

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, MAY 22, 2007

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 TUESDAY, MAY 22, 2007 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

A MINIMUM DEPOSIT OF \$2,000.00 TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK SHALL BE IMMEDIATELY PAID TO THE SHERIFF AT THE TIME OF THE BID. 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 NUMBER 1 – *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 06 CV 5706, WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT3, vs ROBERTA A. SCARNATO and DAVID W. SCARNATO, owner(s) of property situate in BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 268 Drake Street, Old Forge, PA 18518, 18415-040-00904,

Beginning at a point in the southwesterly sideline of Dick Street, also known as Drake Street, said point being the northeasterly corner of lands now or formerly of Elmo Tomassoni, as described in deed dated June 21, 1961 and recorded in Lackawanna County Deed Book 585 at page 539; Thence along the southwesterly sideline of Dick Street, south eighty degrees seven minutes east, eighty-five (85.00) feet to a point; Thence through lands of the grantors herein, south seven degrees five minutes west, one hundred ten and thirteen hundredths (110.13) feet to a point; Thence continuing through the same, north eighty degrees seven minutes west, sixty-nine (69.00) feet to a point in the easterly line of said lands now or formerly of Elmo Tomassoni; Thence along said lands, north one degree seven minutes west, one hundred twelve and six hundredths (112.06) feet to the point of beginning. Containing an area of eight thousand four hundred seventy (8,470) square feet of land more or less

Assessment Map #: 18415-040-00904

Assessed Value Figure: \$20,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$162,049.08

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 2 – *CONTINUED 7/24/07*

By virtue of a Writ of Execution No. 06-CV-4299, LASALLE BANK NATIONAL ASSOCIATION, TRUSTEE, vs. JOHN F. LEESE and DARLENE GOLDYN LEESE, owner(s) of property situate in the DICKSON, Lackawanna County, Pennsylvania being 721 JACKSON STREET, DICKSON CITY, PA 18519.

Front: 50 FT feet Depth: 145 FT feet, containing 7250 square feet

Assessment Map #: 11316 030 014

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$106,322.31

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 3 – *SOLD FOR TAXES AND COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 06-CV-4214, JPMORGAN CHASE BANK NA, AS TRUSTEE vs. PAUL H. VESSELS and RACHEL VESSELS, owner(s) of property situate in City of Scranton, Lackawanna COUNTY, PENNSYLVANIA BEING 2105 Capouse Avenue, Scranton, PA 18509.

Front: 50 Depth: 50

Assessment Map #: 13514-050-025

Assessed Value Figure: \$9,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$117,655.08

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 4 – *SOLD FOR TAXES AND COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 02-CIV-0629, CHARLES CASCIO and JOAN CASCIO, HIS WIFE, ASSIGNEES OF FIDELITY DEPOSIT & DISCOUNT BANK vs. BEVERLY BAUN, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 138 South Sumner Avenue, Scranton, PA.

50 x 150, Lots 39 and 40, Block 7, Price, Pancoast and Throop's Map

Property ID#: 145.17-050-067

Assessed Value Figure: \$7,500.00

Improvements Thereon: Single Dwelling

Sheriff to Collect: \$93,849.63

DANIEL L. PENETAR, JR., ESQUIRE

Attorney

SALE NUMBER 5 - *STAYED*

By virtue of a Writ of Execution filed to No. 06 CV 4728, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2003-4, BY WASHINGTON MUTUAL BANK, AS SUCCESSOR IN INTEREST TO LONG BEACH MORTGAGE COMPANY, IT'S ATTORNEY IN FACT vs. THOMAS H. ROUGHT and ANNE MARIE ROUGHT,, owner(s) of property situate in TOWNSHIP NEWTON, Lackawanna County, Pennsylvania, being 1618 Summit Lake Road Clarks Summit, PA 18411. 11103-010-01102,

Beginning at a corner in the center of State Road Legislative Route 35104 leading from Clarks Summit to Milwaukee, said corner being the southerly corner of a tract of land owned by George Fisne; thence along the center of Legislative Route 35104 south thirty-four (34) degrees twenty-nine (29) minutes fifty (50) seconds west a distance of one hundred thirty-two and 0 one hundredths (132.00) feet to a corner in the land of the Grantor; thence through land of the Grantor north fifty-five (55) degrees twenty-three (23) minutes twenty (20) seconds west a distance of three hundred forty-two and eighty-one one-hundredths (342.81) feet to a corner in the line of the land of Frazier; thence along the line of the land of Frazier and the line of the land of James Davis North sixty-five (65) degrees fifteen (15) minutes twenty-eight seconds east a distance of one hundred fifty-three and forty-three one-hundredths (153.43) feet to a corner in the line of the land of George Fisne; thence along the line of the land of George Fisne south fifty-five (55) degrees twenty-three (23) minutes (20) seconds east a distance of two hundred sixty-four one-hundredths (264.34) feet to the place of beginning.

Assessment Map #: 11103-010-01102

Assessed Value Figure: \$18,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$94,683.16

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 6 *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 06-3336 WELLS FARGO BANK, N.A., AS TRUSTEE FOR GSAMP TRUST 2003-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-HE2 vs.

TERRA M FICK, owner(s) of property situate in FALL TOWNSHIP & VANDLING BOROUGH, Lackawanna County, Pennsylvania being 624 Main Street Richmondale, PA 18421. 00719-010-017;00704-010-002,

Parcel I

All the surface of right of soil of and in all that certain lot of land situate in Township of Fell, County of Lackawanna and State of Pennsylvania, being a part of what is known as the "Warren Lot" which is part of an original tract in the Warrantee name of Peter Beech; said lot being number twenty one (21) North Plot, and situate upon street called or known as First Street, and upon the Warren Plot or addition to Forest City; said lot being sixty (60) feet in front, and one hundred fifty seven (157) feet deep and rectangular in shape. Subject to the same exceptions and reservations as contained in the last recited deed.

Parcel II

All that certain piece or parcel of land situate in the borough of Vandling, County of Lackawanna and State of Pennsylvania, bounded and described as follows: Beginning at a point in the southeasterly line of state highway L.R. 35040 at its intersection with the division line between the Township of Fell and the Borough of Vandling, said last mentioned line being also the northeasterly line of the "Warren Lot" so-called; thence along said division line, south forty (40) degrees twenty four (24) minutes east one hundred fifty (150) feet to a point; thence by other surface lands of said Pennsylvania Coal Company, the following courses and distances: North forty eight (48) degrees nineteen (19) minutes east one hundred forty seven and seventy one hundredths (147.70) feet, more or less, to the southeasterly bank of a creek and northwesterly, along said bank of creek, one hundred thirty-nine (139) feet, more or less, to the aforesaid southeasterly line of state highway L.R. 35040; thence southwesterly along said last mentioned line, one hundred nineteen (119) feet, more or less, to the place of beginning.

