

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 FRIDAY, **OCTOBER 15, 2021** 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. 18-CV-05780 CL45 MW LOAN 1, LLC, owner(s) of property situate in Second Ward Borough of Old Forge, Lackawanna County, Pennsylvania being 120 S. Keyser Avenue a/k/a 120 Keyser Avenue, Old Forge, PA 18518.

Property ID #: 16519 010 00503

Assessed Value Figure: Land Value \$4,250, Improvement Value \$16,750, TOTAL: \$21,000.00

Improvements thereon: single family dwelling

Attorney: Kimberly A. Bonner, Esq

Sheriff to Collect: \$75,398.87

SALE 2

By virtue of a Writ of Execution filed to No. 21 CV 79 FREEDOM MORTGAGE CORPORATION vs. STEVEN P. REED as Administrator of the Estate of JOHN A. REED AKA JOHN REED, Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 1090 Mohawk Street, Scranton, PA 18508

Assessment Map #: 12302020020

Assessed Value Figure: \$10,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$104,229.63

Situate in the Third Ward of the City of Scranton, County of Lackawanna and State of PA, said lot being represented and designated as Lot Number Fifteen (15) on Mohawk Street (formerly Tenth Street) on map of building lots on lands of Charles S. Weston known as the Clark Mines Property and being Ninety (90) feet in front on said Mohawk Street and fifty and one-half (50 ½) feet in rear and being One Hundred Eighteen (118) feet more or less in depth along the Northeasterly boundary line of said lot and One Hundred Seventeen (117) feet more or less along the Southwesterly boundary line thereof which is contiguous to a lot of land now or lately owned by Thomas Gilligan and described as Lot Number Fourteen (14) on said plot of lots.

SALE 3

By virtue of a Writ of Execution filed to No. 19CV5861 M&T BANK vs. CATHERINE A. ZURASKI and RICHARD G. ZURASKI, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania. Being: 30 Clark Avenue, Carbondale, PA 18407

Assessment Map #: 04510040025

Assessed Value Figure: \$8,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$106,632.34

BEGINNING at a corner in line of Lot No. 7, next to lot heretofore sold by E.T. Cure to George W. Norris; thence southerly along line of Lot No. 7 seventy-five (75) feet to the northerly line of Clark Avenue; thence westerly along said line of Clark Avenue fifty (50) feet to a corner of Lot No. 5 of the Reynolds and Lathrope Allotment, now or formerly of Charles O. Mellon; thence northerly along line of said Lot No 5 seventy-five (75) feet to the southerly line of land now or formerly of George W. Norris; thence in an easterly direction along line of land now or formerly of said George W. Norris fifty (50) feet to the place of beginning.

SALE 4

By virtue of a Writ of Execution filed to No. 20 Civil 3519, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I INC. Trust 2006-HE2 Mortgage Pass-Through Certificates, Series 2006-HE2 v. Bendex Properties, LLC and Tiffany F. Buck, owners of property situate in the 21st Ward of the City of Scranton, Lackawanna County, PA being 772 N. Lincoln Avenue, Scranton, PA 18504.

Front: 40 ft. Depth: 144 ft.

Property ID #: 14510040030

Assessed Value figure: \$11,000.00

Improvements thereon: Residential Real Estate

Attorney: Kenya Bates, Esquire

Sheriff to collect: \$169,085.19

SALE 5

By virtue of a Writ of Execution filed to No. 20-CV-4560 FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-3 vs. JANE E. BURROUGHES, owner(s) of property situate in Borough of Dunmore, Lackawanna County, PA. Being: 501 Dudley Street, Dunmore, PA 18512

Assessment Map #: 14615050003

Assessed Value Figure: \$9,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$129,843.03

All That Certain Piece or Parcel of Land Situate; Lying and Being in the Borough of Dunmore, County of Lackawanna and Commonwealth of PA, Bounded and Described as Follows, To Wit:

