

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 FRIDAY, **FEBRUARY 5, 2021** 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 PEOPLES SECURITY BANK & TRUST COMPANY, vs. NV PETROLEUM, LLC and VANGA PROPERTIES, LLC, Docket No. 2018-2814. Vanga Properties, LLC is the owner of property situate in the South Abington, County of Lackawanna, Commonwealth of PA. Being 801 Northern Blvd., Clarks Summit, PA 18411

Assessment Map #: 10117 010 004

Assessed Value Figure: 53,600

Improvements Thereon: Improved real estate

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

Sheriff to collect: \$333,091.82 (plus costs)

### **SALE 2**

By virtue of a Writ of Execution filed to No. 2018-CV-1871 PENTAGON FEDERAL CREDIT UNION vs. SUZANNE M. MURRAY-SMITH situate in Madison Township, Pennsylvania being 52 Chipmunk Lane, L4, Madison Township, PA

Dimensions: 1.004 acres

Assessment Map #: 20702 010 001

Assessed Value figure: \$18,600.00

Improvements thereon: SINGLE FAMILY RESIDENCE

Attorney: John R. O'Brien, Oliver, Price & Rhodes

Sheriff to Collect: \$113,399.69

### **SALE 3**

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

Dimensions: 30,006.06 sq. ft.

Assessment Map #: 0680203000103

Assessed Value figure: \$35,550.00

Improvement thereon:

A residential dwelling

Attorney:

Sheriff to Collect: \$452,362.90

### **SALE 4**

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

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER Plaintiff v. JOSEPHINE JOY DOUGHTON A/K/A JOY TRAPANI, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF EDWARD DOUGHTON A/K/A EDWARD R. DOUGHTON A/K/A EDWARD ROBERT DOUGHTON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD DOUGHTON A/K/A EDWARD R. DOUGHTON A/K/A EDWARD ROBERT DOUGHTON Defendant(s)

COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-06268

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF OLYPHANT, LACKAWANNA COUNTY, PENNSYLVANIA: BEING KNOWN AS: 122-124 LINCOLN STREET OLYPHANT, PA 18447

BEING PARCEL NUMBER: 11406-080-012

PIN #: 11406080012

DIMENSIONS: 29 X 140 X 29 X 140

TOTAL VALUE: \$6000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

### **SALE 5**

By virtue of a Writ of Execution filed to No. 19CV7118 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2004-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE1 vs. PHILIP C. SOTTILE, owner(s) of property situate in Borough of Jermyn, Lackawanna County, PA. Being: 99 Franklin Street, Jermyn, PA 18433

Assessment Map #: 0731608000200

Assessed Value Figure: \$13,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$171,536.56

### **SALE 6**

By virtue of a Writ of Execution filed to No. 2019-07449 American Advisors Group vs. Eric Frantz a/k/a Eric L. Frantz owner of property Situate in BOROUGH OF MOOSIC, LACKAWANNA COUNTY, PA BEING 311 Walnut Street, Moosic, PA 18507

TAX PARCEL #: 18416020054

Title to said premises is vested in Eric Frantz a/k/a Eric L. Frantz by deed from Eric L. Frantz an unmarried man and Jennifer M Frantz an unmarried woman dated March 24, 2017 and recorded April 3, 2017 in Instrument Number 201704821.

Assessment Map #: 18416020054

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$53,493.99

### **SALE 7**

By virtue of a Writ of Execution filed to No. 7395 Civil 2019, PHH Mortgage Corporation vs. Johnathan R. Powell a/k/a Johnathan Powell, owner of property situate in the Fifth Ward of the City of Scranton, Lackawanna County, Pennsylvania being 1306-1308 Division Street, Scranton, PA 18504.

Front: 50 ft. Depth: 67 feet

Property ID #: 14517060030

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq.

Sheriff to collect: \$68,000.42

### **SALE 8**

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

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR AMRESKO RESIDENTIAL SECURITIES CORPORATION MORTGAGE LOAN TRUST 1998-3 Plaintiff v. THOMAS NESTERAK, IN HIS CAPACITY AS HEIR OF DIANE YACOPCHAK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DIANE YACOPCHAK Defendant(s)

COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2020-00688

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF OLD FORGE, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 508-510 F/K/A 510 HICORY STREET OLD FORGE, PA 18518 BEING PARCEL NUMBER: 175.08-2-18

