

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 10, 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. 2019-3277 ARGOLICA, LLC vs. JASON HURLEY and KRISTEN M. PREVISH AKA KRISTIN M. PREVISH, owner(s) of property situate in Borough of Dunmore, Lackawanna County, PA. Being: 169 East Pine Street, Dunmore, PA 18512

Assessment Map #: 14615060024

Assessed Value Figure: \$6,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$80,544.78

SALE 2

By virtue of a Writ of Execution filed to No. 18-CV-771, Citizens Savings Bank vs. Linda A. McHale, a/k/a Linda McHale, owner of property situate in City of Scranton, Lackawanna County, PA, being 630 East Market Street:

Dimensions: 41 x 140

Property ID #: 135.13-030-010

Assessment Value: \$11,000.00

Improvements thereon:

Single Dwelling

Attorney: David K. Brown, Esq

KREDER BROOKS HAILSTONE LLP

220 Penn Avenue, Suite 200

Scranton, PA 18503

(570)346-7922

Sheriff to collect: \$74,453.82*

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

SALE 3

By virtue of a Writ of Execution filed to No. 21-CV-1675 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN TRUST A vs. THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TIMOTHY WENTOVICH, DECEASED owner of property situate in the Fell Township, Lackawanna County, PA being 708 Morse Ave., Carbondale, PA 18407

Property ID #: 04507040012

Assessed Value Figure: \$5,300.00

Improvements Thereon:

Residential Property

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

Sheriff to collect: \$115,118.12 plus interest at the per diem rate of \$12.35 from February 1, 2022 until June 10, 2022

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN FELL TOWNSHIP, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, TO WIT: ALL THAT CERTAIN PARCEL OF LAND IN FELL TOWNSHIP, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED WHICH NANCY H. NOTCHICK AND ANDREW J. NOTCHICK BY DEED DATED SEPTEMBER 22, 1998 AND RECORDED OCTOBER 8, 1998 IN THE COUNTY OF LACKAWANNA IN BOOK 1640, PAGE 539 CONVEYED UNTO TIMOTHY WENTOVICH.

SALE 4

BY VIRTUE OF A WRIT OF EXECUTION, COMMUNITY BANK, N.A., DOCKET No. 21-CV-2673

JEFFREY MURPHY and JACQUELINE MURPHY are the owners of property situate in the Borough of Moosic, County of Lackawanna, Commonwealth of PA,

Being 633 Minooka Ave, Moosic, PA 18507

Assessment Map #: 18509 010 030

Assessed Value Figure: 11,000

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: \$88,738.06 (plus costs)

SALE 5

By virtue of a Writ of Execution filed to No. 2011-cv-03348, CitiBank, N.A., as Trustee for WAMU Asset-Backed Certificates, WAMU Series 2007-HE2 Trust v. Sara Stranieri, Owner of property situate in Scranton, Lackawanna County, PA, being 1309-1311 Division Street, Scranton, PA 18504

Dimensions: 0

Property ID #: 145-17-020-056

Assessed Value Figure: \$8,500.00

Improvements thereon:

Residential Dwelling

Atty: Richard J. Nalbandian, Esq.,

Eckert Seamans Cherin & Mellott LLC

Sheriff to collect: \$205,952.78

SALE 6

By virtue of a Writ of Execution filed to No. 21-CV-2672 PA Housing Finance Agency vs. All Heirs of John Andrew Simone, Deceased, Known or Unknown

All Heirs of John Andrew Simone, Deceased, Known or Unknown, owner(s) of property situate in the Borough of Dunmore, Lackawanna County, PA being 111 Allen Street, Dunmore, PA 18512

Dimensions: 45 X 116

Property ID #: 14709-050-015

Assessed Value Figure: \$7,200.00

Improvements thereon:

Residential single dwelling

Attorney: Lois M. Vitti, Esquire

Vitti Law Group, Inc.