Assessment Map#: 00719-010-017;00704-010-002

Assessed Value Figure: \$7,100.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$73,309.57

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 7 CONTINUED 7/24/07

By virtue of a Writ of Execution filed to No. 06 CV 5400 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-2 vs. SUSAN WEISS and TERRANCE WEISS, owner(s) of property situate in TOWNSHIP OF RANSOM, Lackawanna County, Pennsylvania being 12023 Street Crk Rd Ransom, PA 18411. 14204-010-007,

All that piece or parcel of land situate in the Township of Ransom, Lackawanna County, and State of Pennsylvania, bounded and described as follows: Beginning at a (late) corner post and stones in line of land now or late of John Berimans; thence South Seventy degrees East, One Hundred and Sixteen (116) perches to a (late) corner post and stones in line of center of creek; thence along said creek South Twenty degrees West, Thirty-five and One-fourth ($35 \frac{1}{4}$) perches to a corner beech near center of creek in line now of late of Solomon Ace; thence North Seventy degrees West along original line One Hundred and Sixteen (116) perches to an original corner post and stones in line of lands now or late of said Beriman; thence North Twenty degrees East, Thirty-five and One-fourth ($35 \frac{1}{4}$) perches to the place of beginning. Containing Twenty-five Acres and Eight-nine (25 Acres 89 Perches) Perches of land, be the same more or less.

Assessment Map #: 14204-010-007

Assessed Value Figure: \$20,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$332,067.32

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 8 – SOLD FOR TAXES AND COSTS TO BANK

By virtue of a Writ of Execution No. 06 CV 5853, WELLS FARGO, N.A. vs. HERSCHEL ENGEL A/K/A HARRY ENGEL A/K/A HERSCHEL H. ENGEL, owner(s) of property situated in the LACKAWANNA, Lackawanna County, Pennsylvania being 853 LORDS COURT, Scranton, PA 18509.

Front: 50 FT feet Depth: 49 FT feet, containing 2450 FT square feet

Assessment Map #: 14516 040 017

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Sheriff to Collect: \$81,769.09

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 9 – *SOLD FOR TAXES AND COSTS TO BANK*

By virtue of a Writ of Execution No. 06-CV-5169, COUNTRYWIDE HOME LOANS, INC. vs. RAYMOND MICHAEL CLARK, owner(s) of property situate in TOWNSHIP OF FELL, Lackawanna County, Pennsylvania being 921 OWEGO TURNPIKE, SIMPSON, PA 18407

Front: 105 feet Depth: 155 feet, containing 16275 square feet.

Assessment Map #: 03501 010009

Assessed Value Figure: \$4,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$38,250.41

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 10 – *CONTINUED 7/24/07*

By virtue of a Writ of Execution No. 06-CV-5839, IRWIN MORTGAGE CORPORATION v. TERRENCE J. HUEGEL and LEE ANN HUEGAL, owner(s) of property situate in SOUTH ABINGTON, Lackawanna County, Pennsylvania, being 122 RAQUELS WAY, CLARKS SUMMIT, PA 18411

Front: 100 feet Depth: 100 feet, containing 10000 square feet

Assessment Map #: 08104 020009

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$113,522.93

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 11 - *STAYED*

By virtue of a Writ of Execution No. 06 CV 3432, WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WCW1 v. JOHN R. OLENCHAK and MICHELLE OLENCHAK A/K/A MICHELLE LYNN NUSDAUM, owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania being 2426-2428 HEERMANS AVENUE, Scranton, PA 18509

Front: BOOK 1243 feet Depth: PAGE 844 feet, containing square feet

Assessment Map #: 134.01-020-073

Assessed Value Figure: \$1,000

Improvements Thereon Residential Property

Judgment Amount: \$74,109.36

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 12 – *CONTINUED 7/24/07*

By virtue of a Writ of Execution No. 03-357 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs. GERI R. ZACKAVITCH and JOANN LAZZERI A/K/A JOANNE M. LAZZERI owner(s) of property

situate in SCRANTON, Lackawanna County, Pennsylvania being 736 MOOSIC STREET, SCRANTON, PA 18505.

Front: 75 feet Depth: 40 feet, containing 3,000 square feet

Assessment Map #: 157.53-020-022

Assessed Value Figure: \$14,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$56,109.31

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 13 - *STAYED*

By virtue of a Writ of Execution filed to No. 06-CV-6553, WELLS FARGO BANK NA, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2004-FF2 vs. JANET GRAHAM, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1720 Dorothy Street, Scranton, Pa18504

Dimensions: 50x112

Assessment Map #: 13418-040-003

Assessed Value Figure: \$58,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$64,075.68

MARK J. UDREN, ESQUIRE

Attorney

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

By virtue of a Writ of Execution filed to No. 06-CV-5113, JPMORGAN CHASE BANK AS TRUSTEE vs. DOROTHY MORAN, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 18 Pearl Street, Carbondale, PA 18407

Dimensions:

38x60x45x60x54x32x56x27

Assessment Map #: 05509-030-013

Assessed Value Figure: \$5,928.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$77,491.95

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 15 – *SOLD FOR TAXES AND COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 06-CV-5549, THE BANK OF NY TRUST CO., NA AS SUCCESSOR TO JPMORGAN CHASE BANK NA, AS TRUSTEE, vs. FELIX OCASIO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 722 Orchard Street, Scranton, PA 18505.

Dimensions: 40x162

Assessment Map #: 15668-030-036

Assessed Value Figure: \$14,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$164,414.29

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 16 - *STAYED*

By virtue of a Writ of Execution filed to No. 06-04284, JPMORGAN CHASE BANK NA, AS TRUSTEE vs. TIFFANY LUCKE and LASHAWN LUCKE., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 132 Arnold Avenue, Scranton, PA 18505.

Dimensions: 40x130

Assessment Map #: 16806-020-055

Assessed Value Figure: \$9,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$86,907.35

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 17 – CONTINUED 7/24/07

By virtue of a Writ of Execution filed to No. 06-CV-2590, US BANK NA, AS TRUSTEE, vs. JAMES J. ODZANA, JR., owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania being 133 South Railroad Street, Taylor, PA 18517

Dimensions:

82x270x248x20x150x250

Assessment Map #: 16619-020-049

Assessed Value Figure: \$6,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$113,182.87

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 18 – CONTINUED 7/24/07

By virtue of a Writ of Execution filed to No. 06-CV-889, DEUTSCHE BANK TRUST CO. AMERICAS FORMERLY KNOWN AS BANKER'S TRUST CO., AS TRUSTEE AND CUSTODIAN BY: SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC. AS ITS ATTORNEY-IN-FACT vs. JAMES P. GROSS and RICHELLE G. GROSS, owner(s) of property situate in Clarks Green, Lackawanna County, Pennsylvania being 220 North Abington Road Clarks Summit, PA 18411

Dimensions: 70x272x50x272

Assessment Map #: 09004-010-013

Assessed Value Figure: \$17,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$161,106.47

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 19 – SOLD FOR TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 06-CV-2846, FIRST HORIZON HOME LOAN CORPORATION vs. EDWIN KRAWITZ, ADMINISTRATOR OF THE ESTATE OF JESSE GRIMES A/K/A JESSE F. GRIMES, DECEASED AND GORDON L. BIGELOW, ADMINISTRATOR OF THE ESTATE OF JESSE GRIMES A/K/A JESSE F. GRIMES, DECEASED, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1320 Stafford Avenue, Scranton, PA 18509

54' x 150'

Assessment Map #: 16712-020-044

Assessed Value Figure: \$3,500.00

Improvements Thereon: A single residential dwelling

Sheriff to collect: \$47,807.11

LAUREN TABAS

Attorney

SALE NUMBER 20 – CONTINUED 7/24/07

By virtue of a Writ of Execution filed to No. 06-CV-6367, JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE FOR THE IMC HOME EQUITY LOAN OWNER TRUST 1998-7 vs. KEITH OWEN; KATHY OWEN AKA KATHRYN OWEN, owner(s) of property situate in Borough of Mayfield, Lackawanna County, Pennsylvania being 815 Hill Street, Mayfield, PA 18433

60' x 150'

Assessment Map #: 06417-050-027

Assessed Value Figure: \$6,000.00

Improvements Thereon: A single residential dwelling

Sheriff to collect: \$80,380.32

LAUREN TABAS

Attorney

SALE NUMBER 21 CONTINUED 7/24/07

By virtue of a Writ of Execution No. 06-6031, HSBC BANK USA, NATIONL ASSOCIATION AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE NOMURA HOME EQUITY HOME EQUITY LOAN, INC. ASSET-BACKED CERTIFICATES SERIES 2005-HE1 vs. RONALD E. O'LEARY and CARLA J. O'LEARY owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania being 620 Meade Street, Throop, PA 18512

Front: 50 ft. Depth: 165 Ft.

