

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 9, 2020** 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 5980, REO Trust 2017-RPL1 vs. Stella Owens and The Estate of Gary R. Owens owner of a property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 451 Greenbush Street, Scranton, PA 18508

Dimensions: 50 X 150

Property ID #: 12413010023

Assessed Value Figure: \$4,500

Improvements Thereon: Residential Single Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$77,193.17

### **SALE 2**

By virtue of a Writ of Execution filed to No. 19 CV 4418, U.S. Bank National Association, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT vs. Philip P. Condron and Mary Ellen Condron owner of a property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1405 Euclid Avenue Scranton, PA 18504

Dimensions: 0.30 A

Property ID #: 1341504000191

Assessed Value Figure: \$23,500

Improvements Thereon: Residential Single Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$125,264.53

### **SALE 3**

By virtue of a Writ of Execution filed to No. 18-CV-1262, WELLS FARGO BANK, N.A. v. LESLIE HOLT A/K/A LESLIE REESE, owner(s) of property situate in RANSOM, Lackawanna County, Pennsylvania, being 2754 EVERGREEN DRIVE, CLARKS SUMMIT, PA 18411.

Dimensions: 2.4 acres

Property ID #: 1520404001101

Assessed Value figure: \$20,000.00

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$150,393.23

### **SALE 4**

BY VIRTUE OF A WRIT OF EXECUTION NBT BANK, NA, formerly PENNSTAR BANK, a division of NBT BANK, NA

Joseph J. Galinsky, Jr. and Melissa V. Galinsky are the owners of property situate in the City of Carbondale, Lackawanna County, Pennsylvania. Being 61 Wayne Street, Carbondale, PA 18407

Assessment Map #:05510 010 019

Assessed Value Figure: 10,300

Improvements Thereon: improved real estate

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

Sheriff to collect: \$108,462.03 (plus costs)

#### **SALE 5**

By virtue of a Writ of Execution filed to No. 2017 CV 3265 PNC BANK, NATIONAL ASSOCIATION vs ADA MESSENGER AND CHRISTINE BIEFELDT, ET AL TRUSTEE OF THE COTTRELL FAMILY IRREVOCABLE PERSONAL RESIDENCE. ADA MESSENGER AND CHRISTINE BIEFELDT, TRUSTEE OF THE COTTRELL FAMILY IRREVOCABLE PERSONAL RESIDENCE TRUST. SECOND WARD OF THE CITY OF SCRANTON, Lackawanna County, PA, being 914 CLEARVIEW STREET, SCRANTON, PA 18508

Dimensions: 23 x 100

Property ID #: 13416030019

Assessed Value figure: \$6,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING

Attorney: KEVIN J. CUMMINGS, ESQ

Sheriff to collect: \$31,352.56

#### **SALE 6**

By virtue of a Writ of Execution filed to No. 19-CV-6368 Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2 vs. Robert Davis, II and Kimberly Davis, owners of property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania being 662 East Lackawanna Ave., Olyphant, PA 18447

Property ID #: 11415020050

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Property

Attorney: Kaitlin D. Shire, Esquire Hill Wallack, LLP

Sheriff to collect: \$73, 484.13 plus interest at the per diem rate of \$9.38 from January 11, 2020 until June 9, 2020

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

ALL THAT CERTAIN PARCEL OF LAND IN THE BOROUGH OF OLYPHANT, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM DONALD NEMETH AND LUCILLE NEMETH TO ROBERT DAVIS, II AND KIMBERLY DAVIS, DATED 06/28/06 RECORDED ON 07/03/06 IN INSTRUMENT NO. 200618391 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

#### **SALE 7**

By virtue of a Writ of Execution No. 19-CV-6471 Suntrust Bank v. Beverly A. Kelley owners of property situate in the SCRANTON CITY, 7TH, Lackawanna County, PA, being 846 McCormick Court, Scranton, PA 18509-2937

Dimensions: 50 X 80

Assessment Map #: 14516040031

Assessed Value figure: \$7,000.00

Judgment Amount: \$35,330.57

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### **SALE 8**

By virtue of a Writ of Execution No. 19-CV-6645 Wells Fargo Bank, N.A. v. Michael P. Moran, II, Nicole E. Moran owners of property situate in the JESSUP BOROUGH, Lackawanna County, PA, being 142 Buttonwood Street, A/K/A 142 Buttonwood Street L 69, Jessup, PA 18434-1216

Dimensions: 50 X 150

Assessment Map #: 10418010034

Assessed Value figure: \$6,000.00

Judgment Amount: \$108,737.30

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### **SALE 9**

By virtue of a Writ of Execution filed to No. 2019-6438 M&T BANK vs. ELAINA LIGI, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania. Being: 1506 Mount Cobb Road, Jefferson Township, PA 18436

Assessment Map #: 15004-020-025

Assessed Value Figure: \$15,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$93,052.44

BEGINNING at an iron pin at the outlet of a state highway pipe on T.R. 348 and being 182.80 feet from another iron pin in a stone wall as shown on a Map drawn by Frederick C. Spott, P.E. and intended to be recorded;

THENCE South Thirty-three (33) degrees and Twenty-three (23) minutes West One Hundred Ninety-eight and Forty-five Hundredths (198.45) feet to an iron pin and corner;

THENCE North Sixty-nine (69) degrees and Thirty (30) minutes West One Hundred Forty-two and Sixty Hundredths (142.60) feet to an iron pin corner;

THENCE North twenty-seven (27) degrees and Thirty-four (34) minutes East One Hundred Ninety-four and Ninety-three Hundredths (194.93) feet to an iron pin and corner;

THENCE South Sixty-nine (69) degrees and Thirty (30) minutes East One Hundred Sixty-two and Eighty-six Hundredths (162.86) feet to the place of BEGINNING.

### **SALE 10**

By virtue of a Writ of Execution filed to No. 19 cv 2788 FREEDOM MORTGAGE CORPORATION vs. JUDITH A. BELLAN as Executrix of the Estate of Andrew Scalamonti Deceased, owner(s) of property situate in Borough of Jessup, Lackawanna County, PA. Being: 403 Grassy Island Avenue, Jessup, PA 18434

Assessment Map #: 11511060015

Assessed Value Figure: \$6,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$100,285.45

PARCEL ONE:

Beginning at a point on the southerly side of Grassy Island Avenue, said point being seventy-five (75) feet southwesterly from the southwesterly corner of Ward Street and Grassy Island Avenue; thence in a northeasterly direction along the southerly side of Grassy Island Avenue, twenty-seven (27) feet to a point; thence in a southerly direction and parallel with Ward Street, one hundred forty (140) feet to a point; thence in a northwesterly direction and parallel with Ward Street, one hundred forty (140) feet to the southerly side of Grassy Island Avenue, the point of beginning.

PARCEL TWO:

Beginning at a point on the southerly side of Grassy Island Avenue, said point being the common corner of land of John B. Fanucci, et ux., and land now or formerly of Lucille Camoni, et ux. Thence along the Southerly side of Grassy Island Avenue, Northeasterly a distance of four (4.0) feet to a point. Thence through land of Grantor in a Southeasterly direction a distance of one hundred forty (140.0) feet to a point. Thence Southwesterly a distance of four (4.0) feet to a point. Thence along the division line of land of John B. Fanucci and land now or formerly of Lucille Camoni, et ux., in a Northwesterly direction

### **SALE 11**

By virtue of a Writ of Execution filed to No. 19 CV 6381 LakeView Loan Servicing, LLC vs. Jason Hyler owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA, BEING 1223 Rundle Street, Scranton, Pennsylvania 18504.

DWELLING KNOWN AS: 1223 RUNDLE STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL #: 15617-060-002

Title to said premises is vested in Jason Hyler by deed from EDWARD J. MAY, JR., SINGLE dated November 16, 2015 and recorded November 17, 2015 in Instrument Number 201518482.

Assessment Map #: 15617-060-002

Assessed Value figure: \$6000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$141,290.46

### **SALE 12**

All that certain piece or parcel or Tract of land situate in the Borough of Dunmore, Lackawanna County, Pennsylvania, and being known as 102 Prospect Street, Dunmore, Pennsylvania 18512.

TAX MAP AND PARCEL #: 14709080018

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$143,329.28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jena A. Romanini

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

### **SALE 13**

By virtue of a Writ of Execution filed to No. 19-CV-5769 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. JEANETTE M. NAFUS, owner(s) of property situate in JESSUP BOROUGH, Lackawanna County, PA. Being: 412 High Street, Archbald, PA 18403

Assessment Map #: 10412040008

Assessed Value Figure: \$3,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$105,650.32

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF HIGH STREET, SAID POINT BEING TWO HUNDRED FIFTY FEET (250.00) FROM THE INTERSECTION OF HIGH STREET AND WINTON STREET (FORMERLY KNOWN AS MAIN STREET) THENCE ALONG HIGH STREET, NORTH FIFTY DEGREES EAST (N 50° E) SIXTY FEET (60.00) TO A POINT; THENCE PERPENDICULAR TO HIGH STREET, SOUTH FORTY DEGREES EAST (S 40° E) ONE HUNDRED FIFTY FEET (150.00) TO A POINT ON THE NORTHWESTERLY SIDE OF WINTHROP STREET (CURRENTLY UNDEVELOPED); THENCE ALONG WINTHROP STREET, SOUTH FIFTY DEGREES WEST (S 50° W) SIXTY FEET (60.00) TO A POINT; THENCE PERPENDICULAR TO WINTHROP STREET, NORTH FORTY DEGREES WEST (N 40° W) ONE HUNDRED FIFTY FEET (150.00) TO THE POINT OF BEGINNING

**SALE 14**

By virtue of a Writ of Execution filed to No. 2019-04357 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. SCOTT JOHN OHMNACHT AKA SCOTT OHMNACHT and ELISSA M. POMPEY, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania. Being: 605 Gino Merli Drive, Peckville, PA 18452

Assessment Map #: 10312010030

Assessed Value Figure: \$7,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$82,392.42

Being Lot No. Eight (8) in a plot of lots known as the Gasparini Excavating Co. dividing line between lots numbered eight (8) and Nine (9) in the aforementioned plot in said Borough; thence along Ridge Road, South fifty-seven (57) degrees, forty-nine (49) minutes West, fifty-five (55) feet to a point being on the dividing line between lots seven (7) and eight (8); thence in a Northwesterly direction along the dividing line between lots seven (7) and eight (8), one hundred fifty (150) feet to an alley in the rear of said lots; thence along said Alley, North fifty-seven (57) degrees, twenty (20) minutes east, fifty-five (55) feet to a point on the dividing line between lots eight (8) and nine (9) in said plot; thence in a Southeasterly direction along the dividing line between lots eight (8) and nine (9), one hundred fifty (150) feet to Ridge Road and the point of beginning.

