

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, MARCH 12, 2019

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 12, 2019** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

***A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE AFTERNOON OF SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.***

**SALE 1**

By virtue of a Writ of Execution filed to No. 2018-03857, WELLS FARGO BANK, N.A. v. YVONNE CAUDULLO, owner(s) of property situate in SOUTH ABINGTON, Lackawanna County, Pennsylvania, being 454 WILLOWBROOK ROAD, SOUTH ABINGTON TWP, PA 18411.

Dimensions: 119x107x96x128

Property ID#: 09103030024

Assessed Value figure: \$19,000

Improvements thereon: Residential property

Attorney: Powers, Kirn & Associates, LLC

Sheriff to collect: \$156,820.49

**SALE 2**

By virtue of a Writ of Execution No. 17-CV-4032 Mid America Mortgage Inc v. Sheila M. McDonnell owners of property situate in the SOUTH ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 302 Sunnyside Avenue, Clarks Summit, PA 18411

Dimensions: 138 X 73 X 200 X 153

Assessment Map #: 10113030009

Assessed Value figure: \$14,000.00

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 3**

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST successor in interest to PEOPLES NATIONAL BANK, Docket No. 18-cv-4791. Gina Marie Comonie is the owner of property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania. Being 525 Park Street, Olyphant, PA

Assessment Map #: 11411 050 024

Assessed Value Figure: 6,900

Improvements Thereon: improved real estate

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

Sheriff to collect: \$50,117.86 (plus costs)

#### **SALE 4**

By virtue of a Writ of Execution filed to No. 2018-03356 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. David Nash; Marlene Nash a/k/a Marlene O. Nash, owner(s) of property situated in Throop Lackawanna County, Pennsylvania being 527 Charles Street, Throop, PA 18512

Dimensions: 44X140X46X85X150

Assessment Map #: 12513020041

Assessed Value figure: \$7,000.00

Improvement thereon:

A residential dwelling

Attorney: Samantha Gable, Esq

Sheriff to Collect: \$72,745.88

#### **SALE 5**

By virtue of a Writ of Execution No. 17-CV-3289 U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-NC1 v. Frederick J. Becchetti, III owners of property situate in the DUNMORE BOROUGH, Lackawanna County, Pennsylvania, being 307 West Elm Street a/k/a, 307 Elm Street, Dunmore, PA 18512-3024

Dimensions: 60 X 150

Assessment Map #: 1461903001

Assessed Value figure: \$15,000.00

Judgment Amount: \$282,561.16

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### **SALE 6**

By virtue of a Writ of Execution filed to No. 2018-CV-1027 LAKEVIEW LOAN SERVICING, LLC vs. STEPHEN J. KONDRAT, owner(s) of property situate in Township of Greenfield, Lackawanna County, Pennsylvania, being, 206 Pleasant View Drive AKA 206 Pleasant Drive Greenfield Township, PA 18407, 02304060011,

Assessment Map #: 02304060011

Assessed Value Figure: \$14,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$169,673.16

BEGINNING at an iron pin corner; said pin being on the Southwest corner of the intersection of High Point Street and Pleasant View Drive; thence South sixteen degrees and thirty-four minutes West (S. 16° 34' W.) a distance of ninety-nine (99) feet to an iron pin corner; thence North seventy-two degrees and thirty-one minutes

West (N. 72° 31' W.) a distance of one hundred twenty-five and two hundredths (125.02) feet to an iron pin corner; thence North sixteen degrees and thirty-four minutes East (N. 16° 34' E.) a distance of ninety-seven (97) feet to an iron pin corner; thence along High Point Street South seventy-three degrees and twenty-six minutes East (S. 73° 26' E.) a distance of one hundred and twenty-five (125) feet to an iron pin corner the place of BEGINNING.

BEING Lot Number twenty-six (26) as shown on map entitled Finch Hill Development.

