

**SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, NOVEMBER 15, 2016**

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, NOVEMBER 15, 2016 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 No. 16-CV-1313 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTICATED, SERIES 2005-BC4 v. ERIC J. GRUZESKY, ERIN C. GILGALLON owners of property situate in the Lackawanna County, Pennsylvania being 215 South Hyde Park Avenue, Scranton, PA 18504-2569

Front: feet, Depth: feet, containing square feet.

Assessment Map #: 14518050005

Assessed Value: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$277,118.74

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 2**

By virtue of a Writ of Execution filed to No. 7140 Civil 2015, HIP LOANS I, LLC vs. CHRISTOPHER D. DEFAZIO, owner of property situate in the Township of Fell, Lackawanna County, Pennsylvania being known and numbered as 143 Cameron Street Rear, Simpson, PA 18407.

Front: 185 ft. Depth: 90 ft.

Property Identification #: 03504020019

Assessed Value: \$4,342.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$125,960.17

M. Troy Freedman, Esquire

Attorney

**SALE NUMBER 3**

By virtue of a Writ of Execution filed to No. 15-6293 U.S. BANK, NA vs. UNKNOWN HEIRS WILLARD HERNE JR, DECEASED owners of property situate in Old Forge, Lackawanna County, Pennsylvania being 514 W Grace St.

50x149

Property Identification #: 175.15-030-024

Assessed Value: \$6,000.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$116,603.33

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 4**

By virtue of a Writ of Execution filed to No. 16 CV 1588 JPMORGAN CHASE BANK vs. GAIL K. MILBUT owners of property situated in Borough of Moscow, Lackawanna County, Pennsylvania being 924 Clearview Road, Moscow, PA 18444

Assessment Map #: 19801-01000121

Assessed Value: \$25,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$272,355.03

Sarah K. McCaffery, Esquire

Attorney

**SALE NUMBER 5**

BY VIRTUE OF A WRIT OF EXECUTION issued by First National Bank of Pennsylvania, successor by merger to Community Bank & Trust Co. No. 15-CV-5457

Paul Kozlansky and Sherin D. Kozlansky are the owners of the property situate in the Borough of Jermyn, Lackawanna County, Pennsylvania

being 714 Madison Avenue, Jermyn, PA 18433

Assessment Map #: 200730054

Assessed Value: \$14,000

Improvements thereon: residential dwelling

Sheriff to Collect: \$656,900.40 (plus interest and costs)

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

**SALE NUMBER 6**

By virtue of a Writ of Execution No. 16 CV 2323 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, NA, AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RS8 v. GABRIELLE N. GAETANO owners of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania being 2130 Second Avenue, a/k/a Second Avenue, Lake Ariel, PA 18436-3439

Front: 205 feet, Depth: 200 feet, containing 41,000 square feet.

Assessment Map #: 15001-010-01108

Assessed Value: \$23,000.00

Improvements thereon: Residential Property

Judgment Amount: \$310,719.37

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 7**

By virtue of a Writ of Execution filed to No. 16-1795 LSF9 MASTER PARTICIPATION vs. ROBERT RUTSKY LYNN RUTSKY, owner(s) of property situate in Archbald, Lackawanna County, Pennsylvania, being 322 Wayne St.

90x79

Property Identification #: 09518010013

Assessed Value: \$5,000.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$97,438.76

Richard Squire

Attorney

### **SALE NUMBER 8**

By virtue of a Writ of Execution filed to No. 2016-02287 NATIONSTAR MORTGAGE LLC vs. ALLISON MCGARRY owners of property situated in South Abington, Lackawanna County, Pennsylvania being 41 Abington Gardens Drive, Clarks Summit, PA 18411

Assessment Map #: 11206CON4A000

Assessed Value: \$15,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$114,034.22

Sarah K. McCaffrey, Esquire

Attorney

### **SALE NUMBER 9**

By virtue of a Writ of Execution No. 15-CV-108 LSF9 MASTER PARTICIPATION TRUST v. RICHARD P. KISH, JR A/K/A RICHARD KISH, JR A/K/A RICHARD P. KISH, JOELLEN KISH owners of property situate in the OLYPHANT BOROUGH, Lackawanna County, Pennsylvania being 401 Garfield Avenue, Olyphant, PA 18447-1914

Dimensions: 75x92x65x130

Assessment Map #: 11411050001

Assessed Value: \$9,000.00

Improvements thereon: Residential Property

Judgment Amount: \$170,152.00

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

### **SALE NUMBER 10**

By virtue of a Writ of Execution filed to No. 2015-1245 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8 vs. WILLIAM FITZGERALD A/K/A WILLIAM H. FITZGERALD A/K/A BILL H. FITZGERALD AND LINDA FITZGERALD A/K/A LINDA BALDASSAIR, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 309 Wheeler Avenue

Property Identification #: 15754020012

Assessed Value: \$19,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$380,182.96 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. 15-5890 LSF8 MASTER PARTICIPATION vs. LOUISE TANCREDI, owner(s) of property situate in Gouldsboro, Lackawanna County, Pennsylvania, being Box 154 A E. Beech St.

