

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, FEBRUARY 7, 2017

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, FEBRUARY 7, 2017 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 NUMBER 1

By virtue of a Writ of Execution filed to No. 16 CV 4301 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR EQUIFIRST LOAN SECURITIZATION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-1 C/O OCWEN LOAN SERVICING, LLC v. LISA KRETSCHMER, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 2423 North Main Avenue, Scranton, PA 18508-2066.

Dimensions: 45X100

Property Identification #: 13505070051

Assessed Value: \$8,300

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$77,218.91

Jessica N. Manis, Esquire

Attorney

SALE NUMBER 2

By virtue of a Writ of Execution filed to No. 15-CV-5889 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2005-KS11 vs. KELLY ROTELL, VINCENT P ROTELL., owner of property situate in Borough of Archbald, Lackawanna County, Pennsylvania. Being 141 Spruce Street, Archbald, PA 18403

Dimensions: 61X106

Assessment Map #: 09517030013

Assessed Value: \$8125

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$120,926.94

Udren Law Offices, P.C.

Attorney

SALE NUMBER 3

By virtue of a Writ of Execution No. 15-CV-4760 WELLS FARGO BANK, N.A. F/K/A WACHOVIA MORTGAGE CORPORATION v. HEIDI A. RIEGGER owners of property situate in the CLARKS SUMMIT BOROUGH, Lackawanna County, Pennsylvania being 419 Hallstead Street, Clarks Summit, PA 18411-1421

Front: 60 feet, Depth: 122 feet, containing 7320 square feet.

Assessment Map #: 0901805000100

Assessed Value: \$12,100

Improvements thereon: Residential Property
Judgment Amount: \$78,318.69
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 4

By virtue of a Writ of Execution filed to No. 2016-02712 LSF8 MASTER PARTICIPATION TRUST vs. ANY AND ALL UNKNOWN HEIRS OF ANDY J. TEETER AND TAMMY JEAN TEETER, AKA TAMMY JEAN TEETER, owners of property situated in Blakely Borough, Lackawanna County, Pennsylvania being 320 Simpson Street, Peckville, PA 18452

Dimensions: 31x53x7x61x48x118, Single Dwelling

Property Identification #: 10413030014

Assessed Value: \$6,00.00

Improvements thereon: A single family dwelling

Sheriff to Collect: \$145,110.30

Keri P. Ebeck, Esquire, PA ID# 91298, Weltman, Weinberg & Reis Co., L.P.A.

Attorney

SALE NUMBER 5

By virtue of a Writ of Execution filed to No. 16 CV 2973 M&T BANK vs. JASON M. BARTOSCH A/K/A JASON BARTOSCH, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 230-232 Crown Avenue Scranton, PA 18505, 15717-010-066,

BEGINNING at the intersection of the Northwesterly building line on Crown Avenue with Northeasterly building line of Orchard Street;

THENCE in a Northwesterly direction along the Northeasterly building line on Orchard Street a distance of fifty-seven and five-tenths (57.5) feet to a corner;

THENCE in a Northeasterly direction at right angles to the Northeasterly building line on Orchard Street a distance of forty (40) feet to a corner in the dividing line between Lots Number 27 and 28 in said Block;

THENCE in a Southeasterly line between Lots Number 27 and 28 in said Block;

THENCE in a Southeasterly direction along said dividing line a distance of fifty-seven and five tenths (57.5) feet to a corner in the Northwesterly building line on Crown Avenue, and

THENCE in a Southwesterly direction along the Northwesterly building line on Crown Avenue, a distance of forty (40) feet to the place of beginning.

TOGETHER with the privilege of using (10) feet in front, or building line of said lot on Crown Avenue and ten (10) feet in front of the building line on Orchard Street for yard, vaults, porch or piazza, cellarway and bay window, but for no other purpose, the top of said vaults in no ease to be higher than the sidewalk in front of same.

Assessment Map #: 15717-010-066

Assessed Value: \$11,902.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$113,685.84

KML Law Group, P.C.

Attorney

SALE NUMBER 6

By virtue of a Writ of Execution filed to No. 16 CV 803 NATIONSTAR MORTGAGE LLC vs. DAWN QUINN owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 235 Dundaff Street Carbondale, PA 18407, 04509-020-022,

BEGINNING at a point on the Westerly fence line of Dundaff Street being the common corner of Lot 83 (Thomas Ayres and Catherine Brennan) and Lot 85 (Neary Lands); also being the Southerly edge of a stone wall marking the Easterly boundary of Neary Lands; thence along Lot No. 83 South 73 degrees 45 minutes West 76.0 feet, and North 69 degrees 45 minutes West 119.6 feet to a stake on said division line; thence through

lands of the Grantors herein North 4 degrees West 42.20 feet and North 86 degrees East 175.0 feet to a point on the Westerly edge of the aforementioned Dundaff Road; thence along Dundaff Road South 11 degrees 30 minutes East 77.0 feet to the place of beginning.

BEING the Southeasterly portion of Lot No. 85 on the D. & H. Outlots in the City of Carbondale.

Assessment Map #: 04509-020-022

Assessed Value: \$12,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$195,964.82

KML Law Group, P.C.

Attorney

SALE NUMBER 7

By virtue of a Writ of Execution filed to No. 16 CV 3556, NATIONSTAR MORTGAGE LLC vs. COSMO F. SALERNO, owner(s) of property situate in the Township of South Abington, Lackawanna County, Pennsylvania being 135 Burcher Avenue, Clarks Summit, PA 18411

Front: irregular Depth: irregular

Property Identification #: 11206-020-02701

Assessed Value: \$14,750.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$296,959.57

ANDREW J. MARLEY, Esq.

Attorney

SALE NUMBER 8

By virtue of a Writ of Execution No. 13-CV-00208 WELLS FARGO BANK, N.A. S/B/M WELLS FARGO HOME MORTGAGE, INC. v. CAROL L. KINSEY, MARK W. KINSEY owners of property situate in the CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania being 46 North Lehigh River Drive, a/k/a 1106 North Lehigh River Drive, Gouldsboro, PA 18424

Front: 75 feet, Depth: 211 feet, containing 15,825 square feet.

Assessment Map #: 23304-090-013

Assessed Value: \$19,000

Improvements thereon: Residential Property

Judgment Amount: \$86,799.76

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 9

By virtue of a Writ of Execution filed to No. 2016-02895 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3 vs. LAURA M. WASKO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 200 Dale Avenue.

Property Identification #: 144.02-050-046

Assessed Value: \$17,500

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$215,013.41 plus costs, expenses, attorneys' fees and additional interest.

Stephen M. Hladik, Esquire at Hladik, Onorato & Federman, LLP – 298 Wissahickon Avenue, North Wales, PA 19454.

Attorney

SALE NUMBER 10

By virtue of a Writ of Execution filed to No. 2016-03839 WELLS FARGO BANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC REMIC TRUST, SERIES 2008-

1 vs. STEPHEN A. WRIGHT A/K/A STEPHEN WRIGHT AND MICHELLE ANN FAMULARO-WRIGHT A/K/A MICHELLE WRIGHT, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1711 Hawthorne Street.

Property Identification #: 13418-050-029

Assessed Value: \$9,000

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$156,716.40 plus costs, expenses, attorneys' fees and additional interest.

Stephen M. Hladik, Esquire at Hladik, Onorato & Federman, LLP-298 Wissahickon Avenue, North Wales, PA 19454.

Attorney

SALE NUMBER 11

By virtue of a Writ of Execution filed to No. 16-4302 WILMINGTON SAVINGS vs. DAVID R. EVANS & DEBRA J. EVANS, owner(s) of property situate in Moscow, Lackawanna County, Pennsylvania, being R.R. #3 Box 3688

3.673 A

Property Identification #: 19602-030-00201

Assessed Value: \$30,000.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$415,266.70

Richard Squire

Attorney

SALE NUMBER 12

By virtue of a Writ of Execution filed to No. 14 CV 5973, VENTURES TRUST 2013-1-H-R BY MCM CAPITAL PARTNERS, LLC ITS TRUSTEE v. JAMES D. LEPPPO and DENISE LEPPPO, owner(s) of the property situate in SCRANTON, Lackawanna County, Pennsylvania being 1730 BULWER STREET, SCRANTON, PA 18504.

Size of Lot 75 X 112

Property ID #: 13418-050-036

Assessed Value: \$18,000.00

Improvements thereon: Residential property

Sheriff to Collect: \$164,916.53

Powers, Kirn & Associates, LLC

Attorney

SALE NUMBER 13

By virtue of a Writ of Execution filed to No. 16 CV 13 REVERSE MORTGAGE SOLUTIONS, INC. vs. SUSAN CAWLEY owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 231 Prospect Avenue, Scranton, Pennsylvania 18505

DWELLING KNOWN AS: 231 PROSPECT AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 15660020044

Title to said premises is vested in Susan Cawley by deed from SUSAN CAWLEY, PERSONAL REPRESENTATIVE AND SOLE BENEFICIARY OF THE ESTATE OF MARTHA L. RATCHFORD, DECEASED recorded March 31, 2011 in Deed Book Instrument No. 201106831.

