

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JUNE 11, 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, JUNE 11, 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 No. 2018-05585 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Nicole Piccioli, Denise Piccioli owners of property situate in the DICKSON CITY BOROUGH, Lackawanna County, Pennsylvania, being 1305 Throop Street, Dickson City, PA 18519-1161

Dimensions: 95X159X95X148 & 141X100X146X100

Assessment Map #: 1130802000402, 1130802000406

Assessed Value figure: \$28,900.00

Judgment Amount: \$98,390.29

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 2

Case Number: 17 CV 3235

Judgment Amount: \$46,610.07

Attorney: RAS Citron, LLC – Attorneys for Plaintiff, Robert Crawley, Esq. ID # 319712

ALL the following described lot, piece or parcel of land situate, lying and being in the 20th Ward of the City of Scranton, County of Lackawanna, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly building line of Cedar Avenue where it intersects with the Northerly building line of Fig Street; thence along said building line of Fig Street, North forty-eight degrees West (N. 48 degrees W.) ninety feet (90') to a point; thence North forty two degrees (N. 42 degrees E.) forty feet (40') to a point; thence North forty two degrees (N. 42 degrees E.) forty feet (40') to a point; thence South forty eight degrees East (S. 48 degrees E.) ninety feet to the point in the Westerly building line of Cedar Avenue South forty two degrees West (S. 42 degrees W.) forty feet (40') to the point of beginning.

TOGETHER with the privilege of fencing in ten feet (10') on Cedar Avenue and ten feet (10') on Fig Street for yard, vaults, porch, piazza, cellar way, bay window, and for no other purposes.

CONTAINING 3,600 square feet, more or less.

SUBJECT to the same exceptions, reservations and conditions as more fully set forth in prior deeds in the chain of title.

BEING KNOWN AS: 1430 CEDAR AVENUE SCRANTON, PA 18505

PROPERTY ID: 16707010002

DIMENSIONS: 50 X 100

PIN #: 16707010002

TOTAL VALUE: \$9000

TITLE TO SAID PREMISES IS VESTED IN EUGENE A. SANTORE, AND JO ANNE SANTORE, HIS WIFE BY DEED FROM ROBERT T. WOLAK, MARRIED, DATED 08/14/1984 RECORDED 08/15/1984 IN BOOK NO. 1114 PAGE 582

TO BE SOLD AS PROPERTY OF: EUGENE A. SANTORE AND JO ANNE SANTORE, HIS WIFE

SALE 3

DEFENDANT(S) Blu Wasabi, LLC and the United States of America

WRIT NO. 2018-01296

DEBT \$1,594,537.06

NAME OF ATTY.(S) Gary W. Darr, Esquire, PA ID # 90857, McGrath McCall, P.C., Four Gateway Center, 444 Liberty Avenue, Suite 1040, Pittsburgh, PA 15222

ALL THE FOLLOWING DESCRIBED PARCELS SITUATE IN THE VILLAGE OF CHINCHILLA, SOUTH ABINGTON TOWNSHIP, HAVING ERECTED THEREON COMMERCIAL BUILDING(S) COMMONLY KNOWN AS 223 NORTHERN BOULEVARD, CLARKS SUMMIT, PA 18411, AND DESIGNATED AS PARCEL ID NOS. 11204040001, 11204040002, 11204040003, 11204040013 AND 11204040014, AND FURTHER DESCRIBED IN DEED INSTRUMENT NO. 201704087.

SALE 4

By virtue of a Writ of Execution filed to No. 18-CV-4489 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-B vs. Kevin Dubranski, owners of property situate in Springbrook Township, Lackawanna County, Pennsylvania being RR3 Box 3144, Moscow, PA 18444 a/k/a 85 Swartz Valley Road, Springbrook Township, PA 18444

Property ID #: 21103040001

Assessed Value Figure: \$16,000.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$155,211.28 plus interest at the per diem rate of \$23.63 from November 17, 2018 until June 11, 2019.

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWNSHIP OF SPRINGBROOK COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:
ALL THAT CERTAIN PARCEL OF LAND IN TOWNSHIP OF SPRINGBROOK, LACKAWANNA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 1430 PAGE 195 ID#21103040001, BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM MICHAEL DUBRANSKI, JR. AND JOAN DUBRANSKI TO KEVIN DUBRANSKI AND ROSELYN DUBRANSKI, DATED 04/02/1993 RECORDED ON 04/02/1993 IN BOOK 1430, PAGE 195 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

SALE 5

By virtue of a Writ of Execution filed to No. 2018-02637 Liberty Home Equity Solutions, Inc. vs. Sam Walsh, Known Surviving Heir of Eugene J. Walsh, Brenda Walsh, Known Surviving Heir of Eugene J. Walsh, Denise Kroptavich, Known Surviving Heir of Eugene J. Walsh, and Unknown Surviving Heirs of Eugene J. Walsh owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2222 Brown Avenue, Scranton, Pennsylvania 18509

DWELLING KNOWN AS: 2222 BROWN AVENUE, SCRANTON, PENNSYLVANIA 18509.

TAX PARCEL NUMBER: PIN # 13510030031

Title to said premises is vested in Eugene J. Walsh by deed from Eugene Walsh and Lorraine A. Nossal F/K/A Lorraine A. Walsh dated January 13, 2010 and recorded January 27, 2010 in Instrument Number 2010001617. The said Eugene J. Walsh died on November 23, 2017 without a will or appointment of an Administrator, thereby vesting title in Sam Walsh, Known Surviving Heir of Eugene J. Walsh, Brenda Walsh, Known Surviving Heir of Eugene J. Walsh, Denise Kroptavich, Known Surviving Heir of Eugene J. Walsh, and Unknown Surviving Heirs of Eugene J. Walsh by operation of law.

