

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, **NOVEMBER 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. 2019-02121 M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY vs. JOAN D. SARTI, owner(s) of property situate in the Borough of Moosic, Lackawanna County, Pennsylvania.

Being: 209 George Street, Moosic, PA 18507

Assessment Map #: 18416020027

Assessed Value Figure: \$13,500.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$41,554.47

Beginning at a corner on the Northerly side of George Street, also a corner of other land of said Grantors;

Thence along said street fifty (50) feet to a corner of lot of Thomas Kelly;

Thence along said Kelly's line North, five degrees and twenty-five minutes East, one hundred forty-four (144) feet to a corner on an alley;

Thence along said alley South, eighty-four degrees thirty-five minutes West, fifty (50) feet to a corner of other land of said grantors, and

Thence along said land mentioned land, South five degrees and twenty-five minutes West, one hundred and forty-four (144) feet to the place of beginning.

SALE 2

By virtue of a Writ of Execution No. 2019-01547 Ditech Financial LLC v. Laura E. Hughes a/k/a Laura Hughes owners of property situate in the OLYPHANT BOROUGH, Lackawanna County, PA, being 637 East Grant Street, a/k/a 637 East Grant Street L46, Olyphant, PA 18447-1918

Dimensions: 60X150

Assessment Map #: 11415020013

Assessed Value figure: \$5,500.00

Judgment Amount: \$124,365.14

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 3

By virtue of a Writ of Execution filed to No. 18-CV-5206 Federal National Mortgage Association ("Fannie Mae") vs. Daniel J. Flynn, Administrator of the Estate of Lisa Hardy, (address per lexis) owner of property Situate in SCRANTON, LACKAWANNA COUNTY, PA BEING 1837 Clearview Street, Scranton, Pennsylvania 18508

ALL those certain lots, pieces, or parcels of land in the City of Scranton, County of Lackawanna and State of Pennsylvania, known as Lots Number Ninety Nine, One Hundred, One Hundred One, One Hundred Two, in Square or Block No. "B" and fronting on Clearview Street, each lot being twenty-five feet in front and twenty-five feet in rear, and one hundred feet in depth,

more or less, according to plan or map entitled, "Brisbin Plot of Lots on Francis Ann Giffith Tract." Said lots known as Lots 99 to 102 inclusive on Block 75 on the Assessment Map for the 3rd Ward of the City of Scranton.

DWELLING KNOWN AS: 1837 CLEARVIEW STREET, SCRANTON, PA 18508.

TAX PARCEL #: 13411-020-043

Title to said premises is vested in Lisa Hardy by deed from John Washo, deceased and Mary Washo, husband and wife, dated August 30, 2006 and recorded September 7, 2006 in Instrument Number 200625506. The said Lisa Hardy died on October 11, 2016. On September 1, 2017, Letters of Administration were granted to Daniel J. Flynn, nominating and appointment him as the Administrator of the Estate of Lisa Hardy.

Assessment Map #:13411-020-043

Assessed Value figure: \$11,250.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$76,748.64

SALE 4

By virtue of a Writ of Execution filed to No. 2018-CV-05922, First National Bank of Pennsylvania vs. Beverly Hall, owner of property situate in the Township of La Plume, Lackawanna County, Pennsylvania being 2030 North Overbrook Road, Factoryville, PA 18419, one (1) acre of property.

Property ID #: 04707 020 002000

Assessed Value Figure: \$11,235.00

Improvements thereon:

Attorney: Marcia L. DePaula, Esquire, 11 Grandview Circle, #200, Canonsburg, PA 15317

Sheriff to collect: \$229,898.19

SALE 5

All that certain piece or parcel or Tract of land situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, and being known as 1280 Mine Street, Old Forge, Pennsylvania 18518.

TAX MAP AND PARCEL #: 16518010016

IMPROVEMENTS THEREON: Residential Dwelling

REAL DEBT: \$66,860.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

William E. Lapinski

McCabe, Weisberg & Conway, LLC

123 South Broad Street,

Suite 1400

Philadelphia, PA 19109

SALE 6

By virtue of a Writ of Execution filed to No. 19CV3080 Lakeview Loan Servicing, LLC, vs. Kimberly Eiden owner of property Situate in THE BOROUGH OF THROOP, LACKAWANNA COUNTY, PA BEING 190 Phillip Street, Throop, Pennsylvania 18512

DWELLING KNOWN AS: 190 PHILLIP STREET, THROOP, PENNSYLVANIA 18512

TAX PARCEL #: 13605-020-009

Title to said premises is vested in Kimberly Eiden by deed from Daniel Sansky and Mary Ann Sansky, husband and wife, dated November 24, 1999 and recorded November 29, 1999 in Deed Book 180, Page 801 Instrument Number 1999-031140.