Property ID#: 125.17-030-035/125.17-030-036

Assessed Value Figure: \$15,400.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$65,231.77

MARTHA E. VON ROSENSTIEL, ESQ.

649 SOUTH AVENUE, UNIT 7

SECANE, PA 19018

(610)328-2887

Attorney

SALE NUMBER 22 - STAYED

By virtue of a Writ of Execution filed to No. 2006-06214, RESIDENTIAL FUNDING COMPANY, LLC F/K/A RESIDENTIAL FUNDING CORPORATION vs. FRANCES BUTKIEWICZ owner(s) of property situate in the BOROUGH OF JESSUP, Lackawanna County, Pennsylvania being 129 FRONT STREET, LOT 11, JESSUP, PA 18434

Dimensions: Irregular lot size

See Deed Instrument #200529553

Assessment Map #: 11507-050-00111

Assessed Value Figure: \$34,155.00

Improvements Thereon: A residential dwelling house

Sheriff to collect: \$216,587.29 (Total amount of Judgment)*

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

LEON P. HALLER, ESQUIRE

PURCELL, KRUG & HALLER

Attorney

SALE NUMBER 23 CONTINUED 7/24/07

By virtue of a Writ of Execution filed to No. 06-CV-5919 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-WL1 vs. CHRISTINE L. SPARACINO, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 937-939 Ridge Avenue, Scranton, PA 18510, 14618-070-055

All that certain lot, piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows; Beginning at a point on Ridge Street in line between Andrew

Decker and James D. O'Brien; Thence in a northwesterly direction along the line of lands of Andrew Decker about ninety-eight (98) feet, more or less, to lands of C. Robinson; Thence in a southwesterly direction along the rear or lands of C. Robinson and other lands of the said James D. O'Brien, sixty (60) feet to a corner; Thence in a southeasterly direction along other lands of the said James D. O'Brien about (98) feet to a point in line of Ridge Street. Thence in a northeasterly direction along the line of Ridge Street, sixty (60) feet to the place of beginning. Subject to the same conditions, exceptions, restrictions and reservations as are contained in prior deeds forming the chain of title.

Assessment Map #: 14618-070-055

Assessed Value Figure: \$10,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$95,703.32

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 24 – *SOLD FOR TAXES AND COSTS TO BANK*

By virtue of a Writ of Execution No. 06-CV-6404, U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, DATED AS OF OCTOBER 1, 2002, AMONG CREDIT-BASED ASSET SERVICING AND SECURITIZATION LLC, PPT ABS LLC, LITTON LOAN SERVICING LP AND U.S. BANK NATIONAL ASSOCIATION, PPT ASSET-BACKED CERTIFICATES, SERIES 2002-1, WITHOUT RECOURSE v. MICHAEL ZELENSKI A/K/A MIKE ZELENSKI owner(s) of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania being 433 REAR SANDERSON STREET, THROOP, PA 18512

Dimensions: 17 x 51 x 39 x 174 x 56x 225

Assessment Map #: 12416 030 040

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$60,470.62

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 25 *CONTINUED 7/24/07*

By virtue of a Writ of Execution No. 06-6358 WELLS FARGO BANK, N.A. v. EDNA F. LAYTON, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 717 MONROE AVENUE, SCRANTON, PA 18510. Front: 40 feet Depth: 160 feet.

Assessment Map #: 146770 030 018

Assessed Value Figure: \$19,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$77,025.51

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 26 – *CONTINUED 7/24/07*

By virtue of a Writ of Execution No. 6217-06, COUNTRYWIDE HOME LOANS v. DAVID P. BRANAS and MARGERY L. BRANAS A/K/A MARGERY NEWBALL, owner(s) of property situate in the TOWNSHIP OF NEWTON, Lackawanna County, Pennsylvania being 2225 CHERRY HILL ROAD, CLARKS SUMMIT, PA 18411

Containing 2.26 ACRES

Assessment Map #: 13002.010.00602

Assessed Value Figure: \$18,100.00

Improvements Thereon: Residential Property

Judgment Amount: \$54,555.31

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 27 - *STAYED*

By virtue of a Writ of Execution filed in No. 2006-Civil-1914, PENNSTAR BANK, A DIVISION OF NBT BANK NATIONAL ASSOCIATION vs. ROBERT K. GERRITY and SCOTT GERRITY, owner(s) of property situate in Greenfield Township, Lackawanna County, Pennsylvania being on State Route 107, located approximately one (1) mile from Exit 202 of Interstate Route 81. Directions: Take I-81 to Exit 202, turn right on State Route 107 and look for signs for Stillmeadow. As described in Deed Book 1276, Page 491.

Dimensions of parcel: 2.25 acres

Assessment Map #: 03103 010 00102

Assessed Value Figure: \$30,000.00

Improvements Thereon: \$27,800.00

Sheriff to collect: \$114,147.27*

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

KREDER BROOKS HAILSTONE LLP,
by A. James Hailstone Esquire
Attorney

SALE NUMBER 28 – *CONTINUED 9/25/07*

By virtue of a Writ of Execution No. 50952-06, MIDVALLEY SCHOOL DISTRICT vs. RONALD P. BUKOWSKI and REBECCA J. BUKOWSKI, owner(s) of property situate in Throop Borough, Lackawanna County, Pennsylvania being 724 George Street

40x135x42x147

Property ID#: 12513-030-026

Assessed Value Figure: \$10,000.00

Improvements Thereon: SINGLE DWELLING RESIDENTIAL PROPERTY.

Sheriff to collect: \$4,615.12

LAURENCE R. CHASHIN, ESQUIRE
PORTNOFF LAW ASSOCIATES, LTD.,
(484)690-9300
Attorney

SALE NUMBER 29 – *SOLD HIGH BID \$20,000.00 PRO-KO PROPERTIES*

By virtue of a Writ of Execution filed to No. 2006-CV-2819, FIDELITY DEPOSIT & DISCOUNT BANK vs. JAMES R. QUINLAN, owner(s) of property situate at 1423 Cedar Avenue, Scranton, PA containing 6,000 square feet, more or less.

Assessment Map #: 16707-010-012.

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential home.

Sheriff to collect: \$53,169.13, plus additional interest from May 23, 2007 at the per diem rate as reflected in the Writ, plus late charges, attorney's fees and costs, unpaid taxes on the mortgaged property and premiums for insurance on the mortgaged property to which Plaintiff may be entitled.

