

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, MARCH 14, 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, MARCH 14, 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-3250 WELLS FARGO BANK, N.A. vs. MARCIA L. DEMIAN, EXECUTRIX FOR THE ESTATE OF ANDREW A. CUCURA, DECEASED, LAURIE COLE, HEIR OF ANDREW A. CUCURA, DECEASED, KERRI MAZUR, HEIR OF ANDREW A. CUCURA, RENEE MARTINO A/K/A RENE MARTINO, HEIR OF ANDREW A. CUCURA, DECEASED AND JEFFREY CUCURA A/K/A JEFF CUCURA, HEIR OF ANDREW A. CUCURA, DECEASED, owners of property situate in Olyphant Borough, Lackawanna County, Pennsylvania being 300 E Jefferson St, Olyphant, PA 18447

Front: Depth:

Assessment Map #: 11418030006

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$

Robert W. Williams, Esquire

Attorney

SALE NUMBER 2

By virtue of a Writ of Execution filed to No. 09 CV 5465 PENNYMAC LOAN SERVICES, LLC A/K/A PNMAC MORTGAGE, LLC vs. TONI N. MENARD and JEFFREY R. MENARD, owner(s) of property situate in TOWNSHIP OF SOUTH ABINGTON, Lackawanna County, Pennsylvania being 113 Marcaby Lane Clarks Summit, PA 18411, 08104060002,

BEGINNING at a point, said point being on the easterly side of Marcaby Lane, said point being where Lots 2 and 3 on the Plot of the Royal Oaks Subdivision have a common corner along the said road; thence along the line dividing Lots 2 and 3, South eighty-six (86) degrees eight (08) minutes one (01) seconds East, a distance of one hundred fifty-one and seventy-three hundredths (151.73) feet to an iron pin at the rear of said Lot 2, and lands previously developed by the Grantor; thence along the rear of said Lot 2, North seven (07) degrees twenty-two (22) minutes twenty-three (23) seconds East, a distance of forty-nine and fifty-nine hundredths (49.59) feet to a point on the rear of said Lot 2; thence still along the rear of said Lot 2, along a curve with a radius of two hundred four and eighty-nine hundredths (204.89) feet, an arc distance of fifty-seven and fifty-two hundredths (57.52) feet, (along a chord of North three (3) degrees seven (07) minutes six (06) seconds East, a distance of fifty-seven and fifty-two hundredths (57.52) feet to an iron pin for corner at a point common to Lots 1 and 2 on the said Plot; thence along the line dividing Lots 1 and 2, South eighty-five (85) degrees nine (09) minutes four (04) seconds West, a distance of one hundred fifty-three and fifty-three hundredths (153.53) feet to the said easterly side of said Marcaby Lane; thence along the said Lane, South three (03) degrees fifty-two (52)

minutes zero (00) seconds West, a distance of ninety-seven and eighty-nine hundredths (97.89) feet to the point and place of beginning.

Containing an area of 0.39 acres or 16,863 square feet and being Lot 2 on the plot of the Royal Oaks Subdivision, Phase I.

Property Identification #: 08104060002

Assessed Value: \$25,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$491,575.88

KML Law Group, P.C.

Attorney

SALE NUMBER 3

By virtue of a Writ of Execution No. 2016-04954 FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”) v. MICHELLE A. RINALDI owners of property situate in Dunmore, Lackawanna County, Pennsylvania

Being 119 Walnut Street, Dunmore, PA 18512

ALL those certain pieces or parcels of land situate in the Borough of Dunmore, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

The northerly half of Lot 16 on Walnut Street, in said Borough as per map of the Pennsylvania Coal Company, recorded in the Office for the recording of deeds, etc., in and for Lackawanna County in Map Book No. 3, pages 74 and 75. Said half of Lot 16 being twenty (20) feet in front on Walnut Street and extending at right angles to said street One Hundred and Eighteen (118) feet. Containing Two Thousand Three Hundred and Sixty (2,360) square feet on land.

Property Identification #: 14616020071

Assessed Value: \$6,000

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$73,948.69, plus interest and costs

Martha E. Von Rosenstiel, P.C.