Assessment Map #: 13605-020-009

Assessed Value figure: \$8000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$6,273.76

SALE 7

By virtue of a Writ of Execution filed to No. 2016-06134 PNC Bank, National Association v Christopher G. Gawrys; Mary E. Gawrys, AKA Mary Lou Gawrys, AKA Mary Lou E. Gawrys (deceased) owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania being 339 Bailey Street, Clarks Summit, PA 18411

Dimensions: 90x150

Property ID #: 1.201-010-03906

Assessed Value Figure: \$16,000.00

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: \$76,680.34

SALE 8

By virtue of a Writ of Execution No. 19 CV 2638 Deutsche Bank National Trust Company, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 v. Theresa M. Miller owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 618 Pear Street, A/K/A 618 Pear Street L 9, Scranton, PA 18505-4004

Front: 40 feet, Depth: 174 feet, containing 6,960 sq ft

Assessment Map #: 16711030026

Assessed Value figure: \$11,500.00

Judgment Amount: \$118,007.32

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 9

By virtue of a Writ of Execution filed to No. 2018-04995 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Qudea L. Joseph a/k/a Qudea Joseph; Dale F. Joseph a/k/a Dale Joseph, owner(s) of property situated in Township of Thornhurst, (formerly known as the Township of Lehigh) Lackawanna County, Pennsylvania being 120 Country Club Drive, a/k/a 1099 Country Club Drive, Thornhurst, PA 18424

Dimensions: 80X150

Assessment Map #: 24500010007

Assessed Value figure: \$18,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$87,041.66

SALE 10

By virtue of a Writ of Execution No. 16 CV 5448 Freedom Mortgage Corporation v. Edward Wetzel, in His Capacity as Heir of Louise M. Serpico, Deceased, All Other Heirs of Louise M. Serpico, Deceased, Known of Unknown owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 614 Wheeler Avenue, a/k/a 612-614 Wheeler Avenue, Scranton, PA 18510-1936

Front: 30 feet, Depth: 160 feet, containing

Assessment Map #: 15710050009

Assessed Value figure: \$17,000.00

Judgment Amount: \$127,930.54

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 11

By virtue of a Writ of Execution No. 2019-01853 Wells Fargo Bank, N.A. v. Vanessa Cartisano owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 703 Harrison Avenue, Scranton, PA 18510-1907

Dimensions: 27X68

Assessment Map #: 15706030028

Assessed Value figure: \$7,500.00

Judgment Amount: \$72,643.60

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 12

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. JAMES ANTONIK, IN HIS CAPACITY AS HEIR OF MARY ANN ANTONIK, DECEASED; JUDY KEYASKO, IN HER CAPACITY AS HEIR OF MARY ANN ANTONIK, DECEASED; JANICE ANTONIK, IN HER CAPACITY AS HEIR OF MARY ANN ANTONIK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN ANTONIK, DECEASED. COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2018-05215

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF OLYPHANT, LACKAWANNA COUNTY, PENNSYLVANIA: BEING KNOWN AS: 204 OLYPHANT COURT OLYPHANT, PA 18447
PIN #: 11407020016

DIMENSIONS: 37 X 88 X 27 X 93

TOTAL VALUE: \$7751

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

SALE 13

RAS Citron, LLC Robert Flacco, Esq., ID No. 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rflacco@rasnj.com THE BANK OF NEW YORK MELLOW F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A THE CHASE MANHATTAN BANK, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2001-CB3 v. ROBERT G. CLARK. COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-01754

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 1743-1745 BEAUMONT AVE. SCRANTON, PA 18508

BEING PARCEL #: 13407040018

PIN: 13407040018

DIMENSIONS: 50 X 150

TOTAL VALUE: \$11500

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robert Flacco, Esq., ID No. 325024 RAS Citron, LLC – Attorneys for Plaintiff

SALE 14

By virtue of a Writ of Execution filed to No. 2019-02639 USAA Federal Savings Bank vs. Jesse A. Lord, owner(s) of property situated in Borough of Dalton Lackawanna County, Pennsylvania being 1325 Huntington Lane, Dalton, PA 18414

Dimensions: 30,006.06 sq. ft.

