

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, **NOVEMBER 12, 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. 2020-00213 LAKEVIEW LOAN SERVICING, LLC vs. THE UNKNOWN HEIRS OF ANN M. BOOTH, DECEASED, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 228 Linda Lane, Scranton, PA 18504

Assessment Map #: 14412010070

Assessed Value Figure: \$17,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$44,305.99

BEGINNING at a Point on the northwesterly line of Linda Lane, said Point of beginning being at the intersection of said Linda Lane with the northeasterly line of Division Street; thence along the northwesterly line of Linda Lane, North thirty-five degrees forty-two minutes east (N. 35 degrees 42' E) a distance of seventy (70) feet to a Point; thence along the division line between Lots 1 and 2, north forty four degrees eighteen minutes West (N. 44 degrees 18' W.) one hundred (100) feet to a point; thence along the southeasterly line of Lot 8 South thirty-five degrees forty-two minutes West (S. 35 degrees 42' W.) fifty seven and nineteen one hundredths (57.19) feet to a point on the northeasterly line of Division Street; thence along the northeasterly line of Division Street, south forty-seven degrees east (S. 47 degrees 00' E.) a distance of one hundred and eighty-two one hundredths (100.82) feet to the place of beginning.

CONTAINING in all 6,359 square feet more or less, and being known as Lot #1 at the Town and Country Estate Development as surveyed by George P. Oehler, Registered Engineer.

### **SALE 2**

By virtue of a Writ of Execution filed to No. 2021-01761 MidFirst Bank v Leisa R. Bock owner(s) of property situate in City of Carbondale, Lackawanna County, PA being 161 Washington Street, Carbondale, PA 18407

Dimensions: 30x75

Property ID #: 05509070017

Assessed Value Figure: \$7,000.00

Improvements thereon: single family dwelling

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

Sheriff to collect: \$84,321.27

### **SALE 3**

By virtue of a Writ of Execution in Case Number: 2020-04239 Towd Point Mortgage Trust 2018-3, U.S. Bank National Association, as Indenture Trustee (Plaintiff) vs. Amy Lyon, Surviving Heir of Anna J. Barrett, Deceased and Unknown

Surviving Heirs of Anna J. Barrett, Deceased (Defendants) Owners of the property situate in the City of Scranton, Lackawanna County, PA being 837 Rear Maple Street, Scranton, PA 18505

Dimensions of Parcel: 40X50

Property ID #: 16708-030-047

Assessed Value Figure: \$2,450.00

Improvements thereon: Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esquire 298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to Collect: \$59,495.17 plus costs, expenses, attorneys' fees and additional interest.

#### **SALE 4**

BY VIRTUE OF A WRIT OF EXECUTION, PEOPLES SECURITY BANK & TRUST successor in interest to PENN SECURITY BANK & TRUST COMPANY vs. MICHAEL J. MATYAS, MARY E. MATYAS, and MICHAEL J. MATYAS, JR., and THE UNITED STATES OF AMERICA, Docket No. 21-CV-1211

MICHAEL J. MATYAS, JR. is the owner of property situate in the City of Scranton, Lackawanna County, Commonwealth of PA, Being 214 S. Filmore Avenue, Scranton, PA

Assessment Map #: 14517 010 006

Assessed Value Figure: 6,500

Improvements Thereon: improved real estate with a residential single family dwelling

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

Sheriff to collect: \$57,205.37 (plus costs)

#### **SALE 5**

BY VIRTUE of a Writ of Execution filed to No. 16 CV 7108 Plaintiff: PENNSYLVANIA HOUSING FINANCE AGENCY Vs. Defendant: SANDZHAR DAGIYANOV

Real Estate: 828-830 Alder Street, Scranton, PA 18505

Municipality: City of Scranton, Lackawanna County, PA

Dimensions: 40 x 162

See Instrument #: 201116682

Assessment Map: 15620-070-036

Assessed Value: \$12,000

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$141,069.75 (Total amount of Judgment)\*

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

#### **SALE 6**

BY VIRTUE OF A WRIT OF EXECUTION RCN CAPITAL FUNDING, LLC vs. DJMR PORTFOLIO LLC, Docket No. 21-CV-1877 DENNIS RUTOWICZ is the owner of property situate in the City of Scranton, County of Lackawanna, Commonwealth of PA, Being 1614-1616 Jackson Street, Scranton, PA 18504 329 14th Avenue, Scranton, PA 18504

Assessment Map #: 14513 080 037 (1614-1616 Jackson Street, Scranton, PA) 14517 020 067 (329 14th Ave., Scranton, PA)

