

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 4, 2022** 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 COMMUNITY BANK, N.A. vs. LINDSAY GERBER, a/k/a LINDSAY N. GERBER, Docket No. 21-cv-2349

LINDSAY GERBER a/k/a LINDSAY N. GERBER is the owner of property situate in the Township of Waverly, County of Lackawanna, Commonwealth of PA, Being 1114 N. Abington Road, Waverly, PA 18471

Assessment Map #: 08002 020 006

Assessed Value Figure: \$8,000

Improvements Thereon: improved real estate

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

Sheriff to collect: \$134,032.21 (plus costs)

SALE 2

By virtue of a Writ of Execution filed to No. 2014-03818 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL2, ASSET-BACKED CERTIFICATES, SERIES 2005-WL2 vs. PAUL HRYWNAK JR., owner(s) of property situate in Township of Springbrook, Lackawanna County, PA. Being Route 316 a/k/a RR#3 Box 3419A O'Hara Road, Moscow, PA 18444

Assessment Map #: 2030201002301

Assessed Value Figure: \$25,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$373,548.14

SALE 3

By virtue of a Writ of Execution filed to No. 2019-00642 DITECH FINANCIAL LLC vs. JOSEPH STRAUB III AKA JOSEPH STRAUB, owner(s) of property situate in Township of Madison, Lackawanna County, Pennsylvania. Being 1971 Becks Crossing Road, Moscow, PA 18444

Assessment Map #: 19104010019

Assessed Value Figure: \$25,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$159,934.60

SALE 4

By virtue of a Writ of Execution filed to No. 17-cv-6427 Citizens Bank N.A. f/k/a RBS Citizens N.A. vs. Jena A. Romanini owner of property Situate in Borough of Dunmore, LACKAWANNA COUNTY, PA BEING 102 Prospect Street, Dunmore, PA 18512

DWELLING KNOWN AS: 102 PROSPECT STREET, DUNMORE, PA 18512.

TAX PARCEL #: 14709080018

Title to said premises is vested in Jena A. Romanini by deed from Celia H. Marcinko dated July 31, 2009 and recorded August 11, 2009 in Instrument Number 200920603.

Assessment Map #: 14709080018

Assessed Value figure: \$8,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$143,329.28

SALE 5

By virtue of a Writ of Execution filed to No. 2020-CV-201, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I v. PAMELA L. CARDEN A/K/A PAMELA CARDEN, owner(s) of property situate in SCRANTON, Lackawanna County, PA, being 519 DEACON STREET, SCRANTON, PA 18509.

Dimensions: 55 x 96

Property ID #: 13509040082

Assessed Value figure: \$8,000.00

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$96,349.09

SALE 6

By virtue of a Writ of Execution filed to No. 21 CV 1509, WELLS FARGO BANK, N.A. v. Dean Griffiths and Brenda Griffiths, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being 156 Canaan St., Carbondale, PA 18407.

Property ID #: Parcel 04515-010-013

Assessed Value figure: \$7500

Improvements thereon: Residential property

Attorney: Powers Kirn, LLC

Sheriff to collect: \$45,474.97

SALE 7

BY VIRTUE of a Writ of Execution filed to No. 2020-01321 PA HOUSING FINANCE AGENCY Vs. RICHARD W. KARYTO

Real Estate: 413-415 St Francis Cabrini Avenue (aka 413-415 North Saint Francis Cabrini Avenue) Scranton, PA 18504

Municipality: 14th Ward – City of Scranton, Lackawanna County, PA

Dimensions: 45 x 150

See Instrument: 2002-010807

Assessment Map: 145.14-090-042

Assessed Value: \$9,000

Improvements thereon:

A residential multi-dwelling house

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

Sheriff to collect: \$37,883.35 (Total amount of Judgment)*

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

SALE 8

By virtue of a Writ of Execution filed to No. 20-CV-581 JPMorgan Chase Bank, National Association vs. Margaret E. Johndrow A/K/A Margaret W. Johndrow A/K/A Margaret W. Williams A/K/A Margaret E. Hughes, owner of property situate in the City of Scranton, Lackawanna County, PA being 617-619 Harrison Avenue, Scranton, PA 18509