Attorney

SALE NUMBER 4

By virtue of a Writ of Execution filed to No. 16CV4810 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. FREDERICK SWEENEY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 516 Meridian Avenue Scranton, PA 18504, 15610050008 & 15610050009,

BEGINNING at a fence post corner on the Westerly side of Meridian Avenue, at the Northeasterly corner of Assessment Lot 10;

THENCE along the Northerly property line of said Lot 10, N 47 degrees 00 minutes W – 161.67 feet to a fence post on the Easterly property line of Assessment Lot 12;

THENCE along said Lot 12, N 43 degrees 00 minutes E – 88.66 feet to a rebar on the Southerly property line of Assessment Lot 7;

THENCE along the Southerly property line of said Lot 7, S 47 degrees 00 minutes E – 10 feet, more or less, and N 77 degrees E – 68 feet, more or less, to a rebar on the Westerly side of said Meridian Avenue.

THENCE along the Westerly side of said Meridian Avenue, S 2 degrees 00 minutes W – 184 feet to the place of BEGINNING.

TAX ID/PARCEL NO.: 15610-050-008 & 15610-050-009

Assessment Map #: 15610050008 & 15610050009

Assessed Value: \$20,200.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$124,148.73

KML Law Group, P.C.

Attorney

SALE NUMBER 5

By virtue of a Writ of Execution filed to No. 16 CV 1611, CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. vs. KENNETH C. WILLIAMS, JR. A/K/A KENNETH CAMBER WILLIAMS, owner(s) of property situate in 1st Ward, City of Scranton, Lackawanna County, Pennsylvania being 2112 Ballau Avenue Scranton, PA 18508

Size of Lot 7,500 square feet

Property Identification #: 12320-050-021

Assessed Value: \$5,500.00

Improvements thereon: Residential property

Sheriff to Collect: \$62,548.70

Law Office of Gregory Javardian, LLC

Attorney

SALE NUMBER 6

BY VIRTUE of a Writ of Execution filed to No. 16-CV-4771

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

Vs.

Defendant(s): ANTHONY J. PINTO III

Real Estate: 26 WINTON STREET ARCHBALD, PA 18403

Municipality: Borough of Archbald

Lackawanna County, Pennsylvania

Dimensions: 59 X 184

See Instrument No. 201104812

Assessment Map: 104.11-030-025

Assessed Value: \$8,000

Improvements thereon: A residential dwelling house

Attorney: Leon P. Haller, Esquire

Purcell, Krug & Haller

Sheriff to collect: \$107,856.54 (Total amount of Judgment)*

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

SALE NUMBER 7

By virtue of a Writ of Execution filed to No. 2016-CV-05378 SCRANTON TIMES DOWNTOWN FEDERAL CREDIT UNION v JACK MCLAIN, owner(s) of property situate in Lackawanna County, Pennsylvania being 2124 Prospect Avenue Scranton, PA 18505

Property Identification #: 167.14-040-018

Assessed Value: \$8,500.00

Improvements thereon: Residential Property

Sheriff to Collect: \$66,744.31

Edward J. Kaushas, Esq/CPA

Attorney

SALE NUMBER 8

By virtue of a Writ of Execution filed to No. 2016-CV-02888 SCRANTON TIMES DOWNTOWN FEDERAL CREDIT UNION v IHOR REBENSKY, owner(s) of property situate in Newton Township, Lackawanna County, Pennsylvania being 111 Camelot Drive Clarks Summit, PA 18411

Property Identification #: 09901 010 00203

Assessed Value: \$18,000.00

Dimensions: 150 X 204 X 150 X 215

Improvements thereon: Residential Property

Sheriff to Collect: \$129,972.54
Edward J. Kaushas, Esq/CPA
Attorney

SALE NUMBER 9

By virtue of a Writ of Execution filed to No. 2016-CV-02889 SCRANTON TIMES DOWNTOWN FEDERAL CREDIT UNION v KATHLEEN M. STANTON, owner(s) of property situate in Scranton City Lackawanna County, Pennsylvania being, 312-314 New York Street, Scranton, PA 18509