Assessed Value Figure: 12,000 (1614-1616 Jackson Street, Scranton, PA) 6,500 (329 14th Street, Scranton, PA)

Improvements Thereon: residential multi dwelling 50 x 150 and a residential dwelling 50 x 110

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

Sheriff to collect: \$98,988.86 (plus costs)

**SALE 7**  
By virtue of a Writ of Execution No. 2020-02020 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR1, MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2007-BR1 v. CAROLINE J. KENT A/K/A CAROL J. KENT owner(s) of property situate in the Township of Carbondale, LACKAWANNA County, PA, being 1 ½ MAPLE ST. CARBONDALE, PA 18407

Tax ID #: 0450403000301

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$33,733.84

Attorneys for Plaintiff: Brock & Scott, PLLC

### **SALE 8**

By virtue of a Writ of Execution No. 2020-01903 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 v. GERALD PRAEFKE; RAYMOND M. CLARK, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF CAROL PRAEFKE A/K/A CAROL CLARK A/K/A CAROL A. CLARK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROL PRAEFKE A/K/A CAROL CLARK A/K/A CAROL A. CLARK, DECEASED owner(s) of property situate in the BOROUGH OF JESSUP, LACKAWANNA County, PA, being 125 HIGH ST., JESSUP, PA 18434

Tax ID #: 10414-060-00701

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$121,367.03

Attorneys for Plaintiff: Brock & Scott, PLLC

### **SALE 9**

By virtue of a Writ of Execution filed to No. 2020-4624 Pentagon Federal Credit Union vs. Laurence Backman and Paula Backman. Laurence Backman and Paula Backman, owners of property situate in Township of Fell Lackawanna County, PA being 142-144 Morse Ave. Simpson, PA 18407

Dimensions: 50X125 Residential Multi Dwelling

Property ID #: 03519040040

Assessed Value figure: \$7500

Improvements thereon: Residential Multi Dwelling

Attorney: Michelle Pierro, Esquire, PA ID # 317454, Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect: \$90,060.83

### **SALE 10**

By virtue of a Writ of Execution filed to No. 2021-01503 Wells Fargo Bank, N.A. vs. Michael Gioe and Giannina Gioe, owner(s) situated in City of Scranton, Lackawanna County, PA being 510 Oak Street, Scranton, PA 18508

Dimensions: 33 X 108 X 33 X 110

Assessment Map #: 12320040056

Assessed Value figure: \$103,265.00

Improvement thereon:

A residential dwelling

Attorney:

Sheriff to Collect: \$56,012.50

### **SALE 11**

By virtue of a Writ of Execution filed to No. 2020-01726 Finance of America Reverse LLC vs. Jacqueline Homnick, owner(s) of property situated in Township of South Abington Lackawanna County, PA being 514 Locust Lane, Clarks Summit, PA 18411

Dimensions: 100 x 125

Assessment Map #: 11102010050

Assessed Value figure: \$22,000.00

Improvement thereon:

A residential dwelling

Attorney:

Sheriff to Collect: \$181,086.65

#### **SALE 12**

BY BIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST, successor in interest to PEOPLES NEIGHBORHOOD BANK vs. JEFFREY M. EDWARDS AND CINDY EDWARDS, Docket No. 21-cv-581. JEFFREY M. EDWARDS and CINDY EDWARDS are the owners of property situate in the Township of Benton, County of Lackawanna, Commonwealth of PA, Being 1364 State Route 107

Assessment Map #: 02803 010 00203

Assessed Value Figure: 17,500

Improvements Thereon: improved real estate with a residential single family dwelling

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

Sheriff to collect: \$129,504.74 (plus costs)

#### **SALE 13**

By virtue of a Writ of Execution filed to No. 21-CV-2179 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, PA being 662 East Lackawanna Ave., Olyphant, PA 18447

Property ID #: 11415020050

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$72,598.42 plus interest at the per diem rate of \$9.17 from July 30, 2021 until November 12, 2021

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE BOROUGH OF OLYPHANT, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, 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 PA.