100x150

Property Identification #: 24904010028

Assessed Value: \$9,000.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$78,019.95

Richard Squire  
Attorney

**SALE NUMBER 12**

By virtue of a Writ of Execution filed to No. 2016-CV-2196, THE FIDELITY DEPOSIT AND DISCOUNT BANK, PLAINTIFF, vs. JOSEPH VITO, DEFENDANT and Owner of the property situate in the Township of Carbondale, Lackawanna County, Pennsylvania being known as 30 Lower Powderly Road, Carbondale, PA 18407.

Containing 2.70 acres of land more or less.

Property ID #: 064.07-020-019

Assessed Value: \$23,900.00

Improvements thereon: Improved with a Residential Dwelling

Sheriff to Collect: \$55,320.00

Rocco Haertter, Esquire

Attorney

**SALE NUMBER 13**

By virtue of a Writ of Execution filed to No. 16CV2354 DLJ MORTGAGE CAPITAL, INC. vs. CHERYL A. GREEN and ROBERT BRADLEY GREEN owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 823 Raines Street Scranton, PA 18509, 13501-060-031,

BEGINNING at a stake set for a corner on the Southwesterly side of East Parker Street in the division line between Lots Two (2) and Three (3); thence along the Southeasterly side of Lot No. Two (2) South Forty-nine degrees West (S. 49 degrees W.) One Hundred Forty-seven and Eight-tenths (147.8) feet to a corner on the Northeasterly side of Raines Street; thence along the Northeasterly side of Raines Street South forty degrees Thirty-eight minutes East (S. 40 degrees -38 minutes E.) Forty (40) feet to a corner in the division line between Lots Three (3) and Four (4); thence along said division line North Forty-nine degrees East (N. 49 degrees E.) One Hundred Forty-two and Nine-tenths (142.9) feet to a corner on the Southwesterly side of East Parker Street; thence along the Southwesterly side of East Parker Street North Thirty-eight degrees West (N. 38 degrees W.) Fourteen and Eighty-five Hundredths (14.85) feet to corner thence still along the Southwesterly side of East Parker Street North Thirty-one degrees West (N. 32 degrees W.) Twenty-five and Six-tenths (25.6) feet to a point, the place of beginning.

CONTAINING 5,804 square feet of land, more or less, and designated as Lot No. Three (3) on the J.K. Kohler plot as recorder in the Office of the Recorder of Deeds of Lackawanna County in Deed Book 130, at page 232 being otherwise known as Lot Sixteen (16) in Block One Hundred Twenty-three (123).

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

Assessment Map #: 13501-060-031

Assessed Value: \$8,800.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$59,131.58

KML Law Group, P.C.

Attorney

**SALE NUMBER 14**

By virtue of a Writ of Execution filed to No. 2016-CV-4461 FIDELITY DEPOSIT & DISCOUNT BANK vs. CLARKS SUMMIT HOSPITALITY, LLC owners of property situate in South Abington Township, Lackawanna County, Pennsylvania being 1101 Northern Boulevard

4.06 acres ±

Property Identification #: 10004-010-004 and 10004-010-005

Assessed Value: \$765,265.00

Improvements thereon: Hotel/Motel

Judgment Amount: \$4,156,336.42

Joseph L. DeNaples, Esquire  
Attorney

**SALE NUMBER 15**

By virtue of a Writ of Execution filed to No. 2016-CV-4460 FIDELITY DEPOSIT & DISCOUNT BANK vs. CLARKS SUMMIT HOSPITALITY, LLC owners of property situate in South Abington Township, Lackawanna County, Pennsylvania being Route 6 & 11 Lot 1, South Abington Township, PA 18411

1.99 acres ±

Property Identification #: 10004-010-00403

Assessed Value: \$138,350.0

Improvements thereon: Hotel/Motel

Judgment Amount: \$915,123.33

Joseph L. DeNaples, Esquire  
Attorney

**SALE NUMBER 16**

By virtue of a Writ of Execution filed to No. 2015-CV-3753 and 2015-CV-4060 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER WITH COMMUNITY BANK & TRUST COMPANY, PLAINTIFF and against LEON WALCZAK and RONALD WALCZAK, DEFENDANTS,

Owners of the property situate in the Township of Greenfield, Lackawanna County, Pennsylvania being 280 Route 106, Greenfield Township, County of Lackawanna, State of Pennsylvania, with approximate dimensions of 92.3 acres of land more or less.