RICHARD K. HODGES, ESQUIRE
O'MALLEY, HARRIS, DURKIN & PERRY, P.C.
Attorney

SALE NUMBER 30 – *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 5104-2006, REGENCY FINANCE COMPANY. vs. PATRICIA JOHNSON A/K/A PATRICIA WARPUS owner(s) of property situate in Moosic, Lackawanna County, Pennsylvania being 623 Cotter Street, Moosic, PA 18507

103' x 55' x 75.26' x 55.03' x 77'

Property ID#: 17612-060-02201

Assessed Value Figure: \$7,000.00
Improvements Thereon: Residential Dwelling
Sheriff to collect: \$56,443.27
RALPH P. CAREY
Attorney

SALE NUMBER 31 - *SOLD HIGH BID \$31,100.00 TO PENNSTAR BANK*

By virtue of a Writ of Execution filed in No. 2007-Civil-280, PENNSTAR BANK, A DIVISION OF NBT BANK NATIONAL ASSOCIATION vs. JEFFREY VANDEUSEN owner(s) of property situate on 601 Main Street, Ward 1, Block 3, Lot 61, Simpson, Fell Township, County of Lackawanna and Commonwealth of Pennsylvania.

Dimensions of parcel: 30x88x35x109

Assessment Map #: 03519-010-006

Assessed Value Figure: \$12,000.00

Improvements Thereon: \$11,000.00

Sheriff to collect: \$52,380.92

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

KREDER BROOKS HAILSTONE LLP

by David K. Brown, Esquire

Attorney

SALE NUMBER 32 - *STAYED*

By virtue of a Writ of Execution filed to No. 06-CV-6138, HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. DEANNA J. CERRA, CO-ADMINISTRATRIX OF THE ESTATE OF LORRAINE M. CASEY, DECEASED MORTGAGOR AND REAL AND SHINGO R. CASEY, CO-ADMINISTRATRIX OF THE ESTATE OF LORRAINE M. CASEY, DECEASED MORTGAGOR AND REALOWNERS OF PROPERTY situate in City of Carbondale, Lackawanna, County of Lackawanna, Pennsylvania being 20 Drummond Avenue, Carbondale, PA 18407

ALL THAT CERTAIN lot situate in the City of Carbondale, County of Lackawanna and State of Pennsylvania, bounded and described as follows: northerly by lot late of Andrew Booth; easterly by Birkett Street; southerly by Drummond Avenue and westerly by lot now or formerly of O.A. Skeels. Being thirty-nine (39) feet wide in front on Birkett Street, thirty-nine (39) feet in rear, and sixty (60) feet in depth on Drummond Avenue. Containing two thousand one hundred and forty (2,140) square feet of land, more or less. Improved with a two-story frame single dwelling and a frame garage. BEING KNOWN AS 20 DRUMMOND AVENUE, CARBONDALE, PA 18407. TAX PARCEL NUMBER: 04510-030-023.

Title to said premises is vested in Deanna J. Cerra, Co-Administratrix of The Estate of Lorraine M. Casey, Deceased Mortgagor and Real and Shingo R. Casey, Co-Administratrix of The Estate of Lorraine M. Casey, Deceased Mortgagor and Real by deed from James DeGrazia and Diane DeGrazia, husband and wife, dated 06/24/97 and recorded 07/01/97 in Deed Book 1590, Page 366.

Assessment Map #: 04510-030-023

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$66,279.44

McCABE,, WEISBERG & CONWAY, P.C.

Attorney

SALE NUMBER 33 *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 06-CV-6607, HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. RICHARD J. JONES A/K/A RICHARD JONES A/K/A RICH J. JONES A/K/A RICH JONES and LESLIE I. JONES, owner(s) of property situate in Providence, City of Scranton, Lackawanna COUNTY, PENNSYLVANIA being 1806 Ferdinand Street, Scranton, PA 18508

Lot thirty-two (32) on Mountain Drive Street, (now Ferdinand Street), on a certain property entitled, "Electric City Park," according to a survey made of the same in August, 1892, by Lewis Van Duyne, Engineer and Surveyor, (a map of which is recorded in the office of the Recorder of Deeds in Lackawanna County in Deed Book 111, page 1). BEING Fifty (50) feet in front and FIFTY (50) feet in rear and One hundred seventy (170) feet deep, fronting on the north side of Mountain Drive Street and lying at right angles therewith, and the east side of the lot is distant westerly One hundred sixty-one and seventy-eight one hundredths (161.78) feet from the west side of Ruane Street BEING KNOWN AS 1806 FERDINAND STREET, SCRANTON, PA 18508.

TAX PARCEL NUMBER: 12303-020-010

Title to said premises is vested in Richard J. Jones a/k/a Richard Jones a/k/a Rich J. Jones a/k/a Rich Jones and Leslie I. Jones, husband and wife, by deed from Raymond A. Boynton, husband and wife, dated 06/27/02 and recorded 07/12/02 in Deed Book 708, Page 816.

Assessment Map #:12303-020-010

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$82,224.55

McCABE, WEISBERG AND CONWAY, P.C.

Attorney

SALE NUMBER 34- *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 05-CV-224, KEY BANK USA, NATIONAL ASSOCIATION vs. JONATHAN MOE and PATRICIA MOE, owner(s) of property situate in City of Scranton Borough/Township/Municipality, Lackawanna County, Pennsylvania being 1808 Roselynn Avenue, Scranton, PA 18510.

Front: 30 feet Depth: 83 feet

Assessment Map #: 15714-020-015

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Dwelling

Judgment Amount: \$67,362.88

ROB SALTZMAN, ESQUIRE

Attorney

SALE NUMBER 35 - *CONTINUED 9/25/07*

By virtue of a Writ of Execution filed to No. 2005 Civil 947, WACHOVIA BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF AEGIS ASSET BACKED SECURITIES TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2, BY ITS ATTORNEY IN FACT, OCWEN FEDERAL BANK FSB vs. KENNETH S. WAVERKA, owner(s) of property situate in the Township of City of Scranton, Lackawanna County, Pennsylvania being 23 Arnold Avenue, Scranton, PA 18505.

Front: 40 ft. Depth: 130 ft.

Property ID#: 16807-010-023

Assessed Value Figure: \$14,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$56,779.34

BRADLEY D. SISLEY, ESQ.

Attorney

SALE NUMBER 37 - *STAYED*

By virtue of a Writ of Execution filed to No. 06-CV-3309, COUNTRYWIDE HOME LOANS INC. vs. LAURA A. GERHARDT, owner(s) of property situate in Lackawanna County, Pennsylvania being 812 Edella Road Clarks Summit, PA 18411, 09101030012,

Beginning at a corner now or late of Julius Johnson on the Easterly side of the road leading from Chinchilla to Scott Township; thence Southeasterly along the line of said Johnson's Land Five hundred and eighty (580) feet to a point. TAX PARCEL #: 09101-030-012

Assessment Map #: 09101-030-012
Assessed Value Figure: \$12,000.00
Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$98,943.01
JOSEPH A. GOLDBECK, JR., ESQUIRE
Attorney

SALE NUMBER 38- *STAYED*

By virtue of a Writ of Execution filed to No. 04 CV 1895, DEUTSCHE BANK NATIONAL TRUST, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. SERIES 2002-B, ASSET BACKED CERTIFICATES, UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF JUNE 1, 2002, WITHOUT RECOURSE vs. RUTH ANN KELLOGG and DAVID LEE KELLOGG JR., owner(s) of property situate in MOSCOW BOROUGH, Lackawanna County, Pennsylvania being RR 9 Box 9270 Moscow, PA 18444 RR9 Box 9270 Moscow, PA 18444, 21901-010-00103.

