

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 13, 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. 19-CV-6762 1900 Capital Trust II, by U.S. Bank Trust National Association, not in its individual capacity but solely as Certificate Trustee vs. Kerri Ann Occhipinti, owner of property situate in the City of Scranton, Lackawanna County, PA being 1642 Sanderson Avenue, Scranton, PA 18509

Property ID #: 13517050007

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$438,561.22 plus interest at the per diem rate of \$40.25 from January 17, 2020 until October 13, 2020

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

ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM JOHN PAUL OCCHIPINTI TO KERRI ANN OCCHIPINTI, DATED 03/09/04 RECORDED ON 04/05/04 IN INSTRUMENT NO. 2004010127 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PA.

SALE 2

By virtue of a Writ of Execution filed to No. 20-CV-836 Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A vs. Barbara Richter, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1534 Capouse Ave, Scranton, PA 18509

Property ID #: 13517060009

Assessed Value Figure: \$17,000.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$92,743.67 plus interest at the per diem rate of \$7.93 from June 25, 2020 until October 13, 2020

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM MARIO A. VALVERDE AND CHRISTINE M. VALVERDE TO CHARLES RICHTER AND BARBARA L. RICHTER, DATED 08/01/97 RECORDED ON 08/04/97 IN BOOK 1594, PAGE 179 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PA.

SALE 3

By virtue of a Writ of Execution filed to No. 19-CV-4481 Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A vs. ANNETTE MCANDREW, as Heir to the Estate of Ralph M. Kloss, deceased, RICHARD KLOSS, as Heir to the Estate of Ralph M. Kloss, deceased, THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL

PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RALPH M. KLOSS, DECEASED and THE UNITED STATES OF AMERICA, owners of property situate in the Tenth Ward, City of Scranton, Lackawanna County, Pennsylvania being 1034 Farber Court, Scranton, PA 18510

Property ID #: 14618060009

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$78,527.96 plus interest at the per diem rate of \$5.97 from March 15, 2020 until October 13, 2020

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TENTH WARD, CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN THE TENTH WARD, CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM LILLIAN M. BROWN TO ANNA D. KLOSS AND RALPH M. KLOSS, DATED 04/28/65 RECORDED ON 08/20/65 IN BOOK 621, PAGE 145 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PA.

SALE 4

By virtue of a Writ of Execution filed to No. 19 CV 5592, Amos Financial LLC v. Keith Chesik, 315 South Sherman Avenue, Scranton, PA 18504, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 315 South Sherman Avenue, Scranton, PA 18504.

Property ID #: 14416020017

Assessed Value Figure: \$5,000.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

SALE 5

By virtue of a Writ of Execution filed to No. 19CV-2090, REO Trust 2017-RPL1 v. Unknown Heirs, Successors, Assignees and all Persons, Firms, and Associations Claiming Right, Title or Interest from or under Sharon G. Telban, deceased and Ronald Geise, Known Heir of Sharon G. Telban, deceased, 1500 Main Street, Avoca, PA 18641, owner of property situate in Borough of Avoca, Lackawanna County, Pennsylvania, being known as 1500 Main Street, Avoca, PA 18641.

Property ID #: 18420-030-016

Assessed Value Figure: \$8,000.00

Improvements thereon: Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

SALE 6

By virtue of a Writ of Execution filed to No. 20 CV 1085, Amos Financial LLC v. Susan H. Mailen a/k/a Susan Helen Mailen a/k/a Susan Mailen, 28 Waterford Rd., Clarks Summit, PA 18411, owner of property situate in City of Clarks Summit, Lackawanna County, Pennsylvania, being known as 28 Waterford Rd., Clarks Summit, PA 18411.

Property ID #: 08102-040-00254

Assessed Value Figure: \$17,500.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

SALE 7

By virtue of a Writ of Execution filed to No. 2020-01298 MidFirst Bank v Alysia A. Lyons owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania being 1220 Reynolds Avenue, Scranton, PA 18504

Dimensions: 40x126

Property ID #: 15617010006

Assessed Value Figure: \$8,500.00

Improvements thereon:

Single family dwelling

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

Sheriff to collect: \$46,450.33

SALE 8

By virtue of a Writ of Execution filed to No. 2020-01265 MidFirst Bank v Donna J. Bronson-Smith, AKA Donna J. Bronson Smith owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 31 Washington Street, Carbondale, PA 18407

Dimensions: 27X75X26X75

Property ID #: 04578040023

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, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter

Sheriff to collect: \$48,388.78

SALE 9

By virtue of a Writ of Execution No. 17-CV-4134 The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificateholders of The Cwabs Inc., Asset-Backed, Series 2004-5 v. Louis Joseph Tunis, III, Lisa Marie Tunis, The United States of America, C/O The United States Attorney for The Middle District of PA owners of property situate in the SCRANTON CITY, 2ND, Lackawanna County, PA, being 325 Putnam Street, Scranton, PA 18508-2723

Dimensions: 47 X 120

Assessment Map #:

Assessed Value figure: \$13,000.00

Judgment Amount: \$204,537.41

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 10

By virtue of a Writ of Execution No. 2019-06719 Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A v. John C. Rokita, Individually and in His Capacity as Administrator of The Estate of Debbie Maher Rokita a/k/a Debbie A. Rokita, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Debbie Maher Rokita a/k/a Debbie A. Rokita, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 412 Gilbert Street, Scranton, PA 18508-1626