Assessment Map #: 15660020044

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$103,405.86

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 14

By virtue of a Writ of Execution No. 2016-03433 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC v. LESLIE BELLES, III, AMANDA BELLES owners of property situate in the SCRANTON CITY, 15TH, Lackawanna County, Pennsylvania being 1709 Luzerne Street, & 1625 Luzerne Street, Scranton, PA 18504-2378

Front: 50 feet, Depth: 150 feet.

Assessment Map #: 14517010056

Assessed Value: \$20,000.00

Front: 50 feet, Depth: 70 feet.

Assessment Map #: 14517010059

Assessed Value: \$650.00

Improvements thereon: Residential Property

Judgment Amount: \$96,928.16

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 15

BY VIRTUE OF A WRIT OF EXECUTION issued by PEOPLES SECURITY BANK & TRUST successor in interest to PEOPLES NEIGHBORHOOD BANK, 15-cv-05087

Paul J. Calvert, Jr., is the owner of property situate in the Township of Newton, Lackawanna County, Pennsylvania.

being 1303 Winola Road, Clarks Summit, Pa

Assessment Map No. 0984 030 008

09804 030 009

Assessed Value Figure: 17,000

500

Improvements Thereon: single dwelling / vacant lot

Sheriff to Collect: \$293,259.48 (plus costs)

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 16

By virtue of a Writ of Execution filed to No. 2015-00486 CITIMORTGAGE, INC., vs. JAMES W. HARRIS, ORIGINAL MORTGAGOR AND REAL OWNER AND WENDY ANN HARRIS, ORIGINAL MORTGAGOR, owners of the property situate in the Scranton City, Lackawanna County, Pennsylvania being 326-328 Charles Street, Scranton, PA 18508

Front: Depth:

Assessment Map #: 12413-030-017

Assessed Value: \$_____

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$_____

Robert W. Williams, Esquire

Attorney

SALE NUMBER 17

BY VIRTUE of a Writ of Execution No. 4061-15-CV

Plaintiff: MIDFIRST BANK

Vs.

Defendant(s): PAUL VOTTA AND THE UNITED STATES OF AMERICA

Real Estate: 956 WHEELER AVENUE SCRANTON, PA 18510

Municipality: 10th Ward - City of Scranton
Lackawanna County, Pennsylvania
Dimensions: 50 x 170
Ref. No: 2005-14876
Assessment Map: 15706-070-016
Assessed Value: \$9,000
Improvements thereon: A residential dwelling house
Sheriff to Collect: \$119,299.17 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.
Attorney: Leon P. Haller, Esquire
Purcell, Krug & Haller

SALE NUMBER 18

By virtue of a Writ of Execution filed to No. 12-CV-5262 FIRST NATIONAL COMMUNITY BANK vs. DAVID J. EREMO AND GLORIA D. EREMO owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 2307 Prospect Avenue Scranton, PA 18505
Property Identification #: 167.14-050-008
Assessed Value: \$14,000.00
Improvements thereon: Single family dwelling
Sheriff to Collect: \$95,290.14
David B. Hiscox, Esquire
Attorney

SALE NUMBER 19

By virtue of a Writ of Execution No. 13-CV-1296 FEDERAL NATIONAL MORTGAGE ASSOCIATION v. JOSEPH J. TIMLIN, CHRISTINE K. TIMLIN owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 202 Hill Street, Scranton, PA 18508-2037
Dimensions: 73 X 68 X 132 X 87 containing 16,448 square feet.
Assessment Map #: 13505010037
Assessed Value: \$9,000
Improvements thereon: Residential Property
Judgment Amount: \$92,585.73
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 20

By virtue of a Writ of Execution filed to No. 16-CV-3354, WELLS FARGO BANK, NA v. ANDREA G. SEIFERT A/K/A ANDREA SEIFERT, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 727 REAR HICKORY STREET, SCRANTON, PA 18505. Size of Lot 40X78
Property Identification #: 15620-060-008
Assessed Value: \$7,000.00
Improvements thereon: Residential property.
Sheriff to Collect: \$40,611.34
Powers, Kirn & Associates, LLC
Attorney

SALE NUMBER 21

By virtue of a Writ of Execution filed to No. 2015-07197 WELLS FARGO BANK, N.A. v JOHN DUNLEAVY owners of property situate in City of Scranton, Lackawanna County, Pennsylvania being 733 Brook Street, Scranton, PA 18505
40X160
Property ID #: 167.07-060-018

Assessed Value: \$10,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$86,999.10

Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry and Holly N. Wolf

Attorney

SALE NUMBER 22

By virtue of a Writ of Execution No. 51043-10 NORTH POCONO SCHOOL DISTRICT vs. WYOMISSING, INC., owner(s) of property situate in Thornhurst Township, Lackawanna County, Pennsylvania, being:

R. Bear Lake Road

71.06 A

Property Identification #: 24601-060-003, 24601-060-008, 24601-060-010

Assessed Value: \$29,250.00

Improvements thereon: VACANT ACREAGE

Sheriff to Collect: \$12,111.58

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Attorney

SALE NUMBER 23

By virtue of a Writ of Execution filed to No. 16CV2660 BRANCH BANKING AND TRUST COMPANY vs. AVA MARIA A. WYSOWSKI owners of property Situate in Township of Abington, LACKAWANNA COUNTY, PENNSYLVANIA BEING 418 Highland Avenue, South Abington Township, Pennsylvania 18411 DWELLING KNOWN AS: 418 HIGHLAND AVENUE, SOUTH ABINGTON TOWNSHIP, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 10119-020-003

Title to said premises is vested in Ava Maria A. Wysowski by deed from BRANDON SANBORN AND MONICA DIANE SANBORN, HIS WIFE dated July 23, 2014 and recorded July 30, 2014 in Deed Book Instrument Number 201411337

Assessment Map #: 10119-020-003

Assessed Value: \$15,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$188,028.12

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 24

By virtue of a Writ of Execution No. 14-CV-1489 JPMORGAN CHASE BANK, N.A. v. ANN MARIE BONAFEDE owners of property situate in the TOWNSHIP OF CITY OF SCRANTON, 21ST, Lackawanna County, Pennsylvania being 1600 Pettibone Street a/k/a, 1600 Pettebone Street, Scranton, PA 18504-1828

Front: 96 feet, Depth: 126 feet.

Assessment Map #: 14510030014

Assessed Value: \$17,000.00

Improvements thereon: Residential Property

Judgment Amount: \$53,502.06

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 25

By virtue of a Writ of Execution filed to No. 2016-03839 WESTVUE NPL TRUST II vs. KAREN GUCWA, IN HER CAPACITY AS SURVIVING HEIR OF STANLEY H. GUCWA, DECEASED, UNKNOWN

SURVIVING HEIRS OF STANLEY H. GUCWA, DECEASED AND PNC BANK, owner(s) of property situate in Township of Lehigh, Lackawanna County, Pennsylvania being 141 Laurel Drive

Property Identification #: 2410306000103

Assessed Value: \$17,000

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$131,234.03 plus costs, expenses, attorneys' fees and additional interest.

Stephen M. Hladik, Esquire at Hladik, Onorato & Federman, LLP – 298 Wissahickon Avenue, North Wales, PA 19454.

Attorney

SALE NUMBER 26

By virtue of a Writ of Execution filed to No. 2016-4397, THE BANK OF NEW YORK MELLON ET. AL., vs. GARY L. DENAMEN & JENNIE L. DENAMAN, owner(s) of property situate in Township of Clifton, Lackawanna County, Pennsylvania, being 2902 Williams a/k/a 30 Williams Drive, Gouldsboro, PA 18424

234X200X234X200

Property Identification #: 2330201001008

Assessed Value: \$24000

Improvements thereon: Single Dwelling

Sheriff to Collect: \$192,448.39

Patrick J Wesner/Parker McCay PA

Attorney

SALE NUMBER 27

By virtue of a Writ of Execution filed to No. 2016-01780 NATIONSTAR MORTGAGE LLC vs. STEPHEN WILLIAMS; MARY SUMMA owner(s) of property situated in 6th Ward of the City of Scranton, Lackawanna County, Pennsylvania being 935 South Main Avenue, Scranton, PA 18504

40X129X40X123

Assessment Map #: 15613-070-011

Assessed Value: \$10,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$97,355.42

Sarah K. McCaffery, Esquire

Attorney

SALE NUMBER 28

By virtue of a Writ of Execution No. 16-CV-2246 WELLS FARGO BANK, N.A. v. GLORIA SNITZER owners of property situate in the Lackawanna County, Pennsylvania being 911 Woodmere Avenue, Dickson City, PA 18519

Front: 60 feet, Depth: 113 feet.