PIN: 17508020018

DIMENSIONS: 50 X 105

TOTAL VALUE: \$12000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

### **SALE 9**

By virtue of a Writ of Execution filed to No. 20-CV-826, Citizens Savings Bank vs. Gary J. Durkin and Melissa Marie Killian, now by marriage Melissa Marie Durkin, owners of property situate in Township of Roaring Brook, Lackawanna County, PA, being 329 Summit Woods Road:

Dimensions: 4.52 acres

Property ID #: 170.01-010-01 63

Assessment Value: \$40,000.00

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: \$293,528.14\*

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

### **SALE 10**

By virtue of a Writ of Execution filed to No. 2020-00626 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-2, MORTGAGE-BACKED NOTES, SERIES 2016-2 vs. LYDIA CURCERELLO, owner(s) of property situate in CARBONDALE TWP, Lackawanna County, PA.

Being: 124 Madison Avenue, Childs, PA 18407

Assessment Map #: 06410030002

Assessed Value Figure: \$4,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$45,032.70

All That Certain Property Situated in the Township of Carbondale in the County of Lackawanna and Commonwealth of Pennsylvania, Being Described as Follows: Lot Number 28 in Block Two (2) and the Rear Half of Lot Number 28 in Block

Two (2). Being More Fully Described in a Deed Dated 07/10/1995 and Recorded 01/11/1996, Among The Land Records of the County and State Set Forth above, in Deed Volume 1534 and Page 161 and, Tax Map or Parcel Id No.: 06410-030-002 Parcel One Being On the Northeasterly Side of Madison Street Beginning At The Westerly Corner of Lot Number Twenty Seven (27) On Said Plot Being Now or Late of The Land of James Fife; Thence North Forty Nine (49) Degrees And Fifteen (15) Minutes West Fifty (50) Feet Along Madison Street To A Corner of Land Of Hillside Coal And Iron Company; Thence Along Land Of Said Company North Forty (40) Degrees And Forty Five (45) Minutes East Fifty Nine (59) Feet To The Corner of Land of Grantor; Thence South Forty Nine (49) Degrees And Fifteen (15) Minutes East Fifty (50) Feet To Line of Land of Said Fife; Thence Along Last Mentioned Land South Forty (40) Degrees And Forty Five (45) Minutes West Fifty Nine (59) Feet To The Said Madison Street At The Place of Beginning.

Parcel Two Bounded Northerly By Land of The Hillside Coal And Iron Company Easterly By An Alley Sixteen (16) Feet And Nine (9) Inches Wide Southerly By Lot Number 27 on Said Plot Now or Formerly owned by Blass Ettinger And Westerly By The Other Half of Said Lot Number 28 owned by Peter Salitsky And Daniel Spielka.

Hazardous Waste, As Defined By The Solid Waste Management Act No. 1980-97 And Regulations, Has Never Been And Is Not Presently Being Disposed By The Grantors or to the Grantors' Knowledge in or on the Premises Hereby Conveyed. Pursuant To The Provisions of The Pennsylvania Realty Transfer Tax Act, This Conveyance Is Exempt From The Payment of Pennsylvania Realty Transfer Tax Being A Conveyance From Parent and Daughter.

### **SALE 11**

By virtue of a Writ of Execution filed to No. 2018-05289 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Unknown Heirs, Successor, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Roseanne M. Balsavage, Deceased; Walter Balsavage, known Heir of Roseanna M. Balsavage, Deceased, owner(s) of property situated in Borough of Old Forge, Lackawanna County6, PA being 217 Vine Street, Old Forge, PA 18518

Dimensions: 24X64X76X11X100X52

Assessment Map #: 1751205005004

Assessed Value figure: \$9,000.00

Improvement thereon:

A residential dwelling

Attorney:

Sheriff to Collect: \$43,802.01

### **SALE 12**

By virtue of a Writ of Execution filed to No. 2020-CV-1812, PEOPLES SECURTY BANK & TRUST COMPANY, Plaintiff, vs. QUALITY PERFORATING, INC., Defendant, owner of property situate in Carbondale, Lackawanna County, PA, being known as 166 DUNDAFF STREET, CARBONDALE, LACKAWANNA COUNTY, PA.

Consisting of seven (7) parcels, more or less, as more particularly described in Lackawanna County Record Book 610, Page 80.

Assessment Map #: 04509-030-020; 04509-030-021; 04509-030-022; 04509-030-029;

04509-030-030; 04509-030-031; and 04509-040-045

Assessed Value: \$156,165.00

Improvements Thereon: Commercial/Industrial buildings and vacant land

Sheriff to Collect: \$4,147,877.57, plus costs, attorneys' fees and additional interest at the maximum rate allowed by law until paid in full.