14.28 acres of land

Tax Map Number: 01403-010-002

Assessed Value: \$50,000.00

Improvements thereon: OTHER COMMERCIAL

Sheriff to Collect: \$352,077.08, Plus additional Interest, fees and costs thereon

Jill M. Spott, Esquire  
Attorney

**SALE NUMBER 17**

By virtue of a Writ of Execution file to No. 2010CV1584, FV-1, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS, LLC vs. GEORGE PEGULA & BARBARA PEGULA, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being 50 Pegula Lane, Scott Township, PA 18447

1.7A

Property Identification #: 08204010013

Assessed Value: \$1500

Improvements thereon: Vacant Lot (Less Than 10A)

Sheriff to Collect: \$1,083,485.32

Richard J. Nalbandian, III/Parker McCay PA  
Attorney

**SALE NUMBER 18**

BY VIRTUE of a Writ of Execution No. 2015-05804

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

Vs.

Defendant(s): MARISA BLANK AND WILLIAM H. BLANK, JR.

Real Estate: 201 GREENBUSH STREET, SCRANTON, PA 18508

Municipality: City of Scranton

Lackawanna County, Pennsylvania

Dimensions: 50 x 60

See Deed Book 2008 Page 29597

Assessment Map: 12403-010-030

Assessed Value: \$4,650

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$81,558.17 (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 19**

By virtue of a Writ of Execution filed to No. 16 CV 221 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. ALINE A. POONAWALLA, owner(s) of property Situate in Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2022 Rigg Street, Dunmore, Pennsylvania 18512

DWELLING KNOWN AS: 2022 RIGG STREET, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 14642-010-036

Title to said premises is vested in Aline A. Poonawalla by deed from ALINE ZANGARDI dated June 20, 2005 and recorded August 11, 2005 in Deed Book \_\_\_\_\_, Page

Assessment Map #: 14642-010-036

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$105,884.91

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 20**

By virtue of a Writ of Execution filed to No. 16 CV 1315 CIT BANK, N.A. vs. BARRY CRAIG, JR., EXECUTOR OF THE ESTATE OF BARRY E. CRAIG, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 213 Yesu Drive, Scranton, Pennsylvania 18505

DWELLING KNOWN AS: 213 YESU DRIVE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 340-16810-010-004

Title to said premises is vested in Barry Craig, Jr., Executor of the Estate of Barry E. Craig by deed from BARRY B. CRAIG, WIDOWER dated November 26, 2007 and recorded December 31, 2007 in Deed Book \_\_\_\_\_, Page

Assessment Map #: 340-16810-010-004

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$149,987.13

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 21**

BY VIRTUE OF A WRIT OF EXECUTION Fidelity Deposit & Discount Bank v. Agnes Kuhar and Tamara Fisher, 14-cv-5226

Agnes Kuhar and Tamara Fisher are the owners of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania.

being 423 Fourth Street, Blakely, PA

Assessment Map No(s). 1031801000405

1031801000406

Assessed Value: 23,269

5,269

Improvements thereon: dwelling / lot  
Sheriff to Collect: \$220,939.67 plus costs  
HOURIGAN, KLUGER & QUINN, PC  
600 Third Avenue  
Kingston, PA 18704  
Attorney

**SALE NUMBER 22**

By virtue of a Writ of Execution No. 16-CV-2705 WELLS FARGO BANK, NA v. PATRICIA A. KENNEDY owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1209 South Irving Avenue, A/K/A 1209 South Irving Avenue L 3, Scranton, PA 18505-2447

Front: 40 feet, Depth: 140 feet

Assessment Map #: 16708020046

Assessed Value: \$14,000.00

Improvements thereon: Residential Property

Judgment Amount: \$80,663.47

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 23**

By virtue of a Writ of Execution filed to No. 2400 Civil 2016, M&T BANK vs. MICHAEL J. LYONS, Defendant and Owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 305 S. Irving Avenue, Scranton, PA 18505.

Front: 40 ft. Depth: 80 ft.

Property ID #: 15761020014

Assessed Value: \$8,000.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$41,952.36

Edward J. McKee, Esquire

Attorney

**SALE NUMBER 24**

BY VIRTUE OF A WRIT OF EXECUTION filed to No. 15-CV-7396

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

Vs.