Assessment Map #: 11405-030-016

Assessed Value: \$17,000.00

Improvements thereon: Residential Property

Judgment Amount: \$91,775.86

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 29

By virtue of a Writ of Execution filed to No. 2014 CV 5344 WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT vs. KIMBERLY VADELLA owner(s) of property situate in CARBONDALE CITY, Lackawanna County, Pennsylvania being 123 Fallbrook Street Carbondale, PA 18407, 04416010008 & 04416010029,

PARCEL 1:

BEGINNING at a point being the southwesterly corner of lands conveyed to Michael Maida, et ux, by the Grantor herein, Deed Book 473, Page 460; thence South 3 degrees 15 minutes West 115.8 feet to a point; thence along the boundary line of Hudson Coal Company South 84 degrees 15 minutes East 162 feet to a point which is the boundary line of the Ellen Nealon lot; thence along the Ellen Nealon lot North 14 degrees 00 minutes East 99.5 feet to a point along the boundary line of the Ellen Holmes lot; thence along the Monahan boundary line North 62 degrees 40 minutes West 101 feet to a point being the southeast boundary line of the Maida property; thence South 48 degrees 8 minutes West 48.3 feet to a point along the same boundary line of the aforesaid Maida; thence North 68 degrees 18 minutes West 56.8 feet to the place of beginning.

TOGETHER with all of the Grantor;s right, title and interest in and to a strip of land 10 feet wide and 180 feet long immediately adjacent to a lot of land formerly owned by Mary Catherine DeLosky and now Phillip Curcio, et ux; from the southerly side of Fallbrook St. and in a southerly direction for a distance of 180 feet to the premises herein conveyed. Said strip of land having been reserved for ingress, egress and regress to the premises herein conveyed as set forth in a deed from Michael W. Scanlon to Michael Maida, et ux, dated August 3, 1947, Deed Book 473, page 460. Said 10 feet strip of land to be used jointly by the present grantee, their successors and assigns, and the said Michael Maida, et ux, their heirs and assigns, for the sole purpose of ingress, egress and regress and shall at all times be maintained and kept open by both parties. Any outbuilding trees or other minor obstacles now or presently existing upon said strip of land shall be removed by and at the discretion of the Grantees herein named, their heirs and assigns.

PARCEL 2:

BEGINNING at a point on the southerly side of Fallbrook St. which said place of beginning is South 57 degrees East 53 feet from the easterly corner of Lot 252 and being also the northwesterly corner of lands hereby conveyed and said point of beginning being further described as the northeast corner of land on Fallbrook St. formerly of Ann Delosky and now of Philip Curico; thence from said place of beginning along southerly side Fallbrook St. a distance of 106 feet, more or less, to lands now or formerly if Ellen Holmes; thence along said Holmes land South 29 ¼ degrees West 120.6 feet to a corner, thence by D & H Lot 265 previously conveyed to Catherine McHale North 65 ¾ degrees West 97.6 feet to land now or formerly of Delosky (indicated in Lackawanna County in Deed Book 257, page 389); thence along land formerly of Delosky and land herein conveyed a distance of 126.6 feet, more or less, to the southerly side of Fallbrook St., the place of beginning.

Property Identification #: 04416010008 & 04416010029

Assessed Value: \$4,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$195,183.91

KML Law Group, P.C.

Attorney

SALE NUMBER 30

By virtue of a Writ of Execution No. 16-CV-4029 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2006-WFHE3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WFHE3 v. DONNA MELVIN AND TERRY MELVIN owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 253 Charles Street, Scranton, PA 18508-1321

Front: 87 feet, Depth: 120 feet.

Assessment Map #: 1241701002106

Assessed Value: \$16,500.00

Improvements thereon: Residential Property

Judgment Amount: \$100,328.12

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 31

By virtue of a Writ of Execution filed to No. 2016-02508 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") v. DAVID R. BARNES AND MARY A. BARNES owners of property situate in the TOWNSHIP OF FELL, Lackawanna County, Pennsylvania being 281 Dundaff Street, Carbondale, PA 18407

ALL that certain piece or parcel of land, situate in the Township of Fell, Lackawanna County, Pennsylvania. Said Lot being seventy-five (75) feet wide in front on the westerly side of Dundaff Street, same in rear and about one hundred and sixty (160) feet in depth on the northerly side and about one hundred seventy two (172) feet in depth on the southerly side, and containing about 12,450 square feet of land more or less, and being bounded and described as follows, to wit: Northerly and southerly by other lands now or formerly of Jacob D. Schermerhorn, easterly by Dundaff Street and westerly by Fairview Street. Being party of the same lot of land which the Delaware and Hudson Canal Company conveyed to Jacob D. Schermerhorn by deed September 27th, 1890 and recorded in Lackawanna County Deed Book 76, Page 523. Expecting and reserving all Coal and mineral rights.

SUBJECT to the same reservations, restrictions, covenants, conditions and exceptions as are contained in the deeds forming the chain of title to said described premises.

Property Identification #: 04501020012

Assessed Value: \$8,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$74,998.11, plus interest and costs

Martha E. Von Rosenstiel, P.C.

Attorney

SALE NUMBER 32

By virtue of a Writ of Execution No. 16-CV-2600 NATIONSTAR MORTGAGE LLC v. PAUL M. SINKAUS owners of property situate in the CLARKS SUMMIT BOROUGH, Lackawanna County, Pennsylvania being 207 Midway Avenue, Clarks Summit, PA 18411-0000

Front: 120 feet, Depth: 140 feet.

Assessment Map #: 1001002003100

Assessed Value: \$16,000.00

Improvements thereon: Residential Property

Judgment Amount: \$173,485.39

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 33

BY VIRTUE OF A WRIT OF EXECUTION filed to No. 6821-CV-2015

Plaintiff: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-B SECURITIES MORTGAGE LOAN TRUST, SERIES 2007-AB1

Vs.

Defendant(s): GAIL M. GAMEZ AND DILVER K. GAMEZ-DIAZ

Real Estate: 417 South 10th Avenue, Scranton, PA 18504

Municipality: 15th Ward, City of Scranton

Lackawanna County, Pennsylvania

Dimensions: 50x141x50x139

See Deed Instrument #200627167

Assessment Map: 15606-040-032

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$85,059.07 (Total amount of Judgment)*

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

Leon P. Haller, Esquire

Purcell, Krug & Haller

Attorney

SALE NUMBER 34

By virtue of a Writ of Execution filed to No. 2238 CV 2015 THE HONESDALE NATIONAL BANK vs. MICHAEL H. HALL, HOLLY M. HULLAND, LINDA R. MARKS, owner(s) of property Situate in FELL TOWNSHIP, Lackawanna County, Pennsylvania being 312 A Dundaff, Carbondale, PA

110 x 150 x 90 x 150

Property Identification #: 03503010021

Assessed Value: \$19,500

Improvements thereon: Single Dwelling

Sheriff to Collect: \$136,780.35

Kimberly D. Martin, Esquire

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution filed to No. 2015-06253 PACIFIC UNION FINANCIAL vs. JOSEPH A. PELLICANO and KIMBERLY A. PELLICANO, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania being 92 West Swallow Street Olyphant, PA 18447, 11408-020-005, BEING know a Lot No, Six (6) (Duplicate No. 750, Year 1965), on Swallow Street, Ward 3, Olyphant Borough, on map of Queen City Heights Development dated March 3, 1964, recorded June 17, 1964 in Deed Book 606, Page 570, (Another map of Queen City Heights is intended to be duly recorded). Said land is eighty (80) feet in front on Swallow Street; the same width in the rear and is one hundred seven and five tenths (107.5) feet in depth and is improved with a dwelling and is situated on the southeasterly side of Swallow Street.

Assessment Map #: 11408-020-005

Assessed Value: \$15,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$173,736.40

KML Law Group, P.C.

Attorney

SALE NUMBER 36

By virtue of a Writ of Execution filed to No. 2016-04120 PNC BANK, NATIONAL ASSOCIATION vs. MARC GARDNER A/K/A MARC W GARDNER A/K/A MARC WILLIAM GARDNER, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania.

Being: 213 Stephen Ave, Scranton, PA 18505

Dimensions: 28 X 80

Assessment Map #: 156.12-030-016

Assessed Value: \$9000

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$109,671.92

Udren Law Offices, P.C.