Property Identification #: 14605-070-005 14605-070-004

Assessed Value: \$10,423

Dimensions: 24 X 100 X 45 X 9 X 21 X 90

Improvements thereon: Residential Property

Sheriff to Collect: \$73,499.20

Edward J. Kaushas, Esq/CPA

Attorney

SALE NUMBER 10

By virtue of a Writ of Execution filed to No. 15-CV-7139 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST vs. JOHN N. STANGE, III owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1826 Cedar Avenue, Scranton, Pennsylvania 18505

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

BEING Lot No. Twenty-nine (29) in Square or Block No. Eighty-eight (88) on Cedar Avenue and being forty (40) feet in width in front, the same width in rear and one hundred and fifty (150) feet in depth.

Coal and minerals excepted and reserved as excepted and reserved in deeds in line of title.

Said premises are improved with two frame dwelling houses.

DWELLING KNOWN AS: 1826 CEDAR AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16710010016

Title to said premises is vested in John N. Stange by deed from SHAWN MORGAN AND PAMELA MORGAN, husband and wife, dated September 10, 2003 recorded September 11, 2003 in Deed Book 1037, Page 848.

Assessment Map #: 167.10-010-016

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$136,565.64

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 11

By virtue of a Writ of Execution filed to No. 2016-04285 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. RAYMOND CAWOLSKY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1205 Court Street Scranton, PA 18508, 13419-030-045,

ALL the surface and right of soil only of and to the following lot, piece or parcel of land situate, lying and being in the Second Ward of said City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania, known as lot number eleven (11) in Square or Block Number Two (2) as shown on plot of Winton and Livey's Additions to the said City of Scranton, recorded in Lackawanna County in Deed Book No. 44, at page 149, etc., said lot being rectangular and being fifty (50) feet in front of Court Street, same in rear; one hundred and fifty (150) feet deep along Summit Avenue, with the privilege or an alley sixteen (16) feet wide in the rear; being the same lot of surface of land conveyed to John D. Jeffers by John Von Bergen, and wife, by deed dated 29th June 1900, and recorded in the Recorder's Office in and for Lackawanna County in Deed Book No. 186, page 129, on the 7th day of August 1900. Coal and minerals reserved.

Also a strip of land One (1) foot wide and seventy (70) feet in depth from Court Street adjoining said lot, being a part of lot number Twelve (12) in Square or Block Two (2) of Winton and Livey's Additions to the City of Scranton.

Assessment Map #: 13419-030-045

Assessed Value: \$8,800.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$82,765.61

KML Law Group, P.C.

Attorney

SALE NUMBER 12

By virtue of a Writ of Execution filed to No. 3380 Civil 2016, M&T BANK vs. ERICA PACE, owner of the property situate in the Township of Newton, Lackawanna County, Pennsylvania being 1910 Newton Ransom Boulevard, Clarks Summit, PA 18411.

Front: 188 ft. Depth: 200 ft.

Property ID #: 13101020004

Assessed Value: \$5,200.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$90,349.89

Edward J. McKee, Esquire

Attorney

SALE NUMBER 13

By virtue of a Writ of Execution filed to No. 16 CV 798, BAYVIEW LOAN SERVICING LLC v. MELVIN M. EMANUEL and DENISE M. EMANUEL A/K/A DENISE EMANUEL owner(s) of property Situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1438 SAINT ANNS STREET, SCRANTON, PA 18504. Size of Lot _____

Property ID #: 15512-030-006

Assessed Value: \$

Improvements thereon: Residential property

Sheriff to Collect: \$132,348.92

Powers, Kim & Associates, LLC

Attorney

SALE NUMBER 14

By virtue of a Writ of Execution filed to No. 16 CV 4283, JAMES B. NUTTER & COMPANY v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARION ROGARI, DECEASED, owner(s) of property situate in BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania, being 188 S. MAIN STREET, ARCHBALD, PA 18403. Size of Lot 36 x 150

Property ID #: 10408-030-026

Assessed Value: \$4000.00

Improvements thereon: Residential property

Sheriff to Collect: \$94,014.41

Powers, Kim & Associates, LLC

Attorney

SALE NUMBER 15

By virtue of a Writ of Execution filed to No. 2016 Civil 3353, M&T BANK v. NORINE MILEWSKI A/K/A NORINE PASCO A/K/A NORINE CARONE, owner of property Situate in City of Scranton, Lackawanna County, Pennsylvania, being 610 Ohara Street, Scranton, PA 18505.