SALE 6

By virtue of a Writ of Execution, filed to No. 20-CV-3576 Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust B vs. Steven Christiano and Jami Wasilko owner of property situate in the City of Scranton, Lackawanna County, PA being 1624-1626 Price Street, Scranton, PA 18504 and 1628 Price Street, Scranton, PA 18504

Property ID #: 14513080023 & 14513080025

Assessed Value Figure: \$12,300.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$93,407.45, plus interest at the per diem rate of \$11.08 from May 17, 2021 until October 15, 2021

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF SCRANTON, LACKAWANNA\ COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM ROY GILGALLON AND LYNDY GILGALLON, DATED 06/30/06 RECORDED ON 7/7/06 IN INSTRUMENT NO. 200618994 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

SALE 7

By virtue of a Writ of Execution filed to No. 18-CV-05781 CL45 MW LOAN 1, LLC, owner(s) of property situate in Borough of Old Forge, Lackawanna County, PA being 1035 Robert Road, Old Forge, PA 18518

Property ID #: 16519 020 018

Assessed Value Figure: Land Value \$6,250, Improvement Value \$12,750 TOTAL: \$19,000

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esq

Sheriff to collect: \$75,398.87

SALE 8

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt.

Laurel, NJ 08054 Phone: (855) 225-6906 Fax: (866) 381-9549 ATTORNEYS FOR PLANTIFF chjans@raslg.com

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 STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-

THROUGH CERTIFICATES, SERIES 2004-8 Plaintiff v. JAMES P. BOSKET; AMY L. BOSKET Defendant(s)

COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2020-01876

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF OLYPHANT,

LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 113 HULL AVENUE OLYPHANT, PA 18447

PIN: 11410040012

DIMENSIONS: 41 X 63

TOTAL VALUE: \$9000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robert Flacco, Esquire ID No. 325024 rflacco@raslg.com Attorney for Plaintiff

SALE 9

By virtue of a Writ of Execution filed to No. 20-CV-4485 Kevin Cunningham vs. Nicole Fife, owner(s) of property situated in City of Scranton, Lackawanna County, PA being 220 Linden St, Apt 310, Scranton, PA 18503.

Assessment Map #: 1453-CON-01071

Assessed Value Figure: \$5,496

Improvements thereon:

A residential dwelling Condo Unit

Attorney: John J. McGovern, Esq.

Sheriff to Collect: \$71,116.40

SALE 10

By virtue of a Writ of Execution filed to No. 2021-00558 KeyBank, NA, s/b/m First Niagara Bank, NA (Plaintiff) v Debi Durling (Defendant(s)) owner(s) of property situate in City of Scranton, Lackawanna County, PA being 1433 Wyoming Avenue, Scranton, PA 18509

Dimensions: 40x187

Property ID #: 14605060017

Assessed Value Figure: \$10,000.00

Improvements thereon:

Single family dwelling

Attorney: Joseph E. DeBarberie, Esquire

Sheriff to collect: \$92,539.63

SALE 11

By virtue of a Writ of Execution filed to No. 21CV647 Pentagon Federal Credit Union (Plaintiff) vs. Sharon E. Thomas, Administrator of the Estate of Christopher Lepkowski (Defendant). Christopher Lepkowski, owner of property situate in Borough of Jessup Lackawanna County, PA being 534 2nd Avenue Jessup, PA 18434

Dimensions: 30x150, Residential single dwelling

Property ID #: 115060600422

Assessed Value figure: \$6600.00

Improvements thereon: Residential Single Dwelling

Attorney: Michelle Pierro, Esq,

PA ID# 317454, Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect: \$89,251.32

SALE 12

By virtue of a Writ of Execution filed to No. 2019-CV-4934, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Thomas J. Carroll, Sr., a/k/a Thomas J. Carroll, and Mary Anne Carroll, a/k/a Molly Carroll, Defendants and Owners of the property situate in the Borough of Moosic, Lackawanna County, PA, being known as 312 Glenmaura Drive, Moosic, PA 18507.