**SALE 15**

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2 v. KENNETH V. HAWLEY A/K/A KENNETH HAWLEY; EILEEN M. HAWLEY A/K/A EILEEN M. RADZELOVAGE  
COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-03325

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

BEING KNOWN AS: 423 3RD STREET EYNON, PA 18403

BEING PARCEL #: 09418-020-031

PIN: 09418020031

DIMENSIONS: 50 X 150

TOTAL VALUE: \$8000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

**SALE 16**

By virtue of a Writ of Execution filed to No. 19CV6197 FREEDOM MORTGAGE COMPANY vs. THOMAS MANCUSO, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania. Being: 1230 Main Street, Peckville, PA 18452

Assessment Map #: 1031602002601

Assessed Value Figure: \$14,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$134,634.13

BEGINNING at a point on the Northerly side of Main Street on the Dividing line between Lots Nos. 1 and 2 in Block 1-A, on said Map said point of beginning also being distant along Main Street in a Southeasterly direction Fifty (50) feet from the

Easterly side of Jane Street, thence along said Dividing line between said Lot Nos. 1 and 2 Block 1-A, Northeasterly a distance of One Hundred Fifty One and One tenths (151-1/10) feet to a point on the dividing line between Lot 5, and Lots 1, 2 and 3 in said Block 1-A, Thence along said Dividing line being also the rear line of said Lot No. 2, Southeasterly a distance of fifty (50) feet to the dividing line between Lots 2, and 3 in said Block 1-A, thence along said dividing line Southwesterly a distance of One Hundred Fifty one and one tenth (151 1/10) feet to a point on the Northerly side of Main Street, thence Northwesterly along Main Street a distance of Fifty (50) feet to the place of beginning.

#### **SALE 17**

By virtue of a Writ of Execution No. 2019-06088 Wells Fargo Bank, N.A. v. Cecilia A. Vasquez, Omar Alberto Frometa owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 917 South 9th Avenue, a/k/a 917 South 9th Avenue L28, Scranton, PA 18504-3110

Dimensions: 40 X 111

Assessment Map #: 15613070049

Assessed Value figure: \$8,000.00

Judgment Amount: \$83,148.44

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### **SALE 18**

By virtue of a Writ of Execution filed to No. 2019-05069, Amos Financial LLC v. Carla E. Murphy a/k/a Carla E. Schultz, 325 White Birch Drive, Scranton, PA 18504, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 325 White Birch Drive, Scranton, PA 18504.

Property ID #: 13401-010-00460

Assessed Value Figure: \$.0.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

#### **SALE 19**

By virtue of a Writ of Execution filed to No. 2018-05289 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Roseanne M. Balsavage, Deceased; Walter Balsavage, known Heir of Roseanne M. Balsavage, Deceased, owner(s) of property situated in Borough of Old Forge Lackawanna County, Pennsylvania being 217 Vine Street, Old Forge, PA 18518

Dimensions: 24X64X76X117X100X52

Assessment Map #: 1751205005004

Assessed Value figure: \$9,000.00

Improvement thereon:

A residential dwelling

Attorney: MORRIS A. SCOTT, ESQ.

Sheriff to Collect: \$42,256.85

#### **SALE 20**

By virtue of a Writ of Execution filed to No. 2019-04935 Carrington Mortgage Services, LLC vs. Frank Reichert, owner(s) of property situated in Township of Lehigh Lackawanna County, Pennsylvania being 40 Woodland Drive, f/k/a 164 Woodland Drive, assessed as Laurel Dr L-164 Sec-1, Thornhurst, PA 18424

Dimensions: 80X157

Assessment Map #: 2460105000305

Assessed Value figure: \$19,000.00

Improvement thereon:

A residential dwelling

Attorney: LESLIE J. RASE, ESQ.

Sheriff to Collect: \$112,298.63

### **SALE 21**

By virtue of a Writ of Execution No. 2019-05265 Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association v. Edward V. Corazzini a/k/a Ed Corazzini owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1116 Jackson Street, A/K/A 1116 1118 Jackson Street, Scranton, PA 18504

Front: 46 feet, Depth: 80 feet, containing

Assessment Map #: 14518020060

Assessed Value figure: \$10,000.00

Judgment Amount: \$130,049.49

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### **SALE 22**

By virtue of a Writ of Execution filed to No. 16CV1747 U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST vs. FRANCISCO FIERRO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 300 Davis Street, Scranton, PA 18505

Assessment Map #: 16620030013

Assessed Value Figure: \$29,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$217,804.14

BEGINNING at southerly corner of Davis Street and Eagan Street; thence in a southwesterly direction along Eagan Street a distance of One Hundred Forty (140) feet to a line of land now or formerly of Paul F. Kanavy; thence along the said Kanavy line generally in a southeasterly direction a distance of Ninety-one (91) feet to a point in land now or formerly of St. Joseph's Church; thence along the aforesaid line of St. Joseph's Church generally in a northeasterly direction a distance of One Hundred Forty (140) feet to a point on the southerly side of Davis Street; thence along the southerly side of Davis Street generally in a northwesterly direction a distance of Ninety (90) feet to the place of beginning. Being part of a Lot No. 1 in "Church Block" on the plot of the Meadow Brook Land Company in the Township of Lackawanna now City of Scranton. Also being known on the assessment records of the City of Scranton as Parcel 1, Lot 1, in Block 11 of the 24th Ward and being numbered 300 Davis Street, Scranton, Pennsylvania.

### **SALE 23**

All that certain piece or parcel or Tract of land situate in the Township of Jefferson, Lackawanna County, Pennsylvania, and being known as 1284 Mount Cobb Road, Jefferson Township, Pennsylvania 18436.

TAX MAP AND PARCEL #: 15003-030-006601

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$127,999.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: William D. Miles and Mary Helen Miles McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

### **SALE 24**

By virtue of a Writ of Execution in Case Number 2019-06082 Partners for Payment Relief DE IV, LLC (Plaintiff) vs. Lora A. Holbert (Defendant) Owner of the property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania being 409 Church Street, Olyphant, PA 18447

Dimensions of Parcel: 30X60

Property ID #: 11411010012

Assessed Value Figure: \$7000.00

Improvements thereon: Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, Bradley J. Osborne, Esquire 298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to Collect: \$9,146.87 plus costs, expenses, attorneys' fees and additional interest.

### **SALE 25**

By virtue of a Writ of Execution filed to No. 2019-cv-3918 Cutting Edge Bail Bonds, LLC vs. Dorri Smith. Dorri Smith, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1439 Sanderson Ave.

Dimensions: 52x120x54x120

Property ID #: 13517-030-007

Assessed Value figure: \$1,000.00

Improvements thereon: Single family residence

Attorney: Jeffrey W. Nepa, Esq.

Sheriff to collect: \$87,139.24

### **SALE 26**

By virtue of a Writ of Execution filed to No. 19-CV-6575, Vanderbilt Mortgage and Finance, Inc. v. Tina Scotti Tina L. Scotti a/k/a Tina Louise Scotti a/k/a Tina Barber, 8 Jomerlyn DR., Taylor, PA 18517, owner of property situate in City of Taylor, Lackawanna County, Pennsylvania, being known as 8 Jomerlyn DR., Taylor, PA 18517.

Property ID#: 16607-010-01813

Assessed Value Figure: \$14,000.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

### **SALE 27**

By virtue of a Writ of Execution filed to No. 19 CV 7243, Navy Federal Credit Union v. Kyle P. Kraemer, 410 Rear Riley St. Old Forge, PA 18518, owner of property situate in City of Old Forge, Lackawanna County, Pennsylvania, being known as 410 Rear Riley St, Old Forge, PA 18518.

