

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JULY 24, 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, JULY 24, 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 2 *CONTINUED 09/25/07*

By virtue of a Writ of Execution filed to No. 06-CV-5891, WELLS FARGO BANK, NA, AS TRUSTEE UNDER THE APPLICABLE AGREEMENT BY: SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC. AS ITS ATTORNEY-IN-FACT, vs PAUL SCHAEPE and MARY SCHAEPE, owner(s) of property situate in TOWNSHIP OF GREENFIELD, Lackawanna County, Pennsylvania, being 206 Pleasant View Drive (Greenfield Township), Carbondale, PA 18407

Dimensions: 99x125x97x125

Assessment Map#:02304-060-011

Assessed Value Figure: \$1,607.11

Improvements Improved w/single family dwelling

Sheriff to collect: \$99,608.92

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 3 *STAYED*

By virtue of a Writ of Execution filed to No. 06-CV-5637, CHAMPION MORTGAGE, A DIVISION OF KEY BANK NA, SUCCESSOR TO THE INTERESTS OF CHAMPION MORTGAGE CO., INC. vs. KEVIN E. FLANNELLY, owner(s) of property situate in Borough of Dunmore, Lackawanna County, PENNSYLVANIA BEING 14 Webster Drive, Dunmore Borough, PA 18509

Dimensions: 60x110

Assessment Map#:14610-050-062

Assessed Value Figure: \$13,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$116,088.42

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 4 CONTINUED 09/25/07

By virtue of a Writ of Execution filed to No. 07-CV-522, LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF GSAMP TRUST 2005-AHL2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AHL2 vs. DEBBIE MAZZARELLA, owner(s) of property situate in City of Scranton, Lackawanna COUNTY, PENNSYLVANIA BEING 2014 JACKSON STREET, Scranton, PA 18504.

50' x 60'

Assessment Map#:14513-010-02601

Assessed Value Figure: \$5,650.00

Improvements Thereon: A residential dwelling

Sheriff to Collect: \$82,243.42

SALE NUMBER 5 SOLD HIGH BID 125,000.00 IN PROPERTIES

By virtue of a Writ of Execution filed to No. 06-CV-6547, DEUTSCHE BANK NATIONAL TRUST CO. AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION 2006-OPT4 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-OPT4 vs. MICHAEL P. SMITH and RUTHIE A. PAZNONSKI, owner(s) of property situate in Borough of Clarks Green, Lackawanna COUNTY, PENNSYLVANIA being 315 South Abington Road (Borough of Clarks Green), Clarks Summit, PA 18411.

Dimensions: 105x125

Assessment Map#:09020-030-045

Assessed Value Figure: \$15,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$156,919.05

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 6 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 07-CV-206 CHASE HOME FINANCE, LLC ET AL. vs. LORETTA A. EDWARDS, owner(s) of property situate in Dunmore Borough, Lackawanna County, Pennsylvania being 1121-1123 Farber Court, Dunmore, PA 18512

40ft x 30ft x 77ft x 30ft, Lot 6A, Block 530 and Lot 6B, Block 530

Assessment Map #: 14618-090-037 & 14618-090-038

Assessed Value Figure: \$3,000.00

Improvements Thereon: Single Family Dwelling

Sheriff to Collect: \$75,476.80

KRISTINE M. ANTHOU, ESQUIRE

Attorney

SALE NUMBER 7 CONTINUED 09/25/07

By virtue of a Writ of Execution filed to No. 07 CV 600, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-WL3 vs. HERSCHEL ENGEL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 915 Cedar Avenue, Scranton, PA 18505. 15619-030-011

Being Lot Number Three (3) in Square of Block Number Fifteen (15), described as follows to wit: Commencing at a point on Cedar Street; Thence in Southerly direction Forty (40) feet to a corner of Lot Number Four (4) in said Block; Thence in an Easterly direction One Hundred Ninety (190) feet to a corner; Thence in a Northerly direction Forty (40) feet to a corner; Thence in a Westerly direction One Hundred Ninety (190) feet to the place of beginning. Being rectangular in shape. Improved with a two-story frame dwelling house. Subject to the same exceptions, reservations, and conditions as are contained in prior deeds forming the chain of title to the subject premises.

Assessment Map#:15619-030-011

Assessed Value Figure: \$9,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$76,019.47

JOSEPH A. GOLDBECK, JR., ESQ

ATTORNEY

SALE NUMBER 9 CONTINUED 09/25/07

By virtue of a Writ of Execution filed to No. 06 CV 6551, AURORA LOAN SERVICES, LLC. vs. LORA HLAVAC and PHILLIP HLAVAC, owner(s) of property situate in BOROUGH OF MOOSIC, Lackawanna County, Pennsylvania being 5 Alcott Close, Moosic, PA 18507, 18504-030-001.

Beginning at a point on the southeasterly right-of-way line of Alcott Close, said point a common corner of Lot One (1) and Lot 1A as shown on a plan titled "Glenmaura Parcel R' Moosie Borough, Lackawanna County, Pennsylvania Site Layout Plan Drawing S-2," dated March 14, 1994, and prepared by Acker Associates, Inc.,; thence along the southeasterly line of Alcott Close the following three (3) courses and distances: 1. Along a curve to the left having a radius of Two Hundred Seventy-five (275.0') feet for an arc length of Six and Twenty-six hundredths (6.26') feet (chord bearing and distance being North Thirty-seven degrees Twenty-four minutes Four seconds East [N 37° 24' 04" E] a distance of Six and Twenty-six hundredths [6.26'] feet) to a point of tangency; 2. North Thirty-six degrees Forty-seven minutes Twenty-one seconds East (N 36° 47' 21" E) a distance of Fifty Nine and Three tenths (59.3') feet to a point of curvature; 3. Along a curve to the right having a radius to Two Hundred Twenty-five degrees Twenty-two (225.0') feet for an arc length of Seventy and Four hundredths (70.04') feet (chord bearing and distance being North forty-five degrees Forty-two minutes Thirty-one seconds East [N 45° 42' 31" E] a distance of Sixty-nine and Seventy-five hundredths [69.75'] feet) to a point;