Front: 75 ft. Depth: 50 ft.

Property ID #: 16714060006
Assessed Value: \$12,000.00
Improvements thereon: Residential Real Estate
Sheriff to Collect: \$88,584.50
Andrew J. Marley, Esquire
Attorney

SALE NUMBER 16

By virtue of a Writ of Execution No. 2016-04275 WELLS FARGO BANK, N.A. v. BERNADETTE CLARK owners of property situate in the LEHIGH TOWNSHIP, Lackawanna County, Pennsylvania being 400 Cedar Lane, Thornhurst, PA 18424
Front: 80 feet, Depth: 125 feet
Assessment Map #: 2410310002803
Assessed Value: \$16,000.00
Improvements thereon: Residential Property
Judgment Amount: \$37,103.40
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 17

By virtue of a Writ of Execution No. 2016-03472 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPTIAL I INC. TRUST 2006-NC4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC4 v. TOM BOURGEOIS owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 2331 & 2333 Partridge Road, a/k/a 2331 2133 Partridge Ave, Scranton, PA 18508-2052
Dimensions: 73x50
Assessment Map #: 13505010062
Assessed Value: \$5,000.00
Improvements thereon: Residential Property
Judgment Amount: \$110,302.64
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 18

By virtue of a Writ of Execution filed to No. 15-CV-3245, BAYVIEW LOAN SERVICING LLC v. JOHN D. MCINTYRE, owner(s) of property Situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 433 DEACON STREET, SCRANTON, PA 18509. Size of Lot 55x74 (Dimensions of parcel, square footage and/or acreage)
Property ID #: 13509040057
Assessed Value: \$9,500
Improvements thereon: Residential property
Sheriff to Collect: \$131,452.41
Powers, Kirn & Associates, LLC
Attorney

SALE NUMBER 19

By virtue of a Writ of Execution filed to No. 2016-04136 LSF9 MASTER PARTICIPATION TRUST vs. DONALD R. COOK owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 526 Depot Street, Scranton, Pennsylvania 18509
All the following described pieces, parcels of lots of land situate in the 23rd Ward, formerly 1st Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF: Being parts of lots numbers 14 and 15, in block lettered "G" in "Williams Addition to the City of Scranton and situate on the westerly side of Depot Street in the 23rd Ward, formerly 1st Ward, of the City of Scranton. Said tract of lot being thirty two and one-half (32 ½) feet in front on Depot Street; same width in rear and eighty (80) feet in depth and being numbered 74 in block lettered "G" on the Re-allotment of Depot Street in Williams Addition to the City of Scranton, map of which is recorded in the office for recording of deeds in and for Lackawanna County in Map Book 1, page 86.

THE SECOND THEREOF: Being the front half of lot 16 in block "G" facing on Comegys Avenue, being forty (40) feet in front on said Comegys Avenue, and sixty-five (65) feet in depth said one-half of lot number 16, block "G" being in Williams addition to the City of Scranton, the plot of which lot is recorded in Map Book 1, page 88.

Subject to the same exceptions and reservations as to coal and minerals and mining rights as are contained in the deeds in the line of title.

DWELLING KNOWN AS: 526 DEPOT STREET, SCRANTON, PENNSYLVANIA 18509.

TAX PARCEL NUMBER: 13510-010-027

Title to said premises is vested in Helen M. Cook a/k/a Helen Cook and Donald R. Cook, husband and wife by deed from Ruth Fennell, Widow, dated November 24, 1961 and recorded November 24, 1961 in Deed Book 584, Page 502 The said Helen M. Cook a/k/a Helen Cook died on August 5, 2012 thereby vesting title in his surviving spouse Donald R. Cook by operation of law.