Beginning at an iron pin on line of lands now or formerly of Margaret Wilbur as recorded in Deed Book 1284, Page 682 and being the southeasterly most corner of lands now or formerly of Ruth Ann Wheeland as recorded in Deed Book 1132, Page 350, said iron pin lying S 01 degrees 00' 00" W 744.21 feet from lands now or formerly of the Jewish Community Center; thence along lands now or formerly of Margaret Wilbur S 01 degrees 00' 00" W 298.00 feet to an iron pin on then northerly side of a 50 foot right-of-way; thence crossing said right-of-way and along Lot No. 1 S 01 degrees 00' 00" E 365.72 feet to an iron pin, being the northerly side of the aforesaid 50 feet right-of-way; thence crossing said right-of-way and along same N 50 21' 46" W 514.08 feet to an iron pin; thence still along Lot No. 1 N. 01 00' 00" E 365.72 feet to an iron pin, being the northerly side of the aforesaid 50 feet right-of-way; thence along said northerly side of the aforesaid 50 foot right-of-way and along lands now or formerly of Wheeland S 44 degrees 19' 30" E 220.543 feet to an iron pin; thence leaving said right-of-way and along lands now or formerly of Wheeland S 89 degrees 00' 00" E 244.73 feet to the point and place of beginning.

Assessment Map #: 21901-010-00103
Assessed Value Figure: \$4,850.00
Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$88,296.85
JOSEPH A. GOLDBECK, JR., ESQUIRE
Attorney

SALE NUMBER 39 - *STAYED*

By virtue of a Writ of Execution filed to No. 07-CV-04, CITIMORTGAGE INC. vs. EDWARD DOUGLAS DOYLE, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1517-1519 Church Avenue, Scranton, PA 18508, 13416-010-016

Being lot number five (5) in block "B" and situate on the westerly side of Church Avenue, upon the "Robinson Plot" recorded. Said lot is forty-five (45) feet in width and one hundred and forty-two (142) feet in depth. Being subject to the reservations, restrictions, and conditions contained in deeds forming the chain of title to said described premises

Assessment Map #: 13416-010-016
Assessed Value Figure: \$10,000.00
Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$98,904.90
JOSEPH A. GOLDBECK, JR., ESQUIRE
Attorney

SALE NUMBER 40- *STAYED*

By virtue of a Writ of Execution filed to No. 07 CV 195, CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC. vs. ROBERT FENGLE., owner of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1034 E. Locust Street Scranton, PA 18505, 16712-040-033

Being Lot No. 18 in Square No. 77 Said Lot being forty (40') feet in front on Locust Street, forty (40') feet in rear and one hundred fifty (150') feet in depth

Assessment Map #: 16712-040-033

Assessed Value Figure: \$7,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$49,424.60

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 41 – *SOLD FOR TAXES AND COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 06-CV-6009, COUNTRYWIDE HOME LOANS, INC. vs. JAMES CLARKE and MENDE MARIE CLARK, owner(s) of property situate in BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 404 Storrs Street Dickson City, PA 18519-1534, B-19-L11-P-O,

On the north by land heretofore conveyed by Stephen Leso to John Leso, on the east by lands of the Estate of John Schaffer, deceased; on the south by a railroad, and on the west by Storrs Avenue. And said land being seventy-five (75') feet in front on said Storrs Avenue and being one hundred thirty-two (132') feet in depth.

Assessment Map #: 11320-050-057

Assessed Value Figure: \$10,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$80,009.06

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 42 – *SOLD FOR TAXES AND COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 07-160, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2004-R8, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2004, WITHOUT RECOURSE vs. CRAIG TUCKER and MARGARET TUCKER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 2110 N Main Street Scranton, PA 18508, 13505-080-006

THE FIRST THEREOF: BOUNDED NORTHWARD TWENTY-FIVE (25) FEET IN WHICH BY NORTH MAIN AVENUE; WESTWARD ONE HUNDRED THIRTY (130) FEET OR THEREABOUT BY A LOT NOW OR FORMERLY OWNED BY HENRY F. ATHERTON, ACQUIRED BY HIM BY DEED FROM SUSAN WESTON, TRUSTEE, DATED AUGUST 23, 1895, RECORDED IN LACKAWANNA CONTY DEED BOOK 130, PAGE 119, SOUTHWARD BY WHAT WAS THE RIGHT-OF-WAY FOR THE RAILROAD OF THE ONTARIO, CARBONDALE AND SCRANTON RAILWAY COMPANY, EASTWARD ONE HUNDRED TWENTY-EIGHT AND EIGHT-TENTHS (128.8) FEET, OR THEREABOUT, BY THE SECOND PARCEL HEREIN DESCRIBED. SUBJECT TO THE EXEPTIONS AND RESERVATIONS SET FORTH IN SAID DEED DATED AUGUST 23, 1895.

THE SECOND THEREOF: BOUNDED NORTHWARD TWENTY-FIVE (25) FEET BY NORTH MAIN AVENUE; EASTWARD ONE HUNDRED THIRTY (130) FEET OR THEREABOUT BY LAND NOW OR FORMERLY OF EDWARD W. WESTON,; SOUTHWARD TWENTY-FIVE (25) FEET BY WHAT WAS THE RIGHT-OF-WAY FOR THE RAILROAD OF THE ONTARIO, CARBONDALE AND SCRANTON RAILWAY COMPANY; WESTWARD ONE HUNDRED THIRTY-ONE AND FIVE TENTHS (131.5) FEET OR THEREABOUT, BY THE FIRST PARCEL HEREINABOVE DESCRIBED. SUBJECT TO THE CONDITIONS, STIPULATIONS AND RESERVATIONS SET FORTH IN DEEDS FORMING THE CHAIN OF TITLE TO SAID PREMISES. SAID TWO PARCELS FORM TOGETHER A SINGLE PIECE OF LAND FIFTY (50) FEET WIDE IN FRONT ON NORTH MAIN AVENUE; ONE HUNDRED THIRTY-ONE AND FIVE-TENTHS (131.5) FEET, MORE OR LESS, IN DEPTH ON THE WESTERLY SIDE; FIFTY (50) FEET IN WIDTH IN REAR ALONG WHAT WAS THE RIGHT-OF-WAY FOR THE RAILROAD OF THE ONTARIO, CARBONDALE AND SCRANTON RAILWAY, NOW KNOWN AS THE NEW YORK,

ONTARIO AND WESTERN RAILROAD COMPANY, AND ONE HUNDRED TWENTY-EIGHT AND EIGHT-TENTHS (128.8) FEET IN DEPTH ON THE EASTERLY SIDE.