663 Fifth Street, Oakmont, PA 15139

412-281-1725

Sheriff to collect: \$105,877.91 plus interest, taxes and costs

SALE 7

By virtue of a Writ of Execution No. 2018-2896 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I v. BRIAN J. YOUSHOCK owner(s) of property situate in the BOROUGH OF DICKSON CITY, LACKAWANNA County, PA, being 811 LINK STREET A/K/A 811 LIND STREET L4, DICKSON CITY, PA 18519-1228

Tax ID #: 114-09-010-018

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$149,726.79

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 8

By virtue of a Writ of Execution No. 21 CV 4371 AMOS FINANCIAL LLC v. DAVID R SCOPELLITI owner(s) of property situate in the ARCHBALD BOROUGH, LACKAWANNA County, PA being 214 LAWRENCE ST. ARCHBALD, PA 18403

Tax ID #: 0951704001401

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$39,550.52

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 9

By virtue of a Writ of Execution filed to No. 2019-6008 QUICKEN LOANS INC. vs. DEBORAH CRAVATH and MICHAEL CRAVATH, owner(s) of property situate in Borough of Throop, Lackawanna County, PA.

Being: 24 Emerald Drive, Throop, PA 18512

Assessment Map #: 1241603000127

Assessed Value Figure: \$31,940.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$284,575.71

SALE 10

By virtue of a Writ of Execution filed to No. 2016-2050 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. PAMELA K. JACKSON, owner(s) of property situate in Township of Benton, Lackawanna County, PA.

Being: Rr 2 Box 2237 Aka 16204 Sr 407, Factoryville, PA 18419

Assessment Map #: 0290102000401

Assessed Value Figure: \$20,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$134,040.00

CONTAINING in all 1.37 acres of land, more or less.

SALE 11

By virtue of a Writ of Execution filed to No. 2021-04993 FREEDOM MORTGAGE CORPORATION vs. HOLLY LISS AKA HOLLY ANN LISS, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being: 1513 Swetland Street, Scranton, PA 18504

Assessment Map #: 14514010049

Assessed Value Figure: \$7,600.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$100,078.36

SALE 12

By virtue of a Writ of Execution filed to No. 2021-03716 MidFirst Bank v David S. McDermott owner(s) of property situate in Township of Elmhurst, Lackawanna County, PA being 101 Front Street, AKA 2297 Front Street, Elmhurst, PA 18416

Dimensions: 165x165x165x170

Property ID #: 18012010007

Assessed Value Figure: \$170,000.00

Improvements thereon:

Single family dwelling

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

Sheriff to collect: \$192,364.06

SALE 13

By virtue of a Writ of Execution filed to No. 15-1157 Bank of NY Mellon vs Sara & John Stranieri, III, owner(s) of property situate in Scranton. 811-813 W. Elm St. Scranton, PA 18504 Lackawanna County, PA being 811-813 W. Elm St. Scranton, PA 18504

Dimensions:

Property ID #: 15610040062

Assessed Value figure:

Improvements thereon:

Atty: Pincus Law Group, PLLC

Sheriff to collect: \$196,517.85

SALE 14

By virtue of a Writ of Execution filed to No. 20 CV 3888, ITDRP, LLC v. Duane Griffiths a/k/a D. Griffiths and Christine Kuchwara, owner of property situate in the Archbald, Lackawanna COUNTY, PA being 541 1st Street, Archbald a/k/a Eynon, PA 18403.

Front: 60 Depth: 150

Property ID #: 09414030008

Assessed Value Figure: \$13,000.00

Improvements Thereon:

Residential Single Dwelling

Attorney: Edward J. McKee, Esq.

Sheriff to Collect: \$74,192.60

SALE 15

By virtue of a Writ of Execution filed to No. 2019-05876 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. MADELYN BENDER Solely in Her Capacity as Heir of Helen R. Mushinski Deceased and MARIA MUSHINSKI Solely in

Her Capacity as Heir of Helen R. Mushinski Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being: 1175 West Elm Street, Scranton, PA 18504

Assessment Map #: 15609050003

Assessed Value Figure: \$8,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$54,185.91

Being Lot Number twenty four (24) in square or block number five hundred and fifteen (515), (City Assessment Block No. 52) and situate on Street called and known as West Elm Street upon a plot entitled the "Fairview Park Land Company's Addition to the City of Scranton, recorded in the Recorder of Deeds Office, Lackawanna County, PA, said lot being forty (40) feet in front and forty (40) feet in rear, and one hundred and twenty nine (129) feet in depth, extending to an alley in the rear of said lot, together with the improvements thereon. Subject to the exceptions and reservations contained in prior deeds in the chain of title.

SALE 16

By virtue of a Writ of Execution filed to No. 17 CV 6296 Lakeview Loan Servicing, LLC vs. Heather Shaffer owner of property situate in Borough of Moscow, LACKAWANNA COUNTY, PA BEING 210 Market Street, Moscow, PA 18444

DWELLING KNOWN AS: 210 MARKET STREET, MOSCOW, PA 18444.