Defendant(s): TINA M. ZANTOWSKY

Real Estate: 807 Rock Street, Archbald, PA 18403

Municipality: Borough of Archbald

Lackawanna County, Pennsylvania

Dimensions: (1) 43x60x46x58 (single dwelling)

(2) 25x60 (vacant lot less than 10A)

(3) 71x37x84x45x60 (vacant lot less than 10A)

See Deed Book 2010 Page 06882

Assessment Map (1) 0950902001801 (808)(vacant lot less than 10A)

(2) 09509020018 (806)(vacant lot less than 10A)

(3) 09509020022 (807)(single dwelling)

Assessed Value (1) \$500

(2) \$ 300

(3) \$5,000

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$72,676.04 (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 25**

By virtue of a Writ of Execution No. 2016-01159 WELLS FARGO BANK, NA v. BERNICE DISPIGNA, TERRENCE MALONEY A/K/A TERRENCE P. MALONEY, DOLORES MALONEY A/K/A DELORES MALONEY owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1414 Saint Ann Street, A/K/A 1414 Saint Ann Street L 24, Scranton, PA 18504-3019

Front: 40 feet, Depth: 125 feet

Assessment Map #: 15512030010

Assessed Value: \$11,500.00

Improvements thereon: Residential Property

Judgment Amount: \$111,909.94

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 26**

By virtue of a Writ of Execution filed to No. 16CV2320 VERICREST OPPORTUNITY LOAN TRUST 2011-NPL 1 vs. CHARLES R. AZARSKY, STACEY, CHRISTINA MARIE AZARSKY, AND UNKNOWN SURVIVING HEIRS OF PATRICIA AZARSKY, DECEASED MORTGAGOR AND REAL OWNER owners of property Situate in Borough of Moosic, LACKAWANNA COUNTY, PENNSYLVANIA BEING 122 Montgomery Street, Moosic, Pennsylvania 18507

DWELLING KNOWN AS: 122 MONTGOMERY STREET, MOOSIC, PENNSYLVANIA 18507.

TAX PARCEL NUMBER: 18416-020-05101

Title to said premises is vested in Charles R. Azarsky, Stacey Azarsky, Christina Marie Azarsky, and Unknown Surviving Heirs of Patricia Azarsky, Deceased Mortgagor and Real Owner by deed from CHARLES R. AZARSKY AND STACEY AZARSKY, HIS WIFE, AND PATRICIA A. AZARSKY, HIS MOTHER dated July 26, 2007 and recorded August 1, 2007 instrument# 200720959

Assessment Map #: 18416-020-05101

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$151,128.91

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 27**

By virtue of a Writ of Execution No. 16-CV-2622 JPMORGAN CHASE BANK, N.A. v. RENA R. AMACIO AND JOSEPH MICHAEL BLACK owners of property situate in the JERMYN BOROUGH, Lackawanna County, Pennsylvania being 542 Lincoln Avenue, Jermyn, PA 18433-1632

Dimensions: 66 X 180 X 11 X 170

Assessment Map #: 0731603000500

Assessed Value: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$58,202.11

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

**SALE NUMBER 28**

By virtue of a Writ of Execution filed to No. 16 CV 3247 OCWEN LOAN SERVICING, LLC vs. MARK DILLENBECK, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania.



Being: 64 Pike Street and 58 Pike Street, Carbondale, PA 18407  
Dimensions: 40X63X11X52X56X41X52 (05412040013)  
92X140X24X52X11X63 (05412040014)  
Assessment Map #: 054120-40013-64 & 05412040014-58  
Assessed Value Figure: \$6128 (05412040013)  
3900 (05412040014)  
Improvements thereon: Improved w/single family dwelling  
Sheriff to Collect: \$98,740.91  
Udren Law Offices, P.C.  
Attorney

### **SALE NUMBER 29**

By virtue of a Writ of Execution filed to No. 15 CV 7395 WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-FRE1 ASSET-BACKED PASS-THROUGH CERTIFICATES vs. KENNETH SULLENBERGER; NANCY SULLENBERGER, owner(s) of property situated in Scott Township, Lackawanna County, Pennsylvania being 18 Blakely Street, Jermyn, PA 18433  
Assessment Map #: 06215040025  
Assessed Value: \$  
Improvements thereon: A residential dwelling  
Sheriff to Collect: \$140,075.97  
Sarah K. McCaffery, Esquire  
Attorney

