

OFFICE OF THE SHERIFF

JOHN SZYMANSKI - SHERIFF

Lackawanna County Scranton Pennsylvania (570-963-6719)

THE FOLLOWING ITEMS ARE NEEDED FOR SHERIFF SALE OF REAL ESTATE

1. ORIGINAL WRIT OF EXECUTION :

INCLUDING:           PRINCIPAL SUM  
                              INTEREST TO DATE OF SALE  
                              ATTORNEY'S FEES  
                              CLERICAL COSTS  
                              TOTAL FIGURE

2. CONFESSION OF JUDGMENTS:

IN THE EVENT THE WRIT OF EXECUTION IS BASED ON A CONFESSION OF JUDGMENT THIS MUST BE STATED ON THE WRIT AND NOTICES SENT PURSUANT TO RULE 2956.1 ET SEQ., OR ANY OTHER APPLICABLE RULE. PROOF OF SERVICE OF THE NOTICE(S) MUST BE PROVIDED TO THE SHERIFF UPON FILING OF THE WRIT.

3. AFFIDAVIT PURSUANT TO RULE 3129.1

ORIGINAL AFFIDAVIT TO BE FILED WITH THE CLERK OF JUDICIAL RECORDS AND A TIME-STAMPED COPY TO BE PROVIDED TO THE SHERIFF'S OFFICE.

THE FORM OF AFFIDAVIT SHALL BE IN ACCORDANCE WITH RULE 3129.1(c) OF THE PENNSYLVANIA RULES OF CIVIL PROCEDURE AND SHALL CONTAIN THE FOLLOWING INFORMATION:

(A) NAME AND ADDRESS OF THE OWNER OR REPUTED OWNER OF THE REAL PROPERTY

A GOOD FAITH ATTEMPT TO DETERMINE THE CURRENT ADDRESS OF THE DEFENDANT(S) IS NECESSARY

(B) NAME AND RESIDENCE OF DEFENDANT (S)

A GOOD FAITH ATTEMPT TO DETERMINE THE CURRENT ADDRESS OF THE DEFENDANT(S) IS NECESSARY.

(C) NAME AND ADDRESS OF ALL JUDGMENT CREDITORS

(D) NAME AND ADDRESS OF ALL MORTGAGE HOLDERS

(E) NAME AND ADDRESS OF ANY PARTY WITH A RECORDED LIEN ON THE REAL PROPERTY

(F) NAME AND ADDRESS OF ANY PARTY THAT HAS ANY RECORD INTEREST IN THE REAL PROPERTY THAT MAY BE AFFECTED BY THE SHERIFF SALE

(G) NAME AND ADDRESS OF ANY PARTY WHOM THE PLAINTIFF HAS KNOWLEDGE MAY HAVE ANY INTEREST IN THE PROPERTY WHICH MAY BE AFFECTED BY THE SHERIFF SALE

4. NOTICE TO DEFENDANT(S) OF SALE PURSUANT TO RULE 3129.2

THREE (3) NOTICES OF SALE PURSUANT TO RULE 3129.2 MUST BE PROVIDED FOR EACH DEFENDANT IDENTIFIED ON THE AFFIDAVIT PROVIDED PURSUANT TO RULE 3129.1. THESE NOTICES SHALL BE USED FOR SERVICE UPON THE DEFENDANTS.

THE NOTICE SHALL BE PREPARED IN ACCORDANCE WITH RULE 3129.2 OF THE PENNSYLVANIA RULES OF CIVIL PROCEDURE. THIS NOTICE MUST CONTAIN A COMPLETE METES AND BOUNDS DESCRIPTION OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THE SHERIFF SALE.

**PLEASE NOTE:** THE SHERIFF'S OFFICE SHALL NOT BE RESPONSIBLE TO REVIEW THE CONTENT OF THE NOTICE TO DETERMINE ITS SUFFICIENCY AND COMPLIANCE WITH THE RULE, COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE PLAINTIFF AND PLAINTIFF'S COUNSEL.

5. ORDER OF SERVICE

ORDER OF SERVICE FORM DIRECTING THE MANNER OF SERVICE OF THE DEFENDANTS SHALL BE COMPLETED BY PLAINTIFF AND/OR PLAINTIFF'S COUNSEL AND PROVIDED TO THE SHERIFF'S OFFICE UPON FILING OF THE WRIT. SERVICE OF THE WRIT SHALL BE EFFECTED AS DIRECTED THEREIN.