Attorney: Cipriani & Werner

### **SALE 13**

By virtue of Writ of Execution in Case Number: 19 CV 03727 U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2 (Plaintiff) vs. Theresa A. Brier (Defendant) Owner of the property situate in the First Ward of the Borough of Dunmore, Lackawanna County, PA being 218 Prospect Street, Dunmore, PA 18512

Dimensions: 40X256

Property ID #: 14709030009

Assessed Value Figure:

Improvements thereon: Residential Dwelling

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

Sheriff to Collect: \$78,739.62 plus costs, expenses, attorneys' fees and additional interest.

#### **SALE 14**

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, PA. Being: 506 Main Street, Eynon, PA 18403

Assessment Map #: 09414020018

Assessed Value Figure: \$6,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$56,803.47

#### **SALE 15**

By virtue of a Writ of Execution No. 20-CV-2472 Santander Bank, N.A. v. Elizabeth M. Kline a/k/a Elizabeth Kline owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 835 Harrison Avenue, a/k/a 835 Harrison Avenue L 21, Scranton, PA 18510-1401

Dimensions: 40X160

Assessment Map #: 15706050040

Assessed Value figure: \$12,500.00

Judgment Amount: \$110,634.39

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### **SALE 16**

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, PA being 40 Woodland Drive, f/k/a 164 Woodland Drive, assessed as Laurel Dr. L-164 Sec-1, Thornhurst, PA 18424

Dimensions: 80 X 157

Assessment Map #: 2460105000305

Assessed Value figure: \$19,000.00

Improvement thereon:

A residential dwelling

Attorney:

Sheriff to Collect: \$116,633.50

#### **SALE 17**

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

Dimensions: 50 x 150

Assessment Map #: 07405-050-028

Assessed Value: \$9,000.00

Improvements thereon:

Single family dwelling

Sheriff to collect: \$33,041.57 plus costs as of February 15, 2021

Attorney: CHARITON, SCHWAGER & MALAK

**SALE 18**

By virtue of a Writ of Execution file to No. 18cv5906 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER AS SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL, LLC vs. LORRIE A SCARFO, owner(s) of property situate in Township of Bengin, Lackawanna County, PA.

Being: 3446 State Route 438, Benton Township, PA 18414

Assessment Map #: 04901030005

Assessed Value Figure: \$16,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$126,139.67

BEGINNING at a point in the center of State Route No. 438 leading from Wallsville to LaPlume, said point being North 89 degrees 36 minutes West, 145 feet from the intersection of State Road No. 438 with the center line of the dirt Township Road T-530 heading to Waverly; thence Sought 15 degrees 03 minutes East, three hundred (300) feet along Lot No. 1 to an iron pin at the corner of Lots Nos. 1 and 8; thence North 89 degrees 36 minutes West along Lot No. 2 sixty-five (65) feet to an iron pin at the corner of Lots No. 2 and No. 7; thence South 71 degrees 51 minutes West along Lot No. 7, 229.9 feet, more or less, to a point at the corner of lands conveyed by the grantor to Theodore and Vicky Varady, husband and wife, on the 23rd day of April, 1980, and recorded in Lackawanna County Recorder of Deeds Office in Deed Book 1002, at Page 458; thence North 19 degrees West, 383.35 feet, more or less, to a point on the center of State Route No. 438; thence along center of said road, South 89 degrees 51 minutes East 230 feet, more or less to a point in the center of said road; thence along center of said road, South 89 degrees 30 minutes East, 103.5 feet, more or less, to a point in the center of said road, the place of BEGINNING.

Notice – This Document Does Not Sell, Convey, Transfer, Include Or Insure The Title To The Coal And Right Of Support Underneath The Surface Land Described Or Referred To Herein, And The Owner Or Owners Of Such Coal May Have The Complete Legal Right To Remove All Of Such Coal And In That Connection Damage May Result To The Surface Of The Land And Any House, Building Or Structure On Or In Such Land. The Inclusion Of This Notice Does Not Enlarge, Restrict Or Modify Any Legal Rights Or Estates Otherwise Created, Transferred, Excepted Or Reserved By This Instrument. (This Notice Is Set Forth In The Manner Provided In Section 1 Of The Act of July 17, 1957 P.L., 984 As Amended; And Is Not Intended As Notice Of Unrecorded Instruments, If Any).

**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 MARCH 10TH, 2021 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  
NOVEMBER 2, 2020**