Assessment Map #: 13510-010-027

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$76,376.81

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 20

By virtue of a Writ of Execution filed to No. 16 CV 3454 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-AB1 v. ERIN MORDAN; CHRISTOPHER MORDAN, owner(s) of property situated in 2nd Ward of the Borough of Old Forge, Lackawanna County, Pennsylvania, being 320 Flower Street, Old Forge, PA 18518

57X182

Assessment Map #: 16502050011

Assessed Value: \$5,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$94,117.55

Sarah K. McCaffery, Esquire

Attorney

SALE NUMBER 21

BY VIRTUE of a Writ of Execution filed to No. 16 CV 3632

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

Vs.

Defendant(s): ANDRE SALAMAN AND MADELYN SALAMAN

Real Estate: 931 SNYDER AVENUE SCRANTON, PA 18504

Municipality: Sixth Ward, City of Scranton

Lackawanna County, Pennsylvania

Dimensions: 40 X 100

See Deed Book 2009, Page 19745

Assessment Map: 15614-010-027

Assessed Value: \$8,500

Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire
Purcell, Krug & Haller
Sheriff to collect: \$85,393.95 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue

SALE NUMBER 22

By virtue of a Writ of Execution filed to No. 2016-00807 CARRINGTON MORTGAGE SERVICES, LLC vs. MICAH R. FRIEDMAN; NANCY E. FRIEDMAN, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 1015 Derby Avenue, Scranton, PA 18505
88X75X127X172
Assessment Map #: 1680302001503
Assessed Value: \$20,000.00
Improvements thereon: a residential dwelling
Sheriff to Collect: \$159,129.91
Attorney:

SALE NUMBER 23

By virtue of a Writ of Execution No. 16 CV 3629 DITECH FINANCIAL LLC v. HEATHER TARAMELLI, IN HER CAPACITY AS HEIR OF JOSEPH SHIPOS, DECEASED, AND IN HER CAPACITY AS HEIR OF LOUISE SHIPOS A/K/A LOUISE M. SHIPOS, DECEASED, JENNIFER RYAN, IN HER CAPACITY AS HEIR OF JOSEPH SHIPOS, DECEASED, AND IN HER CAPACITY AS HEIR OF LOUISE SHIPOS A/K/A LOUISE M. SHIPOS, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH SHIPOS, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUISE SHIPOS A/K/A LOUISE M. SHIPOS, DECEASED owners of property situate in the JESSUP BOROUGH, Lackawanna County, Pennsylvania being 528 2nd Avenue, a/k/a 528 Half 2nd Avenue, A/K/A 528 ½ 2nd Avenue, Jessup, PA 18434
Dimensions:
Assessment Map #: 11506060039
Assessed Value: \$7,700.00
Improvements thereon: Residential Property
Judgment Amount: \$70,165.03
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 24

By virtue of a Writ of Execution No. 15-CV-4551 BAYVIEW LOAN SERVICING, LLC v. TIMOTHY B. DAVIS, ALICE T. DAVIS owners of property situate in the SCRANTON CITY, 24TH, Lackawanna County, Pennsylvania being 3008 Cedar Avenue, Scranton, PA 18505-3111
Front: 50 feet, Depth: 150 feet, containing 7500 square feet.
Assessment Map #: 16717010004
Assessed Value: \$11,500
Improvements thereon: Residential Property
Judgment Amount: \$118,743.71
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 25

By virtue of a Writ of Execution No. 13-CV-5351 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-NC2, MORTGAGE PASS-

THROUGH CERTIFICATES, SERIES 2006-NC2 v. LUCY FETCH, JEFFREY S. KAUB A/K/A JEFFREY SEAN KAUB owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 116 Gilroy Street, Scranton, PA 18505-2932

