

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, **JUNE 11, 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 filed to No. 2019-05486 QUICKEN LOANS, LLC FKA QUICKEN LOANS INC. vs. The Unknown Heirs of Charles H. Mathews Deceased, EILEEN MATHEWS Solely in Her Capacity as Heir of Charles H. Mathews Deceased, ROBERT MATHEWS Solely in His Capacity as Heir of Charles H. Mathews Deceased, TERESA MATHEWS Solely in Her Capacity as Heir of Charles H. Mathews Deceased, DANIEL MATHEWS AKA STEPHEN MATHEWS AKA STEVEN MATHEWS Solely in His Capacity as Heir of Charles H. Mathews Deceased and CHARLES MATHEWS, III Solely in His Capacity as Heir of Charles H. Mathews Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being: 1208 North Main Avenue, Scranton, PA 18508

Assessment Map #: 013419050015

Assessed Value Figure: \$14,600.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$76,361.69

SALE 2

By virtue of a Writ of Execution filed to No. 2018-02329 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. GINA M. WILLIAMS and RODNEY T. WILLIAMS, owner(s) of property situate in Township of Fell, Lackawanna County, PA.

Being: 1 43rd Street, Carbondale, PA 18407

Assessment Map #: 04501010039

Assessed Value Figure: \$17,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$116,915.11

SALE 3

By virtue of a Writ of Execution filed to No. 2020CV1431 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. MARY M. WALSH AKA MARY MARGARET WALSH, owner(s) of property situate in Borough of Throop, Lackawanna County, PA.

Being: 906 South Valley Avenue, Olyphant, PA 18447

Assessment Map #: 12501010026

Assessed Value Figure: \$6,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$118,046.08

CONTAINING a front of sixty (60) feet southeastward on Dunmore Road, bounded southwestward at right angles to said road one hundred fifty (150) feet by Lot No. 17 on said Road, northwestward parallel with said road sixty (60) feet by Lot No. 16 on Ridge Street, and northeastward at right angles to said road one hundred (150) feet by Lot No. 13 on said Road. Comprising Lot No. 15 on said Road as the same is represented and designated on a map of building lots on land of the Delaware & Hudson Canal Company in the Boroughs of Dickson City and Olyphant.

SALE 4

By virtue of a Writ of Execution filed to No. 2020-CV-03252 REVERSE MORTGAGE SOLUTIONS, INC. vs. DENISE KADTKA Solely in Her Capacity as Heir of Theresa Cucura, Deceased, owner(s) of property situate in Borough of Dickson City, Lackawanna County, PA.

Being: 257 Poplar Street, Dickson City, PA 18519

Assessment Map #: 12412010011

Assessed Value Figure: \$4,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$53,316.05

BEING Lot Number Twenty-eight (28) in Block Number Six (6) on the Southerly side of Poplar Street, being forty (40) feet in width in front on said Street by one hundred fifty (150) feet in depth to a court fifteen (15) feet wide for public use according to a plan or map recorded in the Office of the Recorder of Deeds of Lackawanna County in Map Book No. 1 at pages 116-117. Coal and minerals reserved as the same are reserved in prior deeds forming this chain of title.

SALE 5

By virtue of a Writ of Execution filed to case number 5094-CV-2019 out of the Court of Common Pleas of Lackawanna County by LA Commercial Services, LLC vs. Defendants, Ronald C. Walton and Kristen A. Walton, owners of the property situate at 15975 S R 407, Benton Township, Fleetville, County of Lackawanna, Commonwealth of PA.

BEING PROPERTY ID NUMBER: 029.03-010-018

Assessed Value Figure: \$11,300.00

Property being known as: 15975 S R 407, Fleetville, PA 18420

Improvements thereon: Residential Dwelling

Attorney for Plaintiff: James V. Fareri, Esq., 712 Monroe St. Stroudsburg, PA 18360, Tel. No.: 570.421.9090

Sheriff to collect: \$

SALE 6

By virtue of a Writ of Execution filed to No. 2020 Civil 02768, LOANCARE, LLC vs. Michael Ostrowski, owner of property situate in the Township of South Abington, Lackawanna County, PA being 502 Hilltop Lane, Clarks Summit, PA 18411.

Front: 115 ft. Depth: 200 ft.

Property ID #: 09103020027

Assessed Value figure: \$14,500.00

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esq

Sheriff to collect: \$133,502.09

SALE 7

By virtue of a Writ of Execution filed to No. 2020 Civil 1428, Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3, by its servicer PHH Mortgage

Corporation, Plaintiff, v. Robert D. Walsh, Defendant, owner of property situate in the City of Scranton, Lackawanna County, PA being 428 Breck Street, Scranton, PA 18505.

Front: 40 ft. Depth: 160 ft.