Containing 30,113 square feet of land more or less.

Property ID #: 19401-010-074

Assessed Value: \$38,000.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire

Sheriff to Collect: \$625,368.96

SALE 13

By virtue of a Writ of Execution filed to No. 19CV4058 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. DENISE FORD A/K/A DENISE V. FORD and MICHAEL FORD, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, PA. Being: 1330 1332 Jefferson Avenue, Dunmore, PA 18509

Assessment Map #: 14610020019

Assessed Value Figure: \$17,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$82,314.65

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Borough of Dunmore, in the County of Lackawanna, and State of Pennsylvania, and situated on Jefferson Avenue, being lot number twelve (12) in block number three hundred and sixteen (316) upon the plot or map of Walsh's addition to Scranton and Dunmore, said lot is forty (40) feet in width and one hundred and ninety (190) feet more or less in depth extending to the line of the property of O.S. Johnson. The measurement of the depth to commence ten (10) feet inside of the sidewalk with the right to enclose, use and occupy ten (10) feet in front of said lot for yard, vault, porch, cellarway, shrubbery or bay-window, but without the right to erect any buildings thereon. Excepting and reserving, however, to the legal owners thereof of all coal and minerals beneath the surface of said land with the right to mine and remove the same as they are reserved in deed for this land from Sebastian Greimel and wife to Caroline Smith, dated June 29, 1983, and recorded in Lackawanna County in Deed Book No. 100 Page 433.

SALE 14

Property of: The Estate of Susan Druther, a/k/a Susan L. Druther, Deceased, By Leslie Ann Acker, a/k/a Leslie Ann Gorel, Executrix and Leslie Ann Acker, a/k/a Leslie Ann Gorel, Individually

Execution No. 2021-CV-1349

Judgment Amount: \$38,588.32

MUNICIPALITY: 2nd Ward of the Borough of Mayfield

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE ESTATE OF SUSAN DRUTHER, A/K/A SUSAN L. DRUTHER, DECEASED, BY LESLIE ANN ACKER a/k/a LESLIE ANN GOREL, EXECUTRIX, AND LESLIE ANN ACKER A/K/A LESLIE ANN GOREL, INDIVIDUALLY, TO THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in the 2nd Ward of the Borough of Mayfield, County of Lackawanna, State of Pennsylvania, more fully described as follows:

Being more fully described in Deed dated September 17, 1987 and recorded September 21, 1987, in the Recorder of Deeds of Lackawanna County, PA, in Deed Book 1223, Page 659, and Deed of Release dated April 5, 2016 by Rebecca Ann Mursch in favor of Leslie Ann Gorel, now by marriage Leslie Ann Acker, recorded on April 21, 2016 in the Office of the Recorder of Deeds of Lackawanna County, Pennsylvania at Instrument No. 201605632.

Tax Parcel #: 07405-040-064

Acreage: Currently Unknown

Improvements/Address: Residential Structure commonly known as 610-612 Pine Street, Mayfield, PA 18433.

ATTORNEY: David W. Raphael, Corporate Counsel

ADDRESS: FIRST NATIONAL BANK OF PENNSYLVANIA 100 FEDERAL STREET, 4TH FLOOR PITTSBURGH, PA 15212 PHONE: 412-465-9718

Date: 6/1/21

FIRST NATIONAL BANK OF PENNSYLVANIA

By: David W. Raphael, Esquire Attorney for Plaintiff First National Bank of Pennsylvania

SALE 15

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST, successor in interest to PENN SECURITY BANK & TRUST CO. vs. THE ESTATE OF NORMA LIPMAN, through its Executor, Joseph LIPMAN, Docket No. 2020-CV-02716

Jack Lipman and Norma Arlene Lipman are the owners of property situate in Scranton, County of Lackawanna, Commonwealth of PA, Being 602 Taylor Avenue, Scranton, PA 18503

