title to said premises is vested in Roseanne M. Balsavage by deed from Catherine Donati, widow dated August 18, 1999 and recorded August 20, 1999 in Deed Book 133, Page 741. The said Roseanne M. Balsavage died on April 28, 2018 without a will or appointment of an Administrator, thereby vesting title in Walter Balsavage, Known Surviving Heir of Roseanne M. Balsavage and Unknown Surviving Heirs of Roseanne M. Balsavage by operation of law.

Assessment Map #: 17512-050-05004

Assessed Value figure: \$173,110

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$44,485.45

SALE 26

By virtue of a Writ of Execution filed to No. 2019-04289 Nationstar Mortgage LLC d/b/a Mr. Cooper v. Linda M. O'Neill and Kathleen Wheeler owner(s) of property situate in Scranton Lackawanna County, Pennsylvania Being 339 Ferdinand Street, Scranton, PA 18508

ALL that certain lot or piece of land situate in Providence in the City of Scranton, County of Lackawanna and State of Pennsylvania, known and designated as Lot No. 73 on Ferdinand Street on a certain property entitled "Electric City Park" according to a survey of the same made in August, 1892 by Louis Van Duyne, engineer and surveyor, a map of which is recorded in the office for the recording of Deeds in Lackawanna County in Deed Book No. 111 Page 1, being Twenty-five (25) feet in front and Twenty-five (25) feet in rear, and One hundred and fourteen and fifty-three one hundredths (114.53) feet deep, fronting on the South side of and lying at right angles with Ferdinand Street, and the West side of said Lot is distant Westerly Five hundred feet (500) from the West side of Summit Street. This Lot is bounded on the North by Ferdinand Street; on the South by land of Anthony Vesoski; on the East by other land of the Grantor; on the West by land of Daniel P. O'Niell.

ALSO that certain Lot of piece of land situate in Providence in the City of Scranton, County of Lackawanna and State of Pennsylvania, known and designated on the City Atlas Assessment Map for the City of Scranton as Lot No. 19, Block No. 68, on Ferdinand Street, "Electric City Park Section". This same Lot is known and designated as Lot No. 71 on a map of lots as surveyed by Louis Van Duyne, engineer and surveyor which map is recorded in the office for the recording of Deeds for Lackawanna County in Deed Book No. 111, Page 1, being Twenty-five (25) feet in front, Twenty-five feet in rear, and One hundred and fourteen and Fifty-three one hundredths (114.53) feet deep, situate on the Southerly side of and lying at right angles with Ferdinand Street, and the Westerly side line of the Lot is distant Two hundred and fifty feet (250) Easterly from the East side of Cross Street (now known as Ralph Street on the City Atlas Assessment Map) with the appurtenances. Bounded on the North by Ferdinand Street; on the South by land now or late of James Wysocki; on the East by land now or late of Dominick Gerrity; on the West by other land of the Grantor.

Property ID #: 13412010038

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$87,530.59, plus interest and costs

SALE 27

By virtue of a Writ of Execution filed to No. 18-CV-771, Citizens Savings Bank vs. Linda A. McHale, a/k/a Linda McHale, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 630 East Market Street:

Dimensions: 41 x 140

Property ID #: 135.13-030-010

Assessment Value: \$11,000.00

Improvements thereon:

Single Dwelling

Attorney: David K. Brown, Esquire, Dana M. Zlotucha, Esquire KREDER BROOKS HAILSTONE LLP 220 Penn Avenue, Suite 200 Scranton, PA 18503 (570)346-7922

Sheriff to collect: \$55,386.06*

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

SALE 28

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-381-9549
rcrawley@rasnj.com DITECH FINANCIAL LLC v. THOMAS FOY COURT OF COMMON PLEAS LACKAWANNA
COUNTY NO: 2019-04716

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF CARBONDALE,
LACKAWANNA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 93-95 MAIN STREET CHILDS, PA 18407

PIN: 06410030011

DIMENSIONS: 59 X 100

TOTAL VALUE: \$10000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: RAS Citron, LLC – Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712