TAX PARCEL #: 198.02-050-014.01

Title to said premises is vested in Heather Shaffer by deed from Stacy Mason, Administratrix of the Estate of William John Mason, Sr., also known as William J. Mason, Sr. dated October 28, 2014 and recorded November 7, 2014 in Instrument Number 201417499.

Assessment Map #: 198.02-050-014.01

Assessed Value figure: \$7,000.00

Improvements thereon:

Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$90,107.53

SALE 17

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-GS3 P.O. Box 10826-0826 Greenville, SC 29630-0826 v.

ROBERT P. KOVALESKI and NANCY L. KOVALESKI

COURT OF COMMON PLEAS OF LACKAWANNA COUNTY NO. 20-CV-4265 CIVIL ACTION – MORTGAGE FORECLOSURE

By virtue of a Writ of Execution to Case #: 20CV-4235

Issued to Plaintiff: U.S. Bank Trust National Association, Not in Its Individual Capacity but Solely as Owner Trustee for Legacy Mortgage Asset Trust 2020-GS3

Property being known as: 816 Woodmere Avenue, Dickson City, PA 18519

Parcel ID #: 114.05-060-011

Seized and taken in execution as the Property of Joseph Catania

Judgment: \$150,596.71

SALE 18

By virtue of a Writ of Execution filed to No. 16 CV 5490 LAKEVIEW LOAN SERVICING, LLC vs. DOMINICK

TALARICO A/K/A DOMINICK JOSEPH TALARICO, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being: 128 Hennessy Court, Scranton, PA 18504

Assessment Map #: 14518030027

Assessed Value Figure: \$9,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$74,923.42

Beginning at a point, being the westerly corner of land late of Carlucci; thence extending along line of lands of said Carlucci southeasterly one hundred thirty-five (135) feet, more or less, to line of lands late of T. Cavanaugh; thence southwesterly along line of said Vavanaugh's land thirty-four and seven-tenths (34.7) feet, more or less, to a corner in line of lands, now or late, of the Co-Operative Association of Hyde Park No. 1; thence northerly along line of lands of said Association one hundred twenty-eight (128) feet, more or less, to said Hennessy Court, and thence northeasterly along said Hennessy Court forty and five-tenths (40.5) feet to the place of beginning.

SALE 19

By virtue of a Writ of Execution No. 2019-CV-06490 U.S. BANK NATIONAL ASSOCIATION v. LAURA HORVATH-KELLER; MICHAEL D. KELLER owner(s) of property situate in the BOROUGH OF THROOP, LACKAWANNA County, PA, being 208 CHARLES ST. THROOP, PA 18512

Tax ID #: 12420-020-002

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$174,613.43

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 20

By virtue of a Writ of Execution No. 21 CV 4176 FREEDOM MORTGAGE CORPORATION v. BARBARA A. MACKIE owner(s) of property situate in the SCOTT TOWNSHIP, LACKAWANNA County, PA being 34 JOES LANE, SCOTT TOWNSHIP, PA 18433

Tax ID #: 0720102000825

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$99,338.75

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 21

By virtue of a Writ of Execution filed to No. 18-CV-1241 First National Bank, et.al. vs. Fredrick J. Mancuso, a/k/a Frederick J. Mancuso. Fredrick J. Mancuso, a/k/a Frederick J. Mancuso, owner(s) of property situate in Township of Fell, Lackawanna County, PA being RR1 Box 1382, Carbondale, PA 18407

Dimensions: 1.9783 acres

Assessment Map #: 03404-020-008.03

Assessed Value figure: \$25,000.00

Improvements thereon:

A single family dwelling

Attorney: Kristine M. Anthou

Sheriff to collect: \$355,220.60

SALE 22

By virtue of a Writ of Execution filed to No. 2018-02176 PNC Bank, National Association vs All Unknown Heirs of Mary B. Boyko a/k/a Mary B. Lapi, owner(s) of property situate in South Abington Township Lackawanna County, PA being 301 Maggies Road, South Abington Township, PA 18411

Dimensions: .66 acres

Property ID #: 08102060028

Assessed Value figure: \$282,620.00

Improvements thereon:

Residential Single Dwelling

Attorney: Tucker Arensberg, P.C.