Assessment Map #: 13505-080-006

Assessed Value figure: \$15,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$98,814.38

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 43 - *STAYED*

By virtue of a Writ of Execution filed to No. 06 CV 6610, HSBC BANK USA, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS, INC. MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2002-HE1 vs. HEATHER PAONE and ANTHONY J. PAONE, owner(s) of property situate in TOWNSHIP OF MADISON, Lackawanna County, Pennsylvania, being 211 Spring Run Lane Moscow, PA 18444, 20001-010-01308;020001-010-01317

BEGINNING AT AN IRON PIN ON THE EASTERLY SIDE OF A FIFTY FOOT RIGHT OF WAY LEADING FROM TOWNSHIP ROUTE #344 AND BEING THE COMMON BOUNDARY CORNER BETWEEN LOT NO. 3 AND LOT. 4 AS SHOWN ON A SUBVISION PLAN ENTITLED "LANDS OF WOOLEVER" PREPARED BY RICHARD C. STORM, REGISTERED SURVEYOR DATED OCTOBER 13, 1980, REVISED FEBRUARY 1, 1984; THENCE ALONG LOT NO. 3 SOUTH EIGHT-FOUR DEGREES SEVEN MINUTES EAST, TWO HUNDRED EIGHT AND SEVENTY-ONE ONE-HUNDREDTHS FEET TO A POINT; THENCE STILL ALONG LOT NO. 3 NORTH FIVE DEGREES FIFTY-THREE MINUTES EAST, ONE HUNDRED TWENTY-THREE AND FIFTY-ONE ONE-HUNDREDTHS FEET TO AN IRON PIN; THENCE SOUTH FIFTY-THREE DEGREES FIFTY-THREE MINUTES EIGHTEEN SECONDS EAST ONE HUNDRED FIFTY-ONE AND SIXTY-SIX ONE-HUNDREDTHS FEET TO AN IRON PIN; THENCE SOUTH THIRTY-SIX DEGREES FIFTY-NINE MINUTES TWENTY-SEVEN SECONDS WEST, TWO HUNDRED FIFTY-THREE AND SIXTY-THREE ONE-HUNDREDTHS FEET TO AN IRON PIN; THENCE NORTH EIGHTY-FOUR DEGREES SEVEN MINUTES WEST TOW HUNDRED EIGHT AND SEVENTY-ONE ONE-HUNDREDTHS FEET TO AN IRON PIN ON THE RIGHT OF WAY OF THE ABOVE MENTIONED ROAD LEADING FROM TOWNSHIP ROUTE #344; THENCE ALONG SAID RIGHT OF WAY NORTH FIVE DEGREES FIFTY-THREE MINUTES EAST ONE HUNDRED SEVENTY FEET TO THE PLACE OF BEGINNING, CONTAINING ONE AND TWENTY-SIX HUNDREDTHS ACRES, MORE OR LESS; BEING LOT NO. 4 ON THE AFOREMENTIONED SUBDIVISION. TAX MAP NO. 200.01-010-013.08

PARCEL II:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MADISON, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS: BEING LOT NO. 3 AS SHOWN ON MAP TITLED, "SUBDIVISION LANDS OF WOOLEVER" REVISED FEBRUARY 1, 1984, RECORDED JUNE 25, 1984 IN LACKWANNA COUNTY MAP BOOK 18 AT PAGE 149; TAX MAP NO. 200.01-010-013.17

SUBJECT TO THE RESTRICTIONS AS SET FORTH IN FULL IN DEED BOOK 1343 AT PAGE 409 ET SEQ. AND ALSO SUBJECT TO THE RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS AS FOUND IN PRIOR DEEDS FORMING THE CHAIN OF TITLE. BEING THE SAME TWO PARCELS WHICH GRADY L. WILLIAMS AND DOROTHY C. WILLIAMS LIVING TRUST UNDER TRUST AGREEMENT DATED MAY 5, 1987 BY THEIR CERTAIN DEED DATED DECEMBER 11, 1998 AND RECORDED DECEMBER 16, 1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LACKAWANNA COUNTY, PENNSYLVANIA, IN RECORD BOOK VOLUME 9, PAGE 655, GRANTED AND CONVEYED UNTO JAMES J. LUBY, JR. THE GRANTOR HEREIN. AND THE SAID GRANTORS WILL WARRANT SPECIALLY THE PROPERTY HEREBY CONVEYED.

Assessment Map #: 20001-010-01308;020001-010-01317

Assessed Value figure: \$18,000.00

Improvements thereon: A Residential Dwelling
Sheriff to Collect: \$122,494.67
JOSEPH A. GOLDBECK, JR., ESQUIRE
Attorney

SALE NUMBER 44 – CONTINUED 7/24/07

By virtue of a Writ of Execution No. 06-CV-6403, BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-7 vs. ROBERT J. PETRILLO and WANDA J. PETRILLO, owner(s) of property situate in OLYPHANT, Lackawanna County, Pennsylvania, being 140 NORTHPOINT DRIVE, OLYPHANT, PA 18447
Instrument # 200512690 Front: feet Depth: feet, containing square feet.
Assessment Map #: 11402 030 00107
Assessed Value figure: \$19,000.00
Improvements thereon: Residential Property
Judgment Amount: \$171,126.29
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 45 – CONTINUED 7/24/07

By virtue of a Writ of Execution No. 06-CV-6402, CREDIT BASED ASSET SERVICING AND SECURITIZATION LLC v. ROCCO J. GYETVAI owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 194 BELMONT STREET, CARBONDALE, PA 18407.
Instrument #: 200433078 Front: feet Depth: feet, containing square feet.
Assessment Map #: 04510 050 008
Assessed Value figure: \$6,000.00
Improvements thereon: Residential Property
Judgment Amount: \$50,917.73
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 46– CONTINUED 7/24/07

By virtue of a Writ of Execution No.06-CV-6089, WELLS FARGO BANK, N.A. vs. JOHN J. ROSCIOLI, JR. and RACHELLE MARIE ROSCIOLI, owner(s) of property situate in TOWNSHIP OF FELL, Lackawanna County, Pennsylvania, being 121 JEFFERSON STREET, SIMPSON, PA 18407
Front: 51 feet Depth: 150 feet, containing 7500 square feet.
Assessment Map #: 03511-040-030
Assessed Value figure: \$11,500.00
Improvements thereon: Residential Property
Judgment Amount: \$27,528.02
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 47 - STAYED

By virtue of a Writ of Execution No. 06-6357 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-13 v. AMI L. PETREWSKI A/K/A AMI L. VANCOSKY and CHRISTOPHER B. PETREWSKI., owner(s) of property in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 955 NORTH IRVING AVENUE, SCRANTON, PA 18510
Front: 40 feet Depth: 100 feet.
Assessment Map #: 14618-090-059
Assessed Value figure: \$15,751.00

Improvements thereon: Residential Property
Judgment Amount: \$114,698.17
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 48 – *SOLD HIGH BID \$25,000.00 TO BANK*

By virtue of a Writ of Execution No. 06-CV-6584 WELLS FARGO BANK, N.A. v. HERSCHEL ENGEL A/K/A HARRY ENGEL., owner(s) of property in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 848-850 CAPOUSE AVENUE, SCRANTON, PA 18509

Front: 41 feet Depth: 150 feet.