Property ID#: 17605050007

Assessed Value Figure: \$6,000.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

### **SALE 28**

By virtue of a Writ of Execution 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

Front: 40 feet, Depth: 160 feet, containing

Assessment Map #: 15710010043

Assessed Value figure: \$9,000.00

Judgment Amount: \$129,166.33

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP



**SALE 29**

By virtue of a Writ of Execution filed to No. 2015-03764-P PNC Bank, National Association vs. James J. Kubasko a/k/a James J. Kubasko Jr. James J. Kubasko a/k/a James J. Kubasko, Jr., owner(s) of property situate in Jefferson Township Lackawanna County, Pennsylvania being Northside of Moosic Lake a/k/a 79 West Shore Drive

Dimensions: 1.747 acres per Lackawanna Office of Assessment

Property ID #: 13802-010-003

Assessed Value figure: \$12,500.00

Improvements thereon: Residential Single Dwelling

Attorney: Kevin J. Cummings, Esq

Sheriff to collect: \$

**SALE 30**

By virtue of a Writ of Execution filed to No. 2019-05828 Specialized Loan Servicing LLC vs. Diana Agnes McDonald; Wallace Roy McDonald; United States of America, Department of Treasury-Internal Revenue Service, owner(s) of property situated in Township of Newton Lackawanna County, Pennsylvania being 1647 Forest Acres Drive, Clarks Summit, PA 18411

Dimensions: 30,390 (thirty thousand three hundred ninety) square feet, more or less

Assessment Map #: 12102060001

Assessed Value figure: \$27,600.00

Improvement thereon:

A residential dwelling

Attorney: LESLIE J. RASE, ESQ.

Sheriff to Collect: \$121,512.39

**SALE 31**

By virtue of a Writ of Execution filed to No. 2019-6008 QUICKEN LOANS INC. vs. DEBORAH CRAVATH and MICHAEL CRAVATH, owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania. Being: 24 Emerald Drive, Throop, PA 18512

Assessment Map #: 1241603000127

Assessed Value Figure: \$31,940.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$284,575.71

BEGINNING AT AN IRON PIN LOCATED ON THE EASTERLY SIDE OF TIFFANY DRIVE LOCATED ON THE DIVIDING LINE BETWEEN LOT NO. 26 AND LOT NO. 27;  
THENCE ALONG TIFFANY DRIVE ALONG A CURVE TO THE LEFT HAVING A CHORD OF NORTH SIXTY-SEVEN (67) DEGREES TWENTY-SIX (26) MINUTES TWENTY-NINE (29) SECONDS WEST, ELEVEN AND TWENTY-NINE HUNDREDTHS (11.29) FEET TO AN IRON PIN AT THE CORNER;  
THENCE ALONG TIFFANY DRIVE, NORTH SIXTY-NINE (69) DEGREES TWENTY-FOUR (24) MINUTES TWO (02) SECONDS WEST, TWENTY-SIX AND TWENTY-FOUR HUNDREDTHS (26.24) FEET TO AN IRON PIN;  
THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD OF NORTH EIGHTY (80) DEGREES TWENTY-SIX (26) MINUTES FORTY (40) SECONDS WEST, THIRTY-EIGHT AND THIRTY-ONE HUNDREDTHS (38.31) FEET TO AN IRON PIN AT THE CORNER OF LOT NO. 28;  
THENCE ALONG LOT NO. 28, NORTH, NORTH TWELVE (12) DEGREES TEN (10) MINUTES FIFTY-SEVEN (57) SECONDS EAST, ONE HUNDRED FIFTY-NINE AND FIVE HUNDREDTHS (159.05) FEET TO A POINT AT THE DIVIDING LINE OF LOT NO. 25;  
THENCE ALONG LOT NO. 25, SOUTH SIXTY-NINE (69) DEGREES TWENTY-FOUR (24) MINUTES TWO (02) SECONDS EAST, ONE HUNDRED FORTY-SEVEN AND TWENTY-THREE HUNDREDTHS (147.23) FEET TO A POINT AT THE CORNER OF LOT NO. 26 AND NO. 25;

THENCE ALONG LOT NO. 26, SOUTH THIRTY-EIGHT (38) DEGREES THIRTY-FIVE (35) MINUTES ZERO (00) SECONDS WEST, ONE HUNDRED FIFTY-EIGHT AND ELEVEN HUNDREDTHS (158.11) FEET TO THE PLACE OF BEGINNING.

**SALE 32**

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR2, Plaintiff v. DEBORAH GAY; STEPHEN F. PUZA; MICHELLE PUZA, Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-06060

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

BEING KNOWN AS: 43 PEARL STREET CARBONDALE, PA 18407

BEING PARCEL #: 05509-020-010.01

DIMENSIONS: 88 X 167 X 58 X 199

PIN: 0550902001001

TOTAL VALUE: \$6500

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

**SALE 33**

By virtue of a Writ of Execution filed to No. 2017-01182, 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 Bear Stearns Asset Backed Securities I Trust 2007-HE1, Asset B v. Alice A. Cupelli and John P. Cupelli, owner of property situate in the Throop, Lackawanna County, Pennsylvania being 316 Dunmore Street, Throop, PA 18512.

Front: irregular

Depth: irregular

Property ID #: 12517050004

Assessed Value Figure: \$6,300.00

Improvements Thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq.

Sheriff to Collect: \$86,340.85

**SALE 34**

RAS Citron, LLC – Attorneys for Plaintiff, Robert Flacco, Esq., ID No. 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 rflacco@rsnj.com

VERTICAL CAPITAL INCOME FUND Plaintiff v. SCOTT D. BARRETT; BRENDA BARRETT Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-07027

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

BEING KNOWN AS: 811 BEECHWOOD DRIVE, DICKSON CITY, PA 18519

BEING PARCEL #: 11405-040-00106

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

**SALE 35**

By virtue of a Writ of Execution No. 18-CV-4757 Carrington Mortgage Services, LLC v. John P. Jeffers, Jr owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 9 Casey Avenue, a/k/a 9 Casey Avenue L 47, Old Forge, PA 18518-1055

Dimensions: 84X120X84X120

Assessment Map #: 16520010047

Assessed Value figure: \$23,000.00

Judgment Amount: \$163,105.74

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 36**

By virtue of a Writ of Execution filed to No. 2019-04165 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. GLORIA BROUSSARD as Administratrix of the Estate of Walter Saavedra, Deceased, owner(s) of property situate in Second Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 1803 Brick Avenue, Scranton, PA 18508

Assessment Map #: 13408030045

Assessed Value Figure: \$15,800.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$94,592.31

BEGINNING at a new corner in the Northeasterly fence line of Oak Street, said corner being located North 13 10 W, 76.26 feet along said Northeasterly fence line of Oak Street from its intersection with the Northwesterly knee line of Brick Avenue, said corner being also the Westerly corner of the parcel of land first herein described; thence along the Northwesterly boundary line of the parcel of land first herein described, being a boundary line parallel to and 3.50 feet Southeasterly from the Southeasterly exterior wall of the two story dwelling at 410 Oak Street and extending through the rear of the two story dwelling at 1803 Brick Avenue North 77 degrees 14 minutes East 79.40 feet to a corner at the end of a wood and wire fence, said corner being located North 12 degrees 42 minutes West 77.32 feet from the aforementioned Northwesterly fence line of Brick Avenue; thence from said corner North 12 degrees 42 minutes West 1 1.08 feet to a new corner in an wood and wire fence; thence along said wood and wire fence South 79 degrees 53 minutes West 38.44 feet to a point in the rear Northeasterly exterior wall of the two story dwelling at 410 Oak Street; thence along said wall South 12 degrees 46 minutes East 9.35 feet to the corner of said dwelling at the side or Southeasterly exterior wall aforementioned; thence along said Southeasterly wall of said dwelling and the extension of the line thereof South 77 degrees 14 minutes West 41 feet to a corner in the aforementioned Northeasterly fence line of Oak Street; thence along said Northeasterly fence line of Oak Street South 13 degrees 10 minutes East 3.50 feet to the place of beginning.

**SALE 37**

By virtue of a Writ of Execution filed to No. 2019-05067, Kamini Bay Asset Management, LLC v. Francine L. Barney, owner of property situate in the Borough of Jermyn, Lackawanna County, Pennsylvania being 529 Lincoln Avenue, Jermyn, PA 18433.

Front: irregular Depth: irregular

Property ID #: 0731601000900

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq.

Sheriff to Collect: \$55,396.51

**SALE 38**

By virtue of a Writ of Execution filed to No. 19 CV 4688 Village Capital & Investment, LLC vs. Robert M. Mifka and Princess Mifka owners of property Situate in Borough of Blakely, LACKAWANNA COUNTY, PA BEING 706 Adele Drive, Peckville, Pennsylvania 18452

DWELLING KNOWN AS: 706 ADELE DRIVE, PECKVILLE, PA 18452.

TAX PARCEL #: 1041701007801

Title to said premises is vested in Robert M. Mifka and Princess Mifka, husband and wife, by deed from Robert M. Mifka dated November 5, 2017 and recorded November 9, 2017 in Instrument Number 201718389.

Assessment Map #: 1041701007801

Assessed Value figure: \$19,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$198,195.93

**SALE 39**

By virtue of a Writ of Execution filed to No. 2018-6170, PENNYMAC LOAN SERVICES, LLC v. CARLINE N. DOWDY-DATILUS A/K/A CARLINE DOWDY-DATILUS, owner(s) of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 410 HARRISON AVENUE, SCRANTON, PA 18510.

