

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, **JULY 9, 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. 2021-CV-314, The Fidelity Deposit and Discount Bank, the Plaintiff, vs. Roland J. Warrick, 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 Roland J. Warrick, Deceased Mortgagor and Real Owner, the Defendants, of the property situate in the Township of Ransom, Lackawanna County, PA, being known as 2807 Ledge Drive, Ransom Township, PA 18411. The Property consists of 13.062 acres more or less.

Property ID #: 14204-010-00121

Assessed Value: \$12,900.00

Improvements Thereon: Unimproved

Attorney: Rocco Haertter, Esquire

Sheriff to Collect: \$96,919.47

SALE 2

By virtue of a Writ of Execution filed to No. 2018-02513 Pentagon Federal Credit Union vs. Randall Petrochko and Bambi Sobrinsky. Randall Petrochko and Bambi Sobrinsky, owners of property situate in Second Ward Lackawanna County, PA being 443 Putnam Street, Scranton, PA 18508

Dimensions: 30x119, Residential Single Dwelling

Property ID #:340-13411-040-003

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Michelle Pierro, Esquire

PA ID#317454, Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect: \$64,951.05

SALE 3

By virtue of a Writ of Execution filed to No. 2020-CV-2201 Irving Braverman, Trustee of the Irving and Betty Sue Braverman Living Trust, as to an Undivided 36,000/71,000 Interest and Alan Schwartz and Alicia Schwartz, Husband and Wife as Joint Tenants, as to Undivided 35,000/71,000 Interest, PLAINTIFF vs. Parker Williams Property LLC, a New Jersey Limited liability Company, DEFENDANT, owner of properties situated in the City of Scranton, Lackawanna County, PA being known as: 841 Moosic Street, Scranton, PA 18505-2072.

Dimensions: 23 x 90

Instrument # : 2019004376. Date recorded 4/02/2019.

PIN 15761030045

Assessed Value: Land - \$1150.00, Improvements - \$12,250.00. Total Value \$13,400.00

Improvements thereon: Residential Single Family

AND

1505-1507 JACKSON STREET, Scranton, PA 18504

Dimensions: 50 X 100

Instrument # 2017015076. Date recorded 09/22/2017.

PIN 14517-050-038

Assessed Value: Land - \$2253.00, Improvements - \$9,247.00. Total Value \$11,500.00

Improvements thereon: Residential Multi-dwelling

Attorney: Robert P. Wendt, Esq. for Leopold & Associates, PLLC

Sheriff to collect \$76,035.21

SALE 4

By virtue of a Writ of Execution filed to case number 0121-CV-2021 out of the Court of Common Pleas of Lackawanna County by ESSA Bank & Trust vs. Defendant, Veuy Keonela, owner of the property situate at 901 Luzerne Street, Scranton, PA 18504, in the City of Scranton, County of Lackawanna, Commonwealth of PA (55x57x53x57).

BEING PROPERTY ID NUMBER: 15606-040-047

Assessed Value Figure: \$5,800.00

Property being known as: 901 Luzerne Street, Scranton, PA 18504

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: \$34,748.92

SALE 5

By virtue of a Writ of Execution filed to No. 2020-04077 CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-3 vs. WILLIAM F. BEY and PAMELA R. BEY, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 1010-1 Snyder Avenue aka 1010-1014 Snyder Avenue, Scranton, PA 18504

Assessment Map #: 15613070062

Assessed Value Figure: \$11,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$76,169.17

SALE 6

By virtue of a Writ of Execution filed to No. 20CV344 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. JOSEPHINE ANN DESENA AKA JOSEPHINE A. SCARFALLOTO Solely in Her Capacity as Heir of Nicholas Scarfalloto, a/k/a Nicolas Scarfalloto Deceased, MARIO SCARFALLOTO Solely in His Capacity as Heir of Nicholas Scarfalloto, a/k/a Nicolas Scarfalloto Deceased and MARCO A. SCARFALLOTO Solely in His Capacity as Heir of Nicholas Scarfalloto, a/k/a Nicolas Scarfalloto Deceased, owner(s) of property situate in City of Carbondale, Lackawanna County, PA. Being: 15 Hickory Street, Carbondale, PA 18407

Assessment Map #: 05402020006, 05402020007 & 05402020008

Assessed Value Figure: \$14,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$160,074.97

SALE 7

By virtue of a Writ of Execution filed to No. 20CV1519 QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. RITA BUDHATHOKI and PADAM L. BUDHATHOKI, owner(s) of property situate in City of Scranton, Lackawanna County, PA.
Being: 432 Breck Street, Scranton, PA 18505
Assessment Map #: 16710030016
Assessed Value Figure: \$12,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$85,072.19

SALE 8

By virtue of a Writ of Execution filed to No. 2017-00120 U.S. Bank National Association as Indenture Trustee for CIM Trust 2018-NRI Mortgage-Backed Notes, Series 2018-NR1 vs. Linda Poli, owner(s) of property situated in 12th Ward of the City of Scranton Lackawanna County, PA being 14 Prospect Avenue, Scranton, PA 18505
Dimensions: 34x54x34x42
Assessment Map #: 15652-020-031
Assessed Value figure: \$13,000.00
Improvement thereon:
A residential dwelling
Attorney: Christopher A. DeNardo, Esq.
Sheriff to Collect: \$139,144.04

**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 AUGUST 9TH, 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
APRIL 12, 2021**