Dimensions: 75x100

Assessment Map #: 12320060049

Assessed Value figure: \$8,500.00

Judgment Amount: \$71,200.84

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 11

By virtue of a Writ of Execution No. 2020-01316 Santander Bank, N.A. v. Eileen Rempe, John A. Rempe, Jr owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 1005 Acker Avenue, Scranton, PA 18504-3115
Dimensions: 37x120
Assessment Map #: 15614020022
Assessed Value figure: \$9,000.00
Judgment Amount: \$72,944.79
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 12

By virtue of a Writ of Execution No. 2019-07424 Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Gerard P. Maus a/k/a Gerard Maus a/k/a Gerard Paul Maus, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 234 North Cameron Avenue, A/K/A 232 234 N Cameron Ave. Scranton, PA 18504-1623
Dimensions: 80X142
Assessment Map #: 14412040029
Assessed Value figure: \$9,000.00
Judgment Amount: \$142,636.02
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 13

By virtue of a Writ of Execution filed to No. 2019-CV-6564, NET Federal Credit Union, Plaintiff, vs. William G. Fleming, Sr., and Donna Fleming, Defendants and Owners of the property situate in the Borough of Clarks Summit, Lackawanna County, PA, being known as 615 Powell Avenue, Clarks Summit, PA 18411.
Dimensions: 130 feet x 140 feet more or less
Property ID #: 10011-020-03100
Assessed Value: \$18,200.00
Improvements Thereon: Improved with a Residential Dwelling
Attorney: Paul A. Kelly, Jr., Esq
Sheriff to Collect: \$143,690.81

SALE 14

By virute of a Writ of Execution filed to No. 20-517 Citibank, NA vs. James Geeting, Marie Geeting, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being 320 Charles St., Scranton, PA 18508
Dimensions: 150 X 50
Property ID #: 12413-030-015
Assessed Value figure: 4,000.00
Improvements thereon:
Single Dwelling
Attorney: Hladik Onorato & Federman, LLP
Sheriff to collect: \$91,111.79

SALE 15

By virtue of a Writ of Execution filed to No. 18-5595 Highway Federal Credity Union vs. Vincent Zerblas & Doreen Wrobleski, owner(s) of property situate in Clarks Summit Lackawanna County, PA being 2750 Ransom Rd.
Dimensions: 88,563.06 Square feet
Property ID #: 15204-050-00612

Assessed Value figure: 40,790.00

Improvements thereon:

2.033 Acres

Attorney: Robert Marsh

Sheriff to collect: \$

SALE 16

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST, successor in interest to PENN SECURITY BANK & TRUST CO. vs. JOSEPH R. KESTER and LORI A. KESTER, Docket No. 20-cv-681.

Joseph R. Kester and Lori A. Kester is the owner of property situate in the City of Scranton, County of Lackawanna, Commonwealth of PA, Being 721 Brook Street, Scranton, PA

Assessment Map #: 16707 060 020

Assessed Value Figure: 15,000

Improvements Thereon: Improved real estate

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

Sheriff to collect: \$75,332.64 (plus costs)

SALE 17

By virtue of a Writ of Execution filed to No. 2016-CV-6139 DAVID Z. SMITH vs LINDA GRABOUSKY/BERRY THOMPSON. LINDA GRABOUSKY, owner(s) of property situate in MOSCOW BOROUGH Lackawanna County, Pennsylvania being 110 Spring Garden St., Moscow, PA 18444

Dimensions: 2 parcels – 1: 125' by 100' with home and garage/2: 50' by 76' with Barn

Property ID #: 19811040025

Assessed Value figure: \$15,000.00

Improvements thereon: Home, Garage and Barn

Attorney: John Lucas, Esq 1620 Church St, Suite 1, Hazelton, PA 18202

Sheriff to collect: \$56,273.50**

**Interest on Post Trial Verdict pursuant to Title 42 Pa.C.S.A. 8101 at 6% per annum to be calculated as of March 20, 2020 at a rate of \$9.25 per diem until Sale – See Title 41 Pa.C.S.A 202 for legal interest rate

By virtue of a Writ of Execution filed to No. 2016-CV-6139 DAVID Z. SMITH vs LINDA GRABOUSKY/BERRY THOMPSON. LINDA GRABOUSKY, owner(s) of property situate in MOSCOW BOROUGH Lackawanna County, Pennsylvania being West of Eleanor St., Moscow, PA 18444

Dimensions: 2 parcels – lots 3 and 6 of Matthew Development

Property ID #: 19811040008

Assessed Value figure: \$5,000.00

Improvements thereon: Barn

Attorney: John Lucas, Esq 1620 Church St, Suite 1, Hazelton, PA 18202

Sheriff to collect: \$56,273.50**

**Interest on Post Trial Verdict pursuant to Title 42 Pa.C.S.A. 8101 at 6% per annum to be calculated as of March 20, 2020 at a rate of \$9.25 per diem until Sale – See Title 41 Pa.C.S.A 202 for legal interest rate

SALE 18

By virtue of a Writ of Execution No. 2020-00390 U.S. Bank Trust National Association, Not in Its Individual Capacity, But Solely as Trustee of Citigroup Mortgage Loan Trust 2018-C v. James A. Roman, Nicole B. Roman owners of property situate in the BLAKELY BOROUGH, Lackawanna County, Pennsylvania, being 746 Pleasant Avenue, Peckville, PA 18452-2310

Dimensions: 50X150

Assessment Map #:

10417-010-029

Assessed Value figure: \$185,250.00

Judgment Amount: \$167,119.78

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES

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 13TH, 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
7/6/2020**