Sheriff to collect: \$

SALE 23

BY VIRTUE of a Writ of Execution filed to No. 2014-05010 Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PA HOUSING FINANCE AGENCY Vs. Defendant(s): MELANIE A. ETTEL AND CHARLES J. ETTEL, IV

Real Estate: 16 Victoria Circle, Lake Ariel, PA 18436

Municipality: Township of Jefferson

Lackawanna County, PA

Dimensions: 125x214x125x219

Lot A10 Lake Loretta Development

See Deed Book/Page: Instrument #: 200434481

Assessment Map: 1400101000210

Assessed Value: \$20,300

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esquire

Purcell, Krug & Haller

Sheriff to collect: \$164,544.40 (Total amount of Judgment)*

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

SALE 24

By virtue of a Writ of Execution filed to No. 2019-03085 JPMorgan Chase Bank, National Association vs. Gretchen A. Rood, owner(s) of property situated in Borough of Jermyn Lackawanna County, PA being 508 Washington Avenue, Jermyn 18433

Dimensions: 50X255X40X95X26X140

Assessment Map #: 0731608001700

Assessed Value figure: \$14,500.00

Improvements thereon:

A residential dwelling

Attorney: Christopher A. DeNardo, Esquire

Sheriff to Collect: \$122,180.03

SALE 25

By virtue of a Writ of Execution filed to No. 21-CV-1825 CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-3 vs. PAUL BOBERSKY owner of property situate in the City of Scranton, Lackawanna County, PA being 1252 Philo Street, Scranton, PA 18508

Property ID #: 13415030036

Assessed Value Figure: \$5,500.00

Improvements Thereon:

Residential Property

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

Sheriff to collect: \$106,388.96 plus interest at the per diem rate of \$6.86 from December 18, 2021 until June 10, 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 PAUL BOBERSKY AND LEANNE BOBERSKY BY DEED DATED JULY 19, 2011 AND RECORDED AUGUST 26, 2013 IN THE COUNTY OF LACKAWANNA IN INSTRUMENT NO. 201318047 CONVEYED UNTO PAUL BOBERSKY.

SALE 26

By virtue of a Writ of Execution file to No. 2021-03989, HSBC Bank USA, N.A. et. al. vs. Megan Gilman et. al., owners of property situate in City of Scranton, Lackawanna County, PA, being 1017 Quincy Avenue, Scranton, PA 18510

Dimensions: 40X160

Property ID #: 14614050020

Assessed Value Figure: \$11,450.00

Improvements thereon:

Residential Single Dwelling

Attorney: Patrick J Wesner/Parker McCay PA

Sheriff to collect: \$69,742.02

SALE 27

By virtue of a Writ of Execution filed to No. 2019-6194

AMERIHOM MORTGAGE COMPANY, LLC vs. DAWN SLATER and SCOTT SLATER, owner(s) of property situate in Township of Jefferson, Lackawanna County, PA. Being: 436 Cortez Road, Jefferson Township, PA 18436

Assessment Map #: 15003-020-034 and 15004-010-037

Assessed Value Figure: \$10,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$122,955.98

SALE 28

By virtue of a Writ of Execution filed to No. 2018-CV-1871 PENTAGON FEDERAL CREDIT UNION vs. SUZANNE M. MURRAY-SMITH situate in Madison Township, PA being 52 Chipmunk Lane, L4, Madison Township, PA

Dimensions: 1.004 acres

Assessment Map #: 20702 010 001

Assessed Value figure: \$18,600.00

Improvements thereon:

SINGLE FAMILY RESIDENCE

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

Sheriff to Collect: \$113,399.69

SALE 29

By virtue of a Writ of Execution filed to No. 2022-cv-387, THE FIDELITY DISCOUNT AND DEPOSIT BANK vs Christopher Jones, owner(s) property situate in Scranton, Lackawanna County, PA being 406 Jefferson Avenue, Scranton, PA 18509

PARCEL I

All that certain piece or parcel of land situate, lying and being in the City of Scranton, Lackawanna County, PA described as follows:

The following described lot of land situate in the City of Scranton aforesaid, same being contiguous portions of Lots Numbered Fourteen (14) and Fifteen (15) in Square or Block Numbered One hundred Eight (108) upon the Town Plot of Scranton thirty (30') feet of Lot Fourteen (14) and twenty-five (25') feet of Lot Fifteen (15) together being fifty-five (55') feet in the rear and one hundred fifty (150') feet in depth, the measurement of the depth being ten (10') feet inside the sidewalk. The party of the second part having the right to enclose, use and occupy ten (10') feet in front of said land for cellarway, porch, portico, bay window of shrubbery but not the right to erect any building thereon.