Property ID #: 16710030015

Assessed Value figure: \$12,000.00

Improvements thereon: Residential Real Estate

Attorney: Kenya Bates, Esquire

Sheriff to collect: \$146,902.30

SALE 8

By virtue of a Writ of Execution filed to No. 20 CV 3520, U.S. Bank National Association, as Trustee, for CSFB Mortgage-Backed Trust Series 2005-10 c/o PHH Mortgage Corporation, as servicer for Mortgagee vs. Edward Deegan and Patricia Deegan, owners of property situate in the Fourth Ward of the City of Scranton, Lackawanna County, PA being 1120-1122 Jackson Street, Scranton, PA 18504.

Front: irregular Depth: irregular

Property ID #: 145-18-020-059

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Real Estate

Attorney: Andrew J. Marley, Esq.

Sheriff to collect: \$66,086.54

SALE 9

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855) 225-6906 Fax: (866) 381-9549 ATTORNEYS FOR PLAINTIFF Robert Flacco, Esquire, Id. No. 325024 rflacco@raslg.com SPECIALIZED LOAN SERVICING LLC Plaintiff v. MICHELE GILLETTE A/K/A MICHELLE GILLETTE ; JEFFREY GILLETTE Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 18-CV-5872 ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN VANDLING BOROUGH, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 200 6TH STREET A/K/A 200 6th STREET L 8110 BLK F

PIN #: 0160705000108

DIMENSIONS: 200 X 100 X 200 X 100

TOTAL VALUE: \$25200

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robertson, Anschutz,

Schneid, Crane & Partners, PLLC Attorneys for Plaintiff Robert Flacco, Esquire ID No. 325024

SALE 10

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855) 225-6906 Fax: (866) 381-9549 ATTORNEYS FOR PLAINTIFF Robert Flacco, Esquire, Id. No. 325024 rflacco@raslg.com DITECH FINANCIAL LLC Plaintiff v. JOHN W. RYAN Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-06638

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

BEING KNOWN AS: 830 MAPLE STREET SCRANTON PA 18505

BEING PARCEL #: 16708030028

PIN #: 16708030028

DIMENSIONS: 40 X 160

TOTAL VALUE: \$7000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC Attorneys for Plaintiff Robert Flacco, Esquire ID No. 325024

SALE 11

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855) 225-6906 Fax: (866) 381-9549 ATTORNEYS FOR PLAINTIFF Robert Flacco, Esquire, Id. No. 325024 rflacco@raslg.com DITECH FINANCIAL LLC Plaintiff v. KEVIN J. MCGOWAN; DEBRA M. MCGOWAN Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-03459

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

BEING KNOWN AS:

2120 SECOND STREET MOUNT COBB, PA 18436

BEING PARCEL #: 150.01-010-001.42

PIN #: 1500101000142

DIMENSIONS: 1A

TOTAL VALUE: \$20000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robertson, Anschutz,

Schneid, Crane & Partners, PLLC Attorneys for Plaintiff Robert Flacco, Esquire ID No. 325024

SALE 12

By virtue of a Writ of Execution filed to No. 20-CV-686, Citizens Savings Bank, vs. Richard W. Karyto, owner of property situate in City of Scranton, Lackawanna County, PA, being 413-415 St. Francis Cabrini Avenue:

Dimensions: 45 x 100

Property ID #: 145.14-090-042

Assessment Value: \$9,000.00

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: \$20,394.52*

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

SALE 13

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: Christopher A. DeNardo, Esq

Sheriff to Collect: \$66,279.14

SALE 14

By virtue of a Writ of Execution No. 2019-3112 WELLS FARGO BANK, N.A. v. RENITA M. MASTERS A/K/A RENITA MASTERS; JAMES D. MASTERS A/K/A JAMES MASTERS owner(s) of property situate in the SCRANTON CITY, LACKAWANNA County, PA, being 321 15TH AVE. SCRANTON, PA 18504

Tax ID #: 14517020033

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$118,004.25

Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 15

By virtue of a Writ of Execution No. 2019-3223 WELLS FARGO BANK, N.A. v. SCOTT T. QUICK, JR. owner(s) of property situate in the TAYLOR BOROUGH, 6TH WARD, LACKAWANNA County, PA, being 101 RINALDI DRIVE, TAYLOR, PA 18517

Tax ID #: 15514010014

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$115,831.90

Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 16

By virtue of a Writ of Execution filed to No. Central Penn Capital Management, LLC vs. K.T., in Her Capacity as Heir of David Turner Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under David Turner, Deceased. K.T., in Her Capacity as Heir of David Turner, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under David Turner, Deceased, owner(s) of property situate in the Borough of Moosic, Lackawanna County, Pennsylvania being 911 Eighth Street, Moosic, PA 18507

Dimensions: 75x50

Property ID #: 18503010037

Assessed Value Figure: \$5,000.00

Improvements thereon:

Ranch Dwelling

Attorney: Matthew G. Brushwood, Esquire

Sheriff to collect: \$39,106.43 plus continuing interest after January 31, 2019 at a rate of \$8.76 per diem, plus attorneys' fees and costs of suit.