Assessment Map #: 14516-040-006

Assessed Value figure: \$13,000.00

Improvements thereon: Residential Property

Judgment Amount: \$96,755.08

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 49 – *SOLD HIGH BID \$35,000.00 TO BANK*

By virtue of a Writ of Execution No. 06-5495, WELLS FARGO BANK, N.A. v. HERSCHEL ENGEL A/K/A HARRY ENGEL., owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 916 WEST LINDEN STREET, SCRANTON, PA 18504

Front: 65 feet Depth: 48 feet

Assessment Map #: 14-515-010-036

Assessed Value figure: \$8,200.00

Improvements thereon: Residential Property

Judgment Amount: \$57,591.46

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 50 – *CONTINUED 7/24/07*

By virtue of a Writ of Execution No. 06-CV-6605, WELLS FARGO BANK, N.A. v. HERSCHEL ENGEL A/K/A HARRY ENGEL., owner(s) of property situate in BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania, being 712 SUSQUEHANNA AVENUE, OLYPHANT, PA 18447.

Front: 36 feet Depth: 40 feet, containing 2,560 square feet.

Assessment Map #: 11407-040-04501

Assessed Value figure: \$1,000.00

Improvements thereon: Residential Property

Judgment Amount: \$121,537.73

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 51– *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No.06-CV-2305, DEUTSCHE BANK NATIONAL TRUST CO., IN TRUST FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF SOUNDVIEW HOME LOAN TRUST 2005-OPT2, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT2 vs. GERALD CARPENTER SR. A/K/A GERALD CARPENTER JR. ANTOINETTE CARPENTER owner(s) of property situate in the Borough of Clarks Green, Lackawanna County, Pennsylvania, being 107 Clark Street Street, Clarks Green, PA 18411

Dimensions: 140x147x132x65

Assessment Map #: 09004-030-005

Assessed Value figure: \$23,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to collect: \$196,081.21

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 52- CONTINUED 7/24/07

By virtue of a Writ of Execution filed to No. 07-CV-140, THE BANK OF NY TRUST CO., NA AS SUCCESSOR TO JPMORGAN CHASE BANK, NA AS TRUSTEE vs. PAUL F. WALSH HELEN G. WALSH, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1612 West Gibson Street, Scranton, PA 18504

Dimensions: 40x134

Assessment Map #: 14506-020-048

Assessed Value figure: \$7,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$182,911.55

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 53- CONTINUED 7/24/07

By virtue of a Writ of Execution filed to No. 06-639, JPMORGAN CHASE BANK, AS TRUSTEE vs. MICHAEL J. SAYLOR JILL SAYLOR, owner(s) of property situate in Township of Springbrook, Lackawanna County, Pennsylvania, being RR3 Box 3308 Primrose Lane (Springbrook Township), Moscow, PA 18444

ALLTHAT CERTAIN lot, piece or parcel of land situate in the Township of Springbrook, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows; BEGINNING at a point on the southerly side of street known as Primrose Lane, said point being a common corner with the most northwesterly corner of Lot No. 43; Thence along the dividing line between Lots Nos. 43 and 44, s 24° 56' E, 396.46 feet to a common corner of Lots Nos. 43, 44 and 31; Thence along the northerly side of Lots Nos. 31 and 30, N 79° 36' W, 250.00 feet to a common corner of Lots Nos. 30, 29, 45 and 44; Thence along the dividing line between Lots Nos. 45 and 44, N 10° 35' W 235.75 feet to a corner on the southerly side of Primrose Lane; And thence along the southerly side of Primrose Lane, N 55° 54' E, 147.42 feet to the place of beginning. BEING Lot No. 44 on plot of lots known as Rolling Hills Estates or Tripus Lands and recorded in Lackawanna County in Map Book 15, at page 59. SUBJECT to the same conditions, exceptions, and reservations as are set forth in prior deeds forming the chain of title.

Assessment Map #: 20902-020-038

Assessed Value figure: \$21,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$145,329.16

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 54- CONTINUED 7/24/07

By virtue of a Writ of Execution filed to No. 07-CV-139, THE BANK OF NY TRUST CO., NA AS SUCCESSOR TO JPMORGAN CHASE BANK, NA AS TRUSTEE. vs. CYNTHIA COLLIER WESLEY F. COLLIER, III, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1604 South Irving Avenue, Scranton, PA 18505

Dimensions: 40x70

Assessment Map #: 16711-040-030

Assessed Value figure: \$17,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$75,317.72

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 55- CONTINUED 7/24/07

By virtue of a Writ of Execution filed to No. 06-CV-6546, NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK OF INDIANA vs. JACQUELINE A. JONES and owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania, being 1137 South Main Street, Old Forge, PA 18518

Dimensions: 50x144

Assessment Map #: 18411-010-010

Assessed Value figure: \$11,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$63,718.03

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 56 - *STAYED*

By virtue of a Writ of Execution No. 51709-06, MID VALLEY SCHOOL DISTRICT vs. AMY M. ITTERLY, owner of property situate in Dickson City, Lackawanna County, Pennsylvania, being 617 Lewis Street 60x88

Property ID#: 11303-010-00602

Assessed Value figure: \$14,300.00

Improvements thereon: SINGLE DWELLING RESIDENTIAL PROPERTY

Sheriff to Collect: \$4,954.19

LAURENCE R. CHASHIN, ESQUIRE

Portnoff Law Associates, Ltd.

(484)690-9300

Attorney

SALE NUMBER 57- *CONTINUED 9/25/07*

By virtue of a Writ of Execution No. 50941-06, MID VALLEY SCHOOL DISTRICT vs. MARK HUGHES and LISA HUGHES owner(s) of property situate in the Throop, Lackawanna County, PA, being: 437-439 Dunmore Street

75x50

Property ID#: 12517-030-009

Assessed Value figure: \$12,000.00

Improvements thereon: SINGLE DWELLING RESIDENTIAL PROPERTY

Sheriff to Collect: \$4,794.30

LAURENCE R. CHASHIN, ESQUIRE

Portnoff Law Associates, Ltd.

(484)690-9300

Attorney

SALE NUMBER 58 - *STAYED*

By virtue of a Writ of Execution No. 50877-06, MID VALLEY SCHOOL DISTRICT vs. JOHN FERKILE and owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania, being 1230 Throop Street 100x165

Property ID#: 11308-040-004

Assessed Value figure: \$7,000.00

Improvements thereon: SINGLE DWELLING RESIDENTIAL PROPERTY

Sheriff to Collect: \$4,350.44

LAURENCE R. CHASHIN, ESQUIRE

Portnoff Law Associates, Ltd.

(484)690-9300

Attorney

SALE NUMBER 59 - *STAYED*

By virtue of a Writ of Execution No. 50972-06, MID VALLEY SCHOOL DISTRICT vs. SANDRA RABEL owner(s) of property situate in OLYPHANT, Lackawanna County, Pennsylvania, being 605 E. Scott Street 68x50x75x50

Property ID #: 11414-040-002

Assessed Value figure: \$6,000.00

Improvements thereon: SINGLE DWELLING RESIDENTIAL PROPERTY

Sheriff to collect: \$4,265.47

LAURENCE R. CHASHIN, ESQUIRE

Portnoff Law Associates, Ltd.