Dimensions: 40 x 160

Property ID #: 15710030014

Assessed Value figure: \$13,000

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$139,356.02

**SALE 40**

By virtue of a Writ of Execution filed to No. 2016-01391 U.S. Bank National Association, as Indenture Trustee for Structured Asset Securities Corporation Assistance Loan Trust 2003-AL1 vs. Martin A. Toth, Individually and as known Heir of Stella Toth, a/k/a Stella Sidelnick Toth, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Stella Toth, a/k/a Stella Sidelnick Toth, deceased, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 622 Foster Street, Scranton, PA 18508

Dimensions: 35X80

Assessment Map #: 14508-020-052

Assessed Value figure: \$11,000.00

Improvement thereon:

A residential dwelling

Attorney: Alison H. Tulio, Esquire

Sheriff to Collect: \$47,136.45

**SALE 41**

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

NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-3 Plaintiff v. BRIAN SHEEHAN Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-05825

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

BEING KNOWN AS: 1414 CHURCH AVENUE SCRANTON, PA 18508

PIN: 13416020034

DIMENSIONS: 39 X 90 X 13 X 52 X 70 X 148

TOTAL VALUE: \$7500

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

**SALE 42**

By virtue of a Writ of Execution filed to No. 19 CV 2205, REO Trust 2017-RPL1 (Plaintiff) vs. The Estate of Ellen A. Miller (Defendants) owner of a property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1119 Prospect Avenue, Scranton, PA 18505

Dimensions: 40 X 150

Property ID #: 16707-050-023

Assessed Value Figure: \$6,000

Improvements Thereon: Residential Single Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$67,080.30

**SALE 43**

BY VIRTUE of a Writ of Execution filed to No. 2019-05604 PA HOUSING FINANCE AGENCY Vs. CHRISTINE WEINERT AND JOHN WEINERT

Real Estate: 437 MADISON AVENUE, JERMYN, PA 18433

Municipality: BOROUGH OF JERMYN Lackawanna County, PA

Dimensions: 50 x 169.38 LOT #9, BLOCK #4

See Instrument: 2008-15852

Assessment Map: 07316-070-01500

Assessed Value: \$8,000

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$107,036.35 (Total amount of Judgment)\*

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

**SALE 44**

By virtue of a Writ of Execution filed to No. 2019-06118 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Bernard Naughton and Nichole L. Neuls, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 909 Stafford Avenue, Scranton, PA 18505

Assessment Map #: 16708070008

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

**SALE 45**

By virtue of a Writ of Execution filed to No. 2019-01347 Bayview Loan Servicing, LLC vs. William A. Smith, owner of property situate in Mayfield Borough, Lackawanna County, Pennsylvania being 429 Whitmore Avenue, Jermyn, PA 18433

Assessment Map #: 07308020003

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

**SALE 46**

By virtue of a Writ of Execution filed to No. 2019-04405 Bayview Loan Servicing, LLC vs. Joseph M. Menichiello and Susan E. Menichiello, owners of property situate in South Abington Township, Lackawanna County, Pennsylvania being 526 Griffin Pond Road, Clarks Summit, PA 18411

Assessment Map #: 09102010024

Assessed Value figure: \$15,800.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

**SALE 47**

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 48**

By virtue of a Writ of Execution filed to No. 19CV7332 Bank of America, N.A. vs. Rosemarie Ciocca, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 305-307 South Hyde Park Avenue, Scranton, PA 18504

Assessment Map #: 15605-050-039

Assessed Value figure: \$11,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

**SALE 49**

By virtue of a Writ of Execution filed to No. 2019-06048 PNC Bank, National Association v Kristin Mancia owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania being 200 Kennedy Drive, Eynon, PA 18403  
Dimensions: 50x167

Property ID #: 09414030001

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: \$64,968.84

**SALE 50**

By virtue of a Writ of Execution filed to No. 2019-05417 Wells Fargo Bank, N.A. v Esteban Y. Aquino, AKA Esteban Aquino owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1712 Dorothy Street, Scranton, PA 18504

Dimensions: 38X112

Property ID #: 13418040006

Assessed Value Figure: \$10,000.00

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: \$40,620.31

**SALE 51**

By virtue of a Writ of Execution filed to No. 2011-cv-03348, CitiBank, N.A., as Trustee for WAMU Asset-Backed Certificates, WAMU Series 2007-HE2 Trust v. Sara Stranieri, Owner of property situate in Scranton, Lackawanna County, Pennsylvania, being 1309-1311 Division Street, Scranton, PA 18504,

Dimensions: 0

Property ID #: 145-17-020-056

Assessed Value Figure: \$8,500.00

Improvements thereon: Residential Dwelling

Attorney: Anita J. Murray, Esq., Eckert Seamans, Cherin & Mellott, LLC

Sheriff to collect: \$205,952.78

**SALE 52**

RAS Citron, LLC – Attorneys for Plaintiff, Jenine Davey, Esq., ID No. 87077 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 jdavey@rasnj.com

HSBC BANK USA, N.A. AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-3 Plaintiff v. ROBERT D. TOWNSEND Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-03140

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

BEING KNOWN AS: 410 BROOK STREET, SCRANTON, PA 18505

BEING PARCEL #: 16707010055

PIN: 16707010055

DIMENSIONS: 35 X 90

TOTAL VALUE: \$5500

IMPROVEMENTS: RESIDENTIAL PROPERTY

Jenine Davey, Esq. ID No. 87077 RAS Citron, LLC – Attorneys for Plaintiff

**SALE 53**

RAS Citron, LLC – Attorneys for Plaintiff, Jenine Davey, Esq., ID No. 87077 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 jdavey@rasnj.com

PHH MORTGAGE CORP Plaintiff v. DAVID L. GEARHART Defendant(s) COURT OF COMMON PLEAS

LACKAWANNA COUNTY NO: 2019-07456

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE FIFTH WARD OF THE BOROUGH OF OLD FORGE, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 137 HARRISON STREET OLD FORGE, PA 18518

BEING PARCEL #: 18407-020-046

PIN: 18407020046

DIMENSIONS: 50 X 150

TOTAL VALUE: \$7500

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: RAS Citron, LLC – Attorneys for Plaintiff Jenine Davey, Esquire, ID No. 87077

**SALE 54**

RAS Citron, LLC – Attorneys for Plaintiff, Robert Flacco, Esquire ID No. 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 rflacco@rasnj.com

REVERSE MORTGAGE SOLUTIONS, INC. Plaintiff v. LOUIS P. FABIANI Defendant(s) COURT OF COMMON PLEAS  
LACKAWANNA COUNTY NO: 2019-05066

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

BEING KNOWN AS: 915 PENN AVENUE SCRANTON, PA 18509

BEING PARCEL #: 14512050072

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

#### **SALE 55**

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

DITECH FINANCIAL LLC Plaintiff v. MICHAEL W. KOVALESKI, STEPHANIE KOVALESKI Defendant(s) COURT OF  
COMMON PLEAS LACKAWANNA COUNTY NO: 2019-05822

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

BEING KNOWN AS: 137 EAST GARFIELD AVENUE CARBONDALE, PA 18407

BEING PARCEL #: 05506-030-009

PIN: 05506030009

DIMENSIONS: 50 X 140

TOTAL VALUE: \$7000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

#### **SALE 56**

RAS Citron, LLC – Attorneys for Plaintiff, Robert Flacco, Esq. ID No. 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ  
08054 (855)225-6906 rflacco@rasnj.com

REVERSE MORTGAGE SOLUTIONS, INC. Plaintiff v. DIANE PITTA Defendant(s) COURT OF COMMON PLEAS  
LACKAWANNA COUNTY NO: 2019-04982

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF LEHIGH, N/K/A  
THORNHURST, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 859 OLD RIVER ROAD F/K/A HC 1 BOX 98D, THORNHURST, PA 18424

BEING PARCEL #: 24701-010-01502

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

#### **SALE 57**

By virtue of a Writ of Execution No. 2019-02072 Specialized Loan Servicing, LLC v. Christopher J. Rogers a/k/a Christopher  
Rogers, Heather Rogers owners of property situate in the TAYLOR BOROUGH, 6TH, Lackawanna County, Pennsylvania,  
being 116 Rinaldi Drive, A/K/A 116 Rinaldi Dr L 9, Taylor, PA 18517-9789

Front: 70 feet, Depth: 150 feet, containing

Assessment Map #: 15514040022

Assessed Value figure: \$15,000.00

Judgment Amount: \$72,793.99

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP



**SALE 58**

By virtue of a Writ of Execution No. 18-CV-5872 Specialized Loan Servicing LLC v. Michele Gillette, Jeffrey Gillette owners of property situate in the VANDLING BOROUGH, Lackawanna County, Pennsylvania, being 200 6th Street, A/K/A 200 6th Street L 8110 Blk F, Vandling, PA 18421-1731

Front: 200 feet, Depth: 100 feet, containing

Assessment Map #: 0160705000108

Assessed Value figure: \$25,200.00

Judgment Amount: \$375,671.53

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 59**

By virtue of a Writ of Execution No. 2018-04994 Lsf10 Master Participation Trust v. Patricia Henzl owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 907 Moosic Street, Scranton, PA 18505-2149

Dimensions: 32X150X65X60X32X90

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 60**

By virtue of a Writ of Execution No. 2019 CV 2439 Deutsche Bank National Trust Company, as Trustee for Ixis Real Estate Capital Trust 2006-He1 Mortgage Pass Through Certificates, Series 2006-He1 v. Eleanor Stivala, Edward G. Stivala owners of property situate in the MOSCOW BOROUGH, Lackawanna County, Pennsylvania, being 919 Old Logger Road, a/k/a 919 Old Logger Road L 112, Moscow, PA 18444-8615

Dimensions: 116X191X116X191

Assessment Map #: 1980101001112

Assessed Value figure: \$25,000.00

Judgment Amount: \$536,468.56

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 61**

By virtue of a Writ of Execution No. 19 CV 3223 Wells Fargo Bank, N.A. v Scott T. Quick, Jr owners of property situate in the TAYLOR BOROUGH, 6TH, Lackawanna County, Pennsylvania, being 101 Rinaldi Drive, Taylor, PA 18517-9790

Dimensions: 75 X 182

Assessment Map #: 15514010014

Assessed Value figure: \$16,000.00

Judgment Amount: \$115,831.90

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 62**

By virtue of a Writ of Execution No. 19CV3044 Ditech Financial LLC v. Christine L. Bentler owners of property situate in the SCRANTON CITY, 15TH, Lackawanna County, PA, being 1210 Eynon Street, Scranton, PA 18504

Front: 35 feet, Depth: 132 feet, containing

Assessment Map #: 1560504003920

Assessed Value figure: \$10,000.00

Judgment Amount: \$80,044.31

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### **SALE 63**

By virtue of a Writ of Execution filed to No. 2019-CV-5638, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Rex B. Barbur, as the Administrator of the Estate of Carol Ann Barbur, Deceased, Defendant and Owner of the property situate in the Borough of Archbald, Lackawanna County, Pennsylvania, being known as 333 Wayne Street, Archbald, PA 18403.