Attorney

SALE NUMBER 37

By virtue of a Writ of Execution filed to No. 2016-CV-04767, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF CBA COMMERCIAL ASSETS, SMALL BALANCE COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 vs. BEHYAR POURATTARIAN, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 932 Prospect Avenue, Scranton, PA 18505, 50X150

Property Identification #: 15619060048

Assessed Value: \$24,600

Improvements thereon: Mixed use

Sheriff to Collect: \$138,242.59

Sarah A. Elia, Esq., 2000 Market Street, 13th Floor, Philadelphia, PA 19103

Attorney

SALE NUMBER 38

By virtue of a Writ of Execution filed to No. 16-CV-2143 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 AFC MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 1998-3 vs. ROBERT COSMARK; NOREEN COSMARK owner(s) of property situated in the Borough of Hyde Park, Lackawanna County, Pennsylvania being 507 Hampton Street, Scranton, PA 18504

55X133

Assessment Map #: 15610-050-034

Assessed Value: \$8,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$61,755.71

Sarah K. McCaffery, Esquire

Attorney

SALE NUMBER 39

By virtue of a Writ of Execution No. 16-CV-3455 WELLS FARGO BANK, N.A. v. DAVID MERRIFIELD owners of property situate in the 23RD WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 433 East Market Street, Scranton, PA 18508

Dimensions: 132 X 28 X 132 X 29

Assessment Map #: 13509040042

Assessed Value: \$6,500.00

Improvements thereon: Residential Property

Judgment Amount: \$17,939.91

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 40

By virtue of a Writ of Execution filed at No. 2016-CV-2037 PNC BANK, NATIONAL ASSOCIATION vs. WILLIAM R. HUGHES, JR. owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 302 Railroad Street, Scranton, Pennsylvania 18505

50 x 128

Assessment Map #: 15640-020-006

Assessed Value: \$9,500.00

Improvements thereon: TWO-FAMILY RESIDENTIAL DWELLING

Sheriff to Collect: \$77,787.85

BRETT A. SOLOMON, ESQUIRE; MICHAEL C. MAZACK, ESQUIRE, TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 41

By virtue of a Writ of Execution filed to No. 14-CV-733 U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF GSR MORTGAGE LOAN TRUST 2004-15F vs. DAVID D. VALENTI; UNITED STATES OF AMERICA, owner(s) of property situated in Borough of Moosic, Lackawanna County, Pennsylvania being 321 Glenmaura Drive, Moosic, PA 18507

126X219X145X250

Assessment Map #: 19302-010-045

Assessed Value: \$_____

Improvements thereon: a residential dwelling
Sheriff to Collect: \$661,396.00
Sarah K. McCaffery, Esquire
Attorney

SALE NUMBER 42

By virtue of a Writ of Execution filed to No. 16 cv 4812 THE BANK OF NEW YORK MELLON, ET AL vs. JOYCE K. CEREP, owner(s) of property situate in TOWNSHIP OF ELMHURST, County of Lackawanna, Pennsylvania,

BEING known as 107 ELMWOOD DRIVE, ELMHURST, PA 18416

ALL THAT CERTAIN lot of land situate in the Township of Elmhurst, County of Lackawanna and Commonwealth of Pennsylvania.

BEING, all of Lot Number 25 as shown on a Subdivision Plan of "Elmwood Estates" as prepared for Acker Associates, Inc., dated July 25, 1994, and recorded in the Office of the Recorder of Deeds in and for the County of Lackawanna in Map Book 6A at Page 2046.

Property Identification #: 1710302000325

Assessed Value: \$27,200.00

Improvements thereon: Residential Single Dwelling

Sheriff to Collect: \$70,465.87

ALICIA M. SANDOVAL, Esq.

Attorney

SALE NUMBER 43

By virtue of a Writ of Execution filed to No. 14-4924 FIRST NATIONAL BANK OF PENNSYLVANIA vs. WILLIAM & LINDA FITZGERALD, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania, being 309 Wheeler Ave

Property Identification #: 15754 020 012

Assessed Value: \$19,500

Improvements thereon: Single Dwelling

Sheriff to Collect: \$52,462.38

Sheils Law

Attorney

SALE NUMBER 44

By virtue of a Writ of Execution filed to No. 2016-4064 LOUMAR FAMILY LIMITED PARTNERSHIP vs. HANOVER HOMES NORTH CORPORATION, owner(s) of property situate in LOTS 103, 105, 112, 121, and 122 EUCLID AVENUE, VILLAGE AT TRIPP PARK, SCRANTON, PA 18504, Lackawanna County, Pennsylvania, Being, See attached Property Description

Property Identification #: PIN: Part of 13415-040-001

Namely 13415-040-01112

Namely 13415-040-01121

Namely 13415-040-01122

Namely 13415-040-01103

Namely 13415-040-01105

Assessed Value: \$263,720.00

Improvements thereon: None – Vacant Lots

Sheriff to Collect: \$319,204.62

Shawn P. Quinnan, Esquire

Attorney

SALE NUMBER 45

By virtue of a Writ of Execution filed to No. 16-104 CHRISTIANA TRUST vs. BARBARA CUTLER, owner(s) of property situate in Dalton, Lackawanna County, Pennsylvania, being 116 Brookside Rd a/k/a 310 Brookside Rd, Dalton , PA
110 x 300
Property Identification #: 0580301001600
Assessed Value: \$11,994
Improvements thereon: Single Dwelling
Sheriff to Collect: \$296,714.63
Stern & Eisenberg, P.C.
Attorney

SALE NUMBER 46

By virtue of a Writ of Execution filed to No. 2016-01063-P PNC BANK, NATIONAL ASSOCIATION vs. DAWN C. ENGROFF AND DEWEY W. ENGROFF, owner(s) of property situate in THIRD WARD, CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 96 Park Street, Carbondale, Pennsylvania 18407
42 X 148 X 35 X 148
Assessment Map #: 05505-070-025
Assessed Value: \$13,000.00
Improvements thereon: RESIDENTIAL DWELLING
Sheriff to Collect: \$92,461.78
BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ., TUCKER ARENSBERG, P.C.
Attorney

SALE NUMBER 47

By virtue of a Writ of Execution filed to No. 2016-02509-P PNC BANK, NATIONAL ASSOCIATION vs. MARK A. PHILLIPS, SR. A/K/A MARK A. PHILLIPS AND LUCILLE M. PHILLIPS, owner(s) of property situate in TOWNSHIP OF NEWTON, Lackawanna County, Pennsylvania being 2258 Port Royal Road, Clarks Summit, Pennsylvania 18411
150 X 291
Assessment Map #: 13103-010-00203
Assessed Value: \$16,500.00
Improvements thereon: RESIDENTIAL DWELLING
Sheriff to Collect: \$69,446.76
BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ., TUCKER ARENSBERG, P.C.
Attorney

SALE NUMBER 48

By virtue of a Writ of Execution filed to No. 15CV3651 LAKEVIEW LOAN SERVICING vs. MICHAEL P. REED, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being 1244 Bennett Street Old Forge, PA 18518
FIRST PARCEL:
ALL that certain piece, parcel or lot of land, situate, lying and being in the Borough of Old Forge, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at the Southeast corner on Bennett Street in Austin Heights; thence, South Forty-nine (49°) degrees, thirty-two (32) minutes west, one hundred fifty (15) feet;
Thence, North forty-one (41°) degrees, thirty (30) minutes West, forty-six (46) feet;
Thence, North forty-nine (49°) degrees, thirty-two (32) minutes East, one hundred fifty (150) feet;
Thence, South forty-one (41°) degrees, thirty (30) minutes West, forty-six (46) feet to the place of Beginning.
BEING Lot Number Fifteen (15) of Smith Estate as shown on map in Recorder's Office in Lackawanna County in Map Book Number One, Page 79. Coal and minerals excepted and reserved as in prior deeds comprising the chain of title.

SECOND PARCEL:

ALL that certain piece, parcel or lot of land situate in the Austin Heights Section, Second ward of the Borough of Old Forge, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bennett Street;

Thence, along the division line of Lots 14 and 15, South 49 degrees 32 seconds West, a distance of one hundred fifty (150) feet;

Thence, North 41 degrees 30 minutes West, twenty-five (25) feet to a point in the center of Lot 14;

Thence, North 49 degrees 32 minutes East, one hundred fifty (150) feet to a point on Bennett Street;

Thence, South 41 degrees 30 minutes East, twenty-five (25) feet to the place of beginning.

BEING the southeasterly one-half of Lot 14 as shown on a plot entitled "Smith Lots, Austin Heights, Old Forge Township" recorded in the Recorder of Deeds Office in Lackawanna County in Map Book 1, page 79.

UNDER AND SUBJECT to the same limitations, agreements, easements, exceptions, conditions, covenants, restrictions and reservations as the same are contained in the deeds, which form the chain of title.

Assessment Map #: 17506010006

Assessed Value: \$12,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$120,922.51

KML Law Group, P.C.

Attorney

SALE NUMBER 49

By virtue of a Writ of Execution No. 2016-02956 WELLS FARGO BANK, NA v. BRIAN C. MCAFEE A/K/A BRIAN MCAFEE, DENISE MCAFEE owner(s) of property situate in the SCRANTON CITY, 2ND, Lackawanna County, Pennsylvania being 1413 North Lincoln Avenue a/k/a 1413 1415 N. Lincoln Ave, Scranton, PA 18508-1816

Front: 40 feet, Depth: 125 feet, containing 5000 square feet.