Dimensions: 50 x 200

Assessment Map #: 16620020010

Assessed Value: \$5,000

Improvements thereon: Residential Property

Judgment Amount: \$102,821.49

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 26

By virtue of a Writ of Execution No. 14-CV-3957 WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, N.A. F/K/A FIRST UNION NATIONAL BANK v. FRANCES M. LIVECCHI A/K/A FRANCES LI VECCHI, JOHN T. LIVECCHI A/K/A JOHN H. LI VECCHI M.D. A/K/A JOHN H. LIVECCHI M.D. owners of property situate in the GLENBURN TOWNSHIP, Lackawanna County, Pennsylvania being Rd 3 Waverly Road, a/k/a RR 3 Waverly Rd Box 413, Dalton, PA 18414-9803

Dimensions:

Assessment Map #: 0790206000501

Assessed Value: \$112,000

Improvements thereon: Residential Property

Judgment Amount: \$1,115,070.38

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 27

By virtue of a Writ of Execution filed to No. 2016 CIV 5491 FAIRWAY CONSUMER DISCOUNT COMPANY vs. DAVID PETTY and KATHLEEN PETTY, his wife, owner(s) of unimproved property situate in South Abington Township, Lackawanna County, Pennsylvania being 504 Skyline Drive. Acreage: .52 acres. Assessment Map Number is 10004-020-035. Assessed Value is \$5,300.00. Sheriff to Collect \$40,421.08 as of March 14, 2017.

CHARITON, SCHWAGER & MALAK

SALE NUMBER 28

By virtue of a Writ of Execution filed to No. 2016-04956 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") v. MARION DAY and BARBARA DAY owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania, Being 1626-1628 Pittston Avenue, Scranton, PA 18505

All that remainder interest in the following described lot or parcel of land situate, lying and being in the City of Scranton, in the County of Lackawanna and State of Pennsylvania, described as follows viz:

Being lot number twenty seven (27) in square or block number eight (8) and situate upon street called and known as Pittston Avenue, upon the townplot of the City of Scranton, intended to be duly registered and recorded; said lot being forty (40) feet in rear and one hundred and forty (140) feet in depth; being the same piece conveyed by deed dated 29th day of July, 1882, from George Fisher & Isabella, his wife, to Martin Golden, duly recorded in Scranton Deed Book No. 13, Pager 519 etc.

Property ID #: 16707020023

Assessed Value: \$13,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$92,493.53, plus interest and costs

Martha E. Von Rosenstiel, P.C.

Attorney

SALE NUMBER 30

By virtue of a Writ of Execution filed to No. 2013-02664 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF GSRPM 2004-1, MORTGAGE PASS-THROUGH CERTIFICATES BY ITS ATTORNEY-IN-FACT OCWEN LOAN SERVICING, LLC, PLAINTIFF v. LARRI O. DESOUZA and PATRICIA C. DESOUZA, owner(s) of property situate in Carbondale City, Lackawanna County, Pennsylvania being 819 Orchard Street Scranton, PA 18505

Property ID #: 157610200201

Assessed Value: \$7,760

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$45,946.64

Jessica N. Manis, Esquire

Attorney

SALE NUMBER 31

By virtue of a Writ of Execution No. 16-CV-4517 DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-QS16 v. MARK T. POSLUSZNY owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1232-1234 Watson Street, Scranton, PA 18504

Dimensions:

Assessment Map #: 15613-020-037, 15613-020-03701

Assessed Value: \$12,000.00

Improvements thereon: Residential Property

Judgment Amount: \$72,095.39

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 32

By virtue of a Writ of Execution filed to No. 16 cv 4948 STEARNS LENDING, LLC vs. JENNIFER RITZCO and JOHN RITZCO owner of property Situate in Borough of Winton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 113 Hill Street, Jessup, Pennsylvania 18434

All that certain piece or parcel of land situate, lying and being in the Borough of Winton, County of Lackawanna and State of Pennsylvania, described as follows:

Being lot number Twenty-three (23) in Block Number Four (4) as laid out and designated on a plot of lots known as Patterson's Addition to the Borough of Winton, intended to be duly recorded. Said lot fronts on Hill Street and is Forty (40) feet in front, Forty-two and nine-tenths (42.9) feet along Mt. Jessup Switch, One hundred and ninety-eight (198) feet in depth along the Westerly side, and Two Hundred thirteen and three-tenths (213.3) feet in depth on the Easterly side.