### **SALE NUMBER 30**

By virtue of a Writ of Execution filed to No. 2012 01429 WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A., SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK, SUCCESSOR BY CONSOLIDATION TO FIRST UNION NATIONAL BANK OF NORTH CAROLINA v EUGENE LABINSKI, JR., BELIEVED HEIR OF THE ESTATE OF EUGENE PETER LABINSKI A/K/A EUGENE PETER LABINSKY; ANN MARIE PRYNKIEWICZ, BELIEVED HEIR OF THE ESTATE OF EUGENE PETER LABINSKI A/K/A EUGENE PETER LABINSKY; UNKNOWN HEIRS, AND ADMINISTRATORS OF THE ESTATE OF EUGENE PETER LABINSKI A/K/A EUGENE PETER LABINSKY owners of property situate in Borough of Throop, Lackawanna County, Pennsylvania being 147 Bellman Street, Throop, PA 18512  
50X82  
Property ID #: 12415030003  
Assessed Value: \$5000  
Improvements thereon: single family dwelling  
Sheriff to Collect: \$56,372.25  
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 31**

By virtue of a Writ of Execution No. 15-CV-6448 BANK OF AMERICA, NA v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTIE S. ANGELO, DECEASED owners of property situate in the TOWNSHIP OF SCRANTON, Lackawanna County, Pennsylvania being 506 Eynon Street, Scranton, PA 18504-3504  
Front: 55 feet, Depth: 103 feet, containing 5,665 square feet.  
Assessment Map #: 15614030005  
Assessed Value: \$5,500.00  
Improvements thereon: Residential Property

Judgment Amount: \$51,325.49  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney

**SALE NUMBER 32**

By virtue of a Writ of Execution filed to No. 13CV1850 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 I LLC ASSET BACKED CERTIFICATES, SERIES 2004-HE6 vs. PATRICIA A. HUNTER, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF WILLIAM T. HUNTER, III, owners of property situate in TOWNSHIP OF SPRINGBROOK, Lackawanna County, Pennsylvania being 250 Kilmer Road, Springbrook Township, PA 18444 f/k/a RR #3 Box 3312 Moscow, PA 18444, 20203-010-005, Land referred to in this commitment is described as all that certain property situated in Springbrook Township in the County of Lackawanna, and State of Pennsylvania and being described in a deed dated 12/16/96, and recorded 3/25/97, among the land records of the County and State set forth above, and referenced as follows: Book 1579 Page 727.

Assessment Map #: 20203-010-005  
Assessed Value: \$19,000.00  
Improvements thereon: A Residential Dwelling  
Sheriff to Collect: \$184,303.61  
KML Law Group, P.C.  
Attorney

**SALE NUMBER 33**

By virtue of a Writ of Execution filed to No. 16cv2119 HSBC BANK USA, N.A. vs. HOWARD BELLES, CO-ADMINISTRATOR OF THE ESTATE OF ESTHER BELLES, AND CHRISTINE CREMARD, CO-ADMINISTRATRIX OF THE ESTATE OF ESTHER BELLES, owner(s) of property Situate in Borough of Moosic, LACKAWANNA COUNTY, PENNSYLVANIA BEING 29 Salina Street, Moosic, Pennsylvania 18507

DWELLING KNOWN AS: 29 SALINA STREET, MOOSIC, PENNSYLVANIA 18507.

TAX PARCEL NUMBER: 18513040013

Title to said premises is vested in Howard Belles and Esther Belles by deed from HOWARD BELLES AND ESTHER BELLES, dated September 10, 1987 and recorded September 10, 1987 in Deed Book 1222, Page 432. The said Howard Belles died on January 25, 2008 thereby vesting title in Esther Belles. The said Esther Belles died on March 12, 2014 thereby vesting title in Howard Belles, Co-Administrator of the Estate of Esther Belles and Christine Cremard, Co-Administratrix of the Estate of Esther Belles.

Assessment Map #: 18513040013

Assessed Value: \$  
Improvements thereon: Residential Dwelling  
Sheriff to Collect: \$131,322.99  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 34**

By virtue of a Writ of Execution filed to No. 16 CV 1214 DITECH FINANCIAL LLC vs. REGINA MARHELSKI, owner(s) of property Situate in Borough of Old Forge, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1236 Franklin Street, Old Forge, Pennsylvania 18518

DWELLING KNOWN AS: 1236 FRANKLIN STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 16518020019

Title to said premises is vested in Regina Marhelski by deed from MARY VIERCHINSKI, WIDOW dated December 30, 1954 and recorded December 31, 1954 in Deed Book 523, Page 444.

Assessment Map #: 16518020019  
Assessed Value: \$  
Improvements thereon: Residential Dwelling  
Sheriff to Collect: \$99,059.05  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 35**

By virtue of a Writ of Execution filed to No. 2015-04735 THE HONESDALE NATIONAL BANK vs. KIMBERLY A. SOLSMAN and KENNETH L. SOLSMAN, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania being 5 Jane Street Peckville, PA 18452, 10316-020-025, BEGINNING at a point on Jane Street at the line of the Cemetery; thence along said Jane Street westerly 73.8 feet to a corner on said Jane Street in line of lot number 1 in said block; thence in a southeasterly direction along the rear line of lots numbers 1, 2 and 3 in said block, 150 feet to a corner on line of land of the Cemetery; thence North 39 degrees 50 minutes West along the line of the Cemetery to Jane Street, the place of BEGINNING. BEING triangular in shape.