#### **SALE 7**

By virtue of a Writ of Execution filed to No. 2018-03207 Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-1 vs. John P. Byron and Andrea Byron, owners of property situate in Dickson City Borough, Lackawanna County, Pennsylvania being 1213 Breaker Creek Drive, Dickson City, PA 18519

Assessment Map #: 1131208000115

Assessed Value figure: \$19,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

#### **SALE 8**

By virtue of a Writ of Execution filed to No. 18CV2351 DITECH FINANCIAL LLC vs. SYLVESTER H. CYBROSKI and ROBERT J. RUTHKOSKY, owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania, being, 17 Washington Street Moosic, PA 18507, 17612040023

Assessment Map #: 17612040023

Assessed Value Figure: \$10,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$117,894.71

BEGINNING at the Easterly corner of Lot No. 1 Block "D" on Greenwood Plot of Lots, the place of beginning also being in the southwesterly line of Main Street;

THENCE South forty (40) degrees thirty-five (35) minutes East along said Main Street fifty (50) feet to the Northerly corner of Lot No 3;

THENCE South forty-nine (49) degrees twenty-five (25) minutes West along the Northwesterly line of said Lot No. 3 one hundred fifty (150) feet to a corner in the Northeasterly line of Scott Street;

THENCE North forty (40) degrees thirty-five (35) minutes West along said Scott Street fifty (50) feet to the Southerly corner of Lot No 1;

THENCE North forty-nine (49) degrees twenty-five (25) minutes East along the Southeasterly line of said Lot No. 1 one hundred fifty (150) feet to the place of beginning.

CONTAINING an area of seven thousand five hundred (7,500) square feet of land, more or less, and being Lot No. 2, Block "D" as shown on map of the Greenwood Plot of Lots in possession of the aforesaid Trustees

#### **SALE 9**

By virtue of a Writ of Execution filed to No. 18 CV 2835 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 vs.

KIMBERLY DAVIS and ROBERT DAVIS II, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania, being, 662 East Lackawanna Avenue, Olyphant, PA 18447 a/k/a 662 East Lackawanna Street Olyphant, PA 18447, 11415020050,

Assessment Map #: 11415020050

Assessed Value Figure: \$7,500.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$71,933.64

KNOWN as lot number forty (No. 40) in square or block number one (No. 1) and fronting on Hill Street, being fifty (50) feet in front by one hundred and fifty (150) feet in depth according to a plan or map entitled "Throop's Addition to Olyphant".

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

### **SALE 10**

By virtue of a Writ of Execution filed to No. 2018-04272 Wells Fargo Bank, NA v Omar Alberto Frometa; Cecilia A. Vasquez, AKA Cecilia Vasquez owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 917 South 9th Avenue, Scranton, PA 18504

Dimensions: 40X111

Property ID#: 15613070049

Assessed Value Figure: \$8,000.00

Improvements thereon: single family dwelling

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

Sheriff to collect: \$84,742.55

### **SALE 11**

By virtue of a Writ of Execution No. 2018-CV-518 PHH Mortgage Corporation v. Carrie A. Granche, Daniel J. Granche owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 331 Flower Street, A/K/A 331 Flower Street L 3, Old Forge, PA 18518

Dimensions: 50 X 182

Assessment Map #: 16502050017

Assessed Value figure: \$6,500.00

Judgment Amount: \$105,101.05

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### **SALE 12**

By virtue of a Writ of Execution No. 18-CV-4632 Wells Fargo Bank, N.A. v. Mary Claire O'Boyle a/k/a Mary Clair O'Boyle owners of property situate in the SCRANTON CITY, 24TH, Lackawanna County, Pennsylvania, being 2606 South Webster Avenue, A/K/A 2606 South Webster Avenue L4, Scranton, PA 18505-3429

Dimensions: 65 X 140 X 65 X 136

Assessment Map #: 16718010038

Assessed Value figure: \$16,000.00  
Judgment Amount: \$44,680.86  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### **SALE 13**

By virtue of a Writ of Execution filed to No. 18-CV-4317, Village Capital & Investment, LLC vs. Michael J. Slater, owner of property situate in the Borough of Moscow, and Lackawanna County, Pennsylvania being 130 Spring Garden Street, Moscow, PA 18444.