(484)690-9300

Attorney

SALE NUMBER 60- *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 05-CV-4551, AAMES FUNDING CORPORATION D/B/A AAMES HOME LOAN vs. WILLIAM W. REINISCH and LISA L. REINISCH., owner of property situate in The City of Scranton, Lackawanna County, Pennsylvania being 710 Keyser Avenue, Scranton, PA 18504 Containing an area of one thousand five hundred (1,500 square feet)

Property ID#: 144.040-2000710

Assessed Value Figure: \$20,000.00

Improvements thereon: Residential dwelling

Sheriff to Collect: \$171,991.25

MARTHA VON ROSENSTIEL

Attorney

SALE NUMBER 61 *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 06-CV-2274, WACHOVIA BANK, NATIONAL ASSOCIATION vs. RICHARD E. SIENKIEWICZ, JR., owner of property situate in Township of Madison, Lackawanna County, Pennsylvania being Lot #7, Madison Farm, Hornbaker Cemetary Road 1.299 acres

Assessment Map #: 1920101000607

Assessed Value Figure: \$4,550.00

Improvements thereon: vacant lot

Sheriff to Collect: \$63,238.12 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE

SOMACH & WESTER

1132 HAMILTON STREET,

SUITE 201

ALLENTOWN, PA 18101

Attorney

SALE NUMBER 62 - *CONTINUED 9/25/07*

By virtue of a Writ of Execution filed to No. 06-5810, CHEVY CHASE BANK, F.S.B. vs. BRUCE J. OWENS and MARILYN E. OWENS owner(s) of property situate in Scranton City, Lackawanna County, Pennsylvania, being 802 S.Irving Avenue 40 feet x 70 feet

Property ID#: 16708-040-011

Assessed Value figure: \$13,700.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$61,32.61

MARK A. CRONIN, ESQUIRE

Attorney

SALE NUMBER 63 – HIGH BID \$40,000.00 TO BANK

By virtue of a Writ of Execution filed to No. 06 CV 1170, NATIONAL CITY MORTGAGE CO., d/ba/ ACCUBANC MORTGAGE vs. ROBERT P. EVANS AND ERIN M. EVANS, owner(s) of property situated in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania. Being 41 Canaan Street, CARBONDALE, PA 18407, situate in the Fifth (formerly First) Ward of City of Carbondale, being 41' x 92' x 41' x 98'

Property ID#: 045.18-010-021

Assessed Value figure: \$7,400.00

Improvements thereon: Single family dwelling

Sheriff to Collect: \$81,830.16

LORI A. GIBSON, ESQ.

DEBORAH R. ERBSTEIN, ESQ.

BERNSTEIN LAW FIRM, P.C.

SUITE 2200 GULF TOWER

PITTSBURGH, PA 15219

Attorney

SALE NUMBER 64 – CONTINUED 9/25/07

By virtue of a Writ of Execution filed to No. 2006-5516 PNC BANK, NATIONAL ASSOCIATION vs. CHRISTOPHER G. GAWRYS AND MARY LOU E. GAWRYS, owner of property situate in TOWNSHP OF SOUTH ABINGTON, County, Pennsylvania being 339 BAILEY STREET, CLARKS SUMMIT, PENNSYLVANIA 18414

13,500 Square Feet

Assessment Map #: 11201-010-03906

Assessed Value figure: \$16,000.00

Improvements thereon: RESIDENTIAL DWELLING

Sheriff to Collect: \$80,545.45

BRETT A. SOLOMON, ESQ.

TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 65 CONTINUED 7/24/07

By virtue of a Writ of Execution filed to No. 2006-CV-440 Sm Specialty Mortgage, LLC Without recourse v. Vincent G. Connolly, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania being 523 Hemlock Street, Scranton, PA 18505. The property dimensions are 40 feet by 90 feet.

13,500 Square Feet

Property ID#: 156.02-020-015.

Assessed Value figure: \$14,000.00

Improvements thereon: Single Family Dwelling

Sheriff to Collect: \$133,921.72

RICHARD M. SQUIRE & ASSOCIATES, LLC

Attorney

SALE NUMBER 66– CONTINUED 7/24/07

By virtue of a Writ of Execution filed to No. 06-CV-4608 WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA vs. ANTHONY BELLINO; LINDA E. BELLINO, owner(s) of property situate in Township of Abington, Lackawanna County, Pennsylvania being 205 Alan Drive, Clarks Summit, PA 18411

100' x 110'

Assessment Map #: 10111-100-025

Assessed Value figure: \$20,000.00

Improvements thereon: A residential dwelling

Sheriff to Collect: \$102,047.44

LAUREN TABAS

Attorney

SALE NUMBER 67 - *STAYED*

By virtue of a Writ of Execution filed to No. 2006 CIV 6344, FAIRWAY CONSUMER DISCOUNT COMPANY vs. DONALD J. BEEMER, JR., owner of property situate in City of Scranton, Lackawanna County, Pennsylvania being 519 McLean Street, Dickson City Borough

Dimensions: Parcel 1 is 120 x 170 and Parcel 2 is 100 x 200.

Assessment Map #: 11202-020-007

Assessed Value figure: \$1,800.00

Improvements thereon: PREMISES is unimproved

Sheriff to Collect: \$13,353.00 plus cots as of May 22, 2007

CHARITON & SCHWAGER

Attorneys

SALE NUMBER 68 – *SOLD HIGH BID \$115,300.00 TO IN PROPERTIES*

By virtue of a Writ of Execution filed to No. 05-2812 MONUMENT STREET FUNDING, LLC vs. CINDY M. WALLACE and DONALD H. WALLACE, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania being 10 Birch Street, Lake Ariel, PA 18436.

Front: 175 ft. Depth: 200 ft.

Assessment Map #: 16002-010-027.

Assessed Value figure: \$18,000.00

Improvements thereon: Residential Dwelling

Judgment Amount: \$139,656.72

ROB SALTZMAN, ESQUIRE

Attorney

SALE NUMBER 69 *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 06-6491 CHAMPION MORTGAGE, A DIVISION OF KEY BANK USA, NATIONAL ASSOCIATION, SUCCESSOR TO THE INTERESTS OF CHAMPION MORTGAGE CO., INC. vs. RANDY P. TURNER and RUTH L. TURNER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1416 Cherry Street, Scranton, PA 18505.

Front: 40 feet Depth: 150 feet

Assessment Map #: 168-030-10049.

Assessed Value figure: \$8,000.00

Improvements thereon: residential dwelling

Judgment Amount: \$9,924.95

ROB SALTZMAN, ESQUIRE

Attorney

SALE NUMBER 70 – *CONTINUED 7/24/07*

By virtue of a Writ of Execution filed to No. 06-CV-3776 CHAMPION MORTGAGE, A DIVISION OF KEY BANK USA, NATIONAL ASSOCIATION, SUCCESSOR TO THE INTERESTS OF CHAMPION MORTGAGE CO., INC. vs. KEITH R. MARR, owner(s) of property situate in Lehigh Township, Lackawanna County, Pennsylvania being 1028 Iron Court, Gouldsboro, PA 18424

Map Book Volume 1064 Page 857.

Assessment Map #: 24500-030-009.

Assessed Value figure: \$22,000.00

Improvements thereon: Residential dwelling

Judgment Amount: \$112,686.45

ROB SALTZMAN, ESQUIRE

Attorney

NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A SCHEDULE OF DISTRIBUTION OF EACH SALE WILL BE FILED BY THE SHERIFF NOT LATER THAN JUNE 21, 2007 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.

JOHN SZYMANSKI
SHERIFF OF LACKAWANNA COUNTY

ATTEST:

FRAN DiRIENZO
REAL ESTATE DEPUTY
SHERIFF'S DEPARTMENT
SCRANTON, PA 18503

MARCH 05, 2007