Assessment Map#:18504-030-001

Assessed Value Figure: \$34,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$405,423.37

JOSEPH A. GOLDBECK, JR., ESQ

Attorney

SALE NUMBER 11 **SOLD TAXES & COSTS TO BANK**

By virtue of a Writ of Execution No. 06-6505, BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS 2005-06 vs. JOHN J. KEARNEY and BETTY M. HEAD, owner(s) of property situate in TOWNSHIP OF CLIFTON, Lackawanna County, Pennsylvania being 2525 EAGLES VIEW DRIVE, CLIFTON, PA 18424

Dimensions: 199 x 275 x 183 x 300

Assessment Map#: 23401 050 025

Assessed Value Figure: \$25,951.00

Improvements Thereon: Residential Property

Judgment Amount: \$129,014.21

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 12 - **STAYED**

By virtue of a Writ of Execution No. 06-CV-5921, LASALLE BANK NATIONAL ASSOCIATION, TRUSTEE v. PAUL P. WOOD A/K/A PAUL BONADDIO owner(s) of property situate in the TOWNSHIP OF SCOTT, Lackawanna County, Pennsylvania, being 649-652 GREENGROVE ROAD, OLYPHANT, PA 18447.

Deed Book: 377, Page: 30

Assessment Map#:09204-050-012

Assessed Value Figure: \$42,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$161,532.68

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 13 **CONTINUED 09/25/07**

By virtue of a Writ of Execution No. 07-316, WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT 5 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT5 vs. JAMES LEE, A/K/A JAMES G. LEE, JR., owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 436-438 New Street, Scranton, PA 1859.

Front: 50 FT feet Depth: 117 FT feet, containing 5850 square feet.

Assessment Map#: 14661 010 015
Assessed Value Figure: \$8,500.00
Improvements Thereon: Residential Property
Judgment Amount: \$82,114.03
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 14 CONTINUED 09/25/07

By virtue of a Writ of Execution No. 06 CV 4869, WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v. JOHN J. SEKELSKY and NICOLE SEKELSKY A/K/A NICOLE M. REYNOLDS, owner(s) of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania being 418 RIVER STREET, DICKSON CITY, PA 18519.

Front: 40 FT feet Depth: 150 FT feet, containing 6000 FT sq ft.

Assessment Map#: 12412 040 012
Assessed Value Figure: \$6,500.00
Improvements Thereon: Residential Property
Judgment Amount: \$80,326.74
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 15 - STAYED

By virtue of a Writ of Execution No. 50963-06, MID VALLEY SCHOOL DISTRICT, vs. MARTIN A. MELLODY and MARILYN L. MELLODY, owner(s) of property situate in Throop, Lackawanna County, Pennsylvania being 921 Underwood Road

1.5A

Property ID#: 12503-020-00103
Assessed Value Figure: \$23,000.00
Improvements Thereon: COMMERCIAL PROPERTY
Sheriff to collect: \$5,732.65
LAURENCE R. CHASHIN, ESQ
Portnoff Law Associates, Ltd.,
(484) 690-9300
Attorney

SALE NUMBER 16 - STAYED

By virtue of a Writ of Execution No. 51014-06, MID VALLEY SCHOOL DISTRICT vs. SAMUEL D. GIOMBOLINI, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania being 1315-1317 Main Street

42x50x148x30x55x140

Property ID#: 11409-070-027
Assessed Value Figure: \$29,000.00
Improvements Thereon: COMMERCIAL PROPERTY
Sheriff to collect: \$6,219.64
LAURENCE R. CHASHIN, ESQ
Portnoff Law Associates, Ltd.,
(484) 690-9300
Attorney

SALE NUMBER 17 STAYED

By virtue of a Writ of Execution No. 50720-06, ABINGTON HEIGHTS SCHOOL DISTRICT vs. THOMAS J. BELL and ELLEN G. BELL, owner(s) of property situate in Abington Twp., Lackawanna County, Pennsylvania being 7 Overlook Road

100x435

Property ID#: 08004-030-010

Assessed Value Figure: \$35,000.00

Improvements Thereon: SINGLE DWELLING RESIDENTIAL PROPERTY

Sheriff to Collect: \$8,411.46

LAURENCE R. CHASHIN, ESQ

Portnoff Law Associates, Ltd.,

(484) 690-9300

Attorney

SALE NUMBER 18 *STAYED*

By virtue of a Writ of Execution No. 51009-06, MID VALLEY SCHOOL DISTRICT vs. MAUREEN SCHOONOVER, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania being 1027 Main Street

50x165x50x161

Property ID#: 11413-010-032

Assessed Value Figure: \$20,000.00

Improvements Thereon: SINGLE DWELLING RESIDENTIAL PROPERTY

Sheriff to Collect: \$5,455.34

LAURENCE R. CHASHIN, ESQ

Portnoff Law Associates, Ltd.,

(484) 690-9300

Attorney

SALE NUMBER 19 *CONTINUED 11/20/07*

By virtue of a Writ of Execution No. 51013-06, MID VALLEY SCHOOL DISTRICT vs. FRED LEFKOWSKI and owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania being 1321 Main Street

40x140x55x27x195

Property ID#: 11409-070-028

Assessed Value Figure: \$6,000.00

Improvements Thereon: SINGLE DWELLING RESIDENTIAL PROPERTY

Sheriff to Collect