**PLEASE NOTE:** THE SHERIFF'S OFFICE SHALL NOT BE RESPONSIBLE TO REVIEW THE CONTENT OF THE ORDER OF SERVICE TO DETERMINE IF THE MANNER OF SERVICE DIRECTED IS SUFFICIENT AND IN COMPLIANCE WITH THE RULES OF SERVICE PURSUANT TO THE PENNSYLVANIA RULES OF CIVIL PROCEDURE. COMPLIANCE WITH THE RULES SHALL BE THE SOLE RESPONSIBILITY OF THE PLAINTIFF AND PLAINTIFF'S COUNSEL.

IN THE EVENT THAT THE SHERIFF'S OFFICE IS UNABLE TO EFFECT SERVICE UPON THE DEFENDANT(S) AS DIRECTED BY THE "ORDER OF SERVICE", IN SUCH EVENT PLAINTIFF'S ATTORNEY SHALL BE SO NOTIFIED AND AN ORDER DIRECTING ALTERNATE SERVICE MUST BE OBTAINED BY PLAINTIFF'S COUNSEL AND A COPY OF SAID ORDER FORWARDED TO THE SHERIFF'S OFFICE FOR SERVICE IN COMPLIANCE THEREWITH.

A COPY OF THE FORM OF THE REQUIRED ORDER OF SERVICE IS ATTACHED HERETO AND MARKED EXHIBIT "1".

6. NOTICE TO LIENHOLDERS OF SALE PURSUANT TO RULE 3129.2

PLAINTIFF'S ATTORNEY SHALL FORWARD NOTICES TO ALL LIENHOLDERS IDENTIFIED ON THE AFFIDAVIT PURSUANT TO RULE 3129.1.

NOTICES SHALL BE SENT FIRST CLASS REGULAR MAIL WITH CERTIFICATES OF MAILING.

THIRTY (30) DAYS PRIOR TO THE SCHEDULED SALE DATE, PLAINTIFF'S ATTORNEY SHALL PROVIDE AN AFFIDAVIT OF MAILING OR CERTIFICATE OF SERVICE OF SAID NOTICES TO THE SHERIFF'S OFFICE.

7. PROPERTY DESCRIPTIONS:

- (A) TWO (2) COPIES OF THE METES AND BOUNDS DESCRIPTION OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THE SALE MARKED EXHIBIT "A". THE FORMAT OF WHICH IS ATTACHED HERETO AND MARKED EXHIBIT "2".

- (B) **THREE (3) COPIES OF PROPERTY INFORMATION FOR ADVERTISEMENT SHALL BE REQUIRED. THIS PROPERTY INFORMATION SHALL BE IDENTIFIED AS EXHIBIT "B". THE FORMAT OF THE ADVERTISEMENT INFORMATION IS ATTACHED HERETO AND MARKED EXHIBIT "3". THIS FORM MUST BE PREPARED NEATLY, ACCURATELY AND COMPLETELY. IN ORDER TO PREVENT DELAYS PLEASE BE SURE THE COPIES ARE CLEAR AND LEGIBLE, ADVERTISING ERRORS MAY CAUSE CONTINUANCES OF SCHEDULED SALE DATES.**

**PLEASE NOTE: THE SHERIFF'S OFFICE IS NOT RESPONSIBLE FOR ERRORS IN THE IDENTIFICATION INFORMATION PROVIDED ON THIS EXHIBIT "B" NOR FOR ANY DELAYS THAT ARE CAUSED AS A RESULT THEREOF IN SCHEDULING A SHERIFF SALE DATE OR ANY CONTINUANCES THEREOF.**

8. **DEPOSIT:**

CHECK IN THE SUM OF \$2,000.00 IS REQUIRED AT THE TIME OF FILING THE WRIT.

9. **LACKAWANNA COUNTY TAX CLAIM BUREAU REQUEST FOR TAX CERTIFICATE:**

A COMPLETED REQUEST FOR DELINQUENT TAX CERTIFICATE FROM THE LACKAWANNA COUNTY TAX CLAIM BUREAU SHALL BE PROVIDED TO THE SHERIFF'S OFFICE BY PLAINTIFF'S ATTORNEY AT THE TIME OF THE FILING OF THE WRIT. THE REQUEST MUST IDENTIFY THE SHERIFF'S OFFICE OF LACKAWANNA COUNTY AS THE PARTY REQUESTING THE CERTIFICATE AND THE REQUEST SHOULD ALSO IDENTIFY THE ATTORNEY'S NAME, ADDRESS AND TELEPHONE NUMBER.