Assessment Map #: PIN #: 13510030031

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$82,192.13

SALE 6

By virtue of a Writ of Execution No. 18-CV-3705 Wells Fargo Bank, N.A. v. Cosmo F. Salerno owners of property situate in the SOUTH ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 135 Burcher Avenue, A/K/A 135 Burcher Street L 17, Clarks Summit, PA 18411-9082

Dimensions: 75 X 150 X 75 X 150

Assessment Map #: 1120602002701

Assessed Value figure: \$14,750.00

Judgment Amount: \$317,284.56

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 7

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 Certificates, 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

Dimensions: 45 X 121 X 54 X 37 X 58 X 28 X 118

Assessment Map #: 14518050005

Assessed Value figure: \$10,000.00

Judgment Amount: \$290,790.37

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 8

By virtue of a Writ of Execution filed to No. 2017-02481 USAA Federal Savings Bank vs. Robert J. Lent; Sarah R. Lent, owner(s) of property situated in Township of Fell Lackawanna County, Pennsylvania being 507 Morse Avenue f/k/a 507 Reservoir Street, Carbondale a/k/a Simpson, PA 18407

Dimensions: 80X120X100X40X20X98

Assessment Map #: 03519060008

Assessed Value figure: \$8,000.00

Improvements thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$128,486.64

SALE 9

By virtue of a Writ of Execution filed to No. 18 CV 5974 USAA Federal Savings Bank vs. Christian Ramos, owner(s) of property situated in Borough of Vandling Lackawanna County, Pennsylvania being 501 Clinton Street assessed as 501-503 Clinton Street & Pine, Vandling, PA 18421

Dimensions: 50X145

Assessment Map #: 01608030020

Assessed Value figure: \$8,000.00

Improvements thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$98,887.33

SALE 10

By virtue of a Writ of Execution No. 2018-05273 Wells Fargo Bank, NA v. Linda Rezzino a/k/a Linda J. Rezzino, Joanne L. Rezzino, The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the SCRANTON CITY, 3RD, Lackawanna County, Pennsylvania, being 1037 Seneca Street, Scranton, PA 18508-1242

Dimensions: 55 X 55 X 74 X 58
Assessment Map #: 12315020001
Assessed Value figure: \$10,000.00
Judgment Amount: \$81,519.67
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 11

BY VIRTUE OF A WRIT OF EXECUTION FIRST NORTHERN BANK & TRUST CO., formerly FIRST NATIONAL BANK OF PALMERTON, Docket No. 2018-05484
Sandra Golay is the owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania. Being 1902 Lafayette Street, Scranton, PA 18504
Assessment Map #: 14509 020 029
Assessed Value Figure: 10,000
Improvements Thereon: improved real estate
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704
Sheriff to collect: \$57,003.09 (plus costs)

SALE 12

By virtue of a Writ of Execution No. 18-CV-4427 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James Palutis a/k/a James J. Palutis, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 317 North Garfield Avenue, A/K/A 317-319 North Garfield Avenue, Scranton, PA 18504-1731
Dimensions: 50 X 155
Assessment Map #: 14513090026
Assessed Value figure: \$6,000.00
Judgment Amount: \$81,233.38
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 13

By Virtue of a writ of execution case number: 18-CV-4439 M & T BANK v. HELEN CORRIGAN A/K/A HELEN G. CORRIGAN Owner(s) of the property situate in the City of Scranton, Pennsylvania Being Parcel #: 13412070045 Property being known as: 1827 North Main Avenue, Scranton, PA 18508
Improvements thereon: Residential Dwelling
Attorney: Christina J. Pross, Esquire

SALE 14

By virtue of a Writ of Execution filed to No. 2018-05483 U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2017-8 Mortgage-Backed Notes, Series 2017-8 vs. Keith R. Williams; Peggy J. Williams, owner(s) of property situated in 4th Ward of the City of Scranton, Lackawanna County, Pennsylvania being 316 North Fillmore Avenue, Scranton, PA 18504
Dimensions: 55X155
Assessment Map #: 14513090018
Assessed Value figure: \$6,500.00
Improvements thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$74,888.53

SALE 15

By virtue of a Writ of Execution No. 2018-05276 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a

First Union National Bank v. William David Thomas, Jr a/k/a William D. Thomas, Jr., Sharon A. Thomas a/k/a Sharon Ann Thomas owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1922 Brick Avenue, Scranton, PA 18508-2742

Dimensions: 43 X 65

Assessment Map #: 13408040035

Assessed Value figure: \$7,000.00

Judgment Amount: \$31,807.23

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 16

By virtue of a Writ of Execution No. 2018-05390 Wells Fargo Bank, N.A. v. Theresa A. Ingalls owners of property situate in the DALTON BOROUGH, Lackawanna County, Pennsylvania, being 316 East Main Street, a/k/a 332 East Main Street, Dalton, PA 18414-9522

Dimensions: 160 X 300

Assessment Map #: 0681602001400

Assessed Value figure: \$14,422.00

Judgment Amount: \$7,965.96

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 17

By virtue of a Writ of Execution filed to No. 2019-874 Wayne Bank, Successor By Merger to North Penn Bank vs. Harris Land Management, Inc., David W. Harris, III, owner(s) of property situate in Borough of Clarks Summit Lackawanna County, Pennsylvania being 409 David Street, Clarks Summit, PA 18411

Dimensions: 60 X 115 X 62 X 115

Property ID#: 1000705000300

Assessed Value figure: \$12,000

Improvements thereon: Residential Single Dwelling

Attorney: Kimberly D. Martin, Esquire

Sheriff to collect: \$233,669.42

SALE 18

By virtue of a Writ of Execution filed to No. 2018-04295 Wells Fargo Bank, NA v Monica J. O'Neill; William H. O'Neill, Jr. owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 434-436 Tenth Avenue, Scranton, PA 18504

Dimensions: 50X150

Property ID #: 15606040015

Assessed Value Figure: \$12,000.00

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: \$90,835.46

SALE 19

BY VIRTUE of a Writ of Execution filed to No. 2018-CV-1162 MIDFIRST BANK Vs. RANDALL E. FRABLE AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
426 Fig Street, Scranton, PA 18505, City of Scranton, Lackawanna County, Pennsylvania

Dimensions: 40 x 160

See Deed Book 472, Page 22

Assessment Map: 16707-020-011

Assessed Value: \$9,000

Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$111,266.24 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 20

BY VIRTUE of a Writ of Execution filed to No. 18-CV-2755 MIDFIRST BANK Vs. PAUL VIOTTA
956 WHEELER AVENUE, SCRANTON, PA 18510, 10th Ward, City of Scranton, Lackawanna County,
Pennsylvania

Dimensions: 50 x 170

See Instrument #: 200514875

Assessment Map: 157060-70-016

Assessed Value: \$9,000

Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$145,000.99 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 21

By virtue of a Writ of Execution filed to No. 2018-06470 Pennsylvania Housing Finance Agency v. Tanya L.
Charles owner(s) of property situate in Borough of Blakely Lackawanna County, Pennsylvania Being 130 5th
Street , Blakely, PA 18447