Assessment Map #: 13415020023

Assessed Value: \$5650

Improvements thereon: Residential Property

Judgment Amount: \$138,801.26

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 50

By virtue of a Writ of Execution filed to No. 14-CV-4885 WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION v ERIN M. ADAMITIS A/K/A ERIN M. OVERHOLTZ, A/K/A ERIN OVERHOLTZ; DAVID F. OVERHOLTZ JR., A/K/A DAVID F. OVERHOLTZ owners of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1415 Fordham Ct, Scranton, PA 18509

41X90X55X126

Property ID #: 13517030024

Assessed Value: \$8,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$91,085.02

Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry and Holly N. Wolf

Attorney

SALE NUMBER 51

By virtue of a Writ of Execution filed to No. 2016-2050 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. PAMELA K. JACKSON, owner(s) of property situate in

Township of Benton, Lackawanna County, Pennsylvania being Rr 2 Box 2237 Aka 16204 Sr 407 Factoryville, PA 18419, 0290102000401,

BEGINNING at a point in the center of the Pennsylvania State Highway Legislative Route No. 35028, (Pennsylvania State Highway Route No. 407), formerly known as the Philadelphia and Great Bend Turnpike Road, leading from the village of Fleetville to Pennsylvania State Highway Legislative Route No. 57037. Said point of BEGINNING being Northeasterly along the center of said Pennsylvania State Highway Legislative Route No. 35028 a distance of two hundred seventy-seven and fifteen one-hundredths (277.15) feet from the Northwesterly corner of land of Anthony Josephite; thence through the land of Ernest D. Colombo and Angela L. Colombo, his wife, South seventy-three (73) degrees seventeen (17) minutes East for a distance of three hundred twenty-four and twenty-eight one hundredths (324.28) feet to a point; thence North sixteen (16) degrees thirty-nine (39) minutes East for a distance of two hundred twenty-three and twelve one-hundredths (223.12) feet to a point; thence North seventy-three (73) degrees thirty-three (33) minutes West for a distance of one hundred sixty and eighty-one one-hundredths (160.81) feet to a point; thence South twenty-six (26) degrees twenty-seven (27) minutes West for a distance of eighty-three and seventy-seven one-hundredths (83.77) feet to a point; thence North seventy-three (73) degrees seventeen (17) minutes West for a distance of one hundred fifty-five and ninety-four one-hundredths (155.94) feet to a point in the center of aforesaid Pennsylvania State Highway Legislative Route No. 35028; thence along the center of said Pennsylvania State Highway Legislative Route No. 35028 South fifteen (15) degrees nine (9) minutes West for a distance of forty (40) feet to a point; thence continuing along the center of said highway South thirteen (13) degrees twenty-seven (27) minutes West for a distance of one hundred (100) feet to a point, the place, of BEGINNING.

CONTAINING in all 1.37 acres of land, more or less.

Excepting and reserving, however, out of and from the operation hereof, the coal in and underlying the above described tracts together with the mining and mineral rights as heretofore excepted and reserved or sold and conveyed by former owners by instruments now of record.

Assessment Map #: 0290102000401

Assessed Value: \$20,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$134,040.00

KML Law Group, P.C.

Attorney

SALE NUMBER 52

By virtue of a Writ of Execution filed to No. 2009 CV 2441 FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. DANIEL J SHEDLOCK, JR., owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1525-1527 Mulberry Street, Scranton, Pennsylvania 18510

DWELLING KNOWN AS: 1525-1527 MULBERRY STREET, SCRANTON, PENNSYLVANIA 18510.

TAX PARCEL NUMBER: 15709060054 & 1570906005401

Title to said premises is vested in Daniel J Shedlock, Jr. by deed from SALLY SHEDLOCK dated March 19, 1999 and recorded March 22, 1999 in Deed Book 54, Page 226.

Assessment Map #: 15709060054 & 1570906005401

Assessed Value: \$ _____

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$135,658.31

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 53

By virtue of a Writ of Execution No. 2016-03846 WELLS FARGO BANK, N.A. v. NEIL C. TRAMA, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF FRANK ANGELI, JR. owner of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 124 Seymour Avenue, Scranton, PA 18505-2837 Front: 65 feet, Depth: 95 feet

Assessment Map #: 16807020008
Assessed Value: \$10,500.00
Improvements thereon: Residential Property
Judgment Amount: \$161,606.35
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 54

BY VIRTUE OF A WRIT OF EXECUTION FIRST NATIONAL BANK OF PENNSYLVANIA No. 16 CV 4018

TVR, Inc. is the owner of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania.

Being 1546 S. Main St., Peckville, PA 18452

Assessment Map No. 10319 010 005

Assessed Value Figure: \$28,500.00

Improvements Thereon: Commerical

Sheriff to Collect: \$631,972.47 (plus costs)

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 55

By virtue of a Writ of Execution filed to No. 16 CV 2052, JAMES B. NUTTER & COMPANY v. CARMELLA ARCARO, owner(s) of property situate in BOROUGH OF TAYLOR, Lackawanna County, Pennsylvania being 105 WEST HOSPITAL STREET, TAYLOR, PA 18517. Size of Lot _____

Property Identification #: 17605020042 & 17605020043

Assessed Value: Parcel 1: \$8,000.00 & Parcel 2: \$1,000.00

Improvements thereon: Residential property.

Sheriff to Collect: \$168,348.02

Powers, Kirn & Associates, LLC

Attorney

SALE NUMBER 56

By virtue of a Writ of Execution No. 2016-03929 WELLS FARGO BANK, N.A. S/B/M WACHOVIA MORTGAGE FSB F/K/A WORLD SAVINGS BANK FSB v. MARY HALLORAN owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 546 3RD Avenue, Scranton, PA 18505-1056

Front: 68 feet, Depth: 104 feet.

Assessment Map #: 15656010030

Assessed Value: \$14,500.00

Improvements thereon: Residential Property

Judgment Amount: \$77,550.01

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 57

By virtue of a Writ of Execution No. 2016-02706 WELLS FARGO BANK, N.A. S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION v. SAMUEL K. QUINN A/K/A SAMUEL QUINN, KRISTINA M. REFICE A/K/A KRISTINA M. QUINN A/K/A KRISTINA QUINN A/K/A KHRISTINA QUINN owners of property situate in the DUNMORE BOROUGH, Lackawanna County, Pennsylvania being 219 Flynn Street, Dunmore, PA 18512-2621

Front: 118 feet, Depth: 184 feet, containing 21,712 square feet.

Assessment Map #: 14710020038
Assessed Value: \$9000
Improvements thereon: Residential Property
Judgment Amount: \$104,225.75
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 58

By virtue of a Writ of Execution No. 16-CV-2157 LSF8 MASTER PARTICIPATION TRUST v. ROBERT LARK, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF ROMAYNE LARK owners of property situate in the Lackawanna County, Pennsylvania being 1013 Main Street, Dickson City, PA 18519-1339

Front: 50 feet, Depth: 103 feet.
Assessment Map #: 11413010029
Assessed Value: \$9,000.00
Improvements thereon: Residential Property
Judgment Amount: \$57,127.42
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 59

By virtue of a Writ of Execution filed to No. 15cv1751 WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE CERTIFICATEHOLDERS OF SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2005-FR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FR3 vs. HOLLY CONLON EDWARDS AND DONALD EDWARDS, owner(s) of property situate in Covington Township, Lackawanna County, Pennsylvania, being RR 1 Box 1248 aka 764 Freytown Rd., Gouldsboro, PA 18424

Front: Depth:
Assessment Map #: 2130201000505
Assessed Value: \$_____
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$_____
Robert W. Williams, Esquire
Attorney

SALE NUMBER 60

By virtue of a Writ of Execution filed to No. 15CV3759 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-4 ASSET BACKED PASS-THROUGH CERTIFICATES vs. RONALD CARTER, owner(s) of property situate in Jermyn Borough, Lackawanna County, Pennsylvania, being 765 Jefferson Avenue, Jermyn, PA 18433

Front: Depth:
Assessment Map #: 07312 010 02500
Assessed Value: \$_____
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$_____
Robert W. Williams, Esquire
Attorney

SALE NUMBER 61

By virtue of a Writ of Execution filed to No. 15CV5431 WELLS FARGO BANK, N.A. vs. MARYELLEN CESARI A/K/A MARY ELLEN WILLIAMS-CONDON, INDIVIDUALLY AND AS TRUSTEE UNDER THE JAMES & FRANCES WILLIAMS IRREVOCABLE GRANTOR TRUST, JAMES WILLIAMS A/K/A

JAMES B. WILLIAMS AND FRANCES WILLIAMS, owner(s) of property situate in Throop Borough, Lackawanna County, Pennsylvania, being 705 George Street, Throop, PA 18512

Front: Depth:

Assessment Map #: 12513030017

Assessed Value: \$ _____

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$ _____

Robert W. Williams, Esquire

Attorney

SALE NUMBER 62

BY VIRTUE OF A WRIT OF EXECUTION issued by PEOPLES SECURITY BANK & TRUST successor in interest to PENN SECURITY BANK & TRUST CO., 2016-02957

Patricia L. Austgen is the owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania.