Front: irregular Depth: irregular  
Property ID#: 19811-040-030  
Assessed Value figure: \$6,714.00  
Improvements thereon: Residential Real Estate  
Attorney: Jessica N. Manis, Esq.  
Sheriff to collect: \$125,871.21

### **SALE 14**

By virtue of a Writ of Execution No. 18-CV-2547 New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing v. Gregory A. Germain, Esq, in His Capacity as CO-Administrator of The Estate of Regina Urell a/k/a Regina M. Urell, Theresa A. Burd, in Her Capacity as CO-Administrator of The Estate of Regina Urell a/k/a Regina M. Urell, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Regina Urell a/k/a Regina M. Urell, Deceased owners of property situate in the CLARKS SUMMIT BOROUGH, Lackawanna County, PA, being 1018 Sleepy Hollow Road, Clarks Summit, PA 18411

Dimensions: 91 x 175 x 77 x 175  
Assessment Map #: 1001402003100  
Assessed Value figure: \$28,000.00  
Judgment Amount: \$197,219.28  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### **SALE 15**

By virtue of a Writ of Execution No. 18-CV-3775 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Shirley Birtel a/k/a Shirley J. Birtel, Hazel Share owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1218 Crown Avenue, Scranton, PA 18505-2436

Dimensions: 40 X 150  
Assessment Map #: 16712010036  
Assessed Value figure: \$4,500.00  
Judgment Amount: \$30,362.50  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### **SALE 16**

By virtue of a Writ of Execution in Case Number: 18 CV 2791 J.P. Morgan Mortgage Acquisition Corp. (Plaintiff) vs. Michael Fashouer (Defendant) Owner of the property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1131 Farr Street, Scranton, PA 18504

Dimensions: 40 X 136

Property ID#: 14507020043

Assessed Value Figure: \$10,500.00

Improvements thereon: Residential Dwelling

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

Sheriff to Collect: \$121,477.01 plus costs, expenses, attorneys' fees and additional interest.

### **SALE 17**

By virtue of a Writ of Execution filed to No. 2018-01937 Wells Fargo Bank, National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2007-5 vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Mary Holley, Deceased, owner(s) of property situated in City of Scranton 5th Ward Lackawanna County, Pennsylvania being 132 South Lincoln Avenue, Scranton, PA 18504

Dimensions: 25 x 150

Assessment Map #: 14517050030

Assessed Value figure: \$10,500.00

Improvement thereon:

A residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$74,962.01

### **SALE 18**

By virtue of a Writ of Execution filed to No. 2017-02096 LSF9 Master Participation Trust vs. John A. Mecca and Linda A. Mecca. John A. Mecca and Linda A. Mecca, owners of property situate in Borough of Dunmore Lackawanna County, Pennsylvania being 318 Elizabeth Street, Dunmore, PA 18512

Dimensions: 81X40X87X14X88, Residential Single Dwelling

Property ID#: 1461602002601

Assessed Value figure: \$9,000.00

Improvement thereon: Residential Single Dwelling

Attorney: Michelle Pierro, Esquire, PA ID# 317454, Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to Collect: \$110,444.02

### **SALE 19**

By virtue of a Writ of Execution filed to No. 18-CV-3939 New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. Jennifer Wudarski, Executrix of the Estate of Marlene Mikula Phillips owner of property Situate in Borough of Dickson City, LACKAWANNA COUNTY, PA BEING 911 Scott Road, Dickson City, Pennsylvania 18519

DWELLING KNOWN AS: 911 SCOTT ROAD, DICKSON CITY, PENNSYLVANIA 18519.

TAX PARCEL NUMBER: PIN #: 11312060003

Title to said premises is vested in Marlene Mikula Phillips by deed from Marlene Mikula Phillips, Co-Administratrix of the Estate of Michael Mikula and John Mikula, Co-Administrator of the Estate of Michael Mikula dated May 7, 1981 and recorded May 8, 1981 in Deed Book 1028, Page 657. The said Marlene Mikula Phillips died on November 18, 2016. On December 13, 2016, Letters of Testamentary were granted to Jennifer Wudarski, nominating and appointing her as the Executrix of the Estate of Marlene Mikula Phillips.

(Dimensions of parcel, square footage and/or acreage)

Assessment Map #: PIN #: 11312060003

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$41,952.88

### **SALE 20**

By virtue of a Writ of Execution filed to No. 18-CV-4155 Carrington Mortgage Services, LLC vs. Eric Peoples, owners of property situate in Scott Township, Lackawanna County, Pennsylvania being 187 Peaceful Valley Road, Clarks Summit, PA 18411.