Subject to the same conditions, exceptions, restrictions and reservations contained in prior deeds forming the chain of title.

DWELLING KNOWN AS: 113 HILL STREET, JESSUP, PENNSYLVANIA 18434.

TAX PARCEL NUMBER: 10418-030-043

Title to said premises is vested in Jennifer Ritzco and John Ritzco by deed from LILLIAN M. ROBA, WIDOW dated April 24, 2013 recorded April 29, 2013 in Deed Book Instrument No. 201308521.

Assessment Map #: 10418-030-043

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$110,078.18

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 33

By virtue of a Writ of Execution No. 14-CV-6199 WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR Bcat 2014-4Tt v. GERMAN MUNOZ owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 800-802 Quincy Avenue, a/k/a 800 Quincy Avenue, Scranton, PA 18510-1118

Dimensions:

Assessment Map #: 14678020021

Assessed Value: \$14,000

Improvements thereon: Residential Property

Judgment Amount: \$243,954.70

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 34

By virtue of a Writ of Execution No. 12-CV-2266 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. THERESA NIDOH owners of property situate in the TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania being 2122-2124 Price Street, Scranton, PA 18504-1615

Dimensions: 100 X 150

Assessment Map #: 1450901001801

Assessed Value: \$16,000

Improvements thereon: Residential Property

Judgment Amount: \$164,177.37

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution filed to No. 2015-06060 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CWALT INC., ALTERNATIVE LOAN TRUST 2006-39CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-39-CB vs. DELORES MALONEY, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania being 122 Carol Drive.

Property ID #:1001001001600

Assessed Value: \$25,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$224,415.62 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 36

By virtue of a Writ of Execution No. 15-CV-7113 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M2 v. BRIAN M. LANGAN and MARY KELLY LANGAN owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 112 South Keyser Avenue, a/k/a 112-114 South Keyser Avenue L3, Scranton, PA 18504-9740

Front: 50 feet, Depth: 150 feet

Assessment Map #: 14412010022

Assessed Value: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$115,831.30

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

SALE NUMBER 37

By virtue of a Writ of Execution filed to No. 16CV3426 BANK OF AMERICA, N.A. vs. THOMAS STEELE owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1140 Hampton Street, Scranton, Pennsylvania 18504

ALL that certain lot, piece or parcel of land, situate, lying and being in the Fifteenth Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, and situate on the Northerly side of Hampton Street and known as Lot Number Seven (7) in Thomas Eynon's Addition to the Borough of Hyde Park (now the City of Scranton), bounded Southerly by said Hampton Street; Easterly by Lot Number Five (5), lands now or late of William S. Williams; Northerly by lands now or late of the Fellows Estate; and Westerly by Lot Number Nine (9), lands now or late of Beynon and Watkins; said lot being fifty-five (55) feet in front on said Hampton Street and one hundred and thirty-three (133) feet in depth.

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

DWELLING KNOWN AS: 1140 HAMPTON STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 15605070036

Title to said premises is vested in Thomas Steele by deed from THOMAS STEELE, EXECUTOR OF THE ESTATE OF REGINA ELLEN STEELE, A/K/A ELLEN STEELE, DECEASED dated April 15, 1999 and recorded April 15, 1999 in Deed Book 66, Page 80.