SALE 17

By virtue of a Writ of Execution filed to No. 2017 CV 3265 PNC Bank, National Association vs. Ada Messenger and Christine Biefeldt, Trustee of the Cottrell Family Irrevocable Personal Residence Trust, owner(s) of property situate in the the 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: \$

SALE 18

By virtue of a Writ of Execution filed to No. 2019-CV-5748 CHRISTOPHER KACLIK vs. PAUL MORVAN situate in Newton Township, Lackawanna County, PA being 2225 Cherry Hill Road, Clarks Summit, Newton Township, PA

Dimensions: 2.26 acres

Assessment Map #: 1300201000602

Assessed Value figure: \$18,100.00

Improvements thereon:

SINGLE FAMILY RESIDENCE

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

Sheriff to Collect: \$84,386.82

SALE 19

By virtue of a Writ of Execution filed to No. 2020-00578 MidFirst Bank v Jennilynn Balliet AKA Jenni Lynn Balliet owner(s) of property situate in Borough of Archbald, Lackawanna County, PA being 410 Rear North Main Street, Archbald, PA 18403
Dimensions: 51X53X13X67X11X55X27X65

Property ID #: 09517010024

Assessed Value Figure: \$5,000.00

Improvements thereon: Commercial motel/hotel

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

Sheriff to collect: \$55,009.87

SALE 20

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 1620-1622 Pine Street, Scranton, PA 18510;

Dimensions: 37x100

Property ID #: 15710010071

Assessed Value Figure: \$24,500.00

Improvements thereon: Residential Multi Dwelling

Attorney: Amar A. Agrawal, Esq

Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 1024-1026 Clay Avenue, Scranton, PA 18510;

Dimensions: 40x160

Property ID #: 146180100113

Assessed Value Figure: \$16,000.00

Improvements thereon: Residential Multi Dwelling

Attorney: Amar A. Agrawal, Esq

Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 1010-1012 Clay Avenue, Scranton, PA 18510;

Dimensions: 40x160

Property ID #: 15615010045

Assessed Value Figure: \$15,000.00

Improvements thereon: Residential Multi Dwelling

Attorney: Amar A. Agrawal, Esq

Sheriff to collect: \$574,804.48

SALE 21

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 1009 Taylor Avenue (a/k/a 1007-1009 Taylor Avenue), Scranton, PA 18510;

Dimensions: 40x154

Property ID #: 14618040025

Assessed Value Figure: \$13,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Amar A. Agrawal, Esq
Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 732 Harrison Avenue (a/k/a 730-732 Harrison Avenue), Scranton, PA 18510;

Dimensions: 40x160

Property ID #: 15706030050

Assessed Value Figure: \$14,000.00

Improvements thereon: Residential Multi Dwelling

Attorney: Amar A. Agrawal, Esq

Sheriff to collect: \$574,804.48

SALE 22

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 442-444 North Irving Avenue, Scranton, PA 18510;

Dimensions: 45x132x19x28x26x160

Property ID #: 15709040027

Assessed Value Figure: \$26,000.00

Improvements thereon: Residential Multi Dwelling

Attorney: Amar A. Agrawal, Esq

Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 1700 Roselynn Avenue, Scranton, PA 18510;

Dimensions: 60x106x60x103

Property ID #: 15762020001

Assessed Value Figure: \$17,851.00

Improvements thereon: Residential Multi Dwelling

Attorney: Amar A. Agrawal, Esq

Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 616 Cedar Avenue, Scranton, PA 18505;

Dimensions: 40x150

Property ID #: 15615010045

Assessed Value Figure: \$17,000.00

Improvements thereon: Commercial Other

Attorney: Amar A. Agrawal, Esq

Sheriff to collect: \$574,804.48

SALE 23

By virtue of a Writ of Execution No. 2017-51697 Carbondale Area School District vs. Chad W. Lynady. Chad Lynady, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 8-10 Franklin Street

Dimensions: 126x90x112x90

Property ID #: 05412-060-014

Assessed Value Figure: \$15,500.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$6,897.23

SALE 24

By virtue of a Writ of Execution No. 2014-51355 Scott Township Sewer and Water vs. Joseph Mroczka, Jr. Joseph Mroczka, Jr., owner(s) of property situate in Scott Township, Lackawanna County, PA, being: 153 Rushbrook Road

Dimensions: 50x150

Property ID #: 06207-030-008

Assessed Value Figure: \$3,500.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$11,881.45

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 JULY 11TH, 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
SCRANTON, PA 18503
MARCH 15, 2021**