Assessment Map #: 10316-020-025  
Assessed Value: \$7,000.00  
Improvements thereon: A Residential Dwelling  
Sheriff to Collect: \$127,878.43  
KML Law Group, P.C.  
Attorney

**SALE NUMBER 36**

By virtue of a Writ of Execution No. 16 CV 2325 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF EQUITY ONE ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2003-2 v. BRUCE UHRIN, SANDRA F. UHRIN owners of property situate in the DICKSON CITY BOROUGH, Lackawanna County, Pennsylvania being 733-735 Lincoln Street, Dickson City, PA 18519-1426

Front: 44 feet, Depth: 88 feet, containing 3872 square feet.

Assessment Map #: 11320030019  
Assessed Value: \$8500.00  
Improvements thereon: Residential Property  
Judgment Amount: \$71,293.66  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney

**SALE NUMBER 37**

By virtue of a Writ of Execution No. 16-CV-1779 WELLS FARGO BANK, N.A. v. RICHARD E. OWENS, MARIANNE OWENS owner(s) of property situate in the SCRANTON CITY, 2ND, Lackawanna County, Pennsylvania being 806 Philo Street, Scranton, PA 18508-2227

Front: 40 feet, Depth: 69 feet, containing 2,760 square feet.

Assessment Map #: 13420010016  
Assessed Value: \$7,000  
Improvements thereon: Residential Property  
Judgment Amount: \$38,490.72  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney

**SALE NUMBER 38**

By virtue of a Writ of Execution filed to No. 2016-2339 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. PLAINTIFF vs. JAMES L. ANGERSON, DEFENDANT owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania being 307 Jackson Street, Olyphant, PA 18447

Property ID #: 11407030042

Assessed Value: \$(Land) + \$(Bldg) = \$9,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$59,522.94, plus interest tax and costs

Kathryn L. Mason, Esquire

Attorney

**SALE NUMBER 39**

By virtue of a Writ of Execution filed to No. 16-157 THE BANK OF NEW YORK MELLON vs. JESSE GARDNER owner(s) of property situate in CARBONDALE, Lackawanna County, Pennsylvania being 38 Garfield Avenue

51x120x43x105

Property Identification #: 04578030004

Assessed Value: \$14,000

Improvements thereon: Multi Dwelling

Sheriff to Collect: \$54,892.36

Richard Squire

Attorney

**SALE NUMBER 40**

By virtue of a Writ of Execution filed to No. 2016-01752 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-EQ1 v MICHELE MCDONOUGH owners of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1919 Prospect Avenue, Scranton, PA 18505

26 x 150

Property ID #: 16711020004

Assessed Value: \$8,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$64,871.59

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

Attorney

**SALE NUMBER 41**

By virtue of a Writ of Execution filed to No. 16 CV 804 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs. ANTHONY W. ORD A/K/A ANTHONY ORD and BROOKE E. ORD A/K/A BROOKE ORD owner(s) of property situate in BOROUGH OF MAYFIELD, Lackawanna County, Pennsylvania being 1131 Lackawanna Avenue Mayfield, PA 18433, 06414-030-001,

ALL that certain piece or parcel of land situate in the Borough of Mayfield, County of Lackawanna and State of Pennsylvania, distinguished as lot number 8 in block number 25 on property of the Hillside Coal & Iron Co. As designed in the survey of the same, accompanied by a map thereof, Being in front fifty-three (53) feet and in rear fifty-three (53) feet, and one hundred and twenty (120) feet in depth, and bounded as follows: on the northeast by lot number 9; on the southeast by Lackawanna Avenue; on the southwest by lot number 7, now the property of Patrick Ruddy Estate; and on the northwest by lot number 17, now owned by Hillside Iron & Coal Co.