Assessment Map #: 15705-030-023

Assessed Value Figure: 17,000

Improvements Thereon: improved real estate with a residential single family dwelling

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

Sheriff to collect: \$93,202.91 (plus costs)

SALE 16

By virtue of a Writ of Execution filed to No. 20-472 The Fidelity Deposit & Discount Bank vs. 326 R. Hickory St, LLC, owner(s) of property situate in Peckville Lackawanna County, Pennsylvania being 326 R. Hickory St. Peckville, PA 18452

Dimensions: 32,636 sq. ft & 30,912 sq. ft

Property ID #: 10414 010 003 & 10414 010 052

Assessed Value figure: \$35,000.00

Improvements thereon:

Attorney: Cimini

Sheriff to collect: \$95,500.09

SALE 17

By virtue of a Writ of Execution filed to No. 2021-00754 Wells Fargo Bank, N.A. v Victor Martin owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1015 Marion Street, Scranton, PA 18509

Dimensions: 40x106

Property ID #: 14605050019

Assessed Value Figure: \$14,000.00

Improvements thereon: single family dwelling

Attorney: Joseph E. DeBarberie, Esquire

Sheriff to collect: \$115,421.44

SALE 18

By virtue of a Writ of Execution filed to No. 20 CV 1386, Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-WHQ2 v. The Unknown Heirs to the Estate of Thomas Terranella, deceased and Douglas M. Terranella, as Known Heir to the Estate of Thomas Terranella, deceased and Ronald L. Terranella, as Known Heir to the Estate of Thomas Terranella, deceased and David J. Terranella, as Known Heir to the Estate of Thomas Terranella, deceased, owner of property situate in Carbondale, Lackawanna COUNTY, PA being 23 Richmond Street, Carbondale, PA 18407.

Dimensions: 25X137X25X130

Being Premises: 23 Richmond Street, Carbondale, PA 18407

Improvements Consists of Residential Multi Dwelling

Parcel Nos. 04510020003 and 04510020004

Assessed Value Figure: \$5,500.00

Attorney: Andrew J. Marley, Esq.

Sheriff to Collect: \$75,231.94

SALE 19

By virtue of a Writ of Execution in Case Number: 2021-01297 Towd Point Mortgage Trust 2016-2, U.S. Bank National Association as Indenture Trustee (Plaintiff) vs. Denise Y. Bastian, As Administrator of the Estate of David Bastian aka David J. Bastian, Deceased (Defendant) Owner of the property situate in the City of Scranton, Lackawanna County, Pennsylvania being 637 River Street, Scranton, PA 18505

Dimensions of Parcel: 40 X 162

Property ID #: 15668020023

Assessed Value Figure: \$10,000

Improvements thereon: Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, David C. Onorato, Esquire 298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to Collect: \$53,095.06 plus costs, expenses, attorneys' fees and additional interest.

SALE 20

By virtue of a Writ of Execution filed to No. 19 CV 02641, U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust (Plaintiff) vs. Robert J. Ryan (Defendant) owner of a property situate in the City of Scranton, Lackawanna County, PA, being 610-612 Deacon Street, Scranton, PA 18509

Dimensions: 39X136

Property ID #: 13513020019

Assessed Value Figure: \$15,500

Improvements Thereon: Residential Multi Dwelling

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

Sheriff to collect: \$220,147.51

SALE 21

By virtue of a Writ of Execution filed to No. 20 CV 1740, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of CSMC 2019-RPL5 (Plaintiff) vs. Ashton Baney (Defendant) owner of a property situate in the Township of Fell, Lackawanna County, PA, being 130 Morse Avenue, Simpson, PA 18407

Dimensions: 50 X 250

Property ID #: 03519040035

Assessed Value Figure: \$11,500

Improvements Thereon: Residential Single Dwelling

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

Sheriff to collect: \$104,966.19

SALE 22

By virtue of a Writ of Execution filed to No. 21 CV 318, U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust (Plaintiff) vs. Estate of Lori Ann Farris (Defendant) owner of a property situate in the Borough of Olyphant, Lackawanna County, PA, being 618 Washington Avenue, Olyphant, PA 18447