A COPY OF THE REQUEST FOR TAX CERTIFICATE FORM IS ATTACHED HERETO AND MARKED EXHIBIT "4".

10. **AFFIDAVIT OF VALUE:**

TWO (2) COMPLETED "AFFIDAVIT OF VALUE" FORMS SHALL BE PROVIDED TO THE SHERIFF'S OFFICE WITH THE WRIT OF EXECUTION DOCUMENTS. EACH AFFIDAVIT SHALL BE EXECUTED BY THE PLAINTIFF'S ATTORNEY.

A COPY OF THE AFFIDAVIT OF VALUE FORM IS ATTACHED HERETO AND MARKED EXHIBIT "5".

**PLEASE NOTE:** THE COMMON LEVEL RATIO FACTOR THAT IS REQUIRED FOR THE COMPLETION OF THE AFFIDAVIT OF VALUE CHANGES EVERY JULY 1. IT IS THE RESPONSIBILITY OF PLAINTIFF'S ATTORNEY TO INCLUDE THE CORRECT COMMON LEVEL RATIO FACTOR FOR THE DATE OF THE SALE, NOT THE DATE THAT THE AFFIDAVIT IS PREPARED. THIS INFORMATION MAY BE OBTAINED FROM LACKAWANNA COUNTY ASSESSORS OFFICE, TELEPHONE NUMBER: (570) 963-6728 OR FROM THE PENNSYLVANIA DEPARTMENT OF STATE ON-LINE AT WWW.REVENUE.STAE.PA.US/

11. PROCESSING:

IF ALL ITEMS REQUIRED ABOVE ARE NOT RECEIVED WITH THE INITIAL WRIT OF EXECUTION PACKAGE, THE WRIT WILL NOT BE PROCESSED AND THE REAL PROPERTY WILL NOT PROCEED TO SHERIFF SALE.

**PLEASE NOTE:** DO NOT SEND EXTRA COPIES, IT ONLY DELAYS THE PROCESSING OF THE WRIT AND SCHEDULING OF THE SHERIFF SALE.

12. SHERIFF SALE INFORMATION:

AN EXPLANATION OF SHERIFF SALE PROCEDURES IS ATTACHED FOR INFORMATIONAL PURPOSES AND MARKED AS EXHIBIT "6".

13. PRE-SALE ASSIGNMENT OF MORTGAGE:

IN THE EVENT THAT PRIOR TO THE SALE THE FORECLOSING CREDITOR HAS ASSIGNED THE MORTGAGE TO ANOTHER PERSON(S) OR ENTITY, THE ASSIGNMENT MUST BE FILED WITH THE LACKAWANNA COUNTY RECORDER OF DEEDS WITH A COPY FORWARDED TO THE SHERIFF, PRIOR TO THE SALE DATE.

14. POST-SALE ASSIGNMENT OF BID:

IN THE EVENT THAT THE PLAINTIFF\EXECUTING CREDITOR IS THE SUCCESSFUL BIDDER FOR THE REAL PROPERTY AT THE SHERIFF SALE AND IT WISHES TO ASSIGN ITS BID TO A THIRD PARTY, AN ASSIGNMENT OF BID MUST BE COMPLETED AND EXECUTED BY THE PLAINTIFF'S ATTORNEY IDENTIFIED ON THE WRIT. THE ORIGINAL ASSIGNMENT OF BID MUST BE FILED WITH THE CLERK OF JUDICIAL RECORDS AND A TIME STAMPED COPY SHALL BE FORWARDED TO THE SHERIFF'S OFFICE.

THE ASSIGNMENT OF BID MUST BE COMPLETED, FILED AND FORWARDED TO THE SHERIFF'S OFFICE WITHIN THIRTY (30) DAYS OF THE SHERIFF'S SALE.

THE FORM OF ASSIGNMENT OF BID THAT IS REQUIRED IS ATTACHED HERETO AND MARKED EXHIBIT "7". ANY OTHER ASSIGNMENT OF BID FORM WILL NOT BE ACCEPTED AND WILL CREATE DELAYS IN THE PROCESSING OF THE DEED OF CONVEYANCE.