Being 921 Harrison Avenue

Assessment Map No. 15706 050 052

Assessed Value Figure: \$10,000

Improvements Thereon: single dwelling

Sheriff to Collect: \$35,155.91 (plus costs)

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 63

By virtue of a Writ of Execution filed to No. 16-CV-2824, 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 Identification #: 33X127X33X122

Assessed Value: \$8,250

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$80,058.03

Jessica N. Manis, Esquire

Attorney

SALE NUMBER 64

By virtue of a Writ of Execution No. 15CV6357 LSF9 MASTER PARTICIPATION TRUST v NICHOLAS OLMEDO, AKA NICHOLAS V. OLMEDO, owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania, being 24 Ollendike Street, Throop, PA 18512

120X145

Property Identification #: 13605-060-015

Assessed Value: \$19,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$101,850.21

Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry and Holly N. Wolf

Attorney

SALE NUMBER 65

By virtue of a Writ of Execution filed to No. 10-CV-8854 VOLT PARTICIPATION TRUST 2011-NPL2 vs. ALLEN JOSEPH EXETER, JR owners of property Situate in Borough of Old Forge, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1 Fred Street, Old Forge, Pennsylvania 18518

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

Beginning at a point on the easterly side of Fred Street, said point being seventy-five (75) feet distance from the intersection of Fred Street with Carbon Street;

Thence South one degree three minutes zero seconds West (S 1° 03' 00" W) along the easterly side of Fred Street a distance of one hundred fifty (150) feet to a point on the dividing line between Lot numbers 1 and 2 of the Anthony G. Calabrese and Ann M. Calabrese Subdivision;

Thence along said dividing line North eighty-eight degrees seven minutes zero seconds West (N 88° 07' 00" W) a distance of one hundred forty (140) feet to a point common to the lands of Louis Pagnotti, Jr.;

Thence along said Pagnotti lands North one degree three minutes zero seconds East (N 1° 03' 00" E) a distance of one hundred fifty (150) feet to a point at the dividing line of Lots numbers 2 and 3 of the Calabrese Subdivision;

Thence South eighty-eight degrees seven minutes zero seconds East (S 88° 07' 00" E) a distance of one hundred forty (140) feet along the dividing line between Lot numbers 2 and 3 of the Calabrese Subdivision to a point on the Easterly side of Fred Street, said point being the place of beginning.

Being all of Lot number 2 on the map of the Subdivision of lands of Anthony G. Calabrese and Ann M. Calabrese, his wife, as prepared by Ceccoli Surveying dated October 22, 1999 recorded at Lackawanna County Map Book 21 page 103 containing 20,997.78 square feet of land, more or less.

DWELLING KNOWN AS: 1 FRED STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 18505-020-028

Title to said premises is vested in Allen Joseph Exeter, Jr. by deed from JAMES P. AVERSA AND ANN M. CALABRESE, WIDOW, dated August 31, 2005 and recorded September 8, 2005 in Deed Book , Page Instrument No. 200524456.

Assessment Map #: 18505-020-028

Assessed Value: \$16,800.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$264,776.28

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 66

By virtue of a Writ of Execution filed to No. 14-CV-007679 NATIONSTAR MORTGAGE, LLC, D/B/A CHAMPION MORTGAGE COMPANY vs. DEBORAH L. HAFLER AS EXECUTRIX OF THE ESTATE OF HARRIET R. HAFLER, DECEASED owner(s) of property situate in BOROUGH OF MOSCOW, Lackawanna County, Pennsylvania being 208 Marion Street Moscow, PA 18444, 19810030001.

ALL THAT PARCEL OF LAND IN BOROUGH OF MOSCOW, LACKAWANNA COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 575, PAGE 157, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS PROPERTY.

Property Identification #: 19810030001

Assessed Value: \$14,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$159,196.44

KML Law Group, P.C.

Attorney

SALE NUMBER 67

By virtue of a Writ of Execution filed to No. 2014-05193 U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NATIONAL

ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE BEAR STEARNS ASSET BACKED SECURITIES TRUST 2005-4, ASSET-BACKED CERTIFICATES, SERIES 2005-4 vs. ROSS FRISBIE A/K/A ROSS A. FRISBIE AND CAROLYN MARION, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania being 214 Pike Street Archbald, PA 18403, 09517030029, SITUATE on the corner of Cemetery Street (formerly known as White Oak Street) and Pike Street and contains a front of sixty feet along Cemetery Street and the same width in the rear along lands formerly owned by Timothy Burke, and later owned or formerly by James Hosie, seventy-six feet in depth along Pike Street and the same footage in depth along lands now or formerly held by Chester Laskosky.

Assessment Map #: 09517030029

Assessed Value: \$7,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$50,732.43

KML Law Group, P.C.

Attorney

SALE NUMBER 68

By virtue of a Writ of Execution filed to No. 16-cv-1103 CIT BANK, N.A. vs. MADELINE E. YOUNG owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 421 Prescott Avenue, Scranton, Pennsylvania 18510

DWELLING KNOWN AS: 421 PRESCOTT AVENUE, SCRANTON, PENNSYLVANIA 18510.

TAX PARCEL NUMBER: 15709040043

Title to said premises is vested in Madeline E. Young by deed from MADELINE E. YOUNG, dated June 1, 2006 and recorded June 8, 2006 in Deed Book Instrument No. 2006-15854

Assessment Map #: 15709040043

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$48,291.00

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 69

By virtue of a Writ of Execution filed to No. 16-CV-2234 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE SW REMIC TRUST 2014-2, WITHOUT RECOURSE vs. DAVID MCLAUGHLIN AND SABINE MCLAUGHLIN, owner(s) of property situate in Township of Roaring Brook, Lackawanna County, Pennsylvania being 113 Townhouse Place Roaring Brook Township, PA 18444, 18901 020 00301,

Assessment Map #: 18901 020 00301

Assessed Value: \$15,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$151,933.78

KML Law Group, P.C.

Attorney

SALE NUMBER 70

By virtue of a Writ of Execution No. 16-CV-2292 WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK NATIONAL ASSOCIATION v. ADOLPH R. KLANSEK, ELIZABETH M. KLANSEK owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 815 Fig Street Lot 10 Block 45, A/K/A 817 Fig Street, Scranton, PA 18505

Front: 40 feet, Depth: 160 feet.

Assessment Map #: 16711070051

Assessed Value: \$15,000.00

Improvements thereon: Residential Property

Judgment Amount: \$102,950.69
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 71

By virtue of a Writ of Execution filed to No. 2016-02625 NATIONSTAR MORTGAGE LLC vs. RICHARD R. BROWN; LUCY H. BROWN, owner(s) of property situated in 6th Ward of the Borough of Taylor, Lackawanna County, Pennsylvania being 100 South Keyser Avenue, Taylor, PA 18517

Assessment Map #: 1551705004201

Assessed Value: \$_____

Improvements thereon: a residential dwelling

Sheriff to Collect: \$159,900.83

Sarah K. McCaffery, Esquire

Attorney

SALE NUMBER 72

By virtue of a Writ of Execution No. 2016-03076 PNC BANK, NATIONAL ASSOCIATION v. RICHARD GRENFELL AND DEBORA GRENFELL owners of property situate in the Lackawanna County, Pennsylvania being 302 Marion Street, Clarks Summit, PA 18411

Dimension: 81 X 158 X 80 X 150

Assessment Map #: 1000702001300

Assessed Value: \$9,500.00

Improvements thereon: Residential Property

Judgment Amount: \$108,049.76

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 73

By virtue of a Writ of Execution No. 16 CV 1932 STEARNS LENDING, LLC v. RICHELLE A. EPSTEIN owners of property situate in the Lackawanna County, Pennsylvania being 501 Ash Street a/k/a, 501 Ash Street D1, Vandling, PA 18421-1717

Front: 150 feet, Depth: 110 feet, containing 16500 square feet.

Assessment Map #: 0160801000104

Assessed Value: \$22000

Improvements thereon: Residential Property

Judgment Amount: \$118,360.50

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 74

By virtue of a Writ of Execution No. 16 CV 2116 U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO WILMINGTON TRUST COMPANY, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN Xs TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3 v. KATHRYN M. KULICK A/K/A CATHERINE M. KULICK owners of property situate in the CARBONDALE TOWNSHIP, Lackawanna County, Pennsylvania being Rear 205 Gordon Avenue, Carbondale, PA 18407

Front: 50 feet, Depth: 133 feet.

Assessment Map #: 06407020002

Assessed Value: \$4,200.00

Improvements thereon: Residential Property

Judgment Amount: \$67,277.46

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 75

By virtue of a Writ of Execution No. 16-CV-3173 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R5 v. STEVEN T. ROTH, CHERYL A. HESTON-ROTH F/K/A CHERYL A. HESTON owners of property situate in the THORNHURST Lackawanna County, Pennsylvania being 27 Cedar Lane L 384, a/k/a 384 Cedar Lane, a/k/a 27 Cedar Lane, Thornhurst, PA 18424-7972

Front: 80 feet, Depth: 125 feet, containing 10,000 square feet.

Assessment Map #: 24103030020

Assessed Value: \$15,000.00

Improvements thereon: Residential Property

Judgment Amount: \$143,717.96

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 76

By virtue of a Writ of Execution filed to No. 15 CV 4208 LSF9 MASTER PARTICIPATION TRUST vs. WILLIAM SHEARIN AKA WILLIAM T. SHEARIN AND DANIELLE SHEARIN owners of property Situate in Madison Township, LACKAWANNA COUNTY, PENNSYLVANIA BEING 901 Meadowlark Drive, Moscow, Pennsylvania 18444

All that lot of land in Madison Township, Lackawanna County, Pennsylvania described as follows:

BEING Lot Number 1, containing 1.03 acres, as shown on final plan of lands known as Madison Meadows, prepared by Joseph Lednovich P.L.S., dated July 30, 2003, and recorded in Lackawanna County Recorder of Deeds Office in Map Book 6A, Page 4271.