ALL that certain lot, or piece of ground together with improvements or tenements thereon erected, situated in the
Borough of Blakely, County of Lackawanna, Pennsylvania, bounded and described as follows:

BEING lot number Eight (8) in Square or Block Number Five (5) of Hull's Addition to the Borough of Blakely,
duly registered and recorded in Lackawanna County in Deed Book 115, at page 575. Said lot fronts on Fifth
Street and is Fifty (50) feet wide in front and rear and One hundred Fifty (150) feet deep. Also Known as: 130
Fifth Street, Blakely, Lackawanna County, PIN #: 103.17-030-038

Property ID #: 10317030038

Assessed Value figure: \$10,500.00

Improvements thereon: Residential Dwelling
Attorney: Martha E. Von Rosenstiel, P.C.
Sheriff to collect: \$83,341.11, plus interest and costs

SALE 22

BY VIRTUE of a Writ of Execution filed to No. 2017-01167 U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. TAMARA L. MILLER, PINE
HILL ROAD, BENTON, PA AKA ROUTE 407 PINE HILL ROAD AKA R.R.#2, BOX 2231 FLEETVILLE,
PA 18420, TOWNSHIP OF BENTON, Lackawanna County, Pennsylvania

Dimensions: 1A

See Deed Book 0637, Page 0322

Assessment Map: 02901-010-064

Assessed Value: \$11,000.00

Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$38,360.25 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 23

By virtue of a Writ of Execution filed to No. 2016 cv 6429 PNC BANK, NATIONAL ASSOCIATION vs.
CYNTHIA A. OSTROWSKI, STEPHEN J. OSTROWSKI, owner(s) of property situate in CITY OF
SCRANTON, Lackawanna County, Pennsylvania being 431 RIPPLE STREET, SCRANTON, PA 18505

Assessment Map #: 16710-030-013

Assessed Value Figure: \$7,000.00

Improvements Thereon: RESIDENTIAL DWELLING

Attorney: KEVIN J. CUMMINGS, ESQ., TUCKER ARENSBERG, P.C.

Sheriff to collect: \$20,004.94

SALE 24

BY VIRTUE of a Writ of Execution filed to No. 2018-04545 MIDFIRST BANK Vs. SUSAN M. SHELPS F/K/A SUSAN M. FIRESTONE AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 209 EAST MARKET STREET, SCRANTON, PA 18509, CITY OF SCRANTON, Lackawanna County, Pennsylvania

Dimensions: 44 X 150

See Deed Book 335, Page 176

Assessment Map: 13509-020-030

Assessed Value: \$10,000

Improvements thereon: A residential dwelling house

Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller

Sheriff to collect: \$84,156.90 (Total amount of Judgment)*

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

SALE 25

By virtue of a Writ of Execution No. 14-CV-1315 Bank of New York as Trustee for The Certificateholders Cwabs, Inc. Asset-Backed Certificates, Series 2005-9 v. Mary Ann Hallinan owners of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania, being 933 Line Road, a/k/a 933 Line Street, Jefferson Township, PA 18436-3327

Dimensions: 1 Acre

Assessment Map #: 1610103000102

Assessed Value figure: \$20,000.00

Judgment Amount: \$221,838.29

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 26

By virtue of a Writ of Execution filed to No. 18 CV 5239 Bayview Loan Servicing, LLC vs. Ismael Maldonado, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 425 Depot Street, Scranton, PA 18509

Assessment Map #: 13510030022

Assessed Value figure: \$10,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 27

By virtue of a Writ of Execution No. 2018-06479 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Joshua Thomas, William Thomas a/k/a William D. Thomas, Jr owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 3103 McCarthy Street, Scranton, PA 18505

Dimensions: 60 X 150

Assessment Map #: 16620010039

Assessed Value figure: \$6,000.00

Judgment Amount: \$118,149.23

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 28

By virtue of a Writ of Execution filed to No. 2018-03554 Specialized Loan Servicing LLC v Joann P. Summa; Daniel A. Summa owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 811 Mill Street, Dunmore, PA 18512

Dimensions: 6192 9 (SQFT)

Property ID #: 14620010056

Assessed Value Figure: \$6,000.00

Improvements thereon: single family dwelling

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

Sheriff to collect: \$55,204.33

SALE 29

By virtue of a Writ of Execution No. 17-CV-4578 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. David R. Petty a/k/a David Petty, Kathleen P. Mariotti a/k/a Kathleen P. Petty owners of property situate in the SOUTH ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 502 Skyline Drive South, South Abington Township, PA 18411-9146

Dimensions: 0.52 Acres

Assessment Map #: 10004020036

Assessed Value figure: \$30,000.00

Judgment Amount: \$270,890.48

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 30

By virtue of a Writ of Execution filed to No. 17 CV 2934 PNC Bank, National Association v Ronald P. Bachman, Solely in His Capacity as Heir of the Estate of Dolores I. Lobb; Donald A Bachman, Solely In His Capacity as Heir of the Estate of Dolores I. Lobb; All Unknown Heirs of Dolores I. Lobb owner(s) of property situate in Township of Lehigh, Lackawanna County, Pennsylvania being 160 Bear Lake Road, Thornhurst, PA 18424

Dimensions: 100x200 (SQFT)

Property ID #: 24902-010-005

Assessed Value Figure: \$9,000.00

Improvements thereon: single family dwelling

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

Sheriff to collect: \$32,198.25

SALE 31

Case #: 2018-06478

Judgment Amount: \$128,265.80

Attorney: RAS Citron, LLC – Attorneys for Plaintiff, Robert Crawley, Esq. ID No. 319712

Exhibit A to the Mortgage made on June 10, 2015, by HELEN CORRIGAN (“Borrower”) to Mortgage Electronic Registration Systems, Inc. (“MERS”) (“Mortgagee”). The Property is located in the county of LACKAWANNA, state of Pennsylvania, described as follows:

ALL that certain lot of land situate, in the Borough of Clarks Green, County of Lackawanna, and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the Westerly Right-of-Way Line of Clark Street, said point is located one hundred and fifty feet (150) from the Northerly Right-of-Way Line of Armstrong Avenue thence South seventy five degrees twenty four minutes West (S 75°24' W) one hundred and sixty four feet (164') to point; thence North fourteen degrees thirty six minutes West (N 14°36' W) eighty feet (80') to a point common to lands of Walsh, N/F; thence along said lands of Walsh, N/F North seventy five degrees twenty four minutes East (N 75°24' E)

one hundred and sixty four feet (164') to a point on the Westerly Right-of-Way Line of Clark Street; thence along said Right-of-Way Line of Clark Street South fourteen degrees thirty six minutes East (S 14°36' E) eighty feet (80') to the Point of Beginning. Containing 13,120 square feet.