FRAN DIRIENZO, REAL ESTATE DEPUTY

**LACKAWANNA COUNTY SHERIFF**  
200 N. WASHINGTON AVE., SCRANTON, PA. 18503  
TELEPHONE # (570) 963-6719 FAX# (570) 963-6859

SALE DATE \_\_\_\_\_  
SALE NUMBER \_\_\_\_\_  
(SHERIFF WILL ASSIGN #)

CASE NUMBER \_\_\_\_\_

**"ORDER FOR SERVICE OF REAL ESTATE"**  
ALL INFORMATION AND ADVANCE FEES MUST BE SUPPLIED BEFORE SERVICE WILL BE MADE.  
ONE FORM FOR EACH CASE NUMBER.

ATTORNEY'S NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
TELEPHONE # \_\_\_\_\_  
FAX # \_\_\_\_\_

CASE CAPTION:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
-VS-  
\_\_\_\_\_  
\_\_\_\_\_  
SERVICE TO BE MADE ON DEFENDANT #1: \_\_\_\_\_  
DEFENDANT #2: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(ALL RD NUMBERS MUST INCLUDE BOX NUMBER AND NO POST OFFICE NUMBERS ACCEPTED)  
IF MORE THAN TWO DEFENDANTS, ADD ADDITIONAL SHEET.

TYPE OF PAPER TO BE SERVED, CHECK THOSE THAT APPLY:  
NOTICE OF SALE \_\_\_\_\_  
WRIT OF EXECUTION (MORTGAGE FORECLOSURE) \_\_\_\_\_  
WRIT OF EXECUTION (CONFESSION OF JUDGMENT) \_\_\_\_\_

**INSTRUCTIONS FOR SERVICE:**

SERVICE ON ALL DEFENDANTS \_\_\_\_\_  
CERTIFIED MAIL \_\_\_\_\_ ORDINARY MAIL \_\_\_\_\_ COURT ORDER \_\_\_\_\_  
POST PROPERTY \_\_\_\_\_  
DEPUTIZE \_\_\_\_\_ COUNTY (WITHIN PA. ONLY) DEPOSIT\$ \_\_\_\_\_  
REGISTERED MAIL \_\_\_\_\_ (OUTSIDE OF THE UNITED STATES ONLY)  
SERVICE BY COMPETENT ADULT PER RULES \_\_\_\_\_ (AFFIDAVIT TO BE  
PROVIDED 30 DAYS BEFORE SALE)  
OTHER \_\_\_\_\_

**WITHOUT A SELF-ADDRESSED STAMPED ENVELOPE TO YOUR OFFICE FOR  
MAILING OF RECEIPT AFTER SERVICE IS COMPLETED, YOUR RETURN OF  
SERVICE WILL BE FILED IN THE CLERKS OFFICE.**

METES AND BOUNDS DESCRIPTION OF PROPERTY:

PROPERTY IDENTIFICATION NUMBER:

EXHIBIT A

EXHIBIT "2"



SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. \_\_\_\_\_

\_\_\_\_\_ vs \_\_\_\_\_  
(Plaintiff) (Defendant)

\_\_\_\_\_, owner(s) of property situate in \_\_\_\_\_

\_\_\_\_\_ Lackawanna County, Pennsylvania  
(Municipality)

being \_\_\_\_\_  
(Street Address or other identifying information)

\_\_\_\_\_  
(Dimensions of parcel, square footage and/or acreage)

Property Identification Number: \_\_\_\_\_

Assessed Value figure: \_\_\_\_\_

Improvements thereon: \_\_\_\_\_

Attorney: \_\_\_\_\_

Sheriff to collect: \$ \_\_\_\_\_

EXHIBIT B

EXHIBIT "3"

REQUEST FOR TAX CERTIFICATE  
LACKAWANNA COUNTY TAX CLAIM BUREAU

DATE: \_\_\_\_\_

REQUESTED BY: (ATTORNEY NAME, ADDRESS, TELEPHONE NUMBER)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE FURNISH US WITH A TAX CERTIFICATE FOR THE FOLLOWING  
PROPERTY:

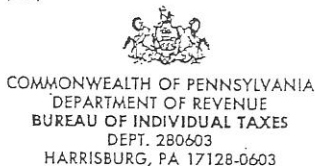
REPUTED OWNER: \_\_\_\_\_

PROPERTY IDENTIFICATION  
NUMBER: \_\_\_\_\_

CITY/TWO/BORO: \_\_\_\_\_  
\_\_\_\_\_

RETURN TO: SHERIFF OF LACKAWANNA COUNTY

EXHIBIT "4"



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

## A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number:
Street Address	Area Code (     )
City	State
	Zip Code

## B TRANSFER DATA

Grantor(s)/Lessor(s)			Date of Acceptance of Document		
Street Address			Grantee(s)/Lessee(s)		
City	State	Zip Code	City	State	Zip Code

## C PROPERTY LOCATION

Street Address		City, Township, Borough	
County	School District	Tax Parcel Number	

## D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
	+	=
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
	x	=

## E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
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### 2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession \_\_\_\_\_  
(Name of Decedent) (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
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OFFICE OF THE SHERIFF

JOHN ZYMANSKI - SHERIFF

LACKAWANNA COUNTY, SCRANTON, PENNSYLVANIA (570) 963-6719

EXPLANATION OF REAL ESTATE SHERIFF SALE

SHERIFF'S SALES - PROPERTIES SOLD FOR MORTGAGE AND CONFESSION OF JUDGMENTS PROCESSED THROUGH THE SHERIFF'S OFFICE. THESE SALES ARE HELD APPROXIMATELY EVERY OTHER MONTH AT 10:00 A.M. IN THE LACKAWANNA COUNTY COURTHOUSE, USUALLY IN THE JURY LOUNGE ON THE SECOND FLOOR.

POSTERS LISTING THE PROPERTIES BEING SOLD ARE PRINTED FOR EACH SALE AND CAN BE OBTAINED IN THE SHERIFF'S OFFICE APPROXIMATELY ONE MONTH BEFORE THE SALE DATE. SALES ARE ALSO ADVERTISED IN THE SCRANTON TIMES/TRIBUNE AND LACKAWANNA JURIST ON THE THREE SUCCESSIVE FRIDAY'S BEFORE THE SALE DATE.

PROPERTIES MAY BE REMOVED FROM THE LIST OR ADJOURNED UP TO 100-DAY PERIOD BY THE ATTORNEY OF RECORD AT ANY TIME UP TO THE ACTUAL TIME OF THE SALE.

THE SHERIFF'S OFFICE DOES NOT HAVE ACCESS TO PROPERTIES LISTED FOR SALE. INQUIRES ABOUT GAINING ACCESS TO VIEW PROPERTIES SHOULD BE DIRECTED TO THE ATTORNEY WHOSE NAME APPEARS BELOW THE PROPERTY DESCRIPTION.

THE SHERIFF'S OFFICE DOES NOT SEARCH PROPERTIES FOR DEBTS OR LIENS PRIOR TO THE SALE. PROPERTIES ARE THEREFORE SOLD "AS IS" AND THE SHERIFF IS NOT RESPONSIBLE FOR A CLEAR TITLE. PROFESSIONAL ASSISTANCE IN SEARCHING PROPERTIES MAY BE OBTAINED THROUGH ATTORNEYS OR TITLE SEARCHERS TO DETERMINE POSSIBLE DEBTS AND/OR LIENS IN WHICH THE BUYER MAY BE RESPONSIBLE. A THIRD PARTY IS NOT RESPONSIBLE FOR ANY LIENS THAT FALL AFTER THE FIRST MORTGAGOR, BUT IS RESPONSIBLE FOR LIENS THAT ARE BEFORE THE MORTGAGOR BRINGING THE ACTION AGAINST THE DEFENDANT.

DURING THE PROCESS OF THE EXECUTION THE SHERIFF'S OFFICE INCURES COSTS AND FEES FOR VARIOUS SERVICES. ONE WEEK BEFORE THE SALE A "COST SHEET" IS PREPARED AND MADE AVAILABLE TO THE PUBLIC. THE "COST SHEET" SETS FORTH AN ITEMIZED LIST OF THE SHERIFF'S COSTS AND THEIR TOTAL, AS WELL AS THE AMOUNT OF THE DEBT OWED TO THE PLAINTIFF.