Dimensions: 56' x 120' more or less

Property ID #: 09518-060-005

Assessed Valued: \$3,500.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire

Sheriff to Collect: \$61,076.33

### **SALE 64**

By virtue of a Writ of Execution filed to No. 2019-CV-5637, The Fidelity Deposit and Discount Bank, the Plaintiff, vs. Paul Slater, Deceased Mortgagor and Real Owner, and all his unknown heirs, successors, assigns, and all unknown individuals, persons, or entities claiming any rights, title or interests from or under Paul Slater, Deceased Mortgagor and Real Owner, the Defendants, of the property situate in the City of Scranton, Lackawanna County, Pennsylvania, being known as 531 N. Hyde Park Avenue, Scranton, PA 18504.

Dimensions: 22'x90' more or less

Property ID #: 14514-050-02401

Assessed Valued: \$5,300.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire

Sheriff to Collect: \$27,749.30

### **SALE 65**

By virtue of a Writ of Execution filed to No. 2019-CV-7019, The Fidelity Deposit and Discount Bank, Plaintiff, vs. C.F. Bordo, Inc. a/k/a C.F. Bordo, Incorporated, Defendant and Owner of the properties situate in the Borough of Dunmore, Lackawanna County, Pennsylvania, being known as: 123 Chestnut Street, Dunmore, PA 18512 and 228 East Drinker Street, Dunmore, PA 18512.

The Dimensions of the property located at 123 Chestnut Street, Dunmore, PA 18512 are 60' x 110' more or less. The Dimensions of the property located at 228 East Drinker Street, Dunmore, PA 18512 are 30' X 181' X 31' X 180' more or less.

Property ID #: 14642-040-008 and 14643-020-004

Assessed Value: \$43,175.00

Improvements Thereon: Commercial Combination Store/Apartment

Attorney: Rocco Haertter, Esquire

Sheriff to Collect: \$372,256.19

### **SALE 66**

By virtue of a Writ of Execution filed to No. 6971-CV-2019 Wayne Bank vs. Trudim, Inc. Nirmalaben Patel and Kanti Patel, owner(s) of property situate in Clarks Summit Lackawanna County, PA being 811 Northern Boulevard

Dimensions: 177 x 202 x 142 x 168

Property ID #: 101 170 10003

Assessed Value figure: 295000

Improvements thereon: Commercial Motel/Hotel

Attorney: Kimberly D. Martin, Esq

Sheriff to collect: \$2,246.726.54

### **SALE 67**

By virtue of a Writ of Execution filed to No. 2018 CV 00946 PNC Bank, National Association, vs James J. Kubasko. James J. Kubasko, owner(s) of property situate in Borough of Jermyn Lackawanna County, Pennsylvania being 219 Franklin Street, Jermyn, PA

Dimensions 42 x 50

Property ID #: 0731604000200

Assessed Value figure: 6,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Kevin J. Cummings

Sheriff to collect: \$60,110.30 + interest & fees

### **SALE 68**

By virtue of a Writ of Execution filed to No. 2019-04531 American Advisors Group vs. Sheila K. Etter Known Surviving Heir of Donna K. Etter-Williams and Unknown Surviving Heirs of Donna Etter-Williams owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 817 Hickory Street, Scranton, Pennsylvania 18505

ALL that certain piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Northeasterly line of Hickory Street, said point being South forty three degrees thirty minutes East (S. 43 30' E.) Eighty-five and three one-hundredths (85.03') feet along the said Northeasterly line of Hickory Street from its intersection with the Southeasterly line of South Irving Avenue:

THENCE, along the lands of Joseph I. Hudak, Jr. and being through Lots No. 8 and 7, the following three (3) courses and distances;

(1) North forty six degrees forty eight minutes East (N. 46 48' E.) fourteen and ninety eight one hundredths (14, 8 feet to a point; (2) South forty degrees forty six minutes East (S 40 46' E.) One and forty four one hundredths (1.44') feet to a point; (3) North forty-seven degrees one minutes East (N. 47 OIE) twenty-four and one tenth (24.1) feet to a point;

THENCE along the lands of Paul K. Summers and Leah J. Summers and being through Lot No. 7 South forty three degrees thirty minutes East (S 43 30' E) fifty three and two tenths (53.2') feet to a point in the Northwesterly line of Morgan Court;

THENCE, along the said Northwesterly line of Morgan Court South forty-six degrees thirty minutes West (S 46 30' W) thirty-nine (39') feet to a point in the Northeasterly line of Hickory Street;

THENCE, along the said Northeasterly line of Hickory Street North forty-three degrees thirty minutes West (N. 43 30' W) fifty four and ninety-seven one-hundredths (54.97') feet to a point, the Place of Beginning.

With the privilege of using ten (10) feet in front of the front line of said land on Hickory Street for yard, vault, porch, piazza, cellar way and bay windows, but for no other purpose. The top of the outside of said vault in no case to be higher than the sidewalk in front of same.

BEING a portion of Lot Nos. 7 and 8, Block No. III as per Map of Lackawanna Iron and Coal Company Plot of Lots, said map or plot being recorded in the Lackawanna Recorder of Deed Office in Map Book 2, page 14. Being also the same premises shown on Map of "Proposed Conveyance of the John E, Paris Estate" dated October 19, 1988, attached hereto and recorded herewith.

CONTAINING an area of two thousand one hundred (2,100) square feet of land more or less.

TOGETHER with and subject to an easement or right of way as described in Deed of John E. Paris to Joseph J. Hudak, Jr. dated May 27, 1977 and recorded in the Office of the Recorder of Deeds of Lackawanna County in Deed Book 912 at page 325.

DWELLING KNOWN AS: 817 HICKORY STREET, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL #: 15717010001

Title to said premises is vested in Donna Kay Etter-Williams by deed from Donna Kay Etter Williams and James Williams, her husband, as tenants in the entireties not as tenants in common dated December 23, 1997 and recorded January 5, 1998 in Deed Book 1610, Page 721. The said Donna Kay Etter-Williams died on February 4, 2019 without a will or appointment of an

Administrator, thereby vesting title in Sheila K. Etter Known Surviving Heir of Donna K. Etter-Williams and Unknown Surviving Heirs of Donna Etter-Williams by operation of law.

Assessment Map #: 15717010001

Assessed Value figure: \$24,200.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$46,652.18

#### **SALE 69**

By virtue of a Writ of Execution filed to No. 2019-04855 Specialized Loan Servicing LLC vs. Jennifer M. Kostick; Jeffrey T. Lewis, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 915 Sanderson Avenue, Scranton, PA 18509

Dimensions: 25X98X25X101

Assessment Map #: 14512050004

Assessed Value figure: \$7,500.00

Improvement thereon:

A residential dwelling

Attorney: Morris A. Scott, Esquire

Sheriff to Collect: \$54,052.34

#### **SALE 70**

By virtue of a Writ of Execution filed to No. 2019-05404 Selene Finance LP vs. Margaret A. Martin, owner(s) of property situated in First Ward of the City of Scranton Lackawanna County, Pennsylvania being 2029 Margaret Avenue, Scranton, PA 18508

Dimensions: 43X120X42X125

Assessment Map #: 13505020023

Assessed Value figure: \$8,000.00

Improvement thereon:

A residential dwelling

Attorney: Morris A. Scott, Esquire

Sheriff to Collect: \$66,279.14

#### **SALE 71**

By virtue of a Writ of Execution filed to No. 18-CV-1818, WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION, v. JOSEPH PATRICK MCGOWAN, SOLELY IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF EDWARD W. LOESSY, DECEASED, owner of property situate in SCRANTON, Lackawanna County, PA, being 1200 WATSON STREET, SCRANTON, PA 18504.

Dimensions: 145x48

Property ID #: 156.13-020-048

Assessed Value figure: \$8,500

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$36,420.50

#### **SALE 72**

By virtue of a Writ of Execution filed to No. 20-CV-164, Citizens Savings Bank vs. Wilfred Tucker and Susan Tucker, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 818 Columbia Street:

Dimensions of Parcel: 43 x 150

Property ID #: 135.14-020-004

Assessment Value: \$14,000.00

Improvements thereon:

Single Dwelling

Attorney: David K. Brown, Esquire KREDER BROOKS HAILSTONE LLP 220 Penn Avenue, Suite 200 Scranton, PA 18503  
(570)346-7922

Sheriff to collect: \$40,356.21\*

\*Plus additional interest, costs, escrow advances, late charges, attorneys' fees and other costs through date of payment.

### **SALE 73**

By virtue of a Writ of Execution filed to No. 19 CV 3329, CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA v. Marilyn J. Esslinger, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, PA, being 408 Marion Street, Clarks Summit, PA 18411.