MAP# 09020-040-015

BEING KNOWN AS: 325 CLARK STREET CLARKS GREEN, PA 18411

PROPERTY ID: 09020-040-015

DIMENSIONS: 80 X 164

PIN #: 09020040015

TOTAL VALUE: \$23000

TITLE TO SAID PREMISES IS VESTED IN HELEN CORRIGAN BY DEED FROM HELEN CORRIGAN AND CAROL BETH CORRIGAN, DATED 06/17/2015 RECORDED 06/17/2015 INSTRUMENT # 201509233

TO BE SOLD AS PROPERTY OF: HELEN CORRIGAN

SALE 32

By virtue of a Writ of Execution No. 2018-05972 Wells Fargo Bank, N.A. v. Susan Jane Jackson owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 174 Stewart Street, Old Forge, PA 18518-1757

Dimensions: 46 X 81 X 45 X 91

Assessment Map #: 17512070036

Assessed Value figure: \$12,000.00

Judgment Amount: \$26,359.34

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 33

By virtue of a Writ of Execution filed to No. 2018-CV-2487, Deutsche Bank National Trust Company, as Trustee for Popular ABS, Inc., Series 2007-A c/o Ocwen Loan Servicing, LLC v. Sharon M Licata and Leonard E Licata., owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1415 Bryn Mawr Street, Scranton, PA 18504

Dimensions: 40X125

Property ID #: 1552030013

Assessed Value figure: \$7,500

Improvements thereon: Residential Real Estate

Attorney: Andrew J. Marley, Esquire.

Sheriff to collect: \$114,521.52

SALE 34

By virtue of a Writ of Execution filed to No. 16CV5295 M&T BANK vs. MATTHEW C. WHITNEY, owner(s) of property situate in Borough of Jessup, Lackawanna County, Pennsylvania, being, 215 Thomas Street Jessup, PA 18434, 104.14-050-00109 & 104.14-050-00202

Assessment Map #: 104.14-050-00109 & 104.14-050-00202

Assessed Value Figure: \$18,500.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$129,521.73

BEGINNING at a point, which point is one hundred fifty and forty-six hundredths (150.46') feet distant in a direction of North sixty-two degrees fifteen minutes East (N. 62° 15' E.) from the iron pin marking the corner formed by the intersection of the Easterly sideline of Maple Street with the Southerly sideline of Thomas Street extended; said beginning point is also the point in common with the Northwesterly corner of Lot Number One Hundred Fifteen (115) and the Northeasterly corner of Lot Number One Hundred Seventeen (117) as shown on map of lands of Palmer Geroulo, Jessup Borough, Lackawanna County, Pennsylvania, prepared by John J.

Castellani, R.S. dated October 13, 1979; thence North sixty-two degrees fifteen minutes East (N. 62° 15' E.) along said Southerly side of Thomas Street, a distance of eighty (80') feet to a point marked by an iron pin; thence South forty degrees nine minutes East (S. 40° 9' E.) along the Northeasterly boundary line of said Lot Number One Hundred Fifteen (115), a distance of one hundred forty-eight and ninety-seven hundredths (148.97') feet to a point; thence South eighty degrees six minutes West (S. 80° 6' W.) along the Southeasterly side of Lot Number One Hundred Fifteen (115) a distance of one hundred twelve (112') feet to a point in the Northeasterly boundary line of Lot Number One Hundred Nineteen (119); thence North thirty degrees thirty-one minutes sixteen seconds West (N. 30° 31' 16" W.) along the Northeasterly boundary lines of Lots Numbers One Hundred Nineteen (119) and One Hundred Seventeen (117) a distance of One Hundred eleven and twenty-nine hundredths (111.29') feet to a point, the place of beginning.

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

SALE 35

By virtue of a Writ of Execution filed to No. 16 cv 7079 Pacific Union Financial, LLC vs. Alfred J. Temple, Jr and Tina Cumber owners of property Situate in Township of Greenfield, LACKAWANNA COUNTY, PENNSYLVANIA BEING 163 Decker Road, Jermyn, Pennsylvania 18433

DWELLING KNOWN AS: 163 DECKER ROAD, JERMYN, PENNSYLVANIA 18433

TAX PARCEL #: 01203020003

Title to said premises is vested in Alfred J. Temple, Jr and Tina Cumber by deed from Henry A. Sobolak, III and Laura S. Sobolak dated June 13, 2014 and recorded June 17, 2014 in Instrument # 201408843.

Assessment Map #: 01203020003

Assessed Value figure: \$16,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$167,916.35

SALE 36

By virtue of a Writ of Execution filed to No. 2018-06079 Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Home Equity Loan Trust 2005-3, Mortgage Pass-Through Certificates, Series 2005-3 vs. Michelle Decknick a/k/a Michelle Reilly a/k/a Michelle M. Reilly Decknick, owners of property situate in Fell Township, Lackawanna County, Pennsylvania being 500 Wood Street, Forest City, PA 18421

Assessment Map #: 007.19-020-004

Assessed Value figure: \$17,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 37

By virtue of a Writ of Execution filed to No. 18-CIV-5181, DANIEL WHITE and LAURA WHITE, his wife, vs. JOHN T. HALL, owner of property situate in the Township of Scott, Lackawanna County, Pennsylvania, being 1770 Heart Lake Road, Scott Township, PA 18433, and being Lot 1 (2.9 acres) and Lot 2 (1.6 acres) on Map of Peter Warren.