PROPERTIES WILL BE SOLD ONE AT A TIME, IN ORDER LISTED, UNLESS SPECIFICALLY REQUESTED OTHERWISE BY THE ATTORNEY OF RECORD. THE ATTORNEY OF RECORD STARTS THE BIDDING AT TAXES AND COSTS AND COMPETITIVE BIDDING CAN THEN PROCEED BY STATING A DOLLAR AMOUNT ABOVE THE TAXES & COSTS FIGURE.

THE SUCCESSFUL BIDDER MUST PAY 10% OF HIS HIGHEST BID IMMEDIATELY AT THE SALE IN THE FORM OF CASH OR CERTIFIED CHECK. IF THE AMOUNT OF THE CERTIFIED CHECK EXCEEDS 10% OF YOUR BID, THE SURPLUS CAN BE APPLIED TO THE BALANCE DUE. THE BALANCE IS DUE BY 2 P.M. THE SAME DAY. THE 10% PAID AT THE SALE IS SUBJECT TO FORFEITURE IF THE BALANCE IS NOT PAID IN ACCORDANCE WITH SCHEDULE.

EXHIBIT "6"

FORECLOSURE CAPTION

IN THE COURT OF COMMON PLEAS  
OF LACKAWANNA COUNTY

CIVIL ACTION AT LAW

Plaintiff

vs.

Defendants

No. -CIV-

.....  
ASSIGNMENT OF SHERIFF'S SALE BID

1. I, \_\_\_\_\_ am the Attorney of record for the \_\_\_\_\_, Plaintiff/Bank, on the Writ of Execution, in connection with a Mortgage Foreclosure action as captioned above.

2. At the Sheriff's execution sale, I \_\_\_\_\_ was the successful bidder on behalf of \_\_\_\_\_, Plaintiff/Bank.

3. I, \_\_\_\_\_ being authorized by to do so, hereby assigns the bid to \_\_\_\_\_, Assignee, whose address is \_\_\_\_\_ and instructs the Sheriff, upon payment of the costs of settlement, to record said Sheriff's Deed in favor of said Assignee.

Dated: \_\_\_\_\_

Respectfully submitted,

Attorney/Firm

By: \_\_\_\_\_

Responsible Attorney  
Supreme Court ID NO.  
Address  
Telephone Number

LACKAWANNA COUNTY  
2006 SCHEDULE OF SHERIFF SALES OF REAL ESTATE

<i>LAST DAY TO FILE</i>	<i>DEADLINE 12:00 P.M.</i>	<i>POSTING</i>	<i>ADVERTISE</i>	<i>SALE DATE</i>
DECEMBER 05, 2005	JANUARY 3-13, 2006	JANUARY 20, 2006 JANUARY 27, 2006 FEBRUARY 03, 2006	FEBRUARY 14, 2006	
JANUARY 09, 2006	FEBRUARY 13-24, 2006	MARCH 03, 2006 MARCH 10, 2006 MARCH 17, 2006	MARCH 28, 2006	
MARCH 06, 2006	APRIL 10-21, 2006	APRIL 28, 2006 MAY 05, 2006 MAY 12, 2006	MAY 23, 2006	
MAY 1, 2006	JUNE 12-23, 2006	JUNE 30, 2006 JULY 07, 2006 JULY 14, 2006	JULY 25, 2006	
JULY 07, 2006	AUGUST 14-25, 2006	SEPTEMBER 01, 2006 SEPTEMBER 08, 2006 SEPTEMBER 15, 2006	SEPTEMBER 26, 2006	
SEPTEMBER 07, 2006	OCTOBER 10-20, 2006	OCTOBER 27, 2006 NOVEMBER 03, 2006 NOVEMBER 10, 2006	NOVEMBER 21, 2006	

*SCHEDULE OF DISTRIBUTION WILL BE MADE ON ALL SALES WITHIN 30 DAYS OF SALE DATE.  
THIS DATE WILL BE LISTED ON POSTERS AND IN THE NEWSPAPER.*

*NOTE: PROPERTIES WILL BE SOLD FOR CASH ONLY. A DEPOSIT OF \$2,000.00 WILL BE REQUIRED OF SUCCESSFUL BIDDERS: SAID DEPOSIT WILL BE FORFEITED IN THE EVENT FULL COMPLIANCE OF BALANCE DUE IS NOT MADE BY TWO O'CLOCK (2:00 P.M.) ON THE AFTERNOON OF THE SALE.*