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

Assessment Map #: 06414-030-001  
Assessed Value: \$7,000.00  
Improvements thereon: A Residential Dwelling  
Sheriff to Collect: \$68,320.99  
KML Law Group, P.C.  
Attorney

**SALE NUMBER 45**

By virtue of a Writ of Execution filed to No. 16-CV-160 WELLS FARGO BANK, N.A. vs. JONATHAN NAU, owner(s) of property situate in Carbondale Township, Lackawanna County, Pennsylvania being 34 Terrace Street, Carbondale, PA 18407

Front: Depth:

Assessment Map #: 04578-020-006

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$

Robert W. Williams, Esquire

Attorney

**SALE NUMBER 46**

By virtue of a Writ of Execution filed to No. 16-CV-3028 FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. MICHAEL J. KEPPICK AND REGINA KEPPICK, owner(s) of property situate in Old Forge Borough, Lackawanna County, Pennsylvania being 104 South Grace Street, Old Forge, PA 18518

Front: Depth:

Assessment Map #: 175.20-030-01603

Assessed Value: \$

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$

Robert W. Williams, Esquire

Attorney

**SALE NUMBER 47**

By virtue of a Writ of Execution filed to No. 2016-00108 SUN WEST MORTGAGE COMPANY, INC. vs. CHRISTOPHER M. CRAWFORD, owner(s) of property situate in Scranton City, Lackawanna County, Pennsylvania being 503 N Garfield Ave #505, Scranton, PA 18504

Front: Depth:

Assessment Map #: 14510-010-013

Assessed Value: \$11,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$

Robert W. Williams, Esquire

Attorney

**SALE NUMBER 48**

By virtue of a Writ of Execution No. 15-CV-7226 WELLS FARO BANK, NA v. BRUCE OP SHINSKY owner(s) of property situate in the SCRANTON CITY 4TH, Lackawanna County, Pennsylvania being 508 North Garfield Avenue, Scranton, PA 18504-1812

Dimensions: 60 X 143

Assessment Map #: 14510010038

Assessed Value: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$105,130.33

Dimensions: 40 X 143  
Assessment Map #: 14510010037  
Assessed Value: \$1,400.00  
Improvements thereon: Vacant Lot  
Judgment Amount: \$105,130.33  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney

**SALE NUMBER 49**

By virtue of a Writ of Execution No. 15-CV-5843 WELLS FARGO BANK, NA v. ALEXANDER GARCIA, ASHLEY MARIE GARCIA A/K/A ASHLEY GARCIA A/K/A A. MARIE GARCIA owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1107 Albright Avenue, Scranton, PA 18508-2301

Front: 46 feet, Depth: 150 feet.  
Assessment Map #: 14508030040  
Assessed Value: \$11,550.00  
Improvements thereon: Residential Property  
Judgment Amount: \$101,356.75  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney

**SALE NUMBER 50**

By virtue of a Writ of Execution No. 16 CV 2324 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2007-4 ASSET-BACKED CERTIFICATES SERIES 2007-4 v. SHIRLEY HALLORAN owners of property situate in the CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania being 1220J North Lehigh River Drive, a/k/a 75 North Lehigh River Drive, Gouldsboro, PA 18424

Dimensions: 90X218X113X218  
Assessment Map #: 23304100037  
Assessed Value: \$24000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$104,881.66  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney

**SALE NUMBER 51**

By virtue of a Writ of Execution No. 51492-14 ABINGTON HEIGHTS SCHOOL DISTRICT vs. DONNA M. NASSER, WILLIAM K. NASSER, owner(s) of property situate in Glenburn Township, Lackawanna County, Pennsylvania, being:

Wyndwood Street  
1A  
Property Identification #: 08001-030-014  
Assessed Value: \$40,250.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$9,971.02  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Attorney

**SALE NUMBER 52**

By virtue of a Writ of Execution No. 51393-15 NORTH POCONO SCHOOL DISTRICT vs. DENISE M. HAWK, owner(s) of property situate in Elmhurst Township, Lackawanna County, Pennsylvania, being:  
West Avenue

200 x 228 x 200 x 228

Property Identification #: 18002-030-003

Assessed Value: \$29,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$8,297.91

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

Attorney

**SALE NUMBER 53**

By virtue of a Writ of Execution No. 50975-15 ABINGTON HEIGHTS SCHOOL DISTRICT vs. ROBERT DICKMAN, SHARON DICKMAN, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being:

317 John Street

100 x 75 x 101 x 91

Property Identification #: 11201-020-033

Assessed Value: \$12,400.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$5,591.66

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

Attorney

**SALE NUMBER 54**

By virtue of a Writ of Execution No. 51424-15 JEFFERSON TOWNSHIP SEWER AUTHORITY vs. BRIAN RINALDI, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being:

14 George Drive

60 x 150 x 60 x 105

Property Identification #: 14003-030-037

Assessed Value: \$6,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$5,343.86

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

Attorney

**SALE NUMBER 56**

By virtue of a Writ of Execution No. 53165-12 ABINGTON HEIGHTS SCHOOL DISTRICT vs. LAND TYCOON, INC., owner(s) of property situate in N. Abington Township, Lackawanna County, Pennsylvania, being:

T. 441 Comegys Road

4.82 A

Property Identification #: 06003-020-00605

Assessed Value: \$35,600.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$10,106.68

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

Attorney

**SALE NUMBER 57**

By virtue of a Writ of Execution No. 52060-13\ NORTH POCONO SCHOOL DISTRICT vs. PAUL R. LEWIS, ANN LEWIS A/K/A ANN MIELECHOWSKI, owner(s) of property situate in Springbrook Township, Lackawanna County, Pennsylvania, being:

Lewis Street L-50

Property Identification #: 21102-020-00115

Assessed Value: \$18,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$7,299.40

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

Attorney

**SALE NUMBER 58**

By virtue of a Writ of Execution No. 52508-14 ABINGTON HEIGHTS SCHOOL DISTRICT vs. JOHN R. FAMIGLIETTI, ROBERT A. FAMIGLIETTI, ALICIA BOHELKA, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being:

615 Oak Lane

75 x 125

Property Identification #: 10001-030-03300

Assessed Value: \$24,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$7,384.68

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

Attorney

**SALE NUMBER 60**

By virtue of a Writ of Execution No. 51433-15 NORTH POCONO SCHOOL DISTRICT vs. CHARLES E. DIBBLE, III, owner(s) of property situate in Thornhurst Township, Lackawanna County, Pennsylvania, being:

Bear Lake Road

1.63 A

Property Identification #: 24603-010-003

Assessed Value: \$9,600.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$5,440.54

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

Attorney

**SALE NUMBER 61**

By virtue of a Writ of Execution No. 51115-11 NORTH POCONO SCHOOL DISTRICT vs. MICHAEL ISERNIA, owner(s) of property situate in Thornhurst Township, Lackawanna County, Pennsylvania, being:

Thornhurst C.C.

80 X 125

Property Identification #: 24500-010-008

Assessed Value: \$15,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$8,210.02

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

Attorney

**SALE NUMBER 62**

By virtue of a Writ of Execution No. 51871-11 ABINGTON HEIGHTS SCHOOL DISTRICT vs. PETER LEE, DEBRA LEE, owner(s) of property situate in Glenburn Township, Lackawanna County, Pennsylvania, being:

Lacka Trail

97 x 155 x 107 x 142

Property Identification #: 07902-040-007

Assessed Value: \$11,800.00

Improvements thereon: MULTI DWELLING PROPERTY

Sheriff to Collect: \$6,092.89



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

**SALE NUMBER 63**

By virtue of a Writ of Execution No. 51475-10 NORTH POCONO SCHOOL DISTRICT vs. MICHAEL KOHANSKI, JOHN M. KERNOSCHAK, T/A K&K PROPERTIES, owner(s) of property situate in Roaring Brook, Lackawanna County, Pennsylvania, being:

S.R. 348 L. 2

3.52 A

Property Identification #: 16001-020-00502

Assessed Value: \$14,570.00

Improvements thereon: VACANT LOTS

Sheriff to Collect: \$8,378.83

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

**SALE NUMBER 64**

By virtue of a Writ of Execution No. 51222-10 ABINGTON HEIGHTS SCHOOL DISTRICT vs. MELETTE MOFFAT, EXECUTRIX OF THE ESTATE OF CHARLES MOFFAT, owner(s) of property situate in Glenburn Township, Lackawanna County, Pennsylvania, being:

Northup Road

252.2' x 344'

Property Identification #: 07904-020-001

Assessed Value: \$33,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$10,401.82

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

**SALE NUMBER 65**

By virtue of a Writ of Execution No. 50973-15 ABINGTON HEIGHTS SCHOOL DISTRICT vs. JEFFREY E. GORESCHAK, MARY S. GORESCHAK, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being:

206 Butternut Lane

90 x 125

Property Identification #: 09103-020-00202

Assessed Value: \$24,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$7,078.32

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

**SALE NUMBER 66**

By virtue of a Writ of Execution No. 51752-15 NORTH POCONO SCHOOL DISTRICT vs. FRANCIS D. GLYNN, MARY KAY GLYNN, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being:

415 Dusty Lane

80 X 150

Property Identification #: 15003-020-025

Assessed Value: \$19,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$6,360.10

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

**SALE NUMBER 67**

By virtue of a Writ of Execution No. 50613-15 JEFFERSON TOWNSHIP SEWER AUTHORITY vs. BARBARA LENGYEL, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being:

60 Loretta Drive

100 x 105

Property Identification #: 14003-010-019

Assessed Value: \$18,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$10,583.95

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

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 DECEMBER 15, 2016 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

AUGUST 14, 2016