Property ID#: 042.01-020-001 and 042.01-020-001.05

Assessed Value: \$8,500.00 and \$3,500.00

Improvements thereon: Residential Dwelling

Attorney: Daniel L. Penetar, Jr., Esquire

Sheriff to collect: \$103,313.96

SALE 38

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com

REVERSE MORTGAGE SOLUTIONS INC. v. BARRY L. SEARER; CAROLYN C. SEARER COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2018-06123 MORTGAGE FORECLOSURE ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP CLIFTON, LACKAWANNA COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 150 S LEHIGH RIVER DR GOULDSBORO, PA 18424
BEING PARCEL #: 23304-160-021
PIN #: 23304160021
DIMENSIONS: 140 X 299 X 22 X 295
TOTAL VALUE: \$21000
IMPROVEMENTS: RESIDENTIAL PROPERTY
RAS Citron, LLC, Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712

SALE 39

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 1005-1007 Sterling Street, Scranton, Pennsylvania 18508.
TAX MAP AND PARCEL #: PIN 13419050048
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$82,655.42
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas Chapman
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

SALE 40

By virtue of a Writ of Execution filed to No. 18-2789 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. BRIAN A. CORNELL, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania, being, 306 Tulip Circle Clarks Summit, PA 18411, 1001601000500, Assessment Map #: 1001601000500
Assessed Value Figure: \$25,500.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect \$144,458.47
BEGINNING at a point in the Westerly line of the Southerly half of Tulip Circle, said point of beginning being 194.25 feet measured Southerly along the Westerly line of the Southerly half of Tulip Circle from its point of intersection with the Southerly line of the Northerly half of Tulip Circle
Thence along the division line between Lot 5 and 6, South Seventy-one degrees Twenty-eight minutes West (S. 71° 28' W), (incorrectly shown in prior deed due to a scrivener's error as (N. 71° 28' W.)), a distance of One Hundred Ninety-seven and Forty-seven one-hundredths (197.47) feet to a point in the Northeasterly line of the land now or formerly of Daniel Millet;
Thence along the Northeasterly line of the lands now or formerly of Daniel Millet, South Fifty-two degrees Fifty-eight minutes East (S. 52° 58' E.) A distance of Fifty and Sixty-eight one-hundredths (50.68) feet to a point in the southeasterly corner of the land now or formerly of Daniel Millet;
THENCE South Seventeen degrees Thirty-seven minutes East (S. 17° 37' E.) A distance of Fifty (50.0) feet to a point;
THENCE along the division line between Lot 6 and Lot 7, North Seventy degrees Twenty-seven minutes East (N. 70° 27' E.) a distance of One Hundred seventy-two and Ninety-six one hundreds (172.96) feet to a point in the Westerly line of Tulip Circle;
THENCE along the Westerly line of Tulip circle, North Twenty degrees Thirty minutes West (N. 20° 30' W.) a distance of Eighty-eight (88.0) feet to the place of beginning.
CONTAINING in all 15,870 square feet of land, be the same more or less.
SUBJECT to all conditions, easements, reservations and restrictions to be embodied in a plot plan, etc., to be recorded in connection with the Floral Park Development.

SALE 41

By virtue of Writ of Execution in Case Number: 18 cv 4644 U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-10 (Plaintiff) vs. John F. Leese and Darlene Goldyn Leese a/k/a Darlene Goldynd Leese (Defendants) Owners of the property situate in the Borough of Dickson City, Lackawanna County, Pennsylvania being 721 Jackson Street, Dickson City, PA 18519

Dimensions: 50x165

Property ID #: 11316030014

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Dwelling

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

Sheriff to Collect: \$174,423.91 plus costs, expenses, attorneys' fees and additional interest.

SALE 42

By virtue of a Writ of Execution No. 18-CV-3935 U.S. Bank National Association, as Trustee Under Pooling and Servicing Agreement Dated as of May 1, 2007 Mastr Asset-Backed Securities Trust 2007-He1 Mortgage Pass-Through Certificates Series 2007-He1 v. Margaret Firestone owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1125-1127 Swetland Street, A/K/A 1125 Swetland Street, Scranton, PA 18504-1872

Dimensions: 41 X 68

Assessment Map #: 14514070003

Assessed Value figure: \$9,500.00

Judgment Amount: \$64,354.82

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 43

By virtue of a Writ of Execution No. 2018-05778 Wells Fargo Bank, NA v. Erica M. Wombacker a/k/a Erica M. Yurchak owners of property situate in the OLYPHANT BOROUGH, Lackawanna County, Pennsylvania, being 328 Dolph Street, Olyphant, PA 18447-1624

Front: 60 feet, Depth: 110 feet, containing 6,600 sq ft

Assessment Map #: 11407060031

Assessed Value figure: \$3,500.00

Judgment Amount: \$41,954.94

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 44

By virtue of a Writ of Execution filed to No. 2018-04886 Federal National Mortgage Association ("Fannie Mae") v. Nichole L. Neuls and Bernard Naughton owner(s) of property situate in City of Scranton Lackawanna County, Pennsylvania Being 909 Stafford Avenue, Scranton, PA 18505

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

BEING lot number three (3), in square of block number eighty (80), and situate upon street called and known as Stafford Street, now Stafford Avenue, upon the town plot of Scranton, intended to be duly registered and recorded; said lot being forty (40) feet in front, forty (40) feet in rear, and One Hundred Forty (140) feet in depth. Said premises are in Ward 19, Block 47, Lot 3 on the Assessment Records and Maps of the City of Scranton.

Property ID#: 16708070008

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling

Attorney: Martha E. Von Rosenstiel, P.C.
Sheriff to collect: \$137,586.84, plus interest and costs

SALE 45

By virtue of a Writ of Execution No. 2018-04994 Specialized Loan Servicing LLC v. Patricia Henzl owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 907 Moosic Street, Scranton, PA 18505-2149

Dimensions: 32 X 150 X 65 X 60 X 32 X 90

Assessment Map #: 15762010004

Assessed Value figure: \$11,000.00

Judgment Amount: \$45,683.20

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 46

By virtue of a Writ of Execution file to No. 2015-2159, The Bank of New York Mellon et. al. vs. Helen Lancia a/k/a Helen M. Lancia, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being 2019 Electric Street, Dunmore, PA 18512

Dimensions: 48 X 57

Property ID#: 14634030025

Assessed Value Figure: \$11,000

Improvements thereon: Multi-Dwelling

Attorney: Patrick J Wesner/Parker McCay PA

Sheriff to collect: \$133,945.00

SALE 47

By virtue of a Writ of Execution filed to No. 18cv6009 BAYVIEW LOAN SERVICING, LLC vs. EILEEN DUFFY and EDWARD C. DUFFY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 2407 North Washington Avenue Scranton, PA 18509, 13511010039,

Assessment Map #: 13511010039

Assessed Value Figure: \$20,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$161,670.71

BEGINNING at post fifty (50) feet north of the intersection of Fisk and Washington Avenues, thence westerly along Lot Number Twenty (20) one hundred and fifty (150) feet to Lot Number Nineteen (19); thence northerly along Lot Number (49) fifty (50) feet to a post thence easterly along Lot Number Twenty-Two (22) one hundred and fifty (150) feet to Washington Avenue; thence southerly along Washington Avenue fifty (50) feet to the place of beginning. Said lot is fifty (50) feet in front and one hundred and fifty feet (150) in depth.