#### **SALE 14**

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST, successor by merger to PENN SECURITY BANK & TRUST CO. successor in interest to OLD FORGE BANK, Docket No. 2018-cv-2674. CHRISTOPHER C. THOMAS is the owner of property situate in the Borough of Old Forge, County of Lackawanna, Commonwealth of PA, Being 323 Sussex Street, Nicholson, PA 18446

Assessment Map #: 17512 010 028

Assessed Value Figure: 6,500

Improvements Thereon: improved real estate with a residential single family dwelling

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

Sheriff to collect: \$95,314.05 (plus costs)

#### **SALE 15**

By virtue of a Writ of Execution filed to No. 2021-CV-1487 FIRST NATIONAL BANK OF PENNSYLVANIA (Plaintiff) vs. ILVA R. LIUZZO, individually, and in capacity as Administratrix of the Estate of Joseph R. Liuzzo, (Defendant). ILVA R. LIUZZO, individually, and in capacity as Administratrix of the Estate of Joseph R. Liuzzo, owner(s) of property situate in: The City of Carbondale, County of Lackawanna and State of PA, being commonly known as 13 9th Avenue, Carbondale, PA 18407. Deed Book Volume 1547, Page 519

Dimensions: Unknown

Property ID #: Tax Parcel #: 05529-020-037

Assessed Value figure: \$91,547.14

Improvements thereon:

Residential structure commonly known as 13 9th Avenue, Carbondale, PA 18407

Attorney: David W. Raphael, Esq., First National Bank of Pennsylvania Corporate Counsel 100 Federal Street - 4th Floor  
Pittsburgh, PA 15212

Sheriff to collect: \$54,145.96

#### **SALE 16**

By virtue of a Writ of Execution filed to No. 2014-CV-6243 Dunmore Properties, Inc. v. Carlyle Brathwaite, owner of property situate in Scranton, Lackawanna County, PA being 1318 Amherst Street with dimensions of 40 feet by 125 feet.

Property ID #: 15516-020-05201

Assessed Value Figure: \$6,251.00

Improvements Thereon: Residential Single Dwelling

Attorney: Daniel L. Penetar III

Sheriff to Collect: \$53,962.16 (starting 11/13/2021 additional interest will accrue at \$13.28 per day)

#### **SALE 17**

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, PA, 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 18**

By virtue of a Writ of Execution No. 2018-50708 Carbondale Area School District vs. Bellas Properties, L.L.C. Bellas Properties, L.L.C., owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 38 Garfield Avenue

Dimensions: 51x120x43x105

Property ID #: 04578-030-004

Assessed Value Figure: \$14,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$6,105.71

#### **SALE 19**

By virtue of a Writ of Execution No. 2019-51347 North Pocono School District vs. RVFM 13 Series, L.L.C. RVFM 13 Series, L.L.C., owner(s) of property situate in Thornhurst Township, Lackawanna County, PA, being: Thornhurst Country C1 L-92

Dimensions: 84X150X73X150

Property ID #: 24103-060-002

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: \$8,906.23

**SALE 20**

By virtue of a Writ of Execution No. 2019-52010 Jefferson Township Sewer Authority vs. Linda L. Murray. Linda L. Murray, owner(s) of property situate in Jefferson Township, Lackawanna County, PA, being: 1031 Forest Road

Dimensions: 150X267

Property ID #: 13903-010-00189

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: \$6,409.43

**SALE 21**

By virtue of a Writ of Execution No. 2017-51687 Carbondale Area School District vs. Carrie Nepa. Carrie Nepa, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 115 Fallbrook Street

Dimensions: 36x77x12x43x9x56x131

Property ID #: 04416-010-010

Assessed Value Figure: \$12,500.00

Improvements thereon: RESIDENTIAL MULTI-DWELLING PROPERTY

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

Sheriff to Collect: \$5,907.07

**SALE 22**

By virtue of a Writ of Execution No. 2017-52832 Carbondale Area School District vs. Derek McPhatter. Derek McPhatter, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 41-43 Darte Avenue

Dimensions: 49x82

Property ID #: 04518-040-053

Assessed Value Figure: \$8,500.00

Improvements thereon: RESIDENTIAL MULTI-DWELLING PROPERTY

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

Sheriff to Collect: \$5,509.38

**SALE 23**

By virtue of a Writ of Execution No. 2015-50004 Jefferson Township Sewer Authority vs. Joseph Geda, Karen Geda. Joseph Geda and Karen Geda, owner(s) of property situate in Jefferson Township, Lackawanna County, PA, being: 79 Moosic Lakes

Dimensions: 65X150X135X168

Property ID #: 13802-050-018

Assessed Value Figure: \$1,800.00

Improvements thereon: RESIDENTIAL SINGLE PROPERTY

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

Sheriff to Collect: \$11,852.98

**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 DECEMBER 12TH, 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  
AUGUST 9, 2021**