BEING the same premises conveyed to Grantor herein by Deed dated October 6, 2004, and recorded in and with the Recorder of Deeds of Lackawanna County on October 7, 2004, at Instrument Number 200437645.

DWELLING KNOWN AS: 901 MEADOWLARK DRIVE, MOSOW, PENNSYLVANIA 18444.

TAX PARCEL NUMBER: 17204-010-01801

Title to said premises is vested in William Shearin aka William T. Shearin, husband and wife, by deed from TRI COUNTY REALTY AGENCY, INC. dated June 22, 2005 and recorded September 29, 2005 in Deed Book

Assessment Map #: 17204-010-01801

Assessed Value: \$_____

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$247,603.43

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 77

By virtue of a Writ of Execution filed to No. 2015-CV-7075, FIDELITY DEPOSIT & DISCOUNT BANK, PLAINTIFF, vs. MICHAEL P. LETTIERI, DEFENDANT, Owner of the property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being known as 312 West Grace Street, Old Forge, PA 18518. The Dimensions of such property are 50 feet x 150 feet more or less.

Property Identification #: 17515-060-021

Assessed Value: \$16,000.00

Improvements thereon: Improved with a Residential Dwelling.

Sheriff to Collect: \$147,434.92

Rocco Haertter, Esquire

Attorney

SALE NUMBER 78

By virtue of a Writ of Execution filed to No. 16 CV 3172 WELLS FARGO BANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2004-BO1 C/O OCWEN LOAN SERVICING, LLC v. DAVID KUJAWSKI AND LENA KUJAWSKI, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 908 Sanderson Avenue, Scranton, PA 18509.

Dimensions: 40X160

Property Identification #: 14512050030

Assessed Value: \$10,000.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$50,202.76

Edward J. McKee, Esquire

Attorney

SALE NUMBER 79

By virtue of a Writ of Execution No. 12 CV 3462 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-EQ1 v ANDREW BUTSKO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 154 156 South Filmore Avenue, Scranton, PA 18504

44x75

Property Identification #: 14513060041

Assessed Value: \$3,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$112,961.15

Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry and Holly N. Wolf

Attorney

SALE NUMBER 80

By virtue of a Writ of Execution filed to No. 13-cv-4348 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES, INC., ASSET BACKED CERTIFICATES SERIES 2001-3 vs. MARGARET A. PHILBIN and MARY ELLEN E. RICHARDSON A/K/A MARY ELLEN RICHARDSON, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 1605 Roosevelt Avenue Dunmore, PA 18512, 14641-030-010, BEGINNING at a point in the front line of said Lot Number Eleven (11) on Roosevelt Street at the intersection of the division line between Lots Number Eleven (11) and Twelve (12) in said Block, and running thence along the said division line in a Westerly direction a distance of One Hundred and Fifty (150) feet, more or less, to a corner on the rear line of said Lot Number Eleven (11);

THENCE at right angles in a Northerly direction along said rear line a distance of Fifty (50) feet, more or less, to a corner on the division line between Lots Numbers Eleven (11) and Ten (10) in said Block;

THENCE at right angles in an Easterly direction along said division line, a distance of One Hundred Fifty (150) feet, more or less, to the front line of said Lot Number Eleven (11) on Roosevelt Street;

THENCE at right angles along said Front line in a Southerly direction, a distance of Fifty (50) feet, more or less, to a corner, the place of Beginning.

Assessment Map #: 14641-030-010

Assessed Value: \$13,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$103,135.44

KML Law Group, P.C.

Attorney

SALE NUMBER 81

By virtue of a Writ of Execution filed to No. 2016-03644 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") v. FRANCES T. SHULDE, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania Being 18 Darte Avenue, Carbondale, PA 18407

All that certain lot, piece or parcel of land, situate, lying and being in the City of Carbondale, County of Lackawanna and State of Pennsylvania bounded and described as follows.

On the North by Darte Avenue; on the East by land, now or formerly of Abner Avery; on the South by land, now or formerly of E. E. Hen-drick, on the West by land, now or formerly of Boyd Case. Being thirty-three feet, three inches (33.3") in front on Darte Avenue, the same in rear, and one hundred fifty (150) feet, more or less, in depth. All improved with a dwelling house and outbuildings thereon, and being known as No. 18 Darte Avenue

Property Identification #: 04518-050-007

Assessed Value: \$8,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$88,256.46, plus interest and costs

Martha E. Von Rosensteil, P.C.

Attorney

SALE NUMBER 82

BY VIRTUE of a Writ of Execution filed to No. 2016 CV 1623

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

Vs.

Defendant(s): WILLIAM F. TRATTHEN AND DIANE M. TRATTHEN

Real Estate: 617 PENN AVENUE, MAYFIELD, PA 18433

Municipality: Borough of Mayfield

Lackawanna County, Pennsylvania

Dimensions: 35 x 150

See Deed Book 1581, Page 0610

Assessment Map: 07405-040-007

Assessed Value Figure: \$9757.00

Improvements Thereon: A residential dwelling house

Sheriff to Collect: \$40,347.28 (Total amount of Judgment)*

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

Leon P. Haller, Esquire

Purcell, Krug & Haller

Attorney

SALE NUMBER 83

By virtue of a Writ of Execution No. 14-CV-1315 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9 v. MARY ANN HALLINAN owners of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania being 933 Line Road, a/k/a 933 Line Street, Jefferson Township, PA 18436-3327

1 Acre

Assessment Map #: 1610103000102

Assessed Value: \$20,000.00

Improvements thereon: Residential Property

Judgment Amount: \$221,838.29

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 84

BY VIRTUE OF A WRIT OF EXECUTION issued by PEOPLES SECURITY BANK & TRUST successor by merger with PENN SECURITY BANK & TRUST COMPANY, 16-cv-3020

Robert Rought and Rachel Rought are the owners of property situate in the Township of South Abington, Lackawanna County, Pennsylvania.

Being 603 George Street, Clarks Summit

Assessment Map No. 11102 020 010

Assessed Value Figure: \$14,000

Improvements Thereon: single dwelling

Sheriff to Collect: \$71,402.60 (plus costs)

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 85

By virtue of a Writ of Execution filed to No. 16CV4161 M&T BANK S/B/M WITH M&T MORTGAGE CORPORATION vs. MARY ALICE CAVALIER and EDWARD JOHN CAVALIER, owner(s) of property situate in Township of Carbondale, Lackawanna County, Pennsylvania being 60 Lower Powderly Street Carbondale, PA 18407, 06407020027,

COMMENCING at a point on the Samuel Rider/Norman Lee Warrant line, where the line crosses the Westerly Right of Way line of Lower Powderly Road, said point also being the Northerly corner or land of Gary Earyes, D.B. 1540 page 144; thence along the Westerly Right of Way line of Lower Powderly Road, North 18 degrees, 04, minutes 07 seconds East 90.00 to the point of beginning; thence from said point of beginning and through land of the grantors (D & L Realty Company) North 70 degrees 26 minutes 35 seconds west 150.00 feet to an iron pin; thence North 19 degrees, 33 minutes 25 seconds East 90.00 feet to an iron pin and South 70 degrees, 26 minutes 35 seconds East 150.00 feet to an iron pin on the Westerly Right of Way line of Lower Powderly Road; thence along said Westerly Right of Way line South 19 degrees, 33 minutes 25 seconds West 90.00 to the point of beginning. Containing 13,500 square feet of land more or less.

BEING part of the premises identified as Parcel T-4 conveyed to D & L Realty Company in Deed Book 1375 page 377.

Assessment Map #: 06407020027

Assessed Value: \$18,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$134,961.00

KML Law Group, P.C.

Attorney

SALE NUMBER 86

By virtue of a Writ of Execution No. 14-CV-2760 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. THOMAS J. GALLAGHER A/K/A THOMAS J. GALLAGHER, JR. LAURA GALLAGHER owners of property situate in the ROARING BROOK TOWNSHIP, Lackawanna County, Pennsylvania being 407 Barbara Drive, Roaring Brook Township, PA 18444-7601

Front: 100 feet, Depth: 100 feet, containing 10,000 square feet.