THE same is improved with a single-family frame dwelling numbered and known as 2407 North Washington Avenue, Scranton, Pennsylvania.

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

SALE 48

By virtue of a Writ of Execution filed to No. 2018-06006 Specialized Loan Servicing LLC vs. David Williams, owner(s) of property situated in Clifton Township Lackawanna County, Pennsylvania being 1953 East Creek View Drive, Gouldsboro, PA 18424

Dimensions: 90X263X91X252

Assessment Map #: 23302100014

Assessed Value figure: \$21,00.00

Improvement thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$95,056.25

SALE 49

By virtue of a Writ of Execution No. 2018-06321 Wells Fargo Bank, N.A. v. Angela Phillips, Benjamin Phillips owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 46 Clark Avenue, Carbondale, PA 18407-1657

Dimensions: 33 X 75

Assessment Map #: 04510040036

Assessed Value figure: \$5,000.00

Judgment Amount: \$66,893.89

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 50

By virtue of a Writ of Execution No. 18-CV-4555 Wei Mortgage Corporation v. Dominic Verrastro owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 617 Grace Street, Scranton, PA 18509-1226

Dimensions: 60 X 100

Assessment Map #: 13501050032

Assessed Value figure: \$6,000.00

Judgment Amount: \$74,375.00

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 51

BY VIRTUE of a Writ of Execution filed to No. 16 CV 7108 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. SANDZHAR DAGIYANOV 828-830 Alder Street, Scranton, PA 18505 City of Scranton Lackawanna County, Pennsylvania

Dimensions: 40 X 162

See Instrument # 201116682

Assessment Map: 15620-070-036

Assessed Value: \$12,000

Improvements thereon: A residential dwelling house

Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller

Sheriff to collect: \$141,069.75 (Total amount of Judgment)*

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

SALE 52

By virtue of a Writ of Execution filed to No. 2018-06314 LAKEVIEW LOAN SERVICING, LLC vs. JOANNE CAINES and MICHAEL CAINES, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania, being, 604 Elm Street Olyphant, PA 18447, 11414-060-00102,

Assessment Map #: 11414-060-00102

Assessed Value Figure: \$21,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$110,290.38

BEGINNING at a point South Forty degrees Forty-five minutes East (S. 40° 45' E.) Eighty (80) feet from an iron pin corner, said corner being at the point of intersection between the Southerly side of Beech Street with the Easterly side of Elm Street; thence North Forty-nine degrees Fifteen minutes East (N. 49° 15' E.) One Hundred Twenty-two feet to an iron pin corner; said corner being on the dividing line between Lots 7, 8, 14 and 13 of Mellow-DeMatteo Development; thence South Forty degrees Forty-five minutes East (S 40° 45' E.) 124.5 feet to a point being the middle of Lot 15; thence along the middle of Lot 15, South Forty-nine degrees Fifteen

minutes West (N. 40° 45' W.) 124.5 feet to the place of beginning.

BEING Lot No. Fourteen (14) and part of Lot No. Fifteen (15) of the Mellow-DeMatteto Development as set forth in survey prepared by George R. Bernosky, R.S. dated December, 1978.

SALE 53

By virtue of a Writ of Execution filed to No. 2018-CV-02576 American Advisors Group vs. Robert Fitch, Administrator of the Estate of Mary E. Fitch owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 536 North Lincoln Avenue, Scranton, Pennsylvania 18504

ALL THE SURFACE OR RIGHT OF SOIL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE FOURTH WARD, CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA AND BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF LINCOLN AVENUE IN THE DIVISION LINE BETWEEN LOTS FOURTEEN (14) AND FIFTEEN (15) IN BLOCK TWELVE (12) ON THE PLOT OF WILLIAM SWETLAND'S ESTATE IN HYDE PARK; THENCE ALONG SAID DIVISION LINE SOUTH FIFTY AND THREE FOURTHS (50 $\frac{3}{4}$) DEGREES EAST ONE HUNDRED AND FORTY-TWO AND ONE HALF (142 $\frac{1}{2}$) FEET TO AN ALLEY; THENCE ALONG SAID ALLEY NORTH THIRTY-NINE AND ONE-FOURTH (39 $\frac{1}{4}$) DEGREES EAST FIFTY (50) FEET TO THE CORNER OF LOT NUMBER THIRTEEN (13) ON SAID PLOT; THENCE ALONG LOT THIRTEEN (13) NORTH FIFTY AND THREE-FOURTHS (50 $\frac{3}{4}$) DEGREES WEST ONE HUNDRED FORTY TWO AND ONE-HALF (142 $\frac{1}{2}$) FEET TO LINCOLN AVENUE AFORESAID; THENCE ALONG LINCOLN AVENUE SOUTH THIRTY-NINE AND ONE-FOURTH (39 $\frac{1}{4}$) DEGREES WEST FIFTY (50) FEET TO THE PLACE OF BEGINNING.

DWELLING KNOWN AS: 536 NORTH LINCOLN AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: PIN #: 14510020036

Title to said premises is vested in Fred F. Fitch and Mary E. Fitch by deed from FRANCIS P. AMATO dated March 19, 1954 and recorded March 19, 1954 in Deed Book 526, Page 110. On December 21, 1996, Fred F. Fitch departed this life, leaving title vested solely in Mary E. Fitch by operation of law. On February 8, 2017 Mary E. Fitch departed this life. Letters Testamentary were granted unto Robert Fitch as Administrator of the Estate of Mary E. Fitch on March 6, 2017.

