

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, **OCTOBER 15, 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.: 18-CV-6397, The Fidelity Deposit and Discount Bank vs. Wilson Investments, LLC, owner(s) of properties situate in Scranton and Dunmore, Lackawanna County, Pennsylvania being:

Parcel One: 1127-1131 Monroe Avenue, Dunmore, PA 18512

17,000 square feet

Property ID#: 146:14-010-00800

Assessed Value: \$24,000.00

Improvements Thereon: Commercial Building

Parcel Two: 311 S. Blakely Street, Dunmore, PA 18512

67x141x66x154 and .06 acres

Property ID#: 14650-040-01204, 14650-040-013

Assessed Value: \$41,700, \$500

Improvements Thereon: Commercial Building

Parcel Three: 1133-1135 Moosic Street, Scranton, PA

123x60x120x34

Property ID#: 15717-060-009

Assessed Value: \$30,000

Improvements Thereon: Commercial Building

Ann Lavelle Powell, Esquire, Powell & Appleton, P.C.

Sheriff to Collect: \$770,175.39, plus costs, attorney's fees and additional interest at the maximum rate allowed by law until paid in full.

### **SALE 2**

By virtue of a Writ of Execution filed to No. 2018-CV-6200, JENZACK PARTNERS, LLC, Plaintiff v. MARY JUDITH COLLERAN, as Executrix of the Estate of Peter T. O'Malley, OSPREY PORTFOLIO, LLC, and UNITED STATES OF AMERICA, Defendants, filed in the office of the Clerk of Judicial Records in and for the County of Lackawanna at Scranton, Pennsylvania, Valley Community Bank, Incorporated as Commonwealth Bank, to the use of Osprey Portfolio, LLC, owner of property situate in the City of Scranton, Lackawanna County Pennsylvania, being 1613 Wyoming Avenue L-9, Scranton, PA 18509.

Property Dimensions: 22x91

Property ID#: 13518 040 20506

Assessed Value figure: \$20,325

Improvements thereon: Residential Townhouse

Attorney: Kevin T. Fogerty, Esquire, Mill Run Office Center 1275 Glenlivet Drive, Suite 150 Allentown, PA 18106 Phone: 610-366-0950

No. 2018-CV-6200

Judgment: \$207,011.56

Sheriff to collect: \$209,317.40, plus costs

### **SALE 3**

By virtue of a Writ of Execution No. 19-CV-2665 Freedom Mortgage Corporation v. Peter B. Pinnel owners of property situate in the SCRANTON CITY, 17TH, Lackawanna County, Pennsylvania, being 1510 Vine Street, Scranton, PA 18510-2322

Dimensions: 40X90

Assessment Map #: 15709060037

Assessed Value figure: \$12,000.00

Judgment Amount: \$95,880.40

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### **SALE 4**

By virtue of a Writ of Execution filed to No. 2018 CIV 2760, Fairway Consumer Discount Company vs. LAURA A. OESTEL, owner of property situate in the Borough of Mayfield, Lackawanna County, Pennsylvania, being 512 Lackawanna Avenue.

Dimensions: 50 x 150

Assessment Map #: 07405-050-028

Assessed Value: \$9,000.00

IMPROVED with a single family dwelling.

Sheriff is to collect \$34,587.49 plus costs as of October 15, 2019.

Attorney: CHARITON, SCHWAGER & MALAK

### **SALE 5**

By virtue of a Writ of Execution filed to No. 17 CV 430 Nationstar Mortgage LLC vs. Julianne Guida and Dominic E. Guida aka Dominic Guida, owners of property situate in Old Forge Borough, Lackawanna County, Pennsylvania being 516 Winter Street, Old Forge, PA 18515

Assessment Map #: 17508020046

Assessed Value figure: \$5,225.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

### **SALE 8**

RAS Citron, LLC Robert Crawley, Esq. ID# 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906

rcrawley@rasnj.com Attorneys for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2 Plaintiff v. THOMAS KUBELIS, JR.; MARGARET KUBELIS Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2018-06124

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

BEING KNOWN AS: MOOSIC DALEVILLE ROAD A/K/A RD 3 BOX 3267 SPRINGBROOK TWP A/K/A MOSCOW, PA 18444

BEING PARCEL #: 21003-020-003

PIN #: 21003010007

IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS Citron, LLC - Attorneys for Plaintiff

Robert Crawley, Esq. ID# 319712

**SALE 9**

By virtue of a Writ of Execution No. 2018-05912 Wells Fargo Bank, N.A. v. Susan M. Snyder owners of property situate in the CARBONDALE CITY, 6TH, Lackawanna County, Pennsylvania, being 79 Belmont Street, Carbondale, PA 18407-1644

Dimensions: 62X150X65X150

Assessment Map #: 04514010011

Assessed Value figure: \$8,500.00

Judgment Amount: \$40,901.50

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 11**

By virtue of a Writ of Execution No. 2019-01585 Branch Banking and Trust Company v. Debra Byron, Chrostopher Byron owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1428-1430 Crown Avenue, Scranton, PA 18505-2439

Dimensions: 40 X 150 & 50 X 150

Assessment Map #: 16712010017, 16712010016

Assessed Value figure: \$9,100.00

Judgment Amount: \$149,474.49

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 12**

By virtue of a Writ of Execution filed to No. 19-CV-1540 First National Bank, et al. vs. Cheryl Davies. Cheryl Davies, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 125 North Lincoln Avenue, Scranton, PA 18504

Dimensions: .1722 AC

Assessment Map #: 14513-080-063

Assessed Value figure: \$11,000.00

Improvements thereon:

Multi-Dwelling

Attorney: Kristine M. Anthon

Sheriff to collect: \$28,562.78

**SALE 13**

By virtue of a Writ of Execution filed to No. 2019-CV-1861, Fidelity Deposit & Discount Bank, Plaintiff, vs. Leon F. Vieira, Jr., Defendant and Owner of the property situate in the Borough of Clarks Summit, Lackawanna County, Pennsylvania, being known as 775 S. Abington Road, Clarks Summit, PA 18411.

Dimensions: 73' x 135' x 66' x 156' more or less

Property ID#: 100.12-030-036.00

Assessed Value: \$14,100.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire

Sheriff to Collect: \$152,469.84

**SALE 14**

By virtue of a Writ of Execution filed to No. 17 CV 4911 First National Bank of Pennsylvania, successor to Community Bank & Trust Col, vs. David J. Daniels. David J. Daniels, owner of property situate in City of Carbondale Lackawanna County, Pennsylvania being 56 Cortland Street, Carbondale, PA 18407

Dimensions: 45 feet wide and 175 feet in depth

Assessment Map #: 05506040037  
Assessed Value figure: \$12,000.00  
Improvements thereon:  
A single family dwelling  
Attorney: Kristine M. Anthon, Esq  
Sheriff to collect: \$45,346.14

### **SALE 15**

BY VIRTUE of a Writ of Execution filed to No. 2019-00009 PA HOUSING FINANCE AGENCY Vs. MICHAEL HUGHES AND STEPHANIE HUGHES

Real Estate: 325 S. Turnpike Road, Dalton, PA 18414  
Municipality: Township of Glenburn Lackawanna County, Pennsylvania  
Dimensions: 107X168X220X105  
See Instrument: 2007-07509  
Assessment Map:07902-040-002  
Assessed Value: \$130,800  
Improvements thereon:  
A residential dwelling house  
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller  
Sheriff to collect: \$68,346.45 (Total amount of Judgment)\*  
\*With costs, interest, late charges and taxes, etc. as may accrue.

### **SALE 16**

By virtue of a Writ of Execution No. 18-CV-6915 Mtglq Investors, L.P. v. Kimberly Williams, Megan Ruddy, in Her Capacity as Administratrix of The Estate of Paul Brian Ruddy a/k/a Paul B. Ruddy, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Paul Brian Ruddy a/k/a Paul B. Ruddy, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1068 Cottage Avenue, Scranton, PA 18508-2514  
Dimensions: 40 X 115  
Assessment Map #: 14508050055  
Assessed Value figure: \$6,500.00  
Judgment Amount: \$111,054.39  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### **SALE 18**

By virtue of a Writ of Execution filed to No. 19CV2401 Branch Banking and Trust Company vs. Paul Martin Zupancic owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 116 Bengar Drive AKA 116 Bengar Drive, Lot 11, Scranton, Pennsylvania18505  
ALL that certain piece, parcel of lot of land situate, lying and being in the Twenty-fourth (24th) Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:  
Beginning at a point in the Westerly line of Bengar Drive, said point being Sixty-seven (67) feet Southerly and measured along the Westerly line of Bengar Drive from the point of intersection of the Westerly line of Bengar Drive projected with the Southerly line of an unnamed (street) cul-de-sac, projected; thence along the division line between Lot Ten (10) and Eleven (11), South eighty-nine (89) degrees eleven (11) minutes West, a distance of One hundred seventeen and five-tenths (117.5) feet to a point; thence along the division line between Lot Eleven (11) and Nine (9), South thirteen (13) degrees eight (08) minutes West, a distance of sixty-five and eighty-eight one-hundredths (65.88) feet to a point in the Northerly line of Lot Twelve (12); thence along the division line between Lot Eleven (11) and Lot Twelve (12), North eighty-nine (89) degrees eleven (11) minutes East,

a distance of One hundred thirty-two (132.0) feet to a point in the Westerly line of Bengar Drive; thence along the Westerly line of Bengar Drive North thirty-three (33) minutes East, a distance of sixty-four (64.0) feet to the place of beginning. Containing 7,984 square feet of land, be the same more or less, and being known as Lot Eleven (11), Block M, at the Penn Wood Park Development.

DWELLING KNOWN AS: 116 BENGAR DRIVE AKA 116 BENGAR DRIVE, LOT 11, SCRANTON, PENNSYLVANIA 18505.  
TAX PARCEL #: 16718-010-017

Title to said premises is vested in Paul Martin Zupancic by deed from Joyce A. James and John D. James, husband and wife, dated March 25, 2016 and recorded March 29, 2016 in Instrument Number 201604385.

Assessment Map#: 16718-010-017

Assessed Value figure: \$16,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$56,570.89

### **SALE 19**

By virtue of a Writ of Execution No. 2013-52727 North Pocono School District vs. Balaji Investments. Balaji Investments, owner(s) of property situate in Roaring Brook, Lackawanna County, Pennsylvania, being: Gardner Road, T-300 L.A.

Dimensions: 4.01A

Property ID#: 19001-030-02002

Assessed Value Figure: \$15,000.00

Improvements thereon: RESIDENTIAL VACANT LOT PROPERTY

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

Sheriff to Collect: \$7,021.98

### **SALE 20**

By virtue of a Writ of Execution filed to No. 18-CV-5033 loanDepot.com, LLC vs. Eric L. Tripp owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 1410 Dartmouth Street, Scranton, Pennsylvania 18504

DWELLING KNOWN AS: 1410 DARTMOUTH STREET, SCRANTON, PA 18504.

TAX PARCEL #: 15609010048

Title to said premises is vested in Eric L. Tripp by deed from Judith A. Tripp dated April 18, 2013 and recorded April 18, 2013 in Instrument # 201307781.

Assessment Map #: 15609010048

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$101,026.41

### **SALE 21**

By virtue of a Writ of Execution filed to No. 16-CV-4275 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-C vs. Bernadette Clark, owners of property situate in 400 Cedar Lane, Thornhurst, PA 18424

Property ID #: 2410310002803

Assessed Value Figure: \$16,000.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$37,103.40 plus interest at the per diem rate of \$6.10 from November 10, 2019 until October 15, 2019

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWNSHIP OF LEHIGH COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN TOWNSHIP OF LEHIGH, LACKAWANNA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 1611 PAGE 190 BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM RONA ZORN, WIDOW TO BERNADETTE CLARK 12/29/97 RECORDED ON 01/08/98 IN BOOK 1611, PAGE 190 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

**SALE 22**

By virtue of a Writ of Execution filed to No. 2017-CV-1386 First National Bank of Pennsylvania, successor by merger to Community Bank & Trust Co. Plaintiff vs. Anne Wisniewski n/b/m Anne Martino, Vincent Martino and The United States of America owner(s) of property situate in Township of Madison, Lackawanna County, Pennsylvania being 5391 Bloomington Road, Moscow, Township of Madison, Pennsylvania 18444

Property ID #: 1990401000504 & 1990401000501

Assessed Value Figure:

See breakdown by Parcel below

PIN 1990401000504 \$5,000.00 (Land) + \$16,000.00 (Improvement) = \$21,000.00

PIN 1990401000501 \$5,000.00 (Land) + \$ 00.00 (Improvement) = \$5,000.00

TOTAL = \$26,000.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esq

Sheriff to collect: \$369,751.41 plus interest and costs to the date of sale

**SALE 23**

By virtue of a Writ of Execution filed to No. 18 CV 5245 CITIMORTGAGE, INC. v. DAVID L. KARP A/K/A DAVID LEE KARP, owner of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 1635 SANDERSON AVENUE, SCRANTON, PA 18509.

Dimensions: 65x171

Property ID#: 13517020050

Assessed Value figure: \$20,900

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$104,089.08

**SALE 24**

All that certain piece or parcel or Tract of land situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, and being known as 121 Ray Street, Old Forge, Pennsylvania 18518.

TAX MAP AND PARCEL #: 17511-010-04000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$122,675.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Bonnie Cadwalder Known Surviving Heir of Patricia A. Belles a/k/a Patricia Coleman and Unknown Surviving Heirs of Patricia A. Belles a/k/a Patricia Coleman

McCabe, Weisberg & Conway, LLC

123 South Broad Street,

Suite 1400

Philadelphia, PA 19109

**SALE 25**

By virtue of a Writ of Execution filed to No. 2019-cv-1560, COMMUNITY BANK, N.A., Plaintiff, versus Velma P. Loncor (deceased), et al., Defendants, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania being known as 106 PINE TREE DRIVE, CLARKS SUMMIT, LACKAWANNA COUNTY, PENNSYLVANIA, 18411.

Consisting of approximately 100 feet x 110 feet, more or less, being the same property described by Lackawanna County Deed recorded at Deed Book 608, Page 514.

Assessment Map #: 10008-050-042.00

Assessed value figure: \$17,171.00

Improvements thereon:

Single Family Dwelling

Sheriff to collect: \$68,487.23, PLUS COSTS, EXPENSES ATTORNEY'S FEES AND INTERST

Attorney: The Paul Law Office, P.C. Brice C. Paul, Esquire

**SALE 26**

By virtue of a Writ of Execution filed to No. 19 CV 38, CITIZENS BANK OF PENNSYLVANIA v. Dolores H. Ellsworth, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1703 Sanderson Avenue, Scranton, PA 18509.

Dimensions: 5,700

Property ID #: 13513-030-064

Assessed Value figure: \$18,000.00

Improvements thereon: Residential property.

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$145,532.30

**SALE 27**

BY VIRTUE OF A WRIT OF EXECUTION FIDELITY DEPOSIT & DISCOUNT BANK, vs. SCRANTON REALTY SERVICES, LLC and SCRANTON RESTAURANT SUPPLY, INC., Docket No. 18-CV-4887. Scranton Realty Services, LLC is the owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania. Being 1008 Washington Avenue

Assessment Map #: 14653030010

Assessed Value Figure: 59,000

Improvements Thereon: industrial/commercial

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

Sheriff to collect: \$25,295.03 (plus costs)

**SALE 28**

BY VIRTUE OF A WRIT OF EXECUTION PENNSTAR BANK, division of NBT BANK, NA, now by assignment, CNB Realty Trust, Docket No. 18-cv-4691. Arthur J. Alt and Rosemary Alt are the owners of property situate in the Township of Madison, County of Lackawanna, Commonwealth of Pennsylvania, Being 1200 Aberdeen Road, Moscow, PA 18444

Assessment Map #:17617 010 011

Assessed Value Figure: 12,500.00

Improvements Thereon: improved real estate

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

Sheriff to collect: \$143,194.05 (plus costs)

**SALE 29**

BY VIRTUE of a Writ of Execution filed to No. 2019-00996 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. CHARLES R. GRASTY, JR. AND CAROL D. JORDAN

Real Estate: 1035 LINCOLN STREET, DICKSON CITY, PA 18519

Municipality: BOROUGH OF DICKSON CITY Lackawanna County, Pennsylvania

Dimensions: 50 X 160

See Instrument: 2005019625

Assessment Map:11316-080-004

Assessed Value: \$5,000

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$105,509.24 (Total amount of Judgment)\*

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

### **SALE 30**

By virtue of a Writ of Execution filed to No. 2018-04222 First National Bank of Pennsylvania v Lisa M. Carachilo owner(s) of property situate in City of Carbondale, Lackawanna County, PA being 15 Manila Avenue, Carbondale, PA 18407

Dimensions: 0.357A

Property ID#: 04416010023

Assessed Value Figure: \$5,500.00

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: \$97,664.70

### **SALE 31**

By virtue of a Writ of Execution filed to No. 2019-00887 Wells Fargo Bank, N.A. v Dawn Mercado, Raymond M. Mercado, Jr., AKA Raymond Mercado, Jr owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania being 428 Cypress Street, Throop, PA 18512

Dimensions: 45x151

Property ID#: 12517040056

Assessed Value Figure: \$9,500.00

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: \$81,234.96

### **SALE 32**

By virtue of a Writ of Execution filed to No. 2018-CV-3797 First National Bank of Pennsylvania, successor by merger to Community Bank & Trust Co. Plaintiff vs. Anthony Pesoli and Michele A. Pesoli a/k/a Michelle A. Pesoli owner(s) of property situate in City of Carbondale, Lackawanna County, PA being 21-23 Lunny Court, Carbondale, PA 18407 and 27 Battle Avenue, Carbondale, Pennsylvania 18407

Property ID #: 05509010024, 0550901002401 & 05412020024

Assessed Value Figure: See breakdown by Parcel below

PIN 05509010024

\$700.00 (Land) + \$4,700.00 (Improvement) = \$5,400.00

PIN 0550901002401 \$1,500.00 (Land) + \$ 100.00 (Improvement) = \$1,600.00

PIN 05412020024

\$700.00 (Land) + \$4,700.00 (Improvement) = \$5,400.00

TOTAL = \$12,400.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esq



Sheriff to collect: \$71,614.42 plus interest and costs to the date of sale

**SALE 33**

BY VIRTUE of a Writ of Execution filed to No. 2019-01586 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. JAMES J. MAY AND RHONDA L. MAY

Real Estate: 2113 Golden Street, Scranton, PA 18508

Municipality: City of Scranton Lackawanna County, PA

Dimensions: 68 X 48

See Instrument: 2008-24780

Assessment Map:13505-020-040

Assessed Value: \$8,100

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$43,192.16 (Total amount of Judgment)\*

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

**SALE 34**

By virtue of a Writ of Execution filed to No. 19CV303 New Residential Mortgage Loan Trust 2015-2 c/o Ocwen Loan Servicing, LLC v. Richard E. Flemming and Debbie E. Flemming, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania being 12 Grove Street, Carbondale, PA 18407-2156

Dimensions: 60X120

Property ID #: 04518070057

Assessed Value figure: \$8000

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esq

Sheriff to collect: \$91,785.12

**SALE 35**

By virtue of a Writ of Execution filed to No. 2018-06592 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Rudalee Redican a/k/a Rudalee A. Redican, deceased; Kathleen O'Brien, Known Heir of Rudalee Redican a/k/a Rudalee A. Redican, deceased, owner(s) of property situated in Clifton Township Lackawanna County, Pennsylvania being 800 Lake Drive East, Gouldsboro, PA 18424

Dimensions: 121X164X155X155

Assessment Map #: 23302050018

Assessed Value figure: \$25,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$276,074.52

**SALE 36**

By virtue of a Writ of Execution filed to No. 18 CV 4721 American Advisors Group vs. Michael J. Scaturro a/k/a Michael Scaturro owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 1318 North Washington Avenue, Scranton, Pennsylvania 18509

DWELLING KNOWN AS: 1318 NORTH WASHINGTON AVENUE, SCRANTON, PA 18509.

TAX PARCEL #: 14609040038

Title to said premises is vested in Michael J. Scaturro a/k/a Michael Scaturro by deed from Michael J. Scaturro a/k/a Michael Scaturro dated February 6, 2015 and recorded March 9, 2015 in Instrument Number 201503183.

Assessment Map #: 14609040038

Assessed Value figure: 63,365.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$50,110.47

### **SALE 37**

By virtue of a Writ of Execution filed to No. 2016-01684 Deutsche Bank National Trust Comp[any, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC3 Asset Backed Pass-Through Certificates vs. John M. Kistler, Jr., owner(s) of property situated in Borough of Moosic Lackawanna County, Pennsylvania being 119 Valentine Street, Moosic, PA 18507

Dimensions: 100X95

Assessment Map #: 18416050029

Assessed Value figure: \$10,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$71,071.46

### **SALE 38**

By virtue of a Writ of Execution filed to No. 18-CIV-4648, JOHN J. PROKOPCHAK and JAMES DAVENPORT vs. THOMAS M. CANEVARI, SR., owner of property situate in the Borough of Throop, Lackawanna County, Pennsylvania, being 1140 South Valley Avenue, Throop, PA 18512, and being approximately 41' x 140'.

Property ID#: 125.09-030-023

Assessed Value: \$7,000.00

Improvements thereon: Residential Dwelling

Attorney: Daniel L. Penetar, Jr., Esq

Sheriff to collect: \$63,812.94

### **SALE 39**

By virtue of a Writ of Execution No. 18-CV-5539 Ditech Financial LLC v. Dorothy V. Jones owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 410 Depot Street, Scranton, PA 18509-1324

Dimensions: 33 X 80

Assessment Map #: 13509030004

Assessed Value figure: \$7,042.00

Judgment Amount: \$37,851.71

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### **SALE 40**

By virtue of a writ of Execution filed to No. 17-2061 Bayview Loan Servicing vs. Thomas Smith, Heirs of Rebecca Place, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being

Dimensions: 80 x 138

Property ID#: 16809030025

Assessed Value figure: 1,200

Improvements thereon: Residential

Attorney: Mattleman, Weinroth & Miller

Sheriff to collect: \$76,608.93

**SALE 41**

By virtue of a Writ of Execution filed to No. 18 CV 2519 Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust vs. The Unknown Heirs of Lorraine Fayocavitz, Deceased, Patricia Deleo Solely in Her Capacity as Heir of Lorraine Fayocavitz, Deceased, Luanne Evans Solely in Her Capacity as Heir of Lorraine Fayocavitz, Deceased, James Fayocavitz Solely in His Capacity as Heir of Lorraine Fayocavitz, Deceased and John Fayocavitz Solely in His Capacity as Heir of Lorraine Fayocavitz, Deceased, owner(s) of property situate in Lackawanna County, Pennsylvania. Being 2739 Evergreen Drive, Clarks Summit, PA 18411

Assessment Map #: 15204050004

Assessed Value Figure: \$10,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$92,015.72

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF RANSOM, COUNTY OF LACKAWANNA, STATE OF PENNSYLVANIA

PARCEL #: 15204050004

**SALE 42**

By virtue of a Writ of Execution filed to No. 2018-CV-2724, Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2006-HE1 c/o Ocwen Loan Servicing, LLC v. Jamie Vullo, owner of property situate in North Abington Township, Lackawanna County, Pennsylvania being 217 Grist Mill Road, Dalton, PA 18414.

Front: irregular Depth: irregular

Property ID #: 0500301000303

Assessed Value Figure: \$29,000

Improvements Thereon: Residential Real Estate

Attorney: Andrew J. Marley, Esq.

Sheriff to Collect: \$237,846.96

**SALE 43**

By virtue of a Writ of Execution filed to No. 13 CV 956, RBS CITIZENS, N.A. v. Corey Wheatley a/k/a Corey C. Wheatley, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being 742 Oak Street, Eynon, PA 18403.

Dimensions: 11,250 square feet

Property ID#: 09401-020-012

Assessed Value figure: \$20,000.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$327,070.41

**SALE 44**

By virtue of a Writ of Execution filed to No. 2019-00642 DITECH FINANCIAL LLC vs. JOSEPH STRAUB III AKA JOSEPH STRAUB, owner(s) of property situate in Township of Madison, Lackawanna County, Pennsylvania, being, 1971 Becks Crossing Road Moscow, PA 18444, 19104010019,

Assessment Map #: 19104010019

Assessed Value Figure: \$25,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$159,934.60

**SALE 45**

By virtue of a Writ of Execution filed to No. 2019-00930 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Amy Louise Barlow; Joey V. Barlow, owner(s) of property situated in Borough of Clarks Summit Lackawanna County, Pennsylvania being 618 Meadow Lane, Clarks Summit, PA 18411

Dimensions: 80X125

Assessment Map #: 1000103001500

Assessed Value figure: \$24,000.00

Improvements thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$148,065.50

**SALE 46**

By virtue of a Writ of Execution filed to No. 2019-01793, PENNYMAC LOAN SERVICES, LLC v. STEVEN P. DENNIS, owner(s) of property situate in the Township of Jefferson, Lackawanna County, Pennsylvania, being 551 CORTEZ ROAD JEFFERSON TOWNSHIP, PA 18436, A/K/A 511 CORTEZ ROAD COBBS LAKE PRESERVE, PA 18436.

Dimensions: 1.06 acre

Property ID#: 139.04-010-009.02

Assessed Value figure: \$16,500

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$169,639.09

**SALE 47**

By virtue of a Writ of Execution filed to No. 17 cv 4619 MidFirst Bank, A Federally Chartered Savings Association vs. JASON BECK and LINDA BECK, owner(s) of property situate in Newton Township, Lackawanna County, Pennsylvania. Being 1673 Summit Lake Road, Clarks Summit, PA 18411

Assessment Map #: 12201010003

Assessed Value Figure: \$13,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$168,606.48

BEGINNING at a point on the public highway leading from Milwaukee to Chinchilla where it is intersected by the common corner of lands owned by Fritz Renner et ux, and Arthur Kosner et ux, thence South 33 degrees 55 minutes West 200 feet along said highway; thence South 85 degrees 53 minutes East 208 feet along land now or formerly of Arthur Kosner; thence North 33 degrees 55 minutes East 200 feet along land now or formerly of Arthur Kosner; to a corner of Fritz Renner; thence North 85 degrees 53 minutes West 208 feet along land of Fritz Renner to place of beginning.

**SALE 48**

By virtue of a Writ of Execution filed to No. 19-465 Nationstar Mortgage vs. Jack Litke, Jean Lombardo, owner(s) of property situate in Carbondale Lackawanna County, Pennsylvania being 93 Salem Ave

Dimensions: 43 x 64

Property ID#: 04578040011

Assessed Value figure: \$10,000.00

Improvements thereon: Residential Single Dwelling

Attorney: RAS Citron, LLC

Sheriff to collect: \$89,013.28

**SALE 49**

By virtue of a Writ of Execution filed to No. 2018-026896 LAKEVIEW LOAN SERVICING, LLC vs. TIFFNEY DAVIES and RYAN J. DAVIES, owner(s) of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania. Being 321 1st Street, Blakely, PA 18447

Assessment Map #: 10318040032

Assessed Value Figure: \$8,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$136,076.97

BEING Lots No. 9 in Block 3 upon street called and named First Street upon the Town Plot of the "Pierce Addition" to the Borough of Blakely, intended to be duly registered and recorded, said lot being Fifty (50) feet in front on said street and One Hundred Fifty-Five (155) feet in depth.

**SALE 50**

By virtue of a Writ of Execution filed to No. 2018-06829 P The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-22, c/o Specialized Loan Servicing, LLC v. Nicole Bartoli, owner of property situate in the Borough of Throop, Lackawanna County, Pennsylvania being 312 Haverly Street, Throop, PA 18512

Dimensions: 30X100X75X45X45X55

Property ID #: 12416030023

Assessed Value figure: \$5000

Improvements thereon: Residential Single Dwelling

Attorney: Brian T. LaManna, Esq

Sheriff to collect: \$120,156.68

**SALE 51**

By virtue of a Writ of Execution filed to No. 19 CV 1902, Quicken Loans Inc. v. Kimberly Jones and Charles Kleckler, 1302 Dartmouth Street, Scranton, PA 18504, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 1302 Dartmouth Street, Scranton, PA 18504.

Property ID#: 15609060032

Assessed Value Figure: \$0.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

**SALE 52**

By virtue of a Writ of Execution filed to No. 2018-01559 U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE1 v Jacqueline Wells; Erik Wells owner(s) of property situate in Borough of Winton, Lackawanna County, Pennsylvania being 109-111 River Street, AKA, 109 River Street #111, Jessup, PA 18434

Dimensions: 25x150

Property ID#: 10417030012, 10417030013

Assessed Value Figure: \$4,500.00

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: \$106,619.78

**SALE 53**

BY VIRTUE of a Writ of Execution filed to No. 2015-CV-1269 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. HEATHER FLIEGER AND JOSHUA A. FLIEGER

Real Estate: 609 HILL STREET, MAYFIELD, PA 19433  
Municipality: Borough of Mayfield Lackawanna County, PA

Dimensions: 61x150  
See Deed Book 2006, Page 10884

Assessment Map #: 07405-070-006

Assessed Value: 18,000.00

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$122,280.54 (Total amount of Judgment)\*

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

**SALE 54**

By virtue of a Writ of Execution filed to No. 2018-06529 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Sharon Ross a/k/a Sharon Burkhart, owner(s) of property situate in 15th Ward of the City of Scranton Lackawanna County, Pennsylvania being 1151 Eynon Street, Scranton, PA 18504

Dimensions: 17X132  
Assessment Map #: 15609040021

Assessed Value figure: \$5,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$59,998.35

**SALE 55**

By virtue of a Writ of Execution No. 2019-01119 Lakeview Loan Servicing, LLC v. Brunilda Montalvo a/k/a Brunilda Montalvo Alexander, Peter Jennings owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2004 Luzerne, A/K/A 2004 Luzerne Street, Scranton, PA 18504

Dimensions: 53 X 150  
Assessment Map #: 14420020025 and 14420020024

Assessed Value figure: \$18,750.00

Judgment Amount: \$106,715.55

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 56**

By virtue of a Writ of Execution No. 2019-01640 Investors Bank f/k/a Investors Savings Bank v. Christine Neville, The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the MOSCOW BOROUGH, Lackawanna County, Pennsylvania, being 903 Clearview Road, A/K/A 903 Clearview Road L-3-4, Moscow, PA 18444-9270

Dimensions: 1.1 Acres  
Assessment Map #: 1980101000103

Assessed Value figure: \$28,000.00

Judgment Amount: \$368,806.86

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### **SALE 57**

By virtue of a Writ of Execution filed to No. 19CV1900 Lakeview Loan Servicing, LLC vs. Robert F. Tonkin, Jr. owner of property Situate in City of Carbondale, LACKAWANNA COUNTY, PA BEING 92 8th Avenue, Carbondale, Pennsylvania 18407

DWELLING KNOWN AS: 92 8TH AVENUE, CARBONDALE, PENNSYLVANIA 18407.

TAX PARCEL #: 05505-050-061

Title to said premises is vested in Robert F. Tonkin, Jr. by deed from Corinne E. Thiel and Jason M. Thiel dated September 30, 2016 and recorded October 3, 2016 in Instrument Number 201615790.

Assessment Map #: 05505-050-061

Assessed Value figure: \$60,030.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$101,847.61

#### **SALE 58**

By virtue of a Writ of Execution filed to No. 18 CV 6815 Ocwen Loan Servicing, LLC vs. Fredrick J. Becchetti Jr owner of property Situate in Borough of Dunmore, LACKAWANNA COUNTY, PA BEING 309 West Elm Street, Dunmore, Pennsylvania 18512

DWELLING KNOWN AS: 309 WEST ELM STREET, DUNMORE, PA 18512.

TAX PARCEL #: 14619-030-002

Title to said premises is vested in Fredrick J. Becchetti Jr by deed from Frederick J. Becchetti, III dated July 25, 2012 and recorded July 26, 2012 in Instrument Number 201214042.

Assessment Map #: 14619-030-002

Assessed Value figure: \$11,000

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$92,095.37

#### **SALE 59**

BY VIRTUE of a Writ of Execution filed to No. 2018-04545 MIDFIRST BANK Vs. SUSAN M. SHELP F/K/A SUSAN M. FIRESTONE AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Real Estate: 209 EAST MARKET STREET, SCRANTON, PA 18509

Municipality: CITY OF SCRANTON Lackawanna County, PA

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 60**

By virtue of a Writ of Execution filed to No. 19cv1588 M&T BANK vs. RACHEL GAUGHAN AKA RACHAEL GAUGHAN and JAMES P. GAUGHAN, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania. Being: 144 Taroli Street, Old Forge, PA 18518

Assessment Map #: 17520020042

Assessed Value Figure: \$17,022.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$89,274.16

BEING Lot No. 49 on Taroli Street in the Borough of Old Forge, Lackawanna County, Pennsylvania, according to the Edward Taroli Plot of Lots, Section "C", in the said Borough of Old Forge, which Plot of Lots is duly recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book 11 at page 71. Said Lot being 50 feet in front on the Northerly side of said Taroli Street, the same width in the rear, and 94.31 feet in depth.

**SALE 61**

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST successor in interest to PENN SECURITY BANK & TRUST, Docket No. 18-CV-6083 Benjamin Pritchky and Rose Marie Pritchky are the owners of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, Being 512 Moosic Road, Old Forge, PA 18518

Assessment Map #: 17617 010 011

Assessed Value Figure: 12,500.00

Improvements Thereon: improved real estate

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

Sheriff to collect: \$143,194.05 (plus costs)

**SALE 62**

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drivvve, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2017-RP2 v. AMY D. BENSON COUR OF COMMON PLEAS LACKAWANNA COUNTY NO: 2018-06448

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 1922 JACKSON STREET SCRANTON PA 18504

BEING PARCEL #: 14513-040-047

PIN #: 14513040047

DIMENSIONS: 50 X 200

TOTAL VALUE: \$13500

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

**SALE 63**

By virtue of a Writ of Execution filed to No. 2019-00640 M&T BANK vs. LAURA HEFFRON, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 920 Front Street Scranton, PA 18505, 15762010022,

Assessment Map #: 15762010022

Assessed Value Figure: \$9,050.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$93,090.72



**SALE 64**

By virtue of a Writ of Execution filed to No. 18 CV 6780 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. DRAKE DAMERAU and MARCY ANN DAMERAU, owner(s) of property situate in Township of Newton, Lackawanna County, Pennsylvania, being, 1007 Whipporwill Drive Clarks Summit, PA 18411, 1100101001506,

Assessment Map #: 1100101001506

Assessed Value Figure: \$22,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$169,201.09

All that certain piece or parcel of land, situate, lying and being in the Township of Newton, County of Lackawanna, Commonwealth of Pennsylvania, being Lot #26 of the subdivision of Woodhaven Crest Inc. said subdivision recorded in Lackawanna County, Commonwealth of Pennsylvania Court House Map Book No. 17 Page 133.

**SALE 65**

By virtue of a Writ of Execution No. 19-CV-2477 Ditech Financial LLC v. Joseph J. Simrell owners of property situate in the SCRANTON CITY, 19TH, Lackawanna County, Pennsylvania, being 815 South Webster Avenue, Scranton, PA 18505-4216

Dimensions: 40 X 104

Assessment Map #: 15620040006

Assessed Value figure: \$9,500.00

Judgment Amount: \$86,440.37

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 66**

By virtue of a Writ of Execution filed to No. 2019-02044 Nationstar Mortgage LLC d/b/a Mr. Cooper v Robert P. Kovaleski; Nancy Kovaleski owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania being 234 4th Street, Blakely, AKA Olyphant, PA 18447

Dimensions: 60x150

Property ID#: 10318020015

Assessed Value Figure: \$9,000.00

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: \$35,708.35

**SALE 67**

By virtue of a Writ of Execution No. 2018-05779 CitiMortgage, Inc. v. Robert Stanek a/k/a Robert D. Stanek, Dana Woysnar owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1517 Euclid Avenue, a/k/a 1517 Euclid Avenue L 104 Scranton, PA 18504-1267

Dimensions: 75X124X76X144

Assessment Map #: 1341504001104

Assessed Value figure: \$27,100.00

Judgment Amount: \$67,804.68

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 68**

By virtue of a Writ of Execution No. 2019-00037 CitiMortgage, Inc. v. Evan Maclusky, Shannon Mizikoski a/k/a Shannon J. Mizikoski owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 26 Oak Avenue, Carbondale, PA 18407-1771

Dimensions: 35X60

Assessment Map #: 04514020002

Assessed Value figure: \$6,500.00

Judgment Amount: \$85,961.19

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 69**

By virtue of a Writ of Execution filed to No. 2014-03818 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL2, ASSET-BACKED CERTIFICATES, SERIES 2005-WL2 vs. PAUL HRYWNAK JR., owner(s) of property situate in Township of Springbrook, Lackawanna County, Pennsylvania. Being: Route 316 a/k/a RR#3 Box 3419A O'Hara Road, Moscow, PA 18444

Assessment Map #: 2030201002301

Assessed Value Figure: \$25,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$373,548.14

CONTAINING 1.633 acres more or less.

**SALE 70**

By virtue of a Writ of Execution No. 2019-01214 Ditech Financial LLC v. Charlene Gale, in Her Capacity as Heir of Robert R. Gale a/k/a Robert Raymond Gale, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Robert R. Gale a/k/a Robert Raymond Gale, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 903 Meadow Avenue, Scranton, PA 18505-2535

Front: 50 feet, Depth: 80 feet, containing 4,000 sq ft

Assessment Map #: 16805010037

Assessed Value figure: \$12,500.00

Judgment Amount: \$67,032.15

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 71**

By virtue of a Writ of Execution filed to No. 19 CV 1505, Deutsche Bank National Trust Company, as Trustee for Popular ABS, Inc., Series 2007-A c/o Ocwen Loan Servicing, LLC v. Melissa Forsette a/k/a Melissa A. Forsette, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1052 Cottage Avenue, Scranton, PA 18508

Dimensions: 40X115

Property ID #: 14508050059

Assessed Value figure: \$7,500

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq

Sheriff to collect: \$41,545.07

**SALE 72**

By virtue of a Writ of Execution filed to No. 13-cv-4348 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, INC., ASSET BACKED CERTIFICATES SERIES 2001-3 vs. MARGARET A. PHILBIN and MARY E. RICHARDSON a/k/a MARY ELLEN RICHARDSON, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania. Being: 1605 Roosevelt Avenue, Dunmore, PA 18512

Assessment Map #: 14641-030-010

Assessed Value Figure: \$13,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$103,135.44

BEGINNING at a point in the front line of said Lot Number Eleven (11) on Roosevelt Street at the intersection of the division line between Lots Number Eleven (11) and Twelve (12) in said Block, and running thence along the said division line in a Westerly direction a distance of one hundred and Fifty (150) feet, more or less, to a corner on the rear line of said Lot number Eleven (11);

**SALE 73**

By virtue of a Writ of Execution No. 17-CV-6018 Lakeview Loan Servicing, LLC v. Shirley A. Spangenberg, in Her Capacity as Executrix and Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, Victoria J. Spangenberg, in Her Capacity as Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, Adrienna Spangenberg, in Her Capacity as Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, Donna K. O'Hara, in Her Capacity as Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, owners of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania, being 2 Sunrise Boulevard, Lake Ariel, PA 18436

Dimensions: 26A

Assessment Map #: 14003020001

Assessed Value figure: \$21,917.00

Judgment Amount: \$316,834.85

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES LLP

**SALE 74**

By virtue of a Writ of Execution No. 2019-01256 U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-Wf1 v. Mohammad Abdullah, The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the DUNMORE BOROUGH, 6TH WARD, Lackawanna County, Pennsylvania, being 1610 Electric Street, Dunmore, PA 18509-2120

Dimensions: 52 X 63 X 51 X 63

Assessment Map #: 1351901004001

Assessed Value figure: \$16,000.00

Judgment Amount: \$114,190.66

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES LLP

**SALE 75**

By virtue of a Writ of Execution No. 2019-01745 Pennymac Loan Services, LLC v. Dominick J. Depietro, owners of property situate in the BLAKELY BOROUGH, Lackawanna County, Pennsylvania, being 1102 Myers Street, Peckville, PA 18452-2025

Dimensions: 50 X 150

Assessment Map #: 10320010012

Assessed Value figure: \$11,000.00  
Judgment Amount: \$73,236.81  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES LLP

**SALE 76**

By virtue of a Writ of Execution filed to No. 2019-01257 BANK OF AMERICA, N.A. vs. KATHY E. WINNER AKA KATHRYNE E. WINNER, owner(s) of property situate in City of Carbondale, Lackawanna County, PA. Being: 170 Spring St. FKA 61 9th Ave., Carbondale, PA 18407  
Assessment Map #: 05505060015  
Assessed Value Figure: \$5,500.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$43,721.08

**SALE 77**

By virtue of a Writ of Execution filed to No. 2018-CV-2790, Fidelity Deposit & Discount Bank, Plaintiff, vs. James Elliot, Defendant and Owner of the property situate in the City of Scranton, Lackawanna County, Pennsylvania, being known as 902 West Lackawanna Avenue, Scranton, PA 18504.  
Dimensions: 50' X 85' more or less  
Property ID #: 145.19-010-012.00  
Assessed Value: \$14,000.00  
Improvements Thereon: Commercial Combination Store/Apartment  
Attorney: Rocco Haertter, Esq  
Sheriff to Collect: \$86,295.32

**SALE 78**

By virtue of a Writ of Execution filed to No. 2018-cv-01254 Pentagon Federal Credit Union vs Thomas Weiss. Thomas Weiss, owner(s) of property situate in Scranton City Lackawanna County, Pennsylvania being 204 W. Parker Street, Scranton, PA 18508  
Dimensions: 9,999.32 square feet of land  
Property ID #: 13505-060-001  
Assessed Value figure: 4,700  
Improvements thereon: 5,300.00  
Attorney: Stephen G. Bresset  
Sheriff to collect: \$45,131.87

**SALE 79**

By virtue of a Writ of Execution filed to No. 2015-02994-P PNC BANK, NATIONAL ASSOCIATION vs. JACQUELINE HEMMING, owner(s) of property situate in BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania being 120 Nichols Street, Clarks Summit, Pennsylvania 18411  
Assessment Map #: 0901901001500  
Assessed Value Figure: \$20,000.00  
Improvements Thereon: RESIDENTIAL DWELLING  
Attorney: KEVIN J. CUMMINGS ESQ., TUCKER ARENSBERG, P.C.  
Sheriff to collect: \$138,485.37

**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 NOVEMBER 15, 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  
JULY 8, 2019**