Assessment Map #: 0680203000103

Assessed Value figure: \$35,550.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$421,689.94

SALE 15

By virtue of a Writ of Execution No. 18-CV-1225 Ditech Financial LLC v. James R. Mullen, 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, Lackawanna County, Pennsylvania, being 539-541 North Garfield Avenue, A/K/A 539 541 N Garfield Ave, Scranton, PA 18504

Dimensions: 39 X 155

Assessment Map #: 14510010027

Assessed Value figure: \$8,000.00

Judgment Amount: \$119,284.08

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 16

By virtue of a Writ of Execution filed to No. 18-CV-02226 CL45 MW LOAN 1, LLC, Plaintiff vs. Eric Ofcharsky and Louise Ofcharsky owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania being 612 Poplar Street, Jermyn, Township of Scott, Pennsylvania 18433

Property ID #: 07405030010

Assessed Value Figure:

PIN 07405030010 \$3,000.00 (Land) + \$16,000.00 (Improvement) = \$19,000.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esq

Sheriff to collect: \$49,594.74 plus interest and costs to the date of sale

SALE 17

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-QS10 v. DAWN M. TROTTA A/K/A DAWN TROTTA. COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-03079 ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF COVINGTON, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 246 DORANTOWN ROAD F/K/A RR 9 BOX 9241 MOSCOW, PA 18444

BEING PARCEL #: 21902-010-004

PIN: 21902010004

DIMENSIONS: 303 X 300 X 242

TOTAL VALUE: \$21000

AND

BEING PARCEL #: 21902-010-005

PIN: 21902010005

DIMENSIONS: 189 X 188 X 252 X 22

TOTAL VALUE: \$3900

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

SALE 18

By virtue of a Writ of Execution filed to No. 14 CV 6126 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JOHNCARLO LIGI JR., owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania. Being: 20 Mount Cobb Highway, Lake Ariel, PA 18436
Assessment Map #: 15004-010-012
Assessed Value Figure: \$6,042.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$129,218.75

SALE 19

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. 19-cv-744
Raymond Wascavage is the owner of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania. Being 305 McClure Street, Old Forge, PA 18518
Assessment Map #: 17605 050 068
Assessed Value Figure: 10,000
Improvements Thereon: improved real estate
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704
Sheriff to collect: \$75,311.38 (plus costs)

SALE 20

By virtue of a Writ of Execution filed to No. 18 CV 3104 U.S. Bank National Association, as Trustee, on behalf of the holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-1 vs. Savita Baldeo aka Savita Karamchand and Kiman S. Baldeo, owners of property situate in Old Forge Borough, Lackawanna County, Pennsylvania being 701 Maple St, Old Forge, PA 18518.
Assessment Map #: 17508010031
Assessed Value figure: \$12,000.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire
Sheriff to collect: \$

SALE 21

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: Roger Fay, Esquire
Sheriff to collect: \$

SALE 23

On February 11, 2019, Letters of Administration were granted to Loretta James and Dolores Cillo, nominating and appointment her as the Administratrix of the Estate of Leonard Zinn. The said Ronald Zinn died on January 24, 2018 thereby vesting title in Leonard Zinn by operation of law.

Assessment Map #: 10111100010

Assessed Value figure: \$21,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$128,393.51

SALE 24

DATE: July 9, 2019

REQUESTED BY: Meredith H. Wooters, Esquire, Manley Deas Kochalski LLC P.O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

PLEASE FURNISH US WITH A TAX CERTIFICATE FOR THE FOLLOWING PROPERTY: REPUTED OWNER(S):

Robert A. Jones and Deborah A. Jones, his wife

PROPERTY ID #: 14402050017

CITY/TOW/BOR: City of Scranton

RETURN TO: SHERIFF OF LACKAWANNA COUNTY

SALE 25

By virtue of a Writ of Execution filed to No. 19cv1683 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-3, MORTGAGE-BACKED NOTES, SERIES 2017-3 vs. JENNIFER A. TILBERRY as Executrix of the Estate of Mary T. Kinney a/k/a Mary S. Kinney Deceased, owner(s) of property situate in the Fourth Ward of the Borough of Moosic, Lackawanna County, Pennsylvania.

Being: 3750 Kreig Avenue, Moosic, PA 18507

Assessment Map #: 17615050032

Assessed Value Figure: \$18,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$176,409.67

BEGINNING AT A POINT LOCATED AT THE NORTHEASTERLY INTERSECTION OF KREIG AVENUE AND SCHOOL STREET AS SHOWN ON MAP HERINAFTER REFERRED TO; THENCE NORTH TWENTY DEGREES FOUR MINUTES EAST (N. 20°04' E.) ALONG THE EASTERLY SIDE OF SCHOOL STREET ONE HUNDRED (100) FEET TO A POINT; THENCE NORTH SEVENTY-SEVEN DEGREES THIRTY-THREE MINUTES EAST (N.77°33'E.) ALONG THE DIVIDING LINE OF LOT NO. 10 AND LOT NO. 11, BLOCK "J", ONE HUNDRED THIRTEEN AND THIRTY-THREE HUNDREDTHS (113.33) FEET TO A POINT; THENCE SOUTH TWENTY DEGREES FOUR MINUTES WEST (S.20°04' W) ALONG THE DIVIDING LINE OF LOT NO. 11 AND LOT :NO.7, BLOCK "J", ONE HUNDRED FOUR AND SIXTY-SIX HUNDREDTHS (104.66) FEET TO A POINT LOCATED ON THE NORTHERLY SIDE OF KRIEG AVENUE; THENCE SOUTH SEVENTY-SEVEN DEGREES THIRTY-THREE MINUTES WEST (S. 77° 33'W) ALONG THE NORTHERLY SIDE OF KRIEG AVENUE, ONE HUNDRED FIVE (105) FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING.

BEING LOT NO. 11. IN BLOCK "J" UPON HIDDEN ACRES PLOT, FOURTH WARD, MOOSIC BOROUGH, AS SURVEYED BY HAROLD W. RIST, PROFESSIONAL ENGINEER, NO. 7071-E, SAID PLOT DATED DECEMBER 15, 1966. SAID LOT IS ONE HUNDRED (100) FEET IN FRONT ON SCHOOL STREET, ONE HUNDRED FOUR AND SIXTY-SIX HUNDREDTHS (104.66) FEET IN REAR AND ONE HUNDRED FIVE (105) FEET IN DEPTH ALONG THE NORTHERLY SIDE OF KRIEG AVENUE AND ONE HUNDRED THIRTEEN AND THIRTY-THREE HUNDREDTHS (113.33) FEET IN DEPTH ALONG ITS OTHER SIDE

SALE 26

By virtue of a Writ of Execution No. 19-CV-3139 Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-Opt1, Asset-Backed Certificates, Series 2006-Opt1 v. Rafie M. Fahiz owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2043-2045 Wayne Avenue, Scranton, PA 18508-2751

Dimensions: 50X150

Assessment Map #: 13408060051

Assessed Value figure: \$9,500.00

Judgment Amount: \$67,951.69

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 27

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 434 North Cameron Avenue, Scranton, Pennsylvania 18504.

TAX MAP AND PARCEL #: 14408-060-04801

IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$123,737.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Bryan Causer

McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

SALE 28

By virtue of a Writ of Execution filed to No. 2018-01314 Bank of America, N.A. vs. Stephen R. Devine, owner(s) of property situated in Blakely Borough Lackawanna County, Pennsylvania being 801 West Grant Street, Blakely, PA 18447

Dimensions: 58X31X28X80X50

Assessment Map #: 11406020040

Assessed Value figure: \$10,857.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$169,730.88

SALE 29

By virtue of a Writ of Execution filed to No. 2019-01243 Bank of America, N.A. vs. Joseph K. Hynosky, Jr Individually and as Administrator of the Estate of Joseph K. Hynosky, Deceased, Brian E. Hynosky, known heir of Joseph K. Hynosky, Deceased, and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Joseph K. Hynosky, Deceased, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 1122 Court Street, Scranton, PA 18508

Assessment Map #: 13419030033

Assessed Value figure: \$3,150.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 30

By virtue of a Writ of Execution filed to No. 2019-03250 Scranton Times Downtown Federal Credit Union vs. Kathleen M. Stanton, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being 312 New York Street

Dimensions: 21' x 81'

Property ID #: 14605070004

Assessed Value figure: \$9,075.00

Improvements thereon: Residential single dwelling

Attorney: Michael R. Nesfeder

Sheriff to collect: \$85,338.63

SALE 31

By virtue of a Writ of Execution filed to No. 2018-06027 Bayview Loan Servicing, LLC vs. Ronald Groh, Barbara Groh, Eric Hartshorn a/k/a Eric Paul Hartshorn and Christine Groh f/k/a Christine Hartshorn, owners of property situate in Throop Borough, Lackawanna County, Pennsylvania being 140 Dimmick Street, Throop, PA 18512

Assessment Map #: 12416020050

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire, Nelson Diaz, Esquire

Sheriff to collect: \$

SALE 32

By virtue of a Writ of Execution filed to No. 19 CV 1211, U.S. Bank National Association as trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-RF6 c/o Ocwen Loan Servicing, LLC v. Jean E. Allman and Karl F. Allman, owner of property situate in Dickson City, Lackawanna COUNTY, Pennsylvania being 701 Pancoast Street, Dickson City, PA 18519.

Dimensions: 90X176X85X176

Property ID #: 11409-060-009

Assessed Value Figure: \$7000.00

Improvements Thereon: RESIDENTIAL SINGLE DWELLING

Attorney: Brian T. LaManna, Esq.

Sheriff to Collect: \$123,501.23

**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 DECEMBER 12TH, 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
AUGUST 12, 2019**