Property ID#: 10201010013

Assessed Value Figure: \$11,515

Improvements Thereon: Residential Property

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

Sheriff to collect: \$155,286.89 plus interest at the per diem rate of \$15.24 from November 2, 2018 until March 12, 2019.

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWNSHIP OF SCOTT, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:  
ALL THAT CERTAIN PARCEL OF LAND IN TOWNSHIP OF SCOTT, LACKAWANNA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 1571 PAGE 127 ID#10201010013, BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM GLADYS PEOPLES, WIDOW, ET AL TO ERIC PEOPLES, DATED 09/13/1996 RECORDED ON 12/18/1996 IN BOOK 1571, PAGE 127 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

### **SALE 21**

By virtue of a Writ of Execution filed to No. 2018-01222 Federal National Mortgage Association (“Fannie Mae”) v. Martin Lynott, in His Capacity as Heir of Debra A. Lynott, Deceased and Nicole Hughes, in his Capacity as Heir of Debra A. Lynott, Deceased and Shawn Hughes, in his Capacity as Heir of Debra A. Lynott, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Debra A. Lynott, Deceased owner(s) of property situate in Dunmore Lackawanna County, Pennsylvania Being 1109 North Irving Avenue, Dunmore, PA 18512

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

BEGINNING at a point on the Northwesterly side of North Irving Avenue, said point being on the Southwesterly corner of property now or late of Andrew and Mary Petras; thence South fifty-two (52) degrees West forty (40) feet along North Irving Avenue to a point which is the Southeasterly corner of property now or

late of Victor Schmidt (or Smith); thence North thirty-eight degrees West (N. 38 degrees West) a distance of one hundred five (105) feet along the line of said Smith property to a point in line of land conveyed by Stephen and Eleanor Pendrak to James D. Matzo and Julia A. Matzo, his wife, by Deed dated January 24, 1949 recorded in Deed Book 486, page 342, and by corrective deed dated August 9, 1955, and recorded in Deed Book 534, Page 177; thence North fifty-two (52) degrees East along the property line conveyed to James D. Matzo and Julia Matzo as aforesaid, a distance of forty (40) feet more or less to a point on the Southwesterly line of lands now or formerly of Andrew and Mary Petras aforesaid; thence South thirty-seven (37) degrees forty-seven (47) minutes East and along the property line of Andrew and Mary Petras aforesaid a distance of one hundred five (105) feet to the Northwesterly line of North Irving Avenue, the place of beginning.

BEING known as Lot Number ten (10) in block number fifty-four (54) of the Third Ward Dunmore Assessment Map.

Property ID#: 14618090025

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$39,491.78, plus interest and costs

## **SALE 22**

By virtue of a Writ of Execution filed to No. 2017-04437 The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A v Maureen Gurnari and John P. Gurnari, AKA John Gurnari owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 326 Hiller Avenue, Scranton, PA 18505

Dimensions: 45x144x45x137

Property ID#: 16805040030

Assessed Value Figure: \$7,000.00

Improvements thereon: single family dwelling

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

Sheriff to collect: \$104,339.05

## **SALE 23**

By virtue of a Writ of Execution No. 16-CV-4087 Lakeview Loan Servicing, LLC v. Dawn M. Mead owners of property situate in the FELL TOWNSHIP, Lackawanna County, Pennsylvania, being 621 1ST Street, Richmondale, PA 18421-9610

Dimensions: 120 X 150

Assessment Map #: 00719010016

Assessed Value figure: \$12,000.00

Judgment Amount: \$176,344.94

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP



## **SALE 24**

By virtue of a Writ of Execution No. 18CV3902 NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. MARY ANN PIETROWSKI and EDWARD F.V. PIETROWSKI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 128 Crane Street Scranton, PA 18505, 16620010015,

Property ID#: 16620010015

Assessed Value Figure: \$17,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$115,773.24

Being Lot No. One (1) In Square of Block No. Thirty (30) And Situate On Crane Street On The Plot Of Lots Of The Meadow Brook Land Company In The City of Scranton And In The Township of Lackawanna, Now The 24th Ward Of The City Of Scranton, Intended To Be Recorded. Said Lot Being One Hundred Forty (140) Feet Wide In Front On Crane Street And Fifty-One And Two Tenths (51-2/10) Feet In Rear, And One Hundred Seventy-Five (175) Feet In Depth On The Southerly Side And One Hundred And Fifty (150) Feet In Depth On The Northerly Side.