Assessment Map #: 15605070036

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$79,468.66

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 38

By virtue of a Writ of Execution filed to No. 2016-04756 SELENE FINANCE LP vs. LUANE DOUGHER A/K/A LUANE C. DOUGHER owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 1515 Meylert Avenue, Scranton, PA 18509
20X140

Assessment Map #: 13420-060-01101

Assessed Value: \$3,500.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$16,535.71

Sarah K. McCaffery, Esquire

Attorney

SALE NUMBER 39

By virtue of a Writ of Execution filed to No. 12CV3214 LSF9 MASTER PARTICIPATION TRUST vs. ANGELA ZANGHI and ROSS P. ZANGHI owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1008 Clearview Street, Scranton, Pennsylvania 18508

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:

Being Lot Number Five (5) in Block Number One (1) of "Thurstons Addition to the City of Scranton"; said lot is located on Jones Street, now known as Clearview Street, near the Peoples lines of Street Railway, on the West side of Lackawanna River, and is fifty (50) feet wide in front and rear and one hundred (100) feet in depth, be the same more or less.

Said lot is also designated as Lot Number Ten (10), Block twenty-nine (29) on the assessment map of the Second Ward of Scranton, Lackawanna County.

Coal and minerals reserved as in deeds forming chain of title to the said premises.
DWELLING KNOWN AS: 1008 CLEARVIEW STREET, SCRANTON, PENNSYLVANIA 18508
TAX PARCEL NUMBER: 134.16-030-013,
Title to said premises is vested in Angela Zanghi and Ross P. Zanghi, husband and wife, by deed from LUCY M. ZANGHI, WIDOW, dated June 1, 2007 and recorded June 5, 2007 in Deed Book Instrument #200714912.
Assessment Map #: 134.16-030-013
Assessed Value: \$7,500.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$105,496.17
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 40

By virtue of a Writ of Execution No. 16-CV-1685 WELLS FARGO BANK, N.A. v. SIMA LYUBARASKAVA owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 825 South Webster Avenue, Scranton, PA 18505-4277
Dimensions: 34x36x140x10x70
Assessment Map #: 15620040002
Assessed Value: \$13130.00
Improvements thereon: Residential Property
Judgment Amount: \$30,361.57
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney

SALE NUMBER 41

By virtue of a Writ of Execution No. 2010-51386 ABINGTON HEIGHTS SCHOOL DISTRICT vs. DAVID J. AVERY and MARYANN AVERY, owner(s) of property situate in N. Abington Township, Lackawanna County, Pennsylvania being:
Lr. 35071 Lily Lake Road
26.06 A
Property ID #: 05901-020-007
Assessed Value: \$50,800.00
Improvements thereon: SINGLE DWELLING PROPERTY
Sheriff to Collect: \$34,427.28
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Attorney

SALE NUMBER 42

By virtue of a Writ of Execution filed to No. 2016-04585, CARRINGTON MORTGAGE SERVICES, LLC v. UNKNOWN HEIRS OF RACHEL R. COSTELLO, DECEASED AND KARL COSTELLO, SOLELY AS HEIR TO RACHEL R. COSTELLO, DECEASED 710 O'Hara Street, Scranton, PA 18505, owner of property situate in 20th Ward of the City of Scranton, Lackawanna County, Pennsylvania, being known as 710 O'Hara Street, Scranton, PA 18505
Property ID #: 16715-020-033
Assessed Value: \$14,000.00
Improvements thereon: Single Family Residence
Sheriff to Collect: \$2,000.00
Richard M. Squire & Associates, LLC
Attorney

SALE NUMBER 43

BY VIRTUE of a Writ of Execution filed to No. 2016-CV-03030

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

Vs.

Defendant(s): HAROLD C. LYMAN AND KATHRYN H. LYMAN

Real Estate: 512 2ND AVENUE JESSUP, PA 18434

Municipality: Borough of Jessup

Lackawanna County, Pennsylvania

Dimensions: 23 x 150 x 25 x 100 x 2 x 50

See Deed Book 1207, Page 932

Assessment Map: 11506-060-030

Assessed Value: \$7,000

Improvements thereon: A residential dwelling house

Attorney: Leon P. Haller, Esquire

Purcell, Krug & Haller

Sheriff to collect: \$47,244.49 (Total amount of Judgment)*

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

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A SCHEDULE OF DISTRIBUTION OF ONLY **HIGH BID SALES** WILL BE FILED BY THE SHERIFF NOT LATER THAN APRIL 14, 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

DECEMBER 12, 2016