TAX MAP #: 156.28-020-014

Assessment Map #: 156.28-020-014

Assessed Value figure: \$26,000.00

Improvements thereon:

Residential Single Dwelling

Sheriff to collect: \$147,091.23

Attorney: Vincent S. Cimini, Esq

538 Spruce Street, Ste 800

Scranton, PA 18503

(570)346-0745

(570)346-0776 (f)

SALE 30

By virtue of a Writ of Execution filed to No. 2021-04503 ATLANTICA, LLC vs. MARITA ELLEN GORDON, owner(s) of property situate in Borough of Jermyn, Lackawanna County, PA. Being: 146 Buttonwood Street, Jessup, PA 18434

Assessment Map #: 10418010033

Assessed Value Figure: \$7,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$68,163.89

SALE 31

By virtue of a Writ of Execution filed to No. 4961-CV-2021 Wayne Bank, successor by merger with North Penn Bank vs. Thomas M. Jones and Linda S. Jones aka Linda F. Jones, owner(s) of property situate in City of Scranton, Lackawanna County, PA being (1) 2008 Price Street aka R 2008 Price Street (2) 2001 Price Street

Dimensions:

(1) 25x150x50x75x20 29x5x47

(2) 50x95

Property ID #: (1) 14509010038

(2) 14513010020

Assessed Value figure: (1) 3048 (2) 6857

Improvements thereon:

(1) Residential Single Dwelling

(2) Residential Multi Dwelling

Attorney: John J. Martin, Esquire

Sheriff to collect: \$53,388.45

SALE 32

By virtue of a Writ of Execution filed to No. 2022-cv-386, THE FIDELITY DISCOUNT AND DEPOSIT BANK vs Christopher Jones, owner(s) of property situate in Scranton, Lackawanna County, PA being 1900 North Washington Avenue, Scranton, PA 18509

PARCEL I

All that certain piece of land situate, lying and being in the City of Scranton, Lackawanna County and State of Pennsylvania, described as follows:

BEGINNING at the intersection of the Southeasterly side of North Washington Avenue with the Northeasterly side of Evelyn Street, distant twenty (20) feet in a Northeasterly direction from line of lands of The PA Oral School for the Deaf and distant two hundred six (206) feet Southwesterly from the intersection of the Southeasterly side of North Washington Avenue and Southwesterly side of Richmond Street; thence in a Southeasterly direction along the Northeasterly side of Evelyn Street, parallel with and distant twenty (20) feet Northeasterly from the line of lands of The PA Oral School for the Deaf a distance of one hundred twenty-five (125) feet to a corner of lands now or formerly of John D. Woodland and Mary G. Woodland, his wife, formerly the Northwesterly side of an alley later abandoned; thence in a Northeasterly direction along the line of said lands a distance of forty (40) feet to a corner; thence in a Northwesterly direction parallel with the Northeasterly side of Evelyn Street a distance of one hundred twenty-five feet (125) to a corner in the Southeasterly side of North Washington Avenue; and thence in a Southwesterly direction along North Washing Avenue a distance of forty (40) feet to the place of beginning.

SAID premise are designated as Lot Number 1 on the Map of the Addition to the Tambly & Rymer Plot by E.S. Peck, recorded in Map Book 3, at Page 49 in the Office of the Recorder of Deeds of Lackawanna County.

Being the same premises conveyed by Joseph F. Hennessey, M.D. to Thomas M. McGrath, by deed dated February 10, 1994 and recorded in the office of the Recorder of Deeds in and for Lackawanna County in Deed Book 1461, pages 622-625.