## **SALE 25**

By virtue of a Writ of Execution filed to No. 15-Civil-3470 CNB Realty Trust, Assignee of NBT Bank NA f/k/a Pennstar Bank, a division of NBT Bank NA vs. Lori A. Kishel owner of property situate in Township of Jefferson, Lackawanna County, Pennsylvania, being: 120 Debbie Drive, Lake Ariel, PA 18436

Dimensions: 100 x 200 x 100 x 200

Assessed Map #: 15004-010-03311

Assessed Value figure: \$21,000.00

Improvements thereon:

Single Dwelling

Attorney: David M. Gregory, Esq

Sheriff to collect: \$39,099.93

## **SALE 26**

By virtue of Writ of Execution in Case Number: 18 CV 3851 U.S. Bank National Association, as trustee, on behalf of the holders of the Bear Stearns Asset Backed Securities I Trust 2005-AC6, Asset-Backed Certificates, Series 2005-AC6 (Plaintiff) vs. Kelly Bender (Defendant) Owner of the property situate in the Township of Clifton, Lackawanna County, Pennsylvania being 55 Sheffick Drive f/k/a Sheffick Drive West E-723, Clifton Township, PA 18424

Dimensions: 100 X 218

Property ID#: 23301020023

Assessed Value Figure: \$18,000.00

Improvements thereon: Residential Dwelling

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

Sheriff to Collect: \$90,578.88 plus costs, expenses, attorneys' fees and additional interest.

**SALE 27**

By virtue of Writ of Execution in Case Number: 18-CV-3286 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 (Plaintiff) vs. Laura M. Wasko (Defendant) Owner of the property situate in the City of Scranton, Lackawanna County, Pennsylvania being 200 Dale Avenue, Scranton, PA 18504

Dimensions: 60 x 100 x 73 x 102

Property ID#: 14402-050-046

Assessed Value Figure: \$17,500.00

Improvements thereon: Residential Dwelling

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

Sheriff to Collect: \$210,649.49 plus costs, expenses, attorneys' fees and additional interest.

**SALE 28**

By virtue of a Writ of Execution filed to No. 2018-02047 CIT Bank, N.A. vs. Terry Hosie, known Heir of Francis T. Conserette a/k/a Francis Conserette, deceased; Francis Conserette, Jr., known Heir of Francis T. Conserette a/k/a Francis Conserette, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Francis T. Conserette a/k/a Francis Conserette, deceased, owner(s) of property situated in Archbald Borough Lackawanna County, Pennsylvania being 311 Spring Street, Archbald, PA 18403

Dimensions: 85x135

Assessment Map #: 09517040005

Assessed Value figure: \$5,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esquire

Sheriff to Collect: \$107,603.54

**SALE 29**

By virtue of a Writ of Execution filed to No. 2018-03604 JPMorgan Chase Bank, National Association vs. Mary Ann Murray, known Heir of Joseph Murray, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Joseph Murray, deceased; Ann Marie Sabia a/k/a Annmarie Sabia, Known Heir to Joseph Murray, Deceased; Kimberly Kuehner, known Heir to Joseph Murray, Deceased, owner(s) of property situated in 10th Ward of the City of Scranton Lackawanna County, Pennsylvania being 949 Paul Avenue, Scranton, PA 18510

Dimensions: 36X155X36X150

Assessment Map #: 15706070023

Assessed Value figure: \$12,500.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esquire

Sheriff to Collect: \$102,149.02

**SALE 30**

By virtue of a Writ of Execution filed to No. 18-CV-4832, Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc. v. Amy A. McConnell and Gerard P. McConnell, 193 Cemetery Street a/k/a 193 Cemetary Street f/k/a 193 White Oak Street, Archbald, PA 18403, owner of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being known as 193 Cemetery Street a/k/a 193 Cemetary Street f/k/a 193 White Oak Street, Archbald, PA 18403.

