

SHERIFF'S SALE of VALUABLE REAL ESTATE on TUESDAY, MARCH 27, 2007

SALE NUMBER 5 *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 2006-02284, PNC BANK, NATIONAL ASSOCIATION vs. ROBERT J. MANASEK AND TAMARA M. MANASEK, owner(s) of property situate in TOWNSHIP OF LA PLUME, Lackawanna COUNTY, PENNSYLVANIA being 2001 MAPLE ROAD, DALTON, PENNSYLVANIA 18414.

195' x 170' x 178' x 127'

Assessment Map#: 05804-050-00600

Assessed Value Figure: \$10,000.00

Improvements Thereon: Two-story Frame Dwelling

Sheriff to Collect: \$17,795.19

BRETT A. SOLOMON, ESQUIRE

TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 8 - *STAYED*

By virtue of a Writ of Execution filed to No. 06CV5402, WASHINGTON MUTUAL BANK vs. DOMINICK J. TALARICO, owner(s) of property situated in 13th Ward of the City of Scranton, Lackawanna County, Pennsylvania being 1441 Dickson Avenue, Scranton, PA 18508.

50' x 171 1/2'

Assessment Map#: 13517-010-059

Assessed Value Figure: \$7,500.00

Improvements Thereon: A residential dwelling

Sheriff to Collect: \$52,321.18

SALE NUMBER 11 – *SOLD FOR TAXES AND COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 06 CV 3861, COUNTRYWIDE HOME LOANS INC. vs. JAY SILVERMAN and MICHELLE SPANO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 917-919 West Elm Street, Scranton, PA 18505 917 West Elm Street #919 Scranton, PA 18505, 15609-090-006 15609090006.

Lot Number Eleven (11) in Square of Block numbered five hundred (500) and situate upon street called and known as West Elm, upon a plot entitled the Fair View Park Land Company's addition to the City of Scranton, intended to be duly registered and recorded. Said lot being forty (40) feet in front and one hundred twenty nine (129) feet in depth, is rectangular in shape to an alley in the rear.

Assessment Map#: 15609-090-006 15609090006

Assessed Value Figure: \$4,700.00 \$0.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$80,909.82

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 14 - *STAYED*

By virtue of a Writ of Execution filed to No. 06-4393, WELLS FARGO BANK N.A., AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2005-2 vs. CAROLYN J. GARDNER-PHILLIPS AK/A CAROLYN J. GARDNER, owner(s) of property situate in MAYFIELD BOROUGH, Lackawanna County, Pennsylvania being 917 Lackawanna Avenue, Mayfield, PA 18433. 06417-030-010.

Commencing at the common corner between Lot Number Twelve (12) and Lot Number Thirteen (13) on Lackawanna Avenue; thence northwesterly along line of Lot Number Twelve (12) one hundred fifty (150) feet to a corner; thence northeasterly fifty (50) feet to a corner ten (10) feet distant from line of Lot Number Fourteen (14); thence southeasterly parallel with line of Lot Number Fourteen and ten (10) feet distant therefrom one hundred and fifty (150) feet to a corner and thence southerly along Lackawanna Avenue fifty (50) feet to the place of beginning. Being part of Lot Number Thirteen (13) in Block Number Five (5) as the same is represented on a map of the Hillside Coal and Iron Company in the said Borough of Mayfield.

SUBJECT TO MORTGAGE

Assessment Map#: 06417-030-010

Assessed Value Figure: \$8,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$22,082.11

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 18 -- *STAYED*

By virtue of a Writ of Execution No. 06 CV 1731, CITIMORTGAGE INC. vs. PAUL D. GUZZI and NICOLE L. MAROLD, owner(s) of property situate in JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania being 310 Scott Road Lake Ariel, PA 18436 16002-020-001.

Being Lot No. Fifty-Nine (59) in the Development of Willard C. Edwards, et ux, as shown on Map of Lots on Route 348, lands of Willard G. Edwards, Jefferson Township, Lackawanna County, State of Pennsylvania. Said map prepared by George E. Ferris, R.S. on October 15, 1964 and recorded in the Office of the Recording of Deeds in and for Lackawanna County in Map Book 11 at Page 143, and on revised Map dated October 15, 1964, and recorded in Map Book 14, at Page 18.

