

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, **MARCH 11, 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 filed to No. 21-2143 Hard Money PA, LLC vs 814 Sunset St., LLC. Nicole Fife & Joseph Underwood, owners of property situate in Scranton, Lackawanna County, PA being 814 Sunset St.

Dimensions: 50 x 119 North PK L4 BD & Vanston

Property ID #: 13513040041

Assessed Value figure: 16,000

Improvements thereon:

Attorney: Fox Rothschild LLP

Sheriff to collect: \$160,051.81

### **SALE 2**

By virtue of a Writ of Execution filed to No. 20-3524 GJS Capital Ventures vs Deborah J. Thomas & Jeff Thomas, owners of property situate in Vandling, Lackawanna County, PA being 427 Main St.

Dimensions: 50 x 100

Property ID #: 01608020029

Assessed Value figure: 9,500

Improvements thereon: Single family dwelling

Attorney: Stern & Eisenberg

Sheriff to collect: \$96,546.72

### **SALE 3**

By virtue of a Writ of Execution filed to No. 20CV758 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. PATTI A. BREIG AKA PATTI ANN BREIG and WILLIAM P. BREIG AKA WILLIAM BREIG, owners of property situate in Borough of Old Forge, Lackawanna County, PA. Being: 408 Mary Street, Old Forge, PA 18518

Assessment Map #: 17515040012

Assessed Value Figure: \$9,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$68,260.83

BEING KNOWN AS: 408 MARY STREET, OLD FORGE, PA 18518

TITLE TO SAID PREMISES IS VESTED IN WILLIAM BREIG AND PATTI ANN BREIG, HIS WIFE BY DEED FROM MARY A. CARDILLO, UNMARRIED, AND JAMES N. GHIGIARELLI, UNMARRIED DATED 1/27/1989 RECORDED ON 1/27/1989, IN DEED BOOK 1277 AND PAGE OR INSTRUMENT #: 608.

PROPERTY ID #: 17515040012

**SALE 4**

By virtue of a Writ of Execution filed to No. 20CV1080 ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS INC. vs. FRANCISCO RODRIGUEZ AKA FRANCISCO J. RODRIGUEZ, owners of property situate in City of Scranton, Lackawanna County, PA. Being: 41221 Providence Rd, Scranton, PA 18508

Assessment Map #: 13419050027

Assessed Value Figure: \$0.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$106,649.56

BEING KNOWN AS: 1221 PROVIDENCE RD, SCRANTON, PA 18508

TITLE TO SAID PREMISES IS VESTED IN FRANCISCO J. RODRIGUEZ, UNMARRIED BY DEED FROM SEAN C. INGRAM AND KATHRYN A. INGRAM, HIS WIFE DATED 8/30/2006 RECORDED ON 9/15/2006, IN DEED BOOK AND PAGE OR INSTRUMENT#:

PROPERTY ID #: 13419050027

**SALE 5**

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 Plaintiff v. THOMAS FOY Defendant. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 2019-04716

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

BEING KNOWN AS: 93-95 MAIN STREET, CHILDS, PA 18407

PIN: 06410030011

DIMENSIONS: 59 X 100

TOTAL VALUE: \$10,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

**SALE 6**

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

NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-3 Plaintiff v. BRIAN SHEEHAN Defendant. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 2019-05825

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

BEING KNOWN AS: 1414 CHURCH AVENUE SCRANTON, PA 18508

PIN #: 13416020034

DIMENSIONS: 39 X 90 X 13 X 52 X 70 X 148

TOTAL VALUE: \$7,500

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

**SALE 7**

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

REVERSE MORTGAGE SOLUTIONS, INC. Plaintiff v. BEVERLY J. GEDRIMAS Defendant. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 2016-06982

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

BEING KNOWN AS: 1617 LAKELAND DRIVE SCOTT TWP, PA 18433

BEING PARCEL #: 05202-010-00502

PIN: 0520201000502

DIMENSIONS: 111 X 423 X 107 X 385

TOTAL VALUE: \$22,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

**SALE 8**

By virtue of a Writ of Execution filed to No. 2021-03366 PNC BANK, NATIONAL ASSOCIATION vs. MARGARET BENAVIDA, owner of property situate in Scranton City, Lackawanna County, Pennsylvania. Being: 1427 Bulwer Street, Scranton, PA 18504

Assessment Map #: 13419020050

Assessed Value Figure: \$0.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$104,250.08

BEING KNOWN AS: 1427 BULWER STREET, SCRANTON, PA 18504

TITLE TO SAID PREMISES IS VESTED IN MARGARET MARY BENAVIDA, SINGLE BY DEED FROM MICHAEL DAVID BENAVIDA, JR. DATED 4/14/2000 RECORDED ON 4/17/2000, IN DEED BOOK 237 AND PAGE OR INSTRUMENT #: 331.

PROPERTY ID #: 13419020050

**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

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff v. GLORIA BROUSSARD, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF WALTER SAAVEDRA A/K/A WALTER A. SAAVEDRA; TANIA SAAVEDRA, IN HER CAPACITY AS HEIR OF THE ESTATE OF WALTER SAAVEDRA A/K/A WALTER A. SAAVEDRA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WALTER SAAVEDRA A/K/A WALTER A. SAAVEDRA, DECEASED, Defendants. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 19-CV-5994

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

BEING KNOWN AS: 121 FERDINAND ST SCRANTON, PA 18508

PIN #: 13412030033

DWELLING TYPE: COMMERCIAL COMBINATION STORE/APARTMENT

DIMENSIONS: 76 X 45

TOTAL VALUE: \$17,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

**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

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER Plaintiff v. ROBIN SUPATOSKY AKA ROBIN P. SUPATOSKY

Defendant. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 2019-04234

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE FOURTH WARD OF THE BOROUGH OF MOOSIC, LACKAWANNA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 3822 WYLAM AVENUE MOOSIC, PA 18507

PIN: 17611020011

RESIDENTIAL SINGLE DWELLING

DIMENSIONS: 60 X 100

TOTAL VALUE: \$12,000

AND PIN: 17611020031

VACANT LOT

DIMENSIONS: 55 X 100

TOTAL VALUE: \$1,800

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

**SALE 11**

By virtue of a Writ of Execution filed to No. 17CV5575 REVERSE MORTGAGE SOLUTIONS, INC. vs. VITA M FORGIONE AKA VITA FORGIONE, owner of property situate in Borough of Dunmore, Lackawanna County, PA. Being:

801 Brenda Lane, Dunmore, PA 18512

Assessment Map #: 1361701000210

Assessed Value Figure: \$20,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$193,820.01

**SALE 12**

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 Plaintiff v. GEORGE PHILLIPS, JR., INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF ANGELA PHILLIPS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANGELA PHILLIPS Defendant. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 2021-00877

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

BEING KNOWN AS: 515 N HYDE PARK AVE SCRANTON, PA 18504

PIN #: 14514050030

DWELLING TYPE: RESIDENTIAL SINGLE DWELLING

DIMENSIONS: 30 X 165

TOTAL VALUE: \$6,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

### **SALE 13**

By virtue of a Writ of Execution filed to No. 21-CV-1654 WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST vs. HAZEL SMITH, KNOWN HEIR OF SOPHIE SMITH, DECEASED, ROBERT SMITH, KNOWN HEIR OF SOPHIE SMITH, DECEASED, FRANK SMITH, KNOWN HEIR OF SOPHIE SMITH, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SOPHIE A. SMITH, DECEASED owner of property situate in the Township of Fell, Lackawanna County, PA being 796 Main Street, Simpson, PA 18407

Property ID #: 03511020021

Assessed Value Figure: \$4,800.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$45,630.24 plus interest at the per diem rate of \$3.60 from November 2, 2021 until March 11, 2022

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWNSHIP OF FELL, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN THE TOWNSHIP OF FELL, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM ADELLA KULICK BY DEED DATED DECEMBER 6, 1997 AND RECORDED DECEMBER 10, 1997 IN THE COUNTY OF LACKAWANNA IN BOOK 1608, PAGE 135 CONVEYED UNTO SOPHIE A. SMITH. SOPHIE A. SMITH DEPARTED THIS LIFE ON OR ABOUT MARCH 2, 2019.

### **SALE 14**

By virtue of a Writ of Execution filed to No. 20CV150 PNC BANK, NATIONAL ASSOCIATION vs. JACQUELING HEMMING, owner of property situate in Borough of Throop, Lackawanna County, PA. Being: 214 Boulevard Avenue, Throop, PA 18512

Assessment Map #: 12415010030

Assessed Value Figure: \$11,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$99,201.49

BEING KNOWN AS: 214 BOULEVARD AVE, THROOP, PA 18512

TITLE TO SAID PREMISES IS VESTED IN JACQUELINE HEMMING BY DEED FROM FRANK LAHOTSKY DATED 10/18/2004 RECORDED ON 10/26/2004, IN DEED BOOK 2004 AND PAGE OR INSTRUMENT NUMBER: 39363.

PROPERTY ID #: 12415010030

### **SALE 15**

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 SOUNDVIEW HOME LOAN TRUST 2006-OPT-3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT-3 Plaintiff v. FRANK BETA A/K/A FRANK D. BETA Defendant. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 2021 CV 3409

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN CARBONDALE, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 94-96 RIVER ST CARBONDALE, PA 18407

PIN #: 05521030024

DWELLING TYPE: RESIDENTIAL MULTI DWELLING

DIMENSIONS: 43X68X43X71

TOTAL VALUE: \$10,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

### **SALE 16**

By virtue of a Writ of Execution in Case Number 2021-02752 CSMC 2019-RPL10 Trust (Plaintiff) vs. Joseph Surdykowski a/k/a Joseph Suroykowski (Defendant) owner of the property situate in the Borough of Throop, Lackawanna County, PA being 121 Bellman Street, Throop, PA 18512

Dimensions: 50x165

Property ID #: 12415030011

Assessed Value Figure: \$7,500

Improvements thereon: Residential Dwelling

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

Sheriff to Collect: \$159,683.13 plus costs, expenses, attorneys' fees and additional interest.

### **SALE 17**

By virtue of a Writ of Execution No. 20-CV-1410 UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII v. MICHAEL A. MAZZEI owner of property situate in the CITY OF SCRANTON, LACKAWANNA County, PA, being 1319 PINE STREET, SCRANTON, PA 18510

Tax ID #: 157.06-010-033

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$69,428.81

Attorneys for Plaintiff: Brock & Scott, PLLC

### **SALE 18**

By virtue of a Writ of Execution No. 2018-51053 Carbondale Area School District vs. Alford J. Carpenter, Carmella M. Carpenter United States of America. Alford J. Carpenter, Carmella M. Carpenter and United States of America, owners of property situate in Carbondale, Lackawanna County, PA, being: 55 McCabe Avenue

Dimensions: 78X150X51X150

Property ID #: 04514-040-044

Assessed Value Figure: \$13,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$6,208.08

### **SALE 19**

By virtue of a Writ of Execution No. 2017-52140 North Pocono School District vs. Savana Properties, L.L.C. Savana Properties, L.L.C., owner(s) of property situate in Roaring Brook, Lackawanna County, PA, being: Cobb Road

Dimensions: 15A

Property ID #: 17002-010-005

Assessed Value Figure: \$8,100.00

Improvements thereon: AGRICULTURAL PROPERTY

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

Sheriff to Collect: \$5,597.45

**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 APRIL 11TH, 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  
DECEMBER 6, 2021**