Dimensions: 10,000 square feet

Property ID #: 10011-020-02000

Assessed Value figure: \$8,500.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$87,438.11

### **SALE 74**

By virtue of a Writ of Execution filed to No. 18-CV-1241 First National Bank, et al. vs. Fredrick J. Mancuso, a/k/a Frederick J. Mancuso. Fredrick J. Mancuso, a/k/a Frederick J. Mancuso, owner(s) of property situate in Township of Fell, Lackawanna County, Pennsylvania being RR1 Box 1382, Carbondale, PA 18407

Dimensions: 1.9783 acres

Assessment Map #: 03404-020-008.03

Assessed Value figure: \$25,000.00

Improvements thereon: A single family dwelling

Attorney: Kristine M. Anthou

Sheriff to collect: \$296,546.57

### **SALE 75**

By virtue of a Writ of Execution filed to No. 2019-CV-5971 Stephen Spillar v. Kevin DaSilva and Charles Dietrich, III, owners of property situate in the Borough of Dickson City, Lackawanna County, Pennsylvania, being 617 Lewis Street, Dickson City, PA 18519, and being 60 feet by 88 feet of land, be the same more or less.

Property ID #: 11303-010-00602

Assessed Value figure: \$14,300.00

Judgment Amount: \$41,747.30

Improvements thereon: Residential Single-Family Property

Attorney: The Law Offices of Kevin M. Smith, PC

### **SALE 76**

BY VIRTUE OF A WRIT OF EXECUTION issued by THE DIME BANK, 2019-cv-3014 Jeffrey McDonald is the owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania. Being 11 Cleveland Avenue, Carbondale, PA 18407

Assessment Map #: 05506 030 028

Assessed Value Figure: 10,000

Improvements Thereon: residential single dwelling

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

Sheriff to collect: \$67,539.33 (plus costs)

**SALE 77**

By virtue of a Writ of Execution filed to No. 19CV5251 CARRINGTON MORTGAGE SERVICES, LLC vs. Mary E. Littman owner of property Situate in Borough of Jessup, LACKAWANNA COUNTY, PA, BEING 1003 Spring Street, Jessup, PA 18434

**PARCEL ONE**

BEING the northwesterly portion of lot number one hundred thirty four (134) on the Town Plot of Jessup and being Forty Four (44) feet in front on Spring Street; Forty Four (44) feet in width in rear and Seventy Five (75) feet in depth. The said lot being bounded Northerly by lot number one hundred thirty three (133) on said plot Easterly and Southerly by lands now or late of Ettore Marconceri and Southwesterly by Spring Street. The original lot number one hundred thirty four (134) being Fifty Four (54) feet in width, the said Ettore Marconceri reserves the Southerly ten (10) feet of said lot number one hundred thirty four (134), being a strip of land adjoining number one hundred thirty five (135) on said plot, as a driveway for himself and assigns.

**PARCEL TWO**

BEING the Southerly portion of Lot Number One Hundred and thirty-four (134) on the Town Plot of Jessup, and being Ten (10) feet in front on Spring Street, Ten (10) feet in width in rear and Seventy-five (75) feet in depth; the said lot being bounded Northerly by other land now or formerly of Luigi Chemi, Southerly by Lot Number One hundred and thirty-five (135) on said Town Plot, Northeasterly by other lands now or formerly of Angelo Gaiga, et ux., and Southwesterly by Spring Street, being the Ten (10) foot strip of land reserved as a driveway in the deed of Ettore Marconceri, et ux., to Luigi Chemi, dated October 23, 1929, and recorded in the proper office for the Recording of Deeds in and for said Lackawanna County in Deed Book No. 371, page 533.

PARCE ONE AND PARCEL TWO ARE SUBJECT to the same conditions, exceptions, reservations and restrictions as are contained in all prior Deeds forming the chain of title.

DWELLING KNOWN AS: 1003 SPRING STREET, JESSUP, PENNSYLVANIA 18434.

TAX PARCEL #: 11511020008

Title to said premises is vested in Mary E. Littman by deed from ENRICO P. VISPI and CHERYL M. PASQUALICHIO dated December 20, 2007 and recorded December 24, 2007 in Instrument Number 200734824.

Assessment Map #: 11511020008

Assessed Value figure: \$10,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$105,858.02

**SALE 78**

By virtue of a Writ of Execution filed to No. 2019-06835, BANK OF AMERICA, N.A. v. STEVEN MCCLEARY A/K/A STEPHEN MCCLEARY and JOSEPHINE A. MCCLEARY, DECEASED, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 931 CROWN AVENUE, SCRANTON, PA 18505.

Dimensions: 50 x 100

Property ID #: 16708-050-037

Assessed Value figure: \$10,000

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$93,429.45

**SALE 79**

By virtue of a Writ of Execution filed to No. 2019-06152 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Anthony Apostolico, owner(s) of property situated in Township of Fell Lackawanna County, Pennsylvania being 418 Wood Street, Richmondale, PA 18421

Dimensions: 60x150

Assessment Map #: 00719030009

Assessed Value figure: \$15,100.00

Improvement thereon:

A residential dwelling

Attorney: Morris A. Scott, Esquire

Sheriff to Collect: \$118,148.42

**SALE 80**

By virtue of a Writ of Execution No. 19-CV-5319 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Joseph Costanzi, in His Capacity as Heir of Phyllis Johnson a/k/a Phyllis Ann Johnson, Deceased, Michael Costanzi, in His Capacity as Heir of Phyllis Johnson a/k/a Phyllis Ann Johnson, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Phyllis Johnson a/k/a Phyllis Ann Johnson, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 1512 Cedar Avenue, A/K/A 1512 Rear Cedar Avenue, Scranton, PA 18505-4639

Front: 40 feet, Depth: 65 feet, containing

Assessment Map #: 16706020016

Assessed Value figure: \$5,500.00

Judgment Amount: \$47,701.25

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 81**

By virtue of a Writ of Execution No. 2016-06563 Pennymac Loan Services, LLC v. Michael L. Mills owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 1730 Bloom Avenue, Scranton, PA 18508

Dimension: 52 X 150

Assessment Map #: 13407030023

Assessed Value figure: \$6,700.00

Judgment Amount: \$83,011.45

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 82**

By virtue of a Writ of Execution No. 19-CV-5762 Wells Fargo Bank, N.A. v. Ralph D. Bianco, IV owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1822 Jackson Street, A/K/A 1822 1824 Jackson ST L-5, Scranton, PA 18504-3415

Front: 50 feet, Depth: 150 feet, containing

Assessment Map #: 14513050051

Assessed Value figure: \$6,000.00

Judgment Amount: \$116,357.07

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

**SALE 83**

By virtue of a Writ of Execution filed to No. 19CV5861 M&T BANK vs. CATHERINE A ZURASKI and RICHARD G. ZURASKI, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania. Being: 30 Clark Avenue, Carbondale, PA 18407

Assessment Map #: 04510040025

Assessed Value Figure: \$8,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$106,632.34

BEGINNING at a corner in line of Lot No. 7, next to lot heretofore sold by E.T. Cure to George W. Norris; thence southerly along line of Lot No. 7 seventy-five (75) feet to the northerly line of Clark Avenue; thence westerly along said line of Clark Avenue fifty (50) feet to a corner of Lot No. 5 of the Reynolds and Lathrope Allotment, now or formerly of Charles O. Mellon; thence northerly along line of said Lot No 5 seventy-five (75) feet to the southerly line of land now or formerly of George W. Norris; thence in an easterly direction along line of land now or formerly of said George W. Norris fifty (50) feet to the place of beginning.

#### **SALE 84**

By virtue of a Writ of Execution filed to No. 19CV6718 LAKEVIEW LOAN SERVICING, LLC vs. JENISHA MARTE, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 1331 Dartmouth Street, Scranton, PA 18504

Assessment Map #: 15609020016

Assessed Value Figure: \$6,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$76,146.60

BEING Lot Number Eight (8) in Block Number Thirteen (13) as designated and laid out on the plot or map entitle "The Round Woods Park", which said plot or map is recorded in Lackawanna County in Map Book No. 1, at Page 92. Said lot being forty (40) feet in front on Dartmouth Street and one hundred twenty-five (125) feet in depth to an alley fourteen (14) feet wide.

#### **SALE 85**

By virtue of a Writ of Execution filed to No. 2019-04586 PENNYMAC LOAN SERVICES, LLC vs. VICTOR BARINOV, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 1707-1709 Pittson Avenue, Scranton, PA 18505

Assessment Map #: 16711-010-007

Assessed Value Figure: \$10,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$100,711.15

Being known and designated as Lot Number Three (3) in Square or Block Number Eighty-Three (83) and situate upon a street called and known as Pittston Avenue on 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 fifty (150) feet in depth. No building to be erected upon said Lot within ten (10) feet of the line of the street.

#### **SALE 86**

By virtue of a Writ of Execution filed to No. 2019-05106 BAYVIEW LOAN SERVICING, LLC vs. BRUNO ANTENUCCI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 801-803 Quincy Avenue, Scranton, PA 18510

Assessment Map #: 14678020005

Assessed Value Figure: \$19,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$32,778.34

BEING the front part of Lot number Thirteen (13) in Square or Block number Two hundred eleven (211) and situate upon street called and known as Quincy Avenue, upon the Town Plot of the City of Scranton, intended to be duly registered and recorded. Said Lot being forty (40) feet in front and seventy (70) feet in depth, with the privilege of using ten (10) feet in front of the front



line of said Lot on Quincy Avenue, and also ten (10) feet in front of the side line of said lot on Gibson Street for yard, porch, piazza, bay-window and vaults, but for no other purpose. The top of said vaults in no case to be higher than the sidewalk in front of the same.