Assessment Map#: 16002-020-001

Assessed Value Figure: \$18,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$144,604.25

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 26 - *CONTINUED 7/24/07*

By virtue of a Writ of Execution No. 05-CV-4229, GMAC MORTGAGE CORPORATION vs. KIMBERLY BRONSON, owner(s) of property situate in the Lackawanna County, Pennsylvania being 1018 MYERS AVENUE, PECKVILLE, PA 18452.

Front: 50 feet Depth: 150 feet, containing 7,500 square feet.

Assessment Map#: 103.20 030 004

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$71,795.69

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 27 *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 06 CV 5399, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) v. EUGENE R. KIME and SANDRA KIME, owner(s) of property situate in Dunmore Borough, Lackawanna County, Pennsylvania being 439 THOMAS DRIVE, DUNMORE, PA 18512.

Size of Lot 10,000 square feet

Assessment Map#: 13617-010-00201

Assessed Value Figure: \$27,500.00

Improvements Thereon: Residential property

Sheriff to Collect: \$212,283.04

GREGORY JAVARDIAN, ESQUIRE

Attorney

SALE NUMBER 28 -- *SOLD FOR TAXES AND COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 05 CV 5109, EMC MORTGAGE CORPORATION, ATTORNEY-IN-FACT FOR LASALLE BANK NATIONAL ASSOCIATION (ASSIGNEE) F/K/A LASALLE NATIONAL BANK, IN ITS CAPACITY AS INDENTURE TRUSTEE UNDER THAT CERTAIN SALE AND SERVICING AGREEMENT DATED JUNE 1, 1999 AMONG AFC TRUST SERIES 1999-2, AS ISSUER, SUPERIOR BANK, FSB v. THOMAS RUSSICK and CINDY RUSSICK, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania being 13 JAMES WAY, ARCHBALD, PA 18403.

Size of Lot 11,670.80 square feet

Assessment Map#: 10407-010-00747

Assessed Value Figure: \$16,000.00

Improvements Thereon: Residential property.

Sheriff to Collect: \$140,797.33

GREGORY JAVARDIAN, ESQUIRE

Attorney

SALE NUMBER 29 *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 06-CV-5249, EMC MORTGAGE CORPORATION v. NORMAN D. PENN and ROXANNE R. PENN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 2121 WAYNE AVENUE, SCRANTON, PA 18508.

Size of Lot: 28 ft. x 91 ft. x 15 ft. x 94 ft.
Assessment Map#: 13408-06004701
Assessed Value Figure: \$8,051.00
Improvements Thereon: Residential property.
Sheriff to Collect: \$70,291.02
GREGORY JAVARDIAN, ESQUIRE
Attorney

SALE NUMBER 31 *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 06-5767, THE CIT GROUP/CONSUMER FINANCE, INC.. vs. GERALDINE M. TALARICO owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania. Being 102 Monroe Street, Old Forge, PA 18518.

Dimensions: 1.2A
Assessment Map#: 17617020037
Assessed Value Figure: \$35,000.00
Improvements Thereon: Improved w/single family dwelling
Sheriff to Collect: \$299,927.39
MARK J. UDREN, ESQUIRE
Attorney

SALE NUMBER 37 – *STAYED*

By virtue of a Writ of Execution filed to No. 04-CV-4145, LASALLE BANK, ET AL. vs. JOSEPH P. PIRAGAS AND PAMELA PIRAGAS, owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania being 900 Marion Lane, Moosic, PA 18507. 75x75x125

Assessment Map#: 17619-010-036
Assessed Value Figure: \$20,000.00
Improvements Thereon: single family dwelling
Sheriff to Collect: \$149,579.00
KRISTINE M. ANTHOU
Attorney