Property ID#: 09518020001

Assessed Value Figure: \$11,500

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2000.00

**SALE 31**

By virtue of a Writ of Execution No. 2016-55360 Abington Heights School District vs. Patricia A. Godlewski, Executrix of the Estate of William M. Donvito. Patricia A. Godlewski, Executrix of the Estate of William M. Donvito, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being: 202 Nichols Street

Dimensions: 90X125

Property ID#: 09019-010-01400

Assessed Value Figure: \$6,500.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,257.04

**SALE 32**

By virtue of a Writ of Execution No. 2017-51820 Carbondale Area School District vs. James Fitzgerald Margaret Fitzgerald. James Fitzgerald and Margaret Fitzgerald, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 328 Jefferson Street

Dimensions: 50x150

Property ID#: 02504-020-025

Assessed Value Figure: \$5,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,784.20

**SALE 33**

By virtue of a Writ of Execution No. 2017-52218 Abington Heights School District vs. Cleroy Johnston, Jr. Janice Johnston. Cleroy Johnston, Jr. and Janice Johnston, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 545 Woodcrest Drive

Dimensions: 90X120X125X120

Property ID#: 09103-020-01703

Assessed Value Figure: \$21,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$6,816.27

#### **SALE 34**

By virtue of a Writ of Execution No. 2017-51727 Carbondale Area School District vs. Lonnie Hunter, Judith Hunter. Lonnie Hunter and Judith Hunter, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 78 Terrace Street

Dimensions: 30X75

Property ID#: 05505-010-025

Assessed Value Figure: \$10,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,218.56

#### **SALE 35**

By virtue of a Writ of Execution No. 2017-52793 Carbondale Area School District vs. James A. Sposito. James A. Sposito, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 523 Main Street

Dimensions: 58X500X525

Property ID#: 03519-020-006

Assessed Value Figure: \$11,700.00

Improvements thereon: COMMERCIAL PROPERTY

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

Sheriff to Collect: \$6,223.09

#### **SALE 36**

By virtue of a Writ of Execution No. 2017-51731 Carbondale Area School District vs. Beth Ann Baker. Beth Ann Baker, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 14 10th Avenue

Dimensions: 72X75X33X90

Property ID#: 05509-040-004

Assessed Value Figure: \$8,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,823.42

#### **SALE 37**

By virtue of a Writ of Execution No. 2017-51795 Carbondale Area School District vs. Frank Maddage, Gloria Maddage. Frank Maddage and Gloria Maddage, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 11 Sand Street

Dimensions: 62X45X79X8X79X37X76

Property ID#: 05509-010-004

Assessed Value Figure: \$8,650.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,809.28

### **SALE 38**

By virtue of a Writ of Execution No. 2014-52874 Scott Township Sewer and Water Authority vs. Roy C. Petch, Donna Buckingham, Nancy Conrad. Roy C. Petch, Donna Buckingham and Nancy Conrad, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 368 Green Grove Road  
Dimensions: 72X480

Property ID#: 08303-010-004

Assessed Value Figure: \$8,500.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,694.28

### **SALE 39**

By virtue of a Writ of Execution No. 2017-52192 Carbondale Area School District vs. My House, L.L.C. My House, L.L.C., owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 81 Rear Powderly Road

Dimensions: 48X41

Property ID#: 05412-060-028

Assessed Value Figure: \$5,600.00

Improvements thereon: RPROPERTY

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

Sheriff to Collect: \$4,839.33

### **SALE 40**

By virtue of a Writ of Execution filed to No. 16-CV-2568 U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3, Mortgage-Backed Notes, Series 2013-3 vs. Michele Sekelsky, Known Heir of the Estate of Pearl L. Sosnowski, Christine Wilczewski, Known Heir of the Estate of Pearl L. Sosnowski and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under Pearl L. Sosnowski, Deceased Mortgagor and Real Owner, owners of property situate in Dickson City Borough, Lackawanna County, Pennsylvania being 508 River Street, Dickson City, PA 18519

Assessment Map #: 12412040036

Assessed Value figure: \$9,000.00

Improvements thereon: Residential Dwelling

Attorney: Bernadette Irace, Esq.

