

**SHERIFF'S SALE of VALUABLE REAL ESTATE on TUESDAY, FEBRUARY 06, 2007**

**SALE NUMBER 1 - STAYED**

By virtue of a Writ of Execution filed to No. 06-3370, Eastern Associates, Inc. by Assignment of Fidelity Deposit & Discount Bank, Plaintiff, versus Kevin E. Flannelly, Defendant, owner(s) of property situate in the County of Lackawanna, Commonwealth of Pennsylvania being 14 Webster Drive, Dunmore, PA, 18512. Lot Size: 18 x 60 x 110.3 x 60 x 110.3

Map/Plate No.: 14610 050 062

Pin No.: 14610 050 062

Assessed Value Figure: \$13,500.00

Improvements Thereon: Single Dwelling

Sheriff to collect: \$19,282.56 PLUS TAXES, COSTS AND ATTORNEY'S FEES

Nogi, Appleton, Weinberger & Wren, P.C.

Molly D. Clark, Esquire

Attorney

**SALE NUMBER 2 - - STAYED**

By virtue of a Writ of Execution filed to No. 06-3377, HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY, versus PATRICIA D. MARIANELLI A/K/A PATRICIA MARIANELI AND JOSEPH PETER MARIANELLI A/K/A JOSEPH P. MARIANELLI A/KA/ JOSEPH P. MARIENELI, owner(s) of property situate in the City of Scranton, Lackawanna COUNTY, PENNSYLVANIA being 142 South Lincoln Avenue, Scranton PA, 18504. ALL those certain lots pieces of land in Hyde Park, in the city of Scranton, in the County of Lackawanna and State of Pennsylvania known as Lots Numbers forty-three (43) and forty-four (44) in Square or Block Number eight (8) and fronting on Lincoln Avenue; being each twenty-five (25) feet in front by one hundred and fifty (150) feet in depth, according to a plan or map entitled "Price and Pancoast's Addition to the City of Scranton, Pa. BEING KNOWN AS 142 SOUTH LINCOLN AVENUE, SCRANTON, PA 18504.

TAX PARCEL NUMBER: 14517-050-027. Title to said premises is vested in: Patricia D. Marianelli a/k/a Patricia Marianeli and Joseph Peter Marianelli a/k/a Joseph P. Marianelli a/k/a Joseph P. Marieneli

Assessment Map#: 14517-050-027

Assessed Value Figure: \$12,242.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$132,632.32

TERRENCE J. MCCABE, ESQ.

Attorney

**SALE NUMBER 6 - STAYED**

By virtue of a Writ of Execution filed to No. 06-3378, THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES, SERIES 2001-2 vs. ROSE MARY PERRI, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 97 Belmont Street, Carbondale, PA 18407. BEGINNING at the northwesterly corner of Belmont street and Chestnut Avenue, and in the center of the westerly curblineline of said Belmont Street, thence in a westerly direction along the northerly line of Chestnut Avenue sixty five (65) feet to a corner next to other lands now or formerly of the James D. Honey Estate or now or later of the Wallace A. Clemens Estate, thirty (30) feet to a corner in line of other lands of Daniel and Harriet A. Jones, thence in an easterly direction along line of said other lands of Daniel and Harriet A. Jones, sixty-five (65) feet to the center of the aforesaid westerly curblineline on Belmont Street, thence in a southerly direction along said center curblineline thirty (30) feet to the place of beginning.

Assessment Map#:04150-020-022

Assessed Value Figure: \$6,500.00

Improvements Thereon: A Residential Dwelling

**Judgment Amount: \$87,189.27**  
**JOSEPH A. GOLDBECK, JR., ESQ.**  
Attorney

**SALE NUMBER 7 - STAYED**

By virtue of a Writ of Execution filed to No. 05-CV-5198, MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC. vs. JOSEPH DOMINICK and MARY H. HERMAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 3312 Olyphant Avenue, Scranton, PA 18509. BEGINNING at an iron pin corner in the line of lots #5 and #6 (lots as per map made by J.L. Lawrence for the Joseph W. Griffin, recorded in deed book 377, page 301) at the intersection with the Southerly right-of-way line of Olyphant Avenue. THENCE along said right-of-way North seventy-seven degrees no minutes no seconds East (N. 77° 30' 00" E.), a distance of sixty six and no hundredths feet (66 ft.) to an iron pin and corner. THENCE leaving said right-of-way and through Lot #7, South twelve degrees thirty minutes no seconds East (S. 12° 30' 00" E.), a distance of one hundred fifty and no hundredths feet (150 ft.), to an iron pin and corner, along the line of Lot #5 and Lot #6. THENCE along the line of Lots #5 and #6, North twelve degrees thirty minutes now seconds West (N. 12° 30' 00" W.), a distance of one hundred fifty and no hundredth feet, (150 ft.), to an iron pin and corner, along the right-of-way line of Olyphant Avenue, the place of beginning.

Assessment Map #: 1352030018

Assessed Value Figure: \$5,500.00

Improvements Thereon: A Residential Dwelling

Judgment Amount: \$57,890.32

**JOSEPH A. GOLDBECK, JR., ESQ.**  
Attorney

**SALE NUMBER 10 - STAYED**

By virtue of a Writ of Execution filed to No. 2006 Civil 2633, HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-2, BY ITS ATTORNEY IN FACT, OCWEN LOAN SERVICING, LLC, SUCCESSOR TO OCWEN FEDERAL BANK vs. RANDY G. HUNTER and MONICA M. HADDEN, owner(s) of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, being 290 Park Street, Carbondale, PA 18407. Front: 50 ft. Depth: 132 5/12 ft.

Property ID #: 05.513-020-007

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$74,913.35

**RICHARD F. STERN, ESQ AND BRADLEY D. SISLEY, ESQ.**  
Attorney

**SALE NUMBER 13 - - STAYED**

By virtue of a Writ of Execution filed to No. 2005 Civil 2847, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF GSAMP TRUST 2005-SEA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-SEA1, BY ITS ATTORNEY IN FACT, OCWEN LOAN SERVICING, LLC, SUCCESSOR TO OCWEN FEDERAL BANK vs. MARK SHEARE and PATTY SHEARE, owner(s) of property situate in the City of Carbondale, Lackawanna County, Pennsylvania being 23-25 Wyoming Street, Carbondale, PA 18407. Front: 54' 3" Depth: 75'

Property ID #: 04578-020-013

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$81,368.75

**BRADLEY D. SISLEY, ESQUIRE**  
Attorney

**SALE NUMBER 14 – SOLD FOR TAXES AND COSTS TO BANK**

By virtue of a Writ of Execution filed to No. 06-CV-4277, BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS 2004-02 vs. PHILIP LUONGO, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 914 South Webster Avenue, Scranton, PA 18505. Being lot number twenty-six (26) in block thirty-two (32) upon the Pawnee Coal Company's Plot of Lots and situate upon street called and known as South Webster Avenue (formerly Stone Street) upon the town plot of the City of Scranton; commencing at a point on said South Webster Avenue at the corner of lot number twenty-five (25) in said block; thence in a westerly direction one hundred and forty (140) feet to an alley; thence in a southerly direction along the line of said alley forty (40) feet; thence, in an easterly direction one hundred and forty (140) feet to said South Webster Avenue, thence in a northerly direction (40) feet along said South Webster Avenue to the place of beginning.

Assessment Map#: 15620-010-028

Assessed Value Figure: \$7,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$64,422.66

JOSEPH A. GOLDBECK, JR., ESQ.

Attorney

**SALE NUMBER 15 COURT ORDER CONTINUED 7/24/07**

By virtue of a Writ of Execution filed to No. 06-CV-3794, PENN SECURITY BANK & TRUST COMPANY, PLANTIFF, vs. ALEXANDER J. HOLTZMAN and CRIMSON KING STANDARDS, INC., DEFENDANTS, owner(s) of property situate in Scranton, County of Lackawanna, Commonwealth of Pennsylvania being 101 Green Ridge Street, Scranton, PA 18509. Containing 73,967 square feet or 1.698 acres of land, more or less as described in Book 1274, Page 757.

Parcel 1: 101 Green Ridge Street, Scranton, Pennsylvania, 18509

Assessment Map #: 13416 050 002

Assessed Value Figure: \$6,848.00

Improvements Thereon: None

Parcel 2: 101 Green Ridge Street, Scranton, Pennsylvania, 18509

Assessment Map #: 13416 050 005

Assessed Value Figure: \$223,000.00

Improvements Thereon: Commercial Buildings

Sheriff to collect: \$489,358.09 PLUS TAXES, COSTS AND ATTORNEY'S FEES

NOGI, APPLETON, WEINBERGER & WREN, P.C.

MOLLY D. CLARK, ESQUIRE

415 Wyoming Avenue

Scranton, Pennsylvania, 18503

Attorney

**SALE NUMBER 25 - STAYED**

By virtue of a Writ of Execution filed to No. 99-CV-489 COUNTRYWIDE HOME LOANS, INC., ET AL vs. MICHAEL F. STANTON and BARBARA STANTON, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 105 Washington St., Carbondale, PA 18407. 30 feet by 75 feet

Assessment Map #:05505-050-035

Assessed Value Figure: \$6,500.00

Improvements Thereon: Single family dwelling

Sheriff to Collect: \$56,739.55

KRISTINE M. ANTHOU

Attorney

**SALE NUMBER 28 - STAYED**

By virtue of a Writ of Execution No. 2002-CV-5060, THE CHASE MANHATTAN BANK, AS TRUSTEE OF IMC HOME EQUITY LOAN TRUST 1996-3 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JULY 1, 1996 vs. SHIRLEY SUMMERHILL, owner(s) of property situate in Township of Newton, Lackawanna County, Pennsylvania being 10028 Bridge LN., Clarks Summit, PA 18411. Containing 6,352 sq. ft. more or less, irregularly shaped.

Property ID #: 121.010.100.18

Assessed Value Figure: \$17,800.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$100,275.75

MARTHA E. VON ROSENSTIEL, ESQ.

649 South Avenue, Unit 7

Secane, PA 19018

(610) 328-2887

Attorney

**SALE NUMBER 29 - STAYED**

By virtue of a Writ of Execution No. 06-CV-1816, AAMES HOME LOAN vs. ROSE STOUT and JOHN STOUT, owner(s) of property situate in Township of Greenfield, Lackawanna County, Pennsylvania being 498 Route 106, Greenfield Township, PA 18407. Front: 100 ft. Depth: 225 ft.

Property ID #: 0332-020-007

Assessed Value Figure: \$16,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$117,892.37

MARTHA E. VON ROSENSTIEL, ESQ.

649 South Avenue, Unit 7

Secane, PA 19018

(610) 328-2887

Attorney

**SALE NUMBER 33 - STAYED**

By virtue of a Writ of Execution filed to No. 06-CV-3912, U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE vs. JEFFREY S. BRANAS, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being 1213 Mine Street, Old Forge, PA 18518.

Front: 60, Depth: 100

Assessment Map #: 16519030041

Assessed Value Figure: \$15,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$121,980.73

MARK J. UDREN, ESQUIRE

Attorney

**SALE NUMBER 35 - STAYED**

By virtue of a Writ of Execution filed to No. 04-CV-4138, BANK OF AMERICA, N.A., s/b/m/t NATIONS BANC MORTGAGE CORPORATION vs. KENNETH DEMURO, JOAN DEMURO, PRUDENTIAL FUNDING GROUP, INC., REAL OWNER. KENNETH DEMURO, JOAN DEMURO, PRUDENTIAL FUNDING GROUP, INC., REAL OWNER, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 143 Walnut Street, Dunmore, PA 18512. Dimensions:

40x118x40x118

Assessment Map#:14616-020-08201

**Assessed Value Figure: \$15,000.00**  
**Improvements Thereon: Improved w/single family dwelling**  
**Sheriff to collect: \$142,969.74**  
**MARK J. UDREN, ESQUIRE**  
**Attorney**

**SALE NUMBER 39 - STAYED**

**By virtue of a Writ of Execution filed to No. 06CV4531, U.S. BANK, N.A., AS TRUSTEE FOR REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2004-8 vs. TAMI S. HERMAN; CHARLES J. HERMAN, owner(s) of property situated in Township of South Abington, Lackawanna County, Pennsylvania being 200 Leach Hill Road, Clarks Summit, PA 18411. 125' x 105'**  
**Assessment Map#:09104-010-00221**  
**Assessed Value Figure: \$23,000.00**  
**Improvements Thereon: A residential dwelling**  
**Sheriff to collect: \$168,526.42**  
**LAUREN R. TABAS, ESQ.**  
**Attorney**

**SALE NUMBER 41 - STAYED**

**By virtue of a Writ of Execution filed to No. 2002-03928, PNC BANK, NATIONAL ASSOC vs. MARK S. AND JOANN M. KIEFER, owner(s) of property situate in Jermyn, Lackawanna County, Pennsylvania, being 642 Washington Avenue. 50x170**  
**Property Identification Number: 07312-040-06600**  
**Assessed Value Figure: \$12,500.00**  
**Improvements thereon: Combination three story wood frame and cinder block commercial and residential structure**  
**Sheriff to Collect: \$135,374.24**  
**PHILIP G. CURTIN, ESQUIRE**  
**Attorney**

**SALE NUMBER 44 - STAYED**

**By virtue of a Writ of Execution filed to No. 05-CV-4275, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs. NIKI S. JONES. NIKI S. JONES, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 623 East Elm Street, Scranton, PA 18505.**  
**Dimensions: 60x150**  
**Assessment Map#:16708-010-003**  
**Assessed Value figure: \$12,000.00**  
**Improvements thereon: Improved w/single family dwelling**  
**Sheriff to Collect: \$95,728.41**  
**MARK J. UDREN, ESQ.**  
**Attorney**

**SALE NUMBER 57 - STAYED**

**By virtue of a Writ of Execution No. 06-CV-1165, WACHOVIA BANK, N.A., F/K/A FIRST UNION NATIONAL BANK v. EUGENE M. WOLO, owner(s) of property situate in OLYPHANT, Lackawanna County, Pennsylvania, being 711 North Valley Avenue, Olyphant, PA, 18447.**  
**Front: 50 feet Depth: 79 feet, containing 3950 square feet.**  
**Assessment Map#: 11408-010-020**  
**Assessed Value figure: \$7,000.00**  
**Improvements thereon: Residential Property**  
**Judgment Amount: \$30,550.76**

**PHELAN HALLINAN & SCHMIEG, LLP**  
**Attorney**

**SALE NUMBER 72 - *STAYED***

**By virtue of a Writ of Execution filed to No. 06-CV-3963, BUSINESS DEUTSCHE BANK F/K/A BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE OF MELLON CRA MORTGAGE LOAN TRUST 1998-A vs. THOMAS A. RAFALKO; BARBARA P. RAFALKO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 2925 Marvine Avenue, Scranton, PA 18508. 110' x 144.8' x 181.7' (Triangular)**

**Assessment Map #: 12403020004**

**Assessed Value figure: \$7,000.00**

**Improvements thereon: A residential dwelling**

**Sheriff to Collect: \$47,111.08**

**SALE NUMBER 75 -- *STAYED***

**By virtue of a Writ of Execution No. 06 CV 3930, COUNTRYWIDE HOME LOANS, INC., F/K/A AMERICA'S WHOLESALE LENDER v. EMILY W. TRUNZO and owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being 122 Welsh Hill Road, Clarks Summit, PA 18411.**

**Front: 100 feet Depth: 190 feet, containing 19000 square feet**

**Assessment Map #: 09003 020 014**

**Assessed Value figure: \$29,500.00**

**Improvements thereon: Residential Property**

**Judgment Amount: \$156,186.75**

**PHELAN HALLINAN & SCHMIEG, LLP**  
**Attorney**

**SALE NUMBER 77 - *STAYED***

**By virtue of a Writ of Execution No. 06-CV-3915, GMAC MORTGAGE CORPORATION v. ERIC J. DEMARIS owner(s) of property situate in the Scranton, Lackawanna County, Pennsylvania, being 112 Watkins Street, Scranton, PA 18508.**

**Front: 90 FT feet Depth: 50 FT feet, containing 4500 square feet**

**Assessment Map #: 12403 020041**

**Assessed Value figure: \$15,000.00**

**Improvements thereon: Residential Property**

**Judgment Amount: \$73,866.16**

**PHELAN HALLINAN & SCHMIEG, LLP**  
**Attorney**

**SALE NUMBER 80 - *STAYED***

**By virtue of a Writ of Execution No. 05-CV-4104, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., vs. BRIAN M. PETERS, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania being 103 Richard Road, Clarks Summit, PA 18411.**

**Front: 80 FT. feet Depth: 150 FT. feet, containing 12,000 square feet.**

**Assessment Map #: 1 2102 010007**

**Assessed Value Figure: \$15,000.00**

**Improvements Thereon: Residential Property**

**Judgment Amount: \$94,467.41**

**PHELAN HALLINAN & SCHMIEG, LLP**  
**Attorney**

**SALE NUMBER 90 - *STAYED***

By virtue of a Writ of Execution filed to No. 06-CV-3564, WACHOVIA BANK, N.A., v. WALTER VANCOSKY and ERIN GARVEY-VANCOSKY A/K/A ERIN VANCOSKY, owner(s) of property situated in the City of Scranton, Lackawanna County, Pennsylvania, being 21 Forest Glen Drive, Scranton, PA consisting of .54 acres

Property ID #: 13304-050-00116

Assessed Value figure: \$21,500.00

Improvements thereon: consists of a single family residential dwelling

Sheriff to Collect: \$60,968.47 plus interest continuing from 06/14/06 at the mortgage per diem of \$13.11 until the date of sale

ANTHONY R. DISTASIO, ESQ.

Attorney

**SALE NUMBER 101 – *SOLD FOR TAXES AND COSTS TO BANK***

By virtue of a Writ of Execution No. 06-CV-1944, Robert J. Maloney was the owner(s) of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania being 1616 Adams Avenue, Dunmore, PA. Dimensions 40 x 81

Assessment Map #: 14606010061

Assessed Value Figure: \$17,500.00

Improvements Thereon: Single Dwelling

Sheriff to collect: \$169,868.87 Plus costs

JAMES T. SHOEMAKER, ESQ.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

**SALE NUMBER 102 – - *STAYED***

By virtue of a Writ of Execution No. 06-CV-1945, R. Brian Maloney, J. Kerry Maloney and J. Timothy Maloney were the owner(s) of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania being 414 East Drinker Street, Dunmore, PA.

Assessment Map#: 14643-030-018

Assessed Value Figure: \$84,150.00

Improvements Thereon: office bldg.

Sheriff to collect: \$826,532.12 Plus costs

JAMES T. SHOEMAKER, ESQ.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

**SALE NUMBER 103 – *SOLD FOR TAXES AND COSTS TO BANK***

By virtue of a Writ of Execution No. 05-CV-2232, Robert J. Maloney was the owner of property situate in the Borough of Moscow, Lackawanna County, Pennsylvania being SR 690 Church Street, Moscow, PA. Dimensions 6.00A

Assessment Map #: 19704010002

Assessed Value Figure: \$11,750.00

Improvements Thereon: vacant lot

Sheriff to collect: \$146,641.48 Plus costs

JAMES T. SHOEMAKER, ESQ.

**Hourigan, Kluger & Quinn, PC**  
**600 Third Avenue**  
**Kingston, PA 18704**  
**Attorney**