SALE 29

RAS Citron, LLC – Attorneys for Plaintiff Robert Crawley, Esquire, Id. No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ
08054 855-381-9549 rcrawley@rasnj.com NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY
v. JOYCE LEYSHON, IN HER CAPACITY AS HEIR OF ELIZABETH M. COLLINS; MARY COX A/K/A MARY
BRUDER A/K/A MARY KERN, IN HER CAPACITY AS HEIR OF ELIZABETH M. COLLINS; LORRAINE COLLINS, IN
HER CAPACITY AS HEIR OF ELIZABETH M. COLLINS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH M.
COLLINS. COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-03460

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF MOOSIC, LACKAWANNA
COUNTY, PENNSYLVANIA: BEING KNOWN AS: 834 WOODLAWN AVENUE MOOSIC, PA 18507

PIN: 18513040027

DIMENSIONS: 96 X 125 X 96 X 125

TOTAL VALUE: \$14000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: RAS Citron, LLC – Attorney for Plaintiff Robert Crawley, Esquire, ID No. 319712

SALE 30

By virtue of a Writ of Execution filed to No. 2019-04752 Bayview Loan Servicing, LLC, a Delaware Limited Liability
Company vs. Elmer Paul Cherney, II; Michelle Marie Cherney, owner(s) of property situated in Borough of Dunmore
Lackawanna County, Pennsylvania being 508 Boyle Street, Dunmore, PA 18512

Dimensions: 45X133X45X135

Assessment Map #: 14608050039

Assessed Value figure: \$8,500.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$61,789.47

SALE 31

By virtue of a Writ of Execution filed to No. 2019-05126 The Bank of New York Mellon F/K/A The Bank of New York as
successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR6
Mortgage Pass-Through Certificates Series 2006-AR66 vs. Peter Brandis; Margarita Brandis, owner(s) of property situated in
Township of Clifton Lackawanna County, Pennsylvania being 38 Lyman Lane f/k/a 900 Lyman Lane, Gouldsboro, PA 18424

Dimensions: 98X222X98X222

Assessment Map #: 23302080006

Assessed Value figure: \$29,500.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$325,780.33

SALE 32

BY VIRTUE of a Writ of Execution filed to No. 2019-02281 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. AMY L. MARTA

Real Estate: 1055 Euclid Avenue, Scranton, PA 18504

Municipality: 21st Ward - City of Scranton Lackawanna County, PA

Dimensions: 27 x 95 x 26 x 85

See Instrument: 2005-05549

Assessment Map: 13419020012

Assessed Value: \$7,000

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$47,975.47 (Total amount of Judgment)*

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

SALE 33

By virtue of a Writ of Execution No. 2013-53261 Scott Township Sewer and Water Authority vs. James A. Talarico Ann M. Talarico United States of America. James A. Talarico, Ann M. Talarico and United States of America, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 40 Jay Avenue

Dimensions: 75 x 105

Property ID #: 06215-010-030

Assessed Value Figure: \$1,500.00

Improvements thereon: RESIDENTIAL VACANT PROPERTY

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

Sheriff to Collect: \$8,228.37

SALE 34

By virtue of a Writ of Execution No. 2010-51963 Mid Valley School District and Public Asset Management, Inc., assignee of the Mid Valley School District vs. Michael Swierczek Donna Marie Swierczek. Michael Swierczek and Donna Marie Swierczek, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania, being: 806 Beechwood Drive

Dimensions: 60 x 100

Property ID #: 11405-040-00205

Assessed Value Figure: \$16,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,401.96

SALE 35

By virtue of a Writ of Execution No. 2016-55355 Abington Heights School District vs. Scranton, Downtown, L.L.C. Scranton Downtown, L.L.C., owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 502 Waverly Avenue

Dimensions: 1.847 Acres

Property ID #: 09002-060-032

Assessed Value Figure: \$47,000.00

Improvements thereon: RESIDENTIAL MULTI DWELLING PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Attorney for Plaintiff, Portnoff Law Associates, Ltd., (866)211-9466 DAVID D. DUGAN, Esquire, Attorney for Plaintiff, Portnoff Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$10,852.85

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 APRIL 10TH, 2020 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
DECEMBER 9, 2019**