Dimensions: 70X150

Property ID #: 1141904000139

Assessed Value Figure: \$17,000

Improvements Thereon: Residential Single Dwelling

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

Sheriff to collect: \$177,422.37

SALE 23

By virtue of a Writ of Execution filed to No. 20 CV 3839, U.S. Bank National Association, not in it individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT (Plaintiff) vs. The Estate of Stanley A. Koytek, et al. (Defendant) owner of a property situate in the Borough of Taylor, Lackawanna County, PA, being 222 Tate Street, Taylor, PA 18517

Dimensions: 60 x 100

Property ID #: 17605030037

Assessed Value Figure: \$11,000

Improvements Thereon: Residential Single Dwelling

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

Sheriff to collect: \$248,598.53

SALE 24

By virtue of a Writ of Execution No. 2017-51890 Scott Township Sewer and Water Authority (Plaintiff) vs. Mark G. Tunis (Defendant). Mark Tunis, owner of property situate in Scott Township, Lackawanna County, PA, being: 1310 Layton Road

Dimensions: 106X410X170X258X40X150

Property ID #: 10102-050-007

Assessed Value Figure: \$15,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$7,053.83

SALE 25

By virtue of a Writ of Execution No. 2016-55110 South Abington Township (Plaintiff) vs. James Holeva Frances Holeva (Defendants). James Holeva and Frances Holeva, owners of property situate in S. Abington Township, Lackawanna County, PA, being: 446 Edella Road

Dimensions: 100x120

Property ID #: 10101-020-00214

Assessed Value Figure: \$20,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$8,628.62

SALE 26

By virtue of a Writ of Execution No. 2017-52181 Carbondale Area School District (Plaintiff) vs. Stephen J. Lawless (Defendant). Stephen J. Lawless, owner of property situate in Carbondale, Lackawanna County, PA, being: 9 Harlem Avenue

Dimensions: 43x55x33x50

Property ID #: 05510-020-003

Assessed Value Figure: \$6,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,247.01

SALE 27

By virtue of a Writ of Execution No. 2018-50371 Carbondale Area School District (Plaintiff) vs. Joseph R. Liuzzo (Defendant).

Joseph R. Liuzzo, owner of property situate in Carbondale, Lackawanna County, PA, being: 13 9th Avenue

Dimensions: 40X60

Property ID #: 05529-020-037

Assessed Value Figure: \$8,422.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,143.42

SALE 28

By virtue of a Writ of Execution No. 2018-50651 Carbondale Area School District (Plaintiff) vs. Edward Russo, Basilisa Russo (Defendants). Edward Russo and Basilisa Russo, owners of property situate in Carbondale, Lackawanna County, PA, being:

78 Belmont Street

Dimensions: 30x80

Property ID #: 04514-010-026

Assessed Value Figure: \$7,500.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,082.99

SALE 29

By virtue of a Writ of Execution No. 2018-50182 Jefferson Township Sewer Authority (Plaintiff) vs. Armand N. Zangardi, III, Stephanie A. Fezuk (Defendants). Armand N. Zangardi, III and Stephanie A. Fezuk, owners of property situate in Jefferson

Township, Lackawanna County, PA, being: 4011 Fourth Avenue

Dimensions: 40,050 square feet

Property ID #: 15001-010-00157

Assessed Value Figure: \$25,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$7,071.66

SALE 30

By virtue of a Writ of Execution No. 2015-51331 Jefferson Township Sewer Authority (Plaintiff) vs. Patricia Barna (Defendant). Patricia Barna, owner of property situate in Jefferson Township, Lackawanna County, PA, being: 1401 Mt. Cobb

Road

Dimensions: 200X200X200X193

Property ID #: 15004-010-00604

Assessed Value Figure: \$22,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$8,484.00

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 15TH, 2021 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
JULY 5, 2021**