Assessment Map #: 18804030034

Assessed Value: \$16,000.00

Improvements thereon: Residential Property

Judgment Amount: \$224,903.55

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 87

By virtue of a Writ of Execution No. 16-CV-3482 INVESTORS SAVINGS BANK v. CHRISTINE NEVILLE, THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA owners of property situate in the MOSCOW BOROUGH, Lackawanna County, Pennsylvania being 903 Clearview Road, A/K/A 903 Clearview Road L-3-4, Moscow, PA 18444-9270

1.1 A

Assessment Map #: 1980101000103

Assessed Value: \$28,000.00

Improvements thereon: Residential Property

Judgment Amount: \$324,479.00

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 88

By virtue of a Writ of Execution filed to No. 2016-02453 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. MICHAEL A. SHOSTEK, JR.; JANET E. SHOSTEK, owner(s) of property situated in 21st Ward of the City of Scranton, Lackawanna County, Pennsylvania being 731-733 North Hyde Park Avenue, Scranton, PA 18504

41X145X40X137

Assessment Map #: 14511-010-032

Assessed Value: \$13,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$40,949.58

Sarah K. McCaffery, Esquire

Attorney

SALE NUMBER 89

By virtue of a Writ of Execution filed to No. 16 CV 2013 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC4 vs. MICHAEL J. VOLDENBERG; MARGARET VOLDENBERG, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 537 Deacon Street, Scranton, PA 18509

40X130

Assessment Map #: 13509050037

Assessed Value: \$7,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$112,827.44

Sarah K. McCaffery, Esquire

Attorney

SALE NUMBER 90

By virtue of a Writ of Execution No. 2016-03663 LSF9 MASTER PARTICIPATION TRUST v ANN M. BENNETT, AKA ANN MARIE BENNETT, owner(s) of property situate in Borough of Jermyn, Lackawanna County, Pennsylvania, being 344 Delaware Street, Jermyn, PA 18433

50X75

Property Identification #: 07417-050-010

Assessed Value: \$6,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$112,241.68

Kimberly A. Bonner, Esquire; Scott A. Dieterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry and Holly N. Wolf

Attorney

SALE NUMBER 91

By virtue of a Writ of Execution filed to No. 16CV3409 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs. TRINETTE LAURA ILLESCAS A/K/A LAURA L. ILLESCAS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 328 Prospect Avenue, Scranton, PA 18505, 15660010022,

BEING the front portion of lot number twenty-seven (27) in square or block number eighty-three (83) upon Lackawanna Iron and Coal Company's plot of lots in the City of Scranton, said lot fronting on Prospect Avenue and said portion of said lot being forty (40) feet in width in front and seventy (70) feet in depth to line of land conveyed by the grantors to Harold P. Devine and Anna A. Devine, his wife, said premises hereby intended to be conveyed being more fully described as follows, to wit:

BEGINNING at a point on the Northwesterly building line of Prospect Avenue in the dividing line between lots number twenty-seven (27) and twenty-eight (28), in said block number eighty-three (83); thence in a northwesterly direction and along said dividing line between lots number twenty-seven (27) and twenty-eight (28) in said block, seventy (70) feet to a point in line of land conveyed by Harry Kelly and Alice Kelly, his wife, to Harold P. Devine and Anna A. Devine, his Wife, thence at right angles to the last mentioned line in a Northeasterly direction across lot number twenty-seven (27) in said block number eighty-three (83), forty (40) feet to a point in the dividing line between lots number twenty-six (26) and twenty-seven (27) in said block; thence in a southeasterly direction at right angles to the last mentioned line and along the dividing line between said lots number twenty-six (26) and twenty-seven (27) in said block number eighty-three (83), seventy (70) feet to a point in the building line of Prospect Avenue, and thence at right angles to last mentioned line a southwesterly direction along the building line of Prospect Avenue aforesaid, forty (40) feet to a point, the place of BEGINNING.

Assessment Map #: 15660010022

Assessed Value: \$5,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$67,283.40

KML Law Group, P.C.

Attorney

SALE NUMBER 92

By virtue of a Writ of Execution filed to No. 14 CV 5802 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") v. ELIZABETH GALLARDO A/K/A ELILZABETH REEVES GALLARDO, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania Being 627-629 Hemlock Street, Scranton, PA 18505

ALL the following described lot or parcel of land, situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, described as follows, viz:

Lot Number Fifteen (15) in Square or Block Number Eighty-seven (87) and situate upon street called and known as Hemlock Street upon the plot of the Lackawanna Iron and Steel Company's map of a part of Scranton; duly registered and recorded in Map Book No. 1, Pages 84 and 85, in the Office of the Recorder of Deeds in Lackawanna County; said lot being rectangular, Forty (40) feet in front and One Hundred and Fifty-two (152) feet in depth; to an alley in the rear for public use; with the privilege of using ten feet in front of the front line of said lot for yard, vault, porch, piazza, cellarway and bay windows, but for no other purpose.

SUBJECT to the same reservations, restrictions, conditions and covenants as are contained in deeds forming the chain of title.

Property Identification #: 15660030038

Assessed Value: \$14,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$148,057.14, plus interest and costs

Martha E. Von Rosensteil, P.C.

Attorney

SALE NUMBER 93

By virtue of a Writ of Execution filed to No. 2016-cv-00168, FIDELITY DEPOSIT AND DISCOUNT BANK v. MICHAEL LETTIERI, INDIVIDUALLY, AND ANTHONY CUSUMANO, INDIVIDUALLY, owner(s) of property situate in Old Forge, Lackawanna County, Pennsylvania being 219 Mary Street, Old Forge, PA 18518, with dimensions of 50 x 150.

Property Identification #: 17519040003

Assessed Value: \$12,000.00

Improvements thereon: multi combination commercial and residential unit.

Sheriff to Collect: \$195,487.87

Joseph J. Joyce, III

Attorney

SALE NUMBER 94

By virtue of a Writ of Execution filed to No. 13-CV-3455, LSF9 MASTER PARTICIPATION TRUST v. DAVID T. LOUGHNEY and ALYCE S. MACKRELL, owner(s) of property situate in DICKSON CITY BORO, Lackawanna County, Pennsylvania being 1107 DIMMICK STREET, DICKSON CITY, PA 18519.

Size of Lot 50x165

Property Identification #: 11312-030-010

Assessed Value: \$12,200.00

Improvements thereon: Residential property

Sheriff to Collect: \$136,792.13

Powers, Kirn & Associates, LLC

Attorney

SALE NUMBER 95

By virtue of a Writ of Execution filed to No. 2016-03547 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") v. MARY T. PHAM, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania Being 2201 Prospect Avenue, Scranton, PA 18505

All that certain piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Prospect Avenue, said point being the intersection of the Southwesterly right-of-way line of Prospect Avenue, thence;

Along the Southwesterly right-of-way line of O'Hara Street South forty-seven (47) degrees thirty (30) minutes East, a distance of seventy-five (75) feet to a corner thence;

Along a line crossing land now or formerly of Salvatore M. Cerra and Patricia A. Cerra, his wife, South forty-two (42) degrees thirty (30) minutes West, a distance of fifty (50) feet to a corner, thence;

Parallel with O'Hara Street, North forty-seven (47) degrees, thirty (30) minutes West, a distance of seventy-five (75) feet to a corner on the Southeasterly right-on-way line of Prospect Avenue, thence;

Along the Southeasterly right-of-way line of Prospect Avenue North forty-two (42) degrees thirty (30) minutes East, a distance of fifty (50) feet to the place of beginning.

Containing three thousand seven hundred fifty (3,750) square feet of land.

Property Identification #: 167.14-060-006.01

Assessed Value: \$14,300.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$87,031.68, plus interest and costs

Martha E. Von Rosensteil, P.C.

Attorney

SALE NUMBER 96

By virtue of a Writ of Execution filed to No. 16cv3760 CIT BANK, N.A. vs. ANN ZWICHAROWSKI owners of property Situate in Borough of Archbald, LACKAWANNA COUNTY, PENNSYLVANIA BEING 165 Laurel Street, Archbald, Pennsylvania 18403

DWELLING KNOWN AS: 165 LAUREL STREET, ARCHBALD, PENNSYLVANIA 18403.

TAX PARCEL NUMBER: 10501020016

Title to said premises is vested in William J. Zwicharowski and Ann Zwicharowski by deed from Inez Hunter dated April 9, 1964 and recorded April 10, 1964 in Deed Book 610, Page 263. The said William J. Zwicharowski died on October 12, 1991 thereby vesting title in his surviving spouse Ann Zwicharowski by operation of law.

Assessment Map #: 10501020016

Assessed Value: \$ _____

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$55,446.02

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 97

By virtue of a Writ of Execution filed to No. 16CV2700 BAYVIEW LOAN SERVICING, LLC vs. KENNETH GROVE and NADINE GROVE, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania being 908 Carmalt Street Dickson City, PA 18519, 11316-070-038,

ALL THAT CERTAIN lot, piece or parcel of land in the Borough of Dickson City, (formerly Priceburg), County of Lackawanna and State of Pennsylvania, known as the rear one-half part of Lot No. Two (2) in Block No. Fourteen (14), according to plan or map entitled "Moore's Map of Priceburg", Said Lot herein conveyed fronts on Carmalt Street, being fifty (50) feet in front on Carmalt Street, Fifty (50) feet in width in the rear by eighty-two and one-half (82 ½) feet in depth.

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

Assessment Map #: 11316-070-038

Assessed Value: \$6,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$126,414.33

KML Law Group, P.C.

Attorney

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 MARCH 7, 2017 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 DEPARTMENT
SCRANTON, PA 18503

NOVEMBER 7, 2016