Sheriff to collect: \$

**SALE 41**

By virtue of a Writ of Execution No. 2017-51998 Carbondale Area School District vs. Daniel Rickert, Dawn Brister. Daniel Rickert and Dawn Brister, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 156 Wyoming Street

Dimensions: 29X75

Property ID#: 05505-050-018

Assessed Value Figure: \$7,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,752.80

**SALE 42**

By virtue of a Writ of Execution No. 2017-51923 Carbondale Area School District vs. Thomas A. Brown. Thomas A. Brown, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 43 S. Church Street

Dimensions: 50X75

Property ID#: 05505-040-003

Assessed Value Figure: \$10,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,517.08

**SALE 43**

By virtue of a Writ of Execution No. 2017-51739 Carbondale Area School District vs. James J. Perri, Patricia A. Perri. James J. Perri and Patricia A. Perri, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 27 Villa Street

Dimensions: 35X128X35X135

Property ID#: 04513-030-020

Assessed Value Figure: \$5,942.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,930.50

**SALE 44**

By virtue of a Writ of Execution No. 2016-55160 Jefferson Township Sewer Authority vs. William J. Miles. William J. Miles, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: 28 Harkins Lane

Dimensions: 200X200X199X200

Property ID#: 13902-010-01302

Assessed Value Figure: \$8,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,485.21

**SALE 45**

By virtue of a Writ of Execution No. 2017-51799 Carbondale Area School District vs. Cynthia Ann Cobb. Cynthia Ann Cobb, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 72 Spring Street

Dimensions: 30X75

Property ID#: 05505-030-003

Assessed Value Figure: \$6,500.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,991.80

**SALE 46**

By virtue of a Writ of Execution No. 2017-51895 Carbondale Area School District vs. Susan Helen Messick. Susan Helen Messick, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 70 Grove Street

Dimensions: 30X108X30X105

Property ID#: 05506-020-014

Assessed Value Figure: \$7,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,835.19

**SALE 47**

By virtue of a Writ of Execution No. 2017-51946 Carbondale Area School District vs. Mary Ellen Pettinato. Mary Ellen Pettinato, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 138 Tuttle Street, L. 22

Dimensions: 50X150

Property ID#: 03515-030-025

Assessed Value Figure: \$7,500.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,137.26

**SALE 48**

By virtue of a Writ of Execution No. 2017-51722 Carbondale Area School District vs. John D. Novobilski. John D. Novobilski, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 12 Powderly Road

Dimensions: 60X47X60X54

Property ID#: 05412-050-019

Assessed Value Figure: \$9,700.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,153.20

**SALE 49**

By virtue of a Writ of Execution No. 2017-51943 Carbondale Area School District vs. My Properties 1 L.L.C My Properties 1 L.L.C., owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 1-3 Parnell Street

Dimensions: 71X120X76X145

Property ID#: 05412-060-024

Assessed Value Figure: \$7,500.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,136.07

**SALE 50**

By virtue of a Writ of Execution filed to No. 2017-CV-5239, Fidelity Deposit & Discount Bank, Plaintiff, vs. William J. Notarianni, II, and Laura R. Notarianni, Defendants and Owners of the property situate in the Township of South Abington, Lackawanna County, Pennsylvania, being known as 105 Noble Road, Clarks Summit, PA 18411.

Dimensions: 4.992 acres more or less

Property ID#: 09003-010-01501

Assessed Value: \$58,000.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esq

Sheriff to Collect: \$971,629.25

**SALE 51**

By virtue of a Writ of Execution No. 2017-51948 Carbondale Area School District vs. Bruno Vadala. Bruno Vadala, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 164 S. Terrace Street

Dimensions: 45X100

Property ID#: 05509-070-047

Assessed Value Figure: \$7,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,062.69

**NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

**A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN APRIL 12, 2019 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.**

**MARK P. MCANDREW  
SHERIFF OF LACKAWANNA COUNTY**



**ATTEST:**

**BOB MOORE  
REAL ESTATE DEPUTY  
SHERIFF'S OFFICE  
SCRANTON, PA. 18503  
APRIL 16, 2018**