Property ID #: 15710010037 and 15710010038

Assessed Value Figure: \$8,000.00 and \$8,000.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$77,054.43 plus interest at the per diem rate of \$6.34 from December 1, 2020 until February 4, 2022

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

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST v. LISA BAKER, IN HER CAPACITY AS HEIR OF SONDR A H. COOPERMAN; JEFFREY COOPERMAN, IN HIS CAPACITY AS HEIR OF SONDR A H. COOPERMAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SONDR A H. COOPERMAN

COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2021-00840

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF CLARKS SUMMIT, LACKAWANNA COUNTY, PA:

BEING KNOWN AS:

540 GLADIOLA DRIVE

CLARKS SUMMIT, PA 18411

BEING PARCEL #: 1001603000400

DIMENSIONS: 100 X 120

TOTAL VALUE: \$21,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robert Flacco, Esquire ID No. 325024 Attorney for Plaintiff

SALE 10

By virtue of a Writ of Execution filed to No. 2018-02832 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Joseph Kordish; Lisa M. Kordish, owner(s) of property situated in Borough of Blakely Lackawanna County, PA being 317 1st Street, Olyphant, PA 18447

Dimensions: 50X155

Assessment Map #: 11406030009

Assessed Value figure: \$8,000.00

Improvement thereon:

A residential dwelling

Attorney: Kristen D. Little, Esquire

Sheriff to Collect: \$167,169.47

SALE 11

By virtue of a Writ of Execution filed to No. 19 CV 5263, CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PA v. Jack Gallagher, owner(s) of property situate in Scott Township, Lackawanna County, PA, being 1008 White View Drive n/k/a 41 White View Drive, Clarks Summit, PA 18411.

Dimensions: 0.85 of an acre

Property ID #: 09203-010-01101

Assessed Value figure: \$20,000.00

Improvements thereon: Residential property
Attorney: Law Office of Gregory Javardian, LLC
Sheriff to collect: \$14,773.89

SALE 12

BY VIRTUE of a Writ of Execution filed to No. 21 CV 2579 PA HOUSING FINANCE AGENCY Vs. RENEE WHIPPLE
Real Estate: 1319 Bryn Mawr Street Scranton, PA 18504
Municipality: City of Scranton Lackawanna County, PA
Dimensions: 80 x 125
See Instrument: 200929134
Assessment Map: 15609-030-012
Assessed Value: \$9,000.00
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$100,622.88 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 13

By virtue of a Writ of Execution filed to No. 2019-5942 LAKEVIEW LOAN SERVICING, LLC vs. SUSAN J. SALVAGE, owner(s) of property situate in Township of Clifton, Lackawanna County, PA. Being 164 Cardinal Drive, Gouldsboro, PA 18424
Assessment Map #: 23301100001
Assessed Value Figure: \$21,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$136,983.61

SALE 14

By virtue of a Writ of Execution filed to No. 2018-01559 U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE1 v Jacqueline Wells, Erik Wells owner(s) of property situate in Borough of Winton, Lackawanna County, PA being 109-111 River Street, AKA, 109 River Street #111, Jessup, PA 18434
Dimensions: 50x150
Property ID #: 10417030012, 10417030013
Assessed Value Figure: \$4,500.00
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 & Holly N. Wolf
Sheriff to collect: \$106,619.78

SALE 15

By virtue of a Writ of Execution filed to No. 2021-00067 U.S. BANK NATION ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-NPL2 vs. SALVATORE P. BURCHERI and CANDACE L BURCHERI, owner(s) of property situate in Township of Scott, Lackawanna County, PA. Being: 155 Johnson Road aka 64 Johnson Road, Clarks Summit, PA 18411

Assessment Map #: 07004020019

Assessed Value Figure: \$9,142.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$125,879.37

BEING KNOWN AS: 155 JOHNSON ROAD AKA 64 JOHNSON ROAD, CLARKS SUMMIT, PA 18411

TITLE TO SAID PREMISES IS VESTED IN SALVATORE P. BURCHERI BY DEED FROM SALVATORE P. BURCHERI AND CANDACE L. BURCHERI DATED 2/6/2017 RECORDED ON 5/31/2017, IN DEED BOOK AND PAGE OR INSTRUMENT NUMBER:

PROPERTY ID #: 07004020019

SALE 16

By virtue of a Writ of Execution filed to No. 2021-01653 Reverse Mortgage Funding LLC vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marie Wallick, deceased and Salvatore Cortese, known Heir of Marie Wallick, deceased, owner(s) of property situated in Borough of Old Forge Lackawanna County, PA.

Being 210 Barber Street, Old Forge, PA 18518

Dimensions: 25X150X31X150

Property ID #: 17516050018

Assessed Value figure: \$6,000.00

Improvement thereon:

A residential dwelling

Attorney: LOGS Legal Group, LLP

Sheriff to Collect: \$124,118.14

SALE 17

By virtue of a Writ of Execution filed to No. 2019-04752 Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Elmer Paul Cherney, II: Michelle Marie Cherney, owner(s) of property situated in Borough of Dunmore Lackawanna County, PA being 508 Boyle Street, Dunmore, PA 18512.

Dimensions: 45x133x45x135

Assessment Map #: 14608050039

Assessed Value figure: \$8,500.00

Improvement thereon:

A residential dwelling

Attorney: Kristen D. Little, Esquire

Sheriff to Collect: \$67,985.60

SALE 18

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE3 v. JOSEPH M. FETCHO A/K/A JOSEPH FETCHO

COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2020-04921

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

BEING KNOWN AS: 211 CONSTITUTION AVE A/K/A 211 MOOSIC STREET, JESSUP, PA 18434

BEING PARCEL #: 10418020008

IMPROVEMENTS: RESIDENTIAL PROPERTY

DIMENSIONS: 50X150X50X160

TOTAL VALUE: \$7,000

By: Robert Crawley, Esquire ID No. 319712 Attorney for Plaintiff

SALE 19

By virtue of a Writ of Execution filed to No. 18 CV 3328, PROVIDENT FUNDING ASSOCIATES, L.P. v. Andrew G. Olick, a/k/a Andrew Gerald Olick and GERALYN A. Olick, owner(s) of property situate in the Municipality of Archbald, Lackawanna County, PA, being 425 First St. Eynon, PA 18403.

Dimensions: 50x150

Property ID #: Block 7, Lot 2/Parcel: 09418020007

Assessed Value figure: \$4,500.00

Improvements thereon: Residential property

Attorney: Powers Kim, LLC

Sheriff to collect: \$99,073.11

SALE 20

By virtue of a Writ of Execution filed to No. 20-CV-1868 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-5, ASSET-BACKED CERTIFICATES, SERIES 2006-5 vs. GEORGIANNE GEDMAN and CHARLES J. GEDMAN, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being: 1426 West Gebson Street, Scranton, PA 18504

Assessment Map #: 14506020060

Assessed Value Figure: \$9,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$126,260.53

BEING lot number Eight (8) in Square or Block Number Three (3), upon the plot of lots known as "Farr's Ideal Home Sites", which said plot has been recorded in Lackawanna County in Map Book No. 2, pages 8 and 9; said lot measures Forty (40) feet in front, the same in the rear, and One Hundred and Thirty-Six feet more or less in depth from West Gibson street to a court for public use as delineated on said plot.

SALE 21

By virtue of a Writ of Execution No. 19CV4056 WELLS FARGO BANK, N.A. F/K/A WACHOVIA MORTGAGE CORPORATION v. ROBIN VELLIS A/K/A ROBIN M. VELLIS owner(s) of property situate in the BOROUGH OF CLARKS SUMMIT, LACKAWANNA County, PA, being 630 SUNSET STREET, CLARKS SUMMIT, PA 18411

Tax ID #: 10014-020-02300

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$88,683.84

Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 22

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

LAKEVIEW LOAN SERVICING, LLC v. DANIEL CARSON; MEGAN CARSON

COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-05866

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

BEING KNOWN AS: 425 UNION ST TAYLOR, PA 18517
PIN #: 16614060022
DIMENSIONS: 65 X 75
TOTAL VALUE: \$12,000
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Robert Flacco, Esquire ID No. 325024 Attorney for Plaintiff

SALE 23

BY VIRTUE of a Writ of Execution filed to No. 2020-01051 PA HOUSING FINANCE AGENCY Vs. STEPHAN M. WOLF AND TIFFANY M. WOLF

Real Estate: 131 Storrs Street, Taylor, PA 18517
Municipality: Borough of Taylor Lackawanna County, PA
Dimensions: 45 x 150
See Instrument: 2013-10493
Assessment Map: 16614-060-039
Assessed Value: \$8,000
Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$98,449.35 (Total amount of Judgment)*

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

SALE 24

By virtue of a Writ of Execution No. 2019-CV-05265 WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, N.A. v. EDWARD V. CORAZZINI A/K/A ED CORAZZINI owner(s) of property situate in the CITY OF SCRANTON,

LACKAWANNA County, PA, being
1116 JACKSON STREET, A/K/A 1116 1118 JACKSON STREET, SCRANTON, PA 18504
Tax ID #: 14518020060

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$130,049.49

Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 25

By virtue of a Writ of Execution No. 2019-CV-2439 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006 HE1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE1 v. ELEANOR STIVALA; EDWARD G. STIVALA owner(s) of property situate in the BOROUGH OF MOSCOW,

LACKAWANNA County, PA, being 919 OLD LOGGER RD, MOSCOW, PA 18444
Tax ID #: 1980101001112

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$536,468.56

Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 26

By virtue of a Writ of Execution No. 20-CV-1055 WELLS FARGO BANK, N.A. v. JONATHAN K. DAVITT; MEGAN A. DAVITT owner(s) of property situate in the BOROUGH OF THROOP, LACKAWANNA County, PA, being 216 GEORGE ST. THROOP, PA 18512

Tax ID #: 12517020037

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$85,510.49

Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 27

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
DITECH FINANCIAL LLC v. MICHAEL W. KOVALESKI, STEPHANIE KOVALESKI
COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-05822
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF CARBONDALE, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 137 EAST GARFIELD AVENUE, CARBONDALE, PA 18407
BEING PARCEL #: 05506-030-009
PIN: 05506030009
DIMENSIONS: 50 X 140
TOTAL VALUE: \$7,000
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Robert Crawley, Esquire ID No. 319712 Attorney for Plaintiff

SALE 28

By virtue of a Writ of Execution filed to No. 21-CV-90 Pentagon Federal Credit Union vs. Known and Unknown Heirs of Barbara A. Brink. Known and Unknown Heirs of Barbara A. Brink, owners of property situate in Township of Covington, Lackawanna County, PA, being 798 Drinker Turnpike Covington Township, PA 18424.
Dimensions: 15,000 Square feet
Property ID #: 21204030003
Assessed Value figure: \$3285
Improvements thereon: Residential Single Dwelling
Attorney: Michelle Pierro, Esquire, PA ID# 317454, Weltman, Weinberg & Reis Co., L.P.A.
Sheriff to collect: \$30,002.30

SALE 29

By virtue of a Writ of Execution filed to No. 19-7485 Wilmington Savings vs. Alicia Lanuti, owner(s) of property situate in Archbald, Lackawanna County, PA being 703 Yale St.
Dimensions: 40 x 140
Property ID #: 09420030019
Assessed Value figure:
Improvements thereon:
Single Family
Attorney: Brock & Scott
Sheriff to collect: \$90,573.21

SALE 30

By virtue of a Writ of Execution No. 2019-4936 WELLS FARGO BANK, N.A. v. MARK COOPER; BRENDA COOPER owner(s) of property situate in the BOROUGH OF TAYLOR, LACKAWANNA County, PA, being 108 S WASHINGTON STREET, TAYLOR, PA 18517
Tax ID #: 16614-060-025
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$101,202.26
Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 31

By virtue of a Writ of Execution No. 2019-05319 WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION v. JOSEPH COSTANZI, IN HIS CAPACITY AS HEIR OF PHYLLIS JOHNSON A/K/A

PHYLLIS ANN JOHNSON, DECEASED; MICHAEL COSTANZI, IN HIS CAPACITY AS HEIR OF PHYLLIS JOHNSON A/K/A PHYLLIS ANN JOHNSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PHYLLIS JOHNSON A/K/A PHYLLIS ANN JOHNSON, DECEASED owner(s) of property situate in the CITY OF SCRANTON, LACKAWANNA County, PA, being 1512 CEDAR AVENUE, A/K/A 1512 REAR CEDAR AVENUE, SCRANTON, PA 18505

Tax ID #: 340-16706-020-016

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$47,701.25

Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 32

By virtue of a Writ of Execution No. 2021-01764 WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA EQUITY SERVICING, LLC, SUCCESSOR BY MERGER TO HOMEQ SERVICING CORPORATION SUCCESSOR BY MERGER TO TMS MORTGAGE INC., DBA THE MONEY STORE v. RICHARD D. CARPENTER, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF JEANETTE CARPENTER; JEAN MARIE O'BOYLE, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEANETTE CARPENTER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEANETTE CARPENTER, DECEASED owner(s) of property situate in SCRANTON, LACKAWANNA County, PA, being 1743-1745 CLEARVIEW ST. SCRANTON, PA 18508.

Tax ID #: 13411030058

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$38,401.87

Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 33

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 SIXTH WARD OF THE BOROUGH OF TAYLOR, 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 34

By virtue of a Writ of Execution filed to No. 17 cv 4619 MidFirst Bank, A Federally Chartered Savings Association vs. JASON BECK and LINDA BECK, owner(s) of property situate in Newton Township, Lackawanna County, PA. Being: 1673 Summit Lake Road, Clarks Summit, PA 18411-9593

1673 Summit Lake Road, Clarks Summit, PA 18411-9593

1673 Summit Lake Road, Clarks Summit, PA 18411-9593

Assessment Map #: 12201010003

Assessed Value Figure: \$13,500.00 \$0.00 \$0.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$168,606.48

SALE 35

By virtue of a Writ of Execution filed to No. 20 CV 2408, U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. Estate of Helen Verespy Vail a/k/a Helen M. Vail a/k/a Helen Vail

owner of property situate in the Borough of Olyphant, Lackawanna County, PA, being 622 E. Spruce Street, Olyphant, PA 18447

Dimensions: 75X150

Property ID #: 1141504003202

Assessed Value Figure: \$15,000

Improvements Thereon: Residential Single Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$307,985.24

SALE 36

By virtue of Writ of Execution in Case Number: 2021-01853 Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3 vs. Timothy Higgins, Surviving Heir of Francis W. Higgins, Deceased, Kathleen Higgins, Surviving Heir of Francis W. Higgins, Deceased and Unknown Surviving Heirs of Francis W. Higgins, Deceased owners of the property situate in the Borough of Moosic, Lackawanna County, PA being 3343 Birney Avenue, Moosic, PA 18507

Dimensions: 50X260X51X252

Property ID #: 17612010021

Assessed Value Figure: \$5,000

Improvements thereon: Residential Dwelling

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

Sheriff to Collect: \$84,451.40 plus costs, expenses, attorneys' fees and additional interest.

SALE 37

By virtue of a Writ of Execution filed to No. 19-CV-6471 Suntrust Bank vs. Beverly A. Kelley owner of property Situate in Seventh Ward of the City of Scranton, LACKAWANNA COUNTY, PA BEING 846 McCormick Court, Scranton, PA 18509 DWELLING KNOWN AS: 846 MCCORMICK COURT, SCRANTON, PA 18509.

TAX PARCEL #: 14516040031

Title to said premises is vested in Beverly A. Kelley by deed from Cheryl A. Beppler, aka Cheryl Kundla and John R. Kundla, husband and wife, dated April 2, 2008 and recorded May 20, 2008 in Instrument Number 200811915.

Assessment Map #: 14516040031

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$35,330.57

SALE 38

By virtue of a Writ of Execution filed to No. 2019-2220 Truist Bank vs. Margaret Boylan, Christine Williams, owner(s) of property situate in Dunmore, Lackawanna County, PA being 505 Fourth St.

Dimensions: 25 x 144

Property ID #: 14615040042

Assessed Value figure:

Improvements thereon:

Single family dwelling

Attorney: Brock & Scott

Sheriff to collect: \$85,619.47

SALE 39

By virtue of Writ of Execution in Case Number: 2020-05026 Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2020-NPL1 vs. Arthur H. Machler and Marylois M. Machler Owners of the

property situate in the Township of South Abington, Lackawanna County, PA being 909 Oakwood Drive, Clarks Summit, PA 18411

Dimensions: 80X94X80X97 and 80X60

Property ID #: 1011101000201 and 1011101000202

Assessed Value Figure: \$1,050.00 and \$16,500.00

Improvements thereon: Residential Dwelling

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

Sheriff to Collect: \$166,979.19 plus costs, expenses, attorneys' fees and additional interest.

SALE 40

By virtue of a Writ of Execution filed to No. 2021-cv-2577, COMMUNITY BANK, N.A., Plaintiff, versus NICHOLAS M. TOKARCZYK and BETHANY BIONDO Defendants, owner(s) of property situate in Borough of Archbald, Lackawanna County, PA being known as 1119 HOWELL STREET, ARCHBALD, LACKAWANNA COUNTY, PA, 18403.

Consisting of approximately 50 feet x 125 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument Number 201407565.

Assessment Map #: 10412-030-020

Assessed value figure: \$6,700.00

Improvements thereon:

Single Family Dwelling

Sheriff to collect: \$94,851.97, PLUS COSTS, EXPENSES, ATTORNEY'S FEES AND INTEREST

Attorney: The Paul Law Office, P.C. Brice C. Paul, Esquire

SALE 41

By virtue of a Writ of Execution filed to No. 567 Civil 2020, Arvest Central Mortgage Company v. David M. Shyna, solely in his capacity as Administrator of the Estate of Joseph W. Shyna, deceased, owner of property situate in the Township of Clifton, Lackawanna County, PA being 279 Clifton Beach Road a/k/a Clifton Road LR 35081, Clifton Township, PA 18424.

Property ID #: 24202010008

Assessed Value figure: \$7,100.00

Improvements thereon: Residential Real Estate

Attorney: Kenya Bates, Esquire

Sheriff to collect: \$184,701.81

SALE 42

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

LOANCARE, LLC v. JAMES R. MULLEN; THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA

COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 18-CV-1225

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

BEING KNOWN AS: 539-541 N GARFIELD AVE SCRANTON, PA 18404

BEING PARCEL #: 14510010027

DIMENSIONS: 39 X 155

TOTAL VALUE: \$8,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robert Flacco, Esquire ID No. 325024 Attorney for Plaintiff

SALE 43

By virtue of a Writ of Execution filed to No. 2020-4907 The Fidelity Bank vs. Phil Godlewski, owner(s) of property situate in Dalton Lackawanna County, Pennsylvania being Lots 6, 9 and 10 Woodwind Hills Subdivision

Dimensions: 4.46 Acres

Property ID #: 06804-020-002.9

Assessed Value figure: \$24,000

Improvements thereon:

Attorney: Joseph Haggerty

Sheriff to collect: \$238,871.49

SALE 44

By virtue of a Writ of Execution filed to No. 20-CV-4747 Wilmington Trust, National Association, not in its individual capacity but solely as trustee of MFRA Trust 2015-1 vs. Mandy Widdick owner of property situate in the City of Scranton, Lackawanna County, PA being 1662 Sweeney Ave, Scranton, PA 18508.

Property ID#: 13407010029

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$73,143.69 plus interest at the per diem rate of \$6.19 from August 30, 2021 until February 4, 2022

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 JAMES CRUISE, DATED 06/05/03 RECORDED ON 06/19/03 IN INSTRUMENT NO. 2003019622 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PA.

SALE 45

By virtue of a Writ of Execution filed to No. 2020-CV-577 Specialized Loan Servicing LLC vs. Arlene Townsend a/k/a Arlene Stewart, owner(s) of property situated in Borough of Jessup, Lackawanna County, PA being 406 Clarkson Avenue, Jessup, PA 18434

Dimensions: 30 x 54

Assessment Map #: 11507020032

Assessed Value figure: \$4,000.00

Improvement thereon:

A residential dwelling

Attorney: LOGS Legal Group, LLP

Sheriff to Collect: \$84,501.25

SALE 46

BY VIRTUE of a Writ of Execution filed to No. 2020-01459 PA HOUSING FINANCE AGENCY Vs. BARBARA L. PARZYCH

Real Estate: 1031 WHEELER AVENUE, SCRANTON, PA 18510

Municipality: CITY OF SCRANTON, LACKAWANNA COUNTY, PA

Dimensions: 40 X 103 X 40 X 100

See Instrument: 2007-20647

Assessment Map: 146.18-080-012

Assessed Value: \$8,000

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$64,814.26 (Total amount of Judgment)*

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

SALE 47

By virtue of a Writ of Execution filed to No. 2020-04970 MidFirst Bank v Chad Genovese; Julie Ann Talarico owner(s) of property situate in Borough of Old Forge, Lackawanna County, PA being 606 Moosic Road, Old Forge, PA 18518

Dimensions: 50x150

Property ID#: 17617020009

Assessed Value Figure: \$9,000.00

Improvements thereon:

Single family dwelling

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

Sheriff to collect: \$133,756.73

SALE 48

By virtue of a Writ of Execution filed to No. 13 CV 956, RBS CITIZENS, N.A. v. Corey Wheatley a/k/a Corey C. Wheatley, owner(s) of property situate in Borough of Archbald, Lackawanna County, PA, being 742 Oak Street, Eynon, PA 18403.

Dimensions: 11,250 square feet

Property ID#: 09401-020-012

Assessed Value Figure: \$20,000.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$395,374.11

SALE 49

By virtue of a Writ of Execution filed to No. 2019-02121 M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY vs. JOAN D. SARTI, owner(s) of property situate in City of Moosic, Lackawanna County, PA. Being: 209

George Street, Moosic, PA 18507

Assessment Map #: 18416020027

Assessed Value Figure: \$13,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$41,554.47

SALE 50

By virtue of a Writ of Execution No. 2019-51525 Carbondale Area School District vs. James Curtis, Michelle Curtis. James Curtis and Michelle Curtis, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 31 Rear Franklin Street

Dimensions: 60x102

Property ID #: 05412-030-029

Assessed Value Figure: \$9,500.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,688.27

SALE 51

By virtue of a Writ of Execution No. 2019-51200 Carbondale Area School District vs. Sean Burnham. Sean Burnham, owner(s) of property situate in Fell Township, Lackawanna County, PA, being: 75 Prospect Street

Dimensions: 50x150

Property ID #: 04507-020-027

Assessed Value Figure: \$5,250.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING

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

Sheriff to Collect: \$4,930.34

SALE 52

By virtue of a Writ of Execution No. 2019-51915 Carbondale Area School District vs. Lynne Fortuner. Lynne Fortuner, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 92 S. Main Street

Dimensions: 52X45X24X26X20X25X76

Property ID #: 05505-080-002

Assessed Value Figure: \$12,000.00

Improvements thereon: RESIDENTIAL MULTI DWELLING

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

Sheriff to Collect: \$5,117.27

SALE 53

By virtue of a Writ of Execution No. 2017-52280 Carbondale Area School District vs. Daniel S. DeGrazia, Diane Harrity. Daniel S. DeGrazia and Diane Harrity, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 42 Hospital Street

Dimensions: 30X128X30X123

Property ID #: 04416-030-049

Assessed Value Figure: \$6,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

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

Sheriff to Collect: \$5,056.60

SALE 54

By virtue of a Writ of Execution No. 2017-52148 Carbondale Area School District vs. Richard Ormsby. Richard Ormsby, owner(s) of property situate in Fell Township, Lackawanna County, PA, being: 11 Railroad Street

Dimensions: 40X125

Property ID #: 04507-010-004

Assessed Value Figure: \$4,228.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING

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

Sheriff to Collect: \$4,879.17

SALE 55

By virtue of a Writ of Execution No. 2018-50330 Abington Heights School District vs. Jennifer A. Batton, Patrick J. Snyder. Jennifer A. Batton and Patrick J. Snyder, owner(s) of property situate in Ransom Township, Lackawanna County, PA, being: 2733 Evergreen Drive

Dimensions: 4 acres

Property ID #: 15204-050-00103

Assessed Value Figure: \$20,500.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$18,959.58

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 4TH, 2022 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
NOVEMBER 1, 2021**