Assessment Map #: PIN #: 14510020036

Assessed Value figure: \$7200.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$35,524.31

SALE 54

BY VIRTUE OF A WRIT OF EXECUTION NBT BANK, NA, formerly Pennstar Bank, a division of NBT Bank, NA, now by assignment, CNB Realty Trust, Docket No. 2018-4913 Thomas Otto and Amy Otto (deceased) are the owners of property situate in the Borough of Jermyn, Lackawanna County, Pennsylvania. Being 350 Washington Avenue, Jermyn, PA 18433

Assessment Map #: 07320 040 025

Assessed Value Figure: 8,000

Improvements Thereon: improved real estate

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

Sheriff to collect: \$7,634.18 (plus costs)

SALE 55

By virtue of a Writ of Execution filed to No. 18CV4722 DITECH FINANCIAL LLC vs. RACHEL BRACH, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 1020 Farber Court aka 1020 Rear North Irving Avenue Scranton, PA 18510, 14618060018,

Assessment Map #: 14618060018

Assessed Value Figure: \$4,500.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$19,807.16

BEGINNING at a stake in the division line between lots numbers five (5) and six (6) one hundred six (106) feet from the intersection of the fence line of the Easterly side of North Irving Avenue and the fence line between lots number five (5) and six (6); thence, along said division line in a Southeasterly direction fifty-two and three-tenths (52.3) feet to the Westerly side of Farber Court; thence in a Southwesterly direction and parallel to the fence line of North Irving Avenue forty (40) feet to a point in the division line between lots numbers four (4) and five (5); thence, along said division line in a Northwesterly direction fifty-two (52) feet to a stake; thence, in a Northeasterly direction and parallel to the fence line on North Irving Avenue forty (40) feet to a stake, the place of beginning.

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

SALE 56

By virtue of a Writ of Execution filed to No. 17-CIV-2939, FIRST NATIONAL COMMUNITY BANK, now known as FNCB BANK, vs. JOHN HOPKINS and CARMELLA HOPKINS, owners of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania, being 134 William Street, Dunmore, PA 18512, and being 50' x 150'.

Property ID#: 146.14-040-003

Assessed Value: \$4,500.00

Improvements thereon: Residential Dwelling

Attorney: Daniel L. Penetar, Jr., Esquire

Sheriff to collect: \$68,654.06

SALE 57

By virtue of a Writ of Execution No. 18-CV-5551 Ditech Financial LLC v. Daryl Gavern, in His Capacity as Executor and Devisee of The Estate of R. Guy McGinnis a/k/a Robert McGinnis owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2213-2215 Brown Avenue, and 2215 Rear Brown Avenue, Scranton, PA 18509-1304

Dimensions: 40 X 85, 100 X 45

Assessment Map #: 13510030018, 13510030020

Assessed Value figure: \$11,951.00

Judgment Amount: \$114,004.89

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 58

By virtue of a Writ of Execution No. 18-CV-3937 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. James A. Sposito a/k/a James A. Sposito, Ceo owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 547 Hickory Street, Scranton, PA 18505-1322

Front: 45 feet, Depth: 50 feet, containing 2,000 sq ft

Assessment Map #: 15616040067

Assessed Value figure: \$12,000.00

Judgment Amount: \$79,722.82

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 59

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, owner(s) 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, 20203010005,

Assessment Map #: 20203010005

Assessed Value Figure: \$19,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$184,303.61

LEGAL DESCRIPTION: 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.

SALE 60

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com

OCWEN LOAN SERVICING, LLC v. JONATHAN MILLER A/K/A JONATHAN E. MILLER A/K/A JONATHAN EMERY MILLER; PAGE MILLER COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2018-CV-1820 MORTGAGE FORECLOSURE

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN JEFFERSON TOWNSHIP, LACKAWANNA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 15 COTTAGE ROAD LAKE ARIEL (JEFFERSON TOWNSHIP), PA 18436

BEING PARCEL #: 118.03-030-025

PIN #: 11803030025

IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS Citron, LLC, Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712

SALE 61

By virtue of a Writ of Execution filed to No. 2018-04859 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Willard G. Williams; Carol D. Williams, owner(s) of property situated in Dalton Borough Lackawanna County, Pennsylvania being 211 Old Trail Road, Dalton, PA 18414

Assessment Map #: 0681101000200

Assessed Value figure: \$3,500.00

Improvement thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$111,546.89

SALE 62

By virtue of a Writ of Execution filed to No. 2018-02513 Pentagon Federal Credit Union v. Randall J. Petrochko and Bambi Sobrinsky owner(s) of property situate in Scranton Lackawanna County, Pennsylvania Being 443 Putnam Street, Scranton, PA 18508

ALL that certain lot or piece of land situate at the Southwesterly side of Putnam Street, in the Second Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, consisting of lot numbered eleven (11) in Block Numbered seventy-seven (77) as designated on the Snowden and Learn plot of lots in the Second Ward of the City of Scranton, beginning at the Southwesterly side of Putnam Street at the Easterly corner of lot numbered twelve (12) in said Block; thence along Putnam Street South 49 degrees 45 minutes East 30 feet to the corner of lot number ten (10) in said block; thence along said block number ten (10) South 40 degrees 15 minutes West 93 feet more or less to the Vonstorch line; thence along said line Northwesterly 30 feet to the corner of lot number twelve (12) aforesaid; thence along said lot North 40 degrees 15 minutes East 93 feet more or less to the place of BEGINNING.

HAVING erected thereon a two story frame dwelling house and other outbuildings known as 443 Putnam Street, Scranton, PA 18508.

Property ID#: 13411040003

Assessed Value figure: \$6000

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$55,293.69, plus interest and costs

SALE 63

By virtue of a Writ of Execution No. 16 CV 1415 Pennymac Loan Services, LLC v. Walter Gerardo Abad Yarleque a/k/a Walter G. Abad, Cyndia L. Cintron owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 635 Harrison Avenue a/k/a, 635 Harrison Avenue L21, Scranton, PA 18510

Dimensions: 40 X 160

Assessment Map #: 15710010043

Assessed Value figure: \$9,000.00

Judgment Amount: \$103,227.48

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 64

By virtue of a Writ of Execution filed to No. 18CV2707 DITECH FINANCIAL LLC vs. The Unknown Heirs of Brian Shehadi Deceased, JASON SHEHADI Solely in His Capacity as Heir of Brian Shehadi Deceased and NATHAN STANCAVAGE Solely in His Capacity as Heir of Brian Shehadi Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, Property ID#: 15606020019

Assessed Value Figure: \$6,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$46,610.16

All the surface of all that certain lot, piece or parcel of land, lying and being in the City of Scranton, County of Lackawanna and State of Pennsylvania, located on Tenth Street in said City of Scranton, known and distinguished on J. Herman's Map of South Hyde Park as the Northeasterly half of Lot Number Fourteen (14) in Block Number Three (3), said part of lot being twenty five (25) feet in front on said Tenth Street, the same in rear on an alley and one hundred fifty (150) feet in depth.

SALE 65

By Virtue of a Writ of Execution filed to No. 18-CV-6716 First National Bank, et al. vs. Ryan Wilbur. Ryan Wilbur, owner(s) of property situate in Township of Benton, Lackawanna County, Pennsylvania being 691 Finn Road, Factoryville, PA 18419

Dimensions: 2.40 acres

Assessment Map #: 01101-010-004.02

Assessed Value figure: \$16,600.00

Improvements thereon: A single family dwelling

Attorney: Kristine M. Anthou

Sheriff to collect: \$162,707.27

SALE 66

By virtue of a Writ of Execution filed to No. 18 CV 4769 Pacific Union Financial, LLC vs. Shaun Decker owner of property Situate in Borough of Moosic, LACKAWANNA COUNTY, PENNSYLVANIA BEING 218 Main Street, Moosic, Pennsylvania 18507

DWELLING KNOWN AS: 218 MAIN STREET, MOOSIC, PENNSYLVANIA 18507

TAX PARCEL #: 18416-020-006

Title to said premises is vested in Shaun Decker by deed from DAVID EISELE AND KRISTEN EISELE dated July 20, 2016 and recorded August 15, 2016 in instrument 201612793.

Assessment Map #: 18416-020-006

Assessed Value figure: \$6500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$180,069.40

SALE 67

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY v. JUDITH A. ROONEY
COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 17-CV-6466

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON,
LACKAWANNA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1744 CAPOUSE AVENUE SCRANTON, PA 18509

BEING PARCEL #: 13518-020-009

PIN #: 13518020009

DIMENSIONS: 45X150

TOTAL VALUE: \$30,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS Citron, LLC, Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712

SALE 68

By virtue of a Writ of Execution filed to No. 2018-03579 Specialized Loan Servicing LLC vs. Lori A. Esposito; United States of America – Internal Revenue Service, Department of Treasury, owner(s) of property situated in 14th Ward of the City of Scranton Lackawanna County, Pennsylvania being 427-429 North St. Francis Cabrini Ave., Scranton, PA 18504

Dimensions: 54X150X48X150

Assessment Map #: 14514090038

Assessed Value figure: \$14,000.00

Improvement thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$80,285.83

SALE 69

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com

NATIONSTAR HECM ACQUISITION TRUST 2017-1, WILMINGTON SAVINGS FUND SOCIETY, FSB,
NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE v. JOSEPHINE A. BIDWELL COURT OF COMMON
PLEAS LACKAWANNA COUNTY NO: 2018-04940

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE 7TH WARD OF THE CITY OF
SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 323 NEW STREET SCRANTON, PA 18509

BEING PARCEL #: 340-14516-040-029 / 52970

PIN #: 14516040029

DIMENSIONS: 56 X 117

TOTAL VALUE: \$12000

IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS Citron, LLC, Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712

SALE 70

By virtue of Writ of Execution in Case Number: 18 cv 4559 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as indenture trustee, for the CSMC 2015-RPL5 Trust, Mortgage-Backed Notes, Series 2015-RPL5 (Plaintiff) vs. Matthew Gscheidle in his capacity as Surviving Heir of Richard J. Gscheidle, Deceased and Unknown Surviving Heirs of Richard J. Gscheidle, Deceased (Defendants) Owners of the property situate in the City of Scranton, Lackawanna County, Pennsylvania being 362-364 Ferdinand Street, Scranton, PA 18508

Dimensions: 63x115

Property ID# 13411040032

Assessed Value Figure: \$15,000.00

Improvements thereon: Residential Dwelling

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

Sheriff to Collect \$177,545.64 plus costs, expenses, attorneys' fees and additional interest.

SALE 71

By virtue of a Writ of Execution filed to No. 2018-CV-5049, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Brendan Van Fleet, Defendant and Owner of the property situate in the Township of La Plume, Lackawanna County, Pennsylvania, being known as 2025 Maple Road, Dalton, PA 18414. The Dimensions of the property are 3.72 acres more or less.

Property ID#: 05801-030-00701

Assessed Value: \$25,000.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire.

Sheriff to Collect: \$230,535.16

SALE 72

By virtue of a Writ of Execution filed to No. 2015-CV-7074, Fidelity Deposit & Discount Bank, Plaintiff, vs. Thomas R. Homenchak and Courtney Homenchak, Defendants and Owners of the property situate in the Borough of Dickson City, Lackawanna County, Pennsylvania, being known as 649 Boulevard Avenue, Dickson City, PA 18519. The Dimensions of the property are 40 feet x 150 feet more or less.

Property ID#: 12408-030-013

Assessed Value: \$9,000.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire.

Sheriff to Collect: \$70,400.93

SALE 73

By virtue of a Writ of Execution filed to No. 2016-CV-168, Fidelity Deposit and Discount Bank, Plaintiff, vs. Michael Lettieri and Anthony Cusumano, Defendants and Owners of the property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, being known as 219 Mary Street, Old Forge, PA 18518. The Dimensions of the property 60 feet x 150 feet more or less.

Property ID#: 17519-040-003

Assessed Value: \$12,000.00

Improvements Thereon: Multi Combination Commercial & Residential Unit

Attorney: Rocco Haertter, Esquire.

Sheriff to Collect: \$199,736.10

SALE 74

By virtue of a Writ of Execution filed to No. 14CV447 Nationstar Mortgage LLC vs. Carly Wojciechowski, owners of property situate in Spring Brook Township, Lackawanna County, Pennsylvania being 86 Rubando Drive, Springbrook Twp, PA 18444

Assessment Map #: 211.02-030-001.09

Assessed Value figure: \$5,050.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire.

Sheriff to collect: \$114,825.94

SALE 75

By virtue of a Writ of Execution filed to No. 18-4840 First National Bank vs Theresa Hancock, owner(s) of property situate in Olyphant Lackawanna County, Pennsylvania being 323 Jackson St

Dimensions: 60 x 150

Property ID#: 11407030049

Assessed Value figure: 7,985.00

Improvements thereon: Two-story dwelling

Attorney: Grenen & Birsic

Sheriff to Collect: \$96,146.74

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 JULY 11, 2019 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCPETIONS 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

MARCH 11, 2019