SALE NUMBER 38 *CONTINUED 7/24/07*

By virtue of a Writ of Execution No. 06-3800, HOMECOMINGS FINANCIAL NETWORK, INC. vs. ANTHONY P. CARAMANNO and DOREEN M. CARAMANNO, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania being 135 Northpoint Drive, Olyphant, PA 18447. Irregularly Shaped, containing 13,748 sq. f. (.316 acres), more or less

Property ID#: 114-020-3000117
Assessed Value Figure: \$24,000.00
Improvements Thereon: Residential Dwelling
Sheriff to Collect: \$319,096.69
MARTHA E. VON ROSENSTIEL, ESQ.
649 South Avenue, Unit 7
Secane, PA 19018
Attorney

SALE NUMBER 39 - *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 06-CV-5494, CHAMPION MORTGAGE, A DIVISION OF KEY BANK USA, NATIONAL ASSOCIATION, SUCCESSOR TO THE INTERESTS OF CHAMPION MORTGAGE CO., INC. vs. LAURIE PREVISH, owner(s) of property situated in City of Carbondale, Lackawanna County, Pennsylvania being 96 8th Avenue, Carbondale, PA 18407. Front: 30 feet Depth: 90 feet

Assessment Map#: 055-050-50063
Assessed Value Figure: \$8,000.00
Improvements Thereon: Residential dwelling
Judgment Amount: \$23,011.77
ROB SALTZMAN, ESQUIRE
Attorney

SALE NUMBER 40 *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 2006-4476, PNC BANK, NATIONAL ASSOCIATION vs. JOHN C. MAJOR, JR., owner of property situate in The Borough of Clarks Summit, Lackawanna County, Pennsylvania being 407 Melrose Avenue, Clarks Summit, PA 18411. 90' x 125'

Assessment Map#:09018-020-004

Assessed Value Figure: \$7,500.00

Improvements Thereon: One and One Half Story Frame Dwelling

Sheriff to Collect: \$23,269.00

BRETT A. SOLOMON, ESQ.

TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 43 – *SOLD FOR TAXES AND COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 06 CV 1377, JP MORGAN CHASE BANK AS TRUSTEE FOR EQUITY ONE ABS, INC. MORTGAGE/PASS THROUGH CERTIFICATE SERIES #2004-5 vs. DAVID WEIDOW, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 541 East Elm Street, Scranton, PA 18505. Front: 70 ft. Depth: 50 ft.

Assessment Map#: 15619-050-063

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$72,636.67

PINA S. WERTZBERGER, ESQUIRE

Attorney

SALE NUMBER 44 – *SOLD FOR TAXES AND COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 06 CV 1376, JP MORGAN CHASE BANK AS TRUSTEE FOR EQUITY ONE ABS, INC. MORTGAGE/PASS THROUGH CERTIFICATE SERIES #2004-4 vs. DAVID WEIDOW, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1117-1119 Rock Street, Scranton, PA 18504. Front: 40 ft. Depth: 140 ft.

Assessment Map#: 15605-070-011

Assessed Value figure: \$10,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$83,979.08

PINA S. WERTZBERGER, ESQUIRE

Attorney

SALE NUMBER 48 – *SOLD FOR TAXES AND COSTS TO BANK*

By virtue of a Writ of Execution No. 06 CV 4867, CITIFINANCIAL MORTGAGE COMPANY INC. vs. MARY G. DALRYMPLE A/K/A MARY G. CUMMINGS and CURTIS L. DALRYMPLE., owner(s) of property in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1203 DARTMOUTH STREET, SCRANTON, PA 18504.

Front: 40 feet Depth: 125 feet

Assessment Map#: 15609 070 008

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$87,734.03

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 53 – - *STAYED*

By virtue of a Writ of Execution filed to No. 06CV4035, WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2002-3 vs. ALAN J. LEGGIN; LUCY ANN LEGGIN AKA LUCY ANN MARIE LEGGIN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 910 Wheeler Avenue, Scranton, PA 18510. 49'x94'x41'x87'

Assessment Map#: 157.16-170-033

Assessed Value figure: \$15,000.00

Improvements thereon: Single residential dwelling

Sheriff to Collect: \$97,407.94

SALE NUMBER 55 *CONTINUED 7/24/07*

By virtue of a Writ of Execution No. 06-CV-4576, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE

UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004, GSAP TRUST 2004-AH vs. DAVID D. SNYDER and owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 77 HARLEM AVENUE, CARBONDALE, PA 18407-2553. Front: 75 feet Depth: 111 feet
Assessment Map#: 05510 030 018
Assessed Value figure: \$10,000.00
Improvements thereon: Residential Property
Judgment Amount: \$84,462.22
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 57 *CONTINUED* 7/24/07

By virtue of a Writ of Execution No. 06 CV 3869, PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION v. JOHN F. TIRVA and owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania, being 109 GARWOOD STREET, SCRANTON, PA, 18505.
Front: 120.120 FT. feet Depth: 60.33 FT. feet, containing 7246.84 FT square feet.
Assessment Map#: 17706 020 041
Assessed Value figure: \$15,000.00
Improvements thereon: Residential Property
Judgment Amount: \$88,400.15
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 59 *CONTINUED* 7/24/07

By virtue of a Writ of Execution filed to No. 2006 CIVIL 5644, JP MORGAN CHASE BANK. vs. JAMES RICHARDSON and EVELYN RICHARDSON owner(s) of property situate in OLYPHANT, Lackawanna County, Pennsylvania, being RR2, BOX 270 DEED BOOK 671, PAGE 148
Property ID#: 07002-040-009
Assessed Value figure: \$16,000.00
Improvements thereon: Residential Dwelling
Sheriff to collect: \$211,269.10
PETER E. MELTZER
Attorney

SALE NUMBER 60 – *CONTINUED* 7/24/07

By virtue of a Writ of Execution filed to No. 2611-Civil-2006, PENNSTAR BANK, A DIVISION OF N.B.T. BANK, NATIONAL ASSOCIATION vs. MICHAEL A. CAUDULLO and DARIA A. CAUDULLO, HIF WIFE, owner(s) of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, being 75 Lincoln Avenue, Carbondale, PA 18407.
60 feet x 75 feet
Assessment Map#: 04518-050-032
Assessed Value figure: \$15,000.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$83,187.67
DAVID M. GREGORY, ESQUIRE
Attorney

SALE NUMBER 62 *CONTINUED* 7/24/07

By virtue of a Writ of Execution No. 06-CV-1584, WELLS FARGO BANK, N.A. vs. THEODORE M. KAZMIERCZAK, JR. A/K/A TED KAZMIERCZAK and owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being 332 Shady Lane Road, Clarks Summit, PA 18411-9381.
Front: 79 Ft feet Depth: 195 Ft feet, containing 15405 square feet.
Assessment Map#: 11102030022
Assessed Value figure: \$16,000.00
Improvements thereon: Residential Property
Judgment Amount: \$12,284.58
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 63 *CONTINUED* 7/24/07

By virtue of a Writ of Execution No. 06-CV-5166, INDYMAC BANK, FSB v. RENEE NEFF A/K/A RENEE GERMMANN NEFF, owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 204 GORDON AVENUE, CARBONDALE, PA 18407. Dimensions: 65 x 61 x 49 x 63

Assessment Map#: 05419-070-02802
Assessed Value figure: \$10,000.00
Improvements thereon: Residential Property
Judgment Amount: \$63,899.46
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 64 *CONTINUED* 7/24/07

By virtue of a Writ of Execution filed to No. 2005 CIV 4849 FIDELITY DEPOSIT AND DISCOUNT BANK vs. FRANK L. RAVLICO, III, owner of property situate in Clarks Summit, County, Pennsylvania being 101 Julius Lane, Clarks Summit, PA 18411 being 2.087 acres. Sheriff to collect \$326,749.97, plus interest, taxes, costs and attorneys' fees. Judgment filed to Docket No.2005 CIV 4849. Writ of Execution issued January 12, 2007.

Assessment Map#: 079.04-010-005.03
Assessed Value figure: \$32,000.00
Improvements thereon: Single Family Dwelling
Sheriff to Collect: \$326,749.97
PAUL A. KELLY, JR.
Attorney