TAX MAP #: 13514-070-001

Assessment Map #: 13514-070-001

Assessed Value figure: \$16,000.00

Improvements thereon:

Residential Single Dwelling

Sheriff to collect: \$82,960.72

Attorney: Vincent S. Cimini, Esq

538 Spruce Street, Ste 800

Scranton, PA 18503

(570)346-0745

(570)346-0776 (f)

SALE 33

By virtue of a Writ of Execution filed to No. 19CV5861 M&TBANK vs. CATHERINE A. ZURASKI and RICHARD G. ZURASKI, owner(s) of property situate in City of Carbondale, Lackawanna County, PA. Being: 30 Clark Avenue, Carbondale, PA 18407

Assessment Map #: 04510040025

Assessed Value Figure: \$8,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$106,632.34

ALL that certain piece or parcel of land in the Sixth Ward of the City of Carbondale, County of Lackawanna and Commonwealth of PA, bounded and described as follows: to wit:

BEGINNING at a corner in line of Lot No. 7, next to lot heretofore sold by E.T. Cure to George W. Norris; thence southerly along line of Lot No. 7 seventy-five (75) feet to the northerly line of Clark Avenue; thence westerly along said line of Clark Avenue fifty (50) feet to a corner of Lot No. 5 of the Reynolds and Lathrope Allotment, now or formerly of Charles O. Mellon; thence northerly along line of said Lot No 5 seventy-five (75) feet to the southerly line of land now or formerly of George W.

Norris; thence in an easterly direction along line of land now or formerly of said George W. Norris fifty (50) feet to the place of beginning.

Reference PIN #:045.10-040-025

SALE 34

By virtue of a Writ of Execution filed to No. 19CV7245 ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS, LLC FKA QUICKEN LOANS INC. vs. SHANE P. NICHOLSON, SR Solely in His Capacity as Heir of Harold E. Nicholson Deceased, owner(s) of property situate in Borough of Throop, Lackawanna County, PA. Being: 518 Dunmore Street, Throop, PA 18512
Assessment Map #: 12513050042

Assessed Value Figure: \$6,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$63,922.57

All That Certain Lot of Ground in the Borough of Throop Lackawanna County, PA, Known As Lot No. 16 In Block J, Being Fifty (50) Feet in Front on Dunmore Road By one hundred and sixty five (165) feet in Depth, According to a Plan Entitled Price-Pancoast and Throops, Map of Throop

SALE 35

By virtue of a Writ of Execution No. 20-1883 U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust v John A. Mecca, Linda A. Mecca

Docket #: 2020-01883

Property to be sold is situated in the borough/township of Dunmore, County of Lackawanna and State of PA.

Commonly known as 318 Elizabeth Street, Dunmore, PA 18512

Parcel #: 1461602002601

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$110,300.02

Attorneys for Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212)471-5100

Adam Friedman, Esq.

Dated: December 10, 2021

SALE 36

By virtue of a Writ of Execution filed to No. 21-4208 Wells Fargo Bank vs Kevin Frederick, Marie Frederick, owner(s) of property situate in Clarks Summit Lackawanna County, PA being 13024 Lower Maple Drive

Dimensions: 1.08 A

Property ID #: 1200401003205

Assessed Value figure: \$20,000.00

Improvements thereon:

Single Family Dwelling

Attorney: Manley, Deas, Kochalski, LLC

Sheriff to collect: \$274,121.68

SALE 37

By virtue of a Writ of Execution filed to No. 20CV1361, U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT v. Thomas Carl Conroy, 1216 Beech Street, Scranton, PA 18505, owner of property situate in City of Scranton, Lackawanna County, PA, being known as 1216 Beech Street, Scranton, PA 18505.

Property ID #: 16809020013
Assessed Value Figure: \$0.00
Improvements thereon:
Single Family Residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2,000.00

SALE 38

By virtue of a Writ of Execution filed to No. 19 Civil 6878, Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2018-2 v. Wayne Grzech, owner of property situate in the Borough of Dickson City, Lackawanna County, PA being 1227 Main Street, Dickson City, PA 18519.

Front: 50 ft. Depth: 165 ft.
Property ID #: 11409060023
Assessed Value figure: \$5,000.00
Improvements thereon:
Residential Real Estate
Attorney: Andrew J. Marley, Esq
Sheriff to collect: \$104,217.65

SALE 39

By virtue of a Writ of Execution filed to No. 2021-00034 THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-19 vs. THE UNKNOWN HEIRS OF PATRICK J. GILLESPIE, DECEASED, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 1722 Dorothy Street, Scranton, PA 18504

Assessment Map #: 13418040002
Assessed Value Figure: \$13,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$87,866.36

ALSO the surface or right of soil of the following described lots of land situate on the Northeasterly side of Dorothy Street, and fronting on said Dorothy Street, in the Twenty-first (21) Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, being known as Lots Numbers Two and Three (2 & 3) in Block or Square "P" upon plot of lots known as "The Tripp Farm Land Company's Plot of Lots", recorded in the Recorder's Office of Lackawanna County in Deed Book 165 page 2. Said lots being each Twenty-five (25) feet in front, same in rear, and One hundred twelve feet in depth, to a Court known as Reuben Court, Fourteen (14) feet wide for public use.

SALE 40

By virtue of a Writ of Execution filed to No. 2020-00211 ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS, LLC FKA QUICKEN LOANS INC. vs. RUBEN BARREIRO, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 1125 Ash Street, Scranton, PA 18510

Assessment Map #: 14618010030
Assessed Value Figure: \$8,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$67,739.51

BEING LOT "C" IN ISADORE GOODMAN'S SUBDIVISION OF LOTS THIRTEEN (13) AND FOURTEEN (14) IN SQUARE OR BLOCK NUMBER ONE HUNDRED AND FORTY (140), ACCORDING TO MAP OF LACKAWANNA

IRON AND COAL COMPANY OF A PART OF SCRANTON, SAID SUBDIVISION BEING RECORDED IN MAP BOOK NO. 2, AT PAGE 17, IN THE RECORDER'S OFFICE OF LACKAWANNA COUNTY. SAID LOT "C" BEING THIRTY-FIVE (35) FEET IN WIDTH IN FRONT ON ASH STREET, AND EIGHTY (80) FEET IN DEPTH WITH THE PRIVILEGE OF USING TEN (10) FEET IN FRONT OF THE FRONT LINE OF SAID LOT ON ASH STREET FOR YARD, PORCH, PIAZZA, CELLARWAY, AND BAY WINDOW, BUT FOR NO OTHER PURPOSE.

SALE 41

By virtue of a Writ of Execution filed to No. 20CV1084, Rocket Mortgage, LLC v. Unknown Heirs, Personal Representative, and Devises of Jeanette Surrige, deceased and Carolyn Marie Zupon, 308 Kennedy Street, Old Forge, PA 18518, owner of property situate in City of Old Forge, Lackawanna County, PA, being known as 308 Kennedy Street, Old Forge, PA 18518.

Property ID #: 18415020012

Assessed Value Figure: \$6,000.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

SALE 42

By virtue of a Writ of Execution No. 2013-06775 SANTANDER BANK, N.A. v. GERALD G. GAWRON, MARCELLA A. GAWRON A/K/A MARCELLA GAWRON owner(s) of property situate in the BOROUGH OF THROOP, LACKAWANNA County, PA, being 846 ADAMS COURT, THROOP, PA 18512

Tax ID #: 1250301002801

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$370,163.11

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 43

By virtue of a Writ of Execution No. 2018-50361 Carbondale Area School District vs. Nadine Staples. Nadine Staples, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 15 Sand Street

Dimensions: 56X76X34X79X122X19X147

Property ID #: 05509-010-005

Assessed Value Figure: \$8,942.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,687.69

SALE 44

By virtue of a Writ of Execution No. 2017-52100 Abington Heights School District vs. Timothy D. Rowland, Patricia A. Rowland. Timothy D. Rowland and Patricia A. Rowland, owner(s) of property situate in Clarks Summit, Lackawanna County, PA, being: 618 Sunset Avenue

Dimensions: 2.20A

Property ID #: 10014-020-01600

Assessed Value Figure: \$32,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$8,903.58

SALE 45

By virtue of a Writ of Execution No. 2017-51726 Carbondale Area School District vs. John Lasavage, Delores Lasavage. John Lasavage and Delores Lasavage, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 53 Wayne Street
Dimensions: 112X94X112

Property ID #: 05510-010-002

Assessed Value Figure: \$10,000.00

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: \$4,870.17

SALE 46

By virtue of a Writ of Execution No. 2020-51369 Abington Heights School District vs. Silvia C. Delvalle Jurado. Silvia C. Delvalle Jurado, owner(s) of property situate in Clarks Green, Lackawanna County, PA, being: 499 N. Abington Road
Dimensions: 1.08A

Property ID #: 09002-010-00801

Assessed Value Figure: \$42,300.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$10,223.12

SALE 47

By virtue of a Writ of Execution No. 2019-51900 Abington Heights School District vs. Joseph Dandrea, Mary Ellen Dandrea. Joseph Dandrea and Mary Ellen Dandrea, owner(s) of property situate in Waverly Township, Lackawanna County, PA, being: 100 School Street
Dimensions: .64A

Property ID #: 08001-060-012

Assessed Value Figure: \$36,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$9,909.73

SALE 48

By virtue of a Writ of Execution No. 2014-51838 Abington Heights School District vs. Savana Properties LLC. Savana Properties LLC, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: Fawn Hill Estates
Dimensions: 0.45AC

Property ID #: 10119-030-00535

Assessed Value Figure: \$4,000.00

Improvements thereon:

RESIDENTIAL VACANT LOT

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

Sheriff to Collect: \$5,080.80

SALE 49

By virtue of a Writ of Execution No. 2019-51542 Carbondale Area School District vs. Joseph Brennan. Joseph Brennan, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 212 Belmont Street

Dimensions: 3.7A

Property ID #: 04510-050-001

Assessed Value Figure: \$60,000.00

Improvements thereon:

COMMERCIAL PROPERTY

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

Sheriff to Collect: \$27,282.71

SALE 50

By virtue of a Writ of Execution No. 2013-52754 Scott Township Sewer and Water Authority vs. Susan Jane Krajewski, Elizabeth Doris Taylor. Susan Jane Krajewski and Elizabeth Doris Taylor, owner(s) of property situate in Scott Township, Lackawanna County, PA, being: 417 Country Club Road

Dimensions: 32x200

Property ID #: 05203-020-018

Assessed Value Figure: \$3,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$7,332.61

SALE 51

By virtue of a Writ of Execution No. 2018-51083 Abington Heights School District vs. Ronald E. Sniegocki. Ronald E. Sniegocki, owner(s) of property situate in Waverly Township, Lackawanna County, PA, being: 325 Carbondale Road

Dimensions: 24.48A

Property ID #: 07003-010-00901

Assessed Value Figure: \$59,800.00

Improvements thereon:

AGRICULTURAL IMPROVED PROPERTY

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

Sheriff to Collect: \$12,640.54

SALE 52

By virtue of a Writ of Execution No. 2019-51682 Abington Heights School District vs. Lee David Jamison. Lee David Jamison, owner(s) of property situate in Newton Township, Lackawanna County, PA, being: 1671 Falls Road

Dimensions: 2.57 A L2

Property ID #: 10902-020-012

Assessed Value Figure: \$17,500.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$6,619.14

SALE 53

By virtue of a Writ of Execution No. 2018-50963 Abington Heights School District vs. Lisa Miller, Ryan McDonnell. Lisa Miller and Ryan McDonnell, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: 814 Fairview Road

Dimensions: 100x133

Property ID #: 09101-020-00124

Assessed Value Figure: \$26,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$8,496.97

SALE 54

By virtue of a Writ of Execution No. 2017-52579 Abington Heights School District vs. Joseph E. Struchko, Joanne Bennie, Marilyn Iiams, Jeanne Rosencrance. Joseph E. Struchko, Joanne Bennie, Marilyn Iiams and Jeanne Rosencrance, owner(s) of property situate in Clarks Summit, Lackawanna County, PA, being: 110 Maple Avenue

Dimensions: 50x150

Property ID #: 10012-020-01400

Assessed Value Figure: \$10,500.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,613.35

SALE 55

By virtue of a Writ of Execution No. 2020-51368 Abington Heights School District vs. Silvia C. Delvalle Jurado. Silvia C. Delvalle Jurado, owner(s) of property situate in Clarks Summit, Lackawanna County, PA, being: 1022 Sleepy Hollow Road

Dimensions: 138x28x216x168

Property ID #: 10014-020-03400

Assessed Value Figure: \$22,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$7,052.78

SALE 56

By virtue of a Writ of Execution No. 2018-50992 Abington Heights School District vs. Mary B. Lapi. Mary B. Lapi, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: 301 Maggies Road

Dimensions: 0.66A

Property ID #: 08102-060-028

Assessed Value Figure: \$26,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$8,380.01

SALE 57

By virtue of a Writ of Execution No. 2018-50394 Abington Heights School District vs. William D. Thompson, Lorissa Senczakowicz. William D. Thompson and Lorissa Senczakowicz, owner(s) of property situate in Clarks Summit, Lackawanna County, PA, being: 3 Front Street

Dimensions: 50x156

Property ID #: 10008-040-00200

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: \$7,349.65

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 10, 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
MARCH 14, 2022**