**SALE 87**

By virtue of a Writ of Execution filed to No. 19CV5440 FREEDOM MORTGAGE CORPORATION vs. GREGORY R. LISSEFELD AKA GREGORY LISSEFELD, owner(s) of property situate in the Fifth Ward of the City of Carbondale, Lackawanna County, Pennsylvania. Being: 58 Copeland Avenue aka 58 Copeland Street, Carbondale, PA 18407  
Assessment Map #: 04518010018 and 04518010019

Assessed Value Figure: \$8,214.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$78,432.52

**FIRST PARCEL:**

BEGINNING in the Southerly line of Copeland Avenue, the Northeast corner of land now or formerly of R.D. Stuart;  
THENCE, along said line of Copeland Avenue, North 87 degrees 21 feet East 35.08 feet to a corner of land heretofore conveyed by Charles M. Hudson and Dessie A. Hudson, his wife to Frederick Sluman and wife, now or formerly owned by Clarence F. Drake;

THENCE, along line of lands now or formerly of said Drake South 3 degrees 54 feet East 67.1 feet to a corner next to lands heretofore sold by Charles A. Hudson and Dessie A. Hudson, his wife, to Lewis O. Blickens;

THENCE, along lot now or late of said Blickens South 83 degrees 39 feet West 30 feet to a corner next to other lands of Charles M. Hudson and Dessie A. Hudson, his wife;

THENCE, along same North 9 degrees 15 feet East 8.8 feet, and South 87 degrees 21 feet West 8 feet to the South Easterly corner of lot now or formerly of R.D. Stuart;

THENCE, along said land of said Stuart, North 2 degrees 56 feet West 60 feet to Copeland Avenue, to point of beginning.

**SECOND PARCEL:**

BEGINNING at the Northwesterly corner of land of Edward C. Diriam and Ruth I. Diriam, his wife, at stake corner;

THENCE, in a Southerly direction along lands of Edward C. Diriam and Ruth I. Diriam 60 feet to a stake corner on line of lands of Charles M. Hudson;

THENCE in a Westerly direction and along line of said Hudson Three (3) feet to a corner;

THENCE in a Northerly direction along lands now or formerly R.D. Stuart and Clara S. Stuart and parallel with First Line 60 feet to said line of Copeland Street;

THENCE in an Easterly direction along said line of Copeland Street 3 feet to the place of beginning.

**THIRD PARCEL:**

ALL that certain piece or parcel of land situate and being in the City of Carbondale, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Northeasterly corner of land formerly of Helen Stuart on the southerly line of Copeland Avenue;

THENCE, Southerly along land formerly of Helen Stuart, 60 feet to a corner;

THENCE, Easterly along land formerly of B. Frank Squier now or formerly of Dessie Hudson and parallel with Copeland Avenue 33 feet to a corner;

THENCE, Northerly along land formerly of one Diriam and parallel with line of said Helen Stuart 60 feet to said line of Copeland Avenue;

THENCE, Westerly along said street 33 feet to the place of beginning.

**SALE 88**

By virtue of a Writ of Execution filed to No. 18 CV 2964 LAKEVIEW LOAN SERVICING, LLC vs. MELISSA RAYCHEL and JOHN TECH, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 2215 Durkin Avenue aka 2211 Durkin Avenue, Scranton, PA 18508

Assessment Map #: 12320020030 and 12320020029

Assessed Value Figure: \$8,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$133,087.91

Parcel One

All that certain lot, piece or parcel of land situate in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, being Lots Numbers Fifteen (15) and Sixteen (16) in Block Fourteen (14) of David Coughlan's Survey and situate upon street called and named Durkin Street, in the 1st Ward of said City; said lots being each fifty (50) feet in front and one hundred fifty (150) feet in depth.

This property is also known as Lots Fourteen (14) and Fifteen (15) in Block 80 of the City of Scranton Atlas on Plat 11.

Parcel Two

All that certain lot, piece or parcel of land situate in the City of Scranton, County of Lackawanna and Commonwealth of PA, being Lot Number Fourteen (14) in Block Fourteen (14) of David Coughlan's Survey and situate upon street called and named Durkin Street, in the 1st Ward of said City; said lot being fifty (50) feet in front and one hundred fifty (150) feet in depth.

This property is also known as Lots Thirteen (13) in Block 80 of the City of Scranton Atlas on Plat 11.

### **SALE 89**

By virtue of a Writ of Execution filed to No. 19-CV-5101 M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY vs. CHERIE ENGLISH and JOHN ENGLISH, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, PA. Being: 1926 Rosanna Avenue, Scranton, PA 18509

Assessment Map #: 13509020039 & 13509020040

Assessed Value Figure: \$6,700.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$25,560.63

First parcel – All that certain lot, piece or parcel of land situate, lying and being in the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

Being the Northeasterly one half of Lot Number Nineteen (19) upon a plot of lots of the Ira Tripp Estate a map of which is recorded in the Recorder's Office of Lackawanna County in Map Book 1, Page 31.

Being Twenty (20) feet in from in width on the Southeasterly side of Rosanna Avenue. It is intended by this deed to convey the Northeasterly twenty (20) feet of said Lot Number Nineteen (19).

Second parcel – All that certain lot, piece or parcel of land situate, lying and being on the Southeasterly side of Rosanna Avenue about three hundred fifty eight and one-half (358 ½) feet North-east from East Market Street in the First Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania. Said lot being known and designated as Lot Number Twenty (20) in Square or Block Number Sixty-five (65) on the Assessment Map of the First Ward of the City of Scranton, and is more particularly bounded and described as follows:

Beginning at a point on the South-Easterly side of Rosanna Avenue, said point being the division line between the property now or late of Rollin L. Hitchcock and J.W. Peck on street known as Rosanna Avenue, as laid out upon a plot of lots belonging to the Trustees under the Will of Ira Tripp, deceased, North-East of East Market Street and between the Delaware & Hudson Canal Company's Railroad and the Lackawanna River; thence North along the said division line at right angles to said Rosanna Avenue one hundred twenty (120) feet and two (2) inches to the right of way of the switch leading from the Delaware and Hudson Canal Company's Railroad to the Peck Lumber Company; thence North along said right of way forty-five (45) feet and two (2) inches more or less to a corner; thence North-West along said line at right angles to said Rosanna Avenue and parallel with the first mentioned course one hundred forty-two (142) feet to Rosanna Avenue; thence along said Rosanna Avenue South-West a distance of forty (40) feet to the place of beginning.

**SALE 90**

By virtue of a Writ of Execution filed to No. 19-CV-4659 DITECH FINANCIAL LLC vs. KATHLEEN M. VAN LEUVEN a/k/a KATHLEEN M. BARCOLA VAN LEUVEN, owner(s) of property situate in CARBONDALE CITY, Lackawanna County, PA. Being: 69 Wayne Street, Carbondale, PA 18407

Assessment Map #: 05510010015

Assessed Value Figure: \$4,450.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$72,775.63

BEGINNING at a stake in the line of the West side of Salem Road (now Wayne Street J and a corner of a Street or Lane twenty (20) feet in width and now known as Harlem Avenue; thence Westerly along said Harlem Avenue one hundred and fifty (150) feet to a corner; thence Northerly along lands formerly Ditton Yarrington, parallel with the line of said Salem Road (now Wayne Street) sixty (60) feet to a stake; thence Southeasterly along other lands of Ditton Yarrington, one hundred and fifty (150) feet to the said line of said Salem Road (now Wayne Street); thence along said Salem Road (now Wayne Street; sixty (60) feet to the place of BEGINNING.

**SALE 91**

By virtue of a Writ of Execution filed to No. 19-CV-5475 QUICKEN LOANS INC. vs ROBERT E. CLARKE, owner(s) of property situate in Clifton Township, Lackawanna County, Pennsylvania. Being: 23 Beech Drive, Gouldsboro, PA 18424

Assessment Map #: 23304040043

Assessed Value Figure: \$20,400.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$126,360.86

Beginning at a point in the northeasterly line of Beech Drive at the westernmost corner of lot no. 440; thence northwestwardly along the northeasterly line of Beech Drive by a curve to the left having a radius of One Hundred twenty-five (125') feet for an arc distance of 49.73" feet to a point, the southeasterly corner of lot No. 438; thence north eighteen degrees (18°) seventeen minutes (17') and fifty-four seconds (54") East along the easterly line of Lot No. 438 for a distance of 219.32' feet to a point; thence North fifty-eight degrees (58°) fifty-four minutes (54') and forty-nine seconds (49") East for a distance of 99.18 feet to a point; thence north sixty-six degrees (66°) forty-four minutes (44') and nineteen seconds (19") East for a distance of 127.19' feet to a point; thence South fifteen degrees (15°) two minutes (02') and sixteen seconds (16"). West along a portion of the westerly line of Lot No. 444 and along the westerly line of Lots Nos. 443 and 442 for a distance of 109.25' feet to a point; thence South forty-one degrees (41°) five minutes (05') and twenty-nine seconds (29") West along a northwesterly line of a Lot No. 442 and along the northwesterly lines of Lots Nos. 441 and 440 for a distance of 303.37' feet to a point the place of beginning.

**SALE 92**

By virtue of a Writ of Execution filed to No. 19-CV-7133 PNC BANK, NATIONAL ASSOCIATION vs. SKYLAR D. ROSAR, owner(s) of property situate in Archbald Borough, Lackawanna County, Pennsylvania. Being: 506 Main Street, Eynon, PA 18403

Assessment Map #: 09414-020-018

Assessed Value Figure: \$6,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$56,803.47

Beginning at a point in the southeasterly line of Ridge Road, where said line is intersected by the division line between Lot Number one (1) and Lot Number Two (2) in Block Number Seventeen (17) as said Road, Lot Number and Block Number are shown on a map entitled "Elk Hill Coal and Iron Company's Plot of Lots on the Walsh and Hagen and Howell and Rushbrook Tracts in the Town of Eynon, Archbald, Pennsylvania" and recorded in the Office of the Recorder of Deeds of Lackawanna County in Map Book 4, at page 44;

Thence South forty degrees East (S. 40° E.) along said division line a distance of one hundred seventy-six and zero tenths (176.0) feet to the northwesterly line of an alley;

Thence North fifty degrees East (N. 50° E.) along said line of said alley, a distance of forty and zero tenths (40.0) feet to the division line between Lot Numbers Two (2) and Three (3) in said block;

Thence North forty degrees West (N. 40° W.) along said last mentioned division line a distance of one hundred seventy-seven and six tenths (177.6) feet to said southeasterly line of Ridge Road;

Thence in an southwesterly direction along the line of said road a distance of forty and zero tenths (40.0) feet to the place of beginning.

### **SALE 93**

By virtue of a Writ of Execution No. 2014-52304 Abington Heights School District vs. Kerin Dellasala Sheila Dellasala. Kerin Dellasala and Sheila Dellasala, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 1115 Oakwood Drive

Dimensions: 60 X 142

Property ID #: 10111-010-008

Assessed Value Figure: \$19,000.00

Improvements thereon: AGRICULTURAL IMPROVED PROPERTY

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

Sheriff to Collect: \$9,406.46

### **SALE 94**

By virtue of a Writ of Execution No. 2018-50409 Abington Heights School District vs. 1101 Northern Blvd., L.L.C. 1101 Northern Blvd., L.L.C., owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 1101 Northern Boulevard, US 6 & 11 L 1 and Edella Road,

PIN #: 10004-010-004: 6.05 Acres

PIN #: 10113-030-01902: 168x132x150x142x272

Property ID #: 10004-010-004 and 10113-030-01902

Assessed Value Figure: \$906,615.00

Improvements thereon: COMMERCIAL MOTEL/HOTEL PROPERTY and COMMERCIAL OTHER PROPERTY

Attorney: ROBERT P. DADAY, Esq, DAVID D. DUGAN, Esq, Portnoff Law Associates, Ltd., (866) 211-9466

Sheriff to Collect: \$137,137.68

### **SALE 95**

By virtue of a Writ of Execution No. 2018-50105 Jefferson Township Sewer Authority vs. Jeffrey Baker. Jeffrey Baker, owner(s) of property situate in Jefferson Township, Lackawanna County, PA, being: 980 Forrest Road

Dimensions: 150X267

Property ID #: 13903-010-00188

Assessed Value Figure: \$19,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$6,247.92

**SALE 96**

By virtue of a Writ of Execution No. 2018-51180 Carbondale Area School District vs. Michael Yacinovich, Sr. Michael Yacinovich, Jr. Michael Yacinovich, Sr. and Michael Yacinovich, Jr., owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 1358 Old Baker Road, L 2

Dimensions: 14.28A

Property ID #: 02403-020-006

Assessed Value Figure: \$38,200.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$9,820.96

**SALE 97**

By virtue of a Writ of Execution No. 2018-50353 Jefferson Township Sewer Authority vs. Brian J. Rinaldi. Brian J. Rinaldi, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: 14 George Drive

Dimensions: 60X150X60X105

Property ID #: 14003-030-037

Assessed Value Figure: \$6,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$7,918.98

**SALE 98**

By virtue of a Writ of Execution No. 2017-51723 Carbondale Area School District vs. Ruhamah C. Merring. Ruhamah C. Merring, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 104 Park Street

Dimensions: 45x150

Property ID #: 05505-070-027

Assessed Value Figure: \$8,642.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,444.68

**SALE 99**

By virtue of a Writ of Execution No. 2018-50675 Carbondale Area School District vs. Jeffrey S. Brown. Jeffrey S. Brown, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 2 Gilbert Street

Dimensions: 50x145

Property ID #: 04514-030-010

Assessed Value Figure: \$7,500.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,822.19

**SALE 100**

By virtue of a Writ of Execution No. 2015-50543 Abington Heights School District vs. Frank J. Topolski, Jr. Frank J. Topolski, Jr., owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 21 Waterford Road, Building 13

Dimensions: 25x86

Property ID #: 08102-040-00246

Assessed Value Figure: \$17,000.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$6,863.80

**SALE 101**

By virtue of a Writ of Execution No. 2014-51253 Scott Township Sewer and Water Authority vs. Paul J. Lemoncelli Diane Lemoncelli. Paul J. Lemoncelli and Diane Lemoncelli, owner(s) of property situate in Scott Township, Lackawanna County, PA, being: 1263 Layton Road  
Dimensions: 2.8A  
Property ID #: 10102-050-003  
Assessed Value Figure: \$24,000.00  
Improvements thereon: RESIDENTIAL PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$4,787.23

**SALE 102**

By virtue of a Writ of Execution No. 2006-52123 North Pocono School District vs. Jesus Martinez Sylvia Martinez. Jesus Martinez and Sylvia Martinez, owner(s) of property situate in Clifton Township, Lackawanna County, Pennsylvania, being: 71 West Creek View Drive  
Dimensions: 109x200x109x200  
Property ID #: 23304-020-020  
Assessed Value Figure: \$20,850.00  
Improvements thereon: RESIDENTIAL PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$60,066.90

**SALE 103**

By virtue of a Writ of Execution No. 2017-52451 Scott Township Sewer and Water Authority vs. Alex-Vincent Augustus Allen. Alex-Vincent Augustus Allen, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 602 Lakeland Drive  
Dimensions: 5 ¾ acres  
Property ID #: 08302-010-015  
Assessed Value Figure: \$26,680.00  
Improvements thereon: RESIDENTIAL PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$34,305.65

**SALE 104**

By virtue of a Writ of Execution No. 2018-50905 Carbondale Area School District vs. Robert Morgan. Robert Morgan, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 36 Wayne Street  
Dimensions: 38X100  
Property ID #: 05506-040-018  
Assessed Value Figure: \$6,500.00  
Improvements thereon: COMMERCIAL OTHER PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$5,054.28

**SALE 105**

By virtue of a Writ of Execution No. 2018-51031 Abington Heights School District vs. Kate Walsh. Kate Walsh, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: Wyndham Road, Unit 107

Dimensions: 25x90

Property ID #: 10004-090-107

Assessed Value Figure: \$19,470.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$6,689.80

### **SALE 106**

By virtue of a Writ of Execution No. 2017-52251 Abington Heights School District vs. OK Holdings Co., L.L.P. OK Holdings Co., L.L.P., owner(s) of property situate in Clarks Summit, Lackawanna County, PA, being: 621 S. State Street

Dimensions: 0.58A

Property ID #: 10008-020-00400

Assessed Value Figure: \$18,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$6,285.40

### **SALE 107**

By virtue of a Writ of Execution No. 2014-50894 Scott Township Sewer and Water Authority vs. Gary Phillips. Gary Phillips, owner(s) of property situate in Scott Township, Lackawanna County, PA, being:

240 Rushbrook Road

Dimensions: 2.74A

Property ID #: 06202-020-020

Assessed Value Figure: \$23,600.00

Improvements thereon: COMMERCIAL PROPERTY

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

Sheriff to Collect: \$22,096.12

### **SALE 108**

By virtue of a Writ of Execution No. 2007-51468 Mid Valley School District and Public Asset Management, Inc., assignee of the Mid Valley School District vs. Joseph W. Molasky, Administrator of the Estate of Joseph J. Molasky. Joseph W. Molasky, Administrator of the Estate of Joseph J. Molasky, owner(s) of property situate in Dickson City, Lackawanna County, PA, being:

719 Woodmere Avenue

Dimensions: 60 x 114

Property ID #: 11405-080-019

Assessed Value Figure: \$16,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$7,462.68

### **SALE 109**

By virtue of a Writ of Execution filed to No. 2020-00587 PNC Bank, National Association vs. Lori Jean Karluk a/k/a Lori J. Karluk. Lori Jean Karluk a/k/a Lori J. Karluk, owner(s) of property situate in Borough of Throop Lackawanna County, PA being 849 Goodman Street, Throop, PA 18512

Dimensions: 100 x 93

Property ID #: 12503010033

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Kevin J. Cummings, Esq.

Sheriff to collect: \$39,036.76, plus interest, costs & fees

**SALE 110**

By virtue of a Writ of Execution filed to No. 2018-CV-5083 Penn East Federal Credit Union aka Penn East FCU vs. Paul Gronski Enterprises, Inc. owner of property situate in the Borough of Moosic Lackawanna County, PA being 3937 Birney Avenue

Dimensions: 50' x 150'

Property ID #: 17615-010-016

Assessed Value figure: \$17,000.00

Improvements thereon: Commercial Building  
Hollenback & Winfield

Dimensions: 110' x 150'

Property ID #: 17615-010-017

Assessed Value figure: \$5,380.00

Improvements thereon: Commercial Building  
3901 Birney Avenue

Dimensions: 117' x 150' x 89.4' x 152.52'

Property ID #: 17615-010-018

Assessed Value figure: \$9,000.00

Improvements thereon: Commercial Building

Attorney: Brigid E. Carey

Sheriff to collect: \$803,864.64 plus interest, costs and poundage

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

**A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN APRIL 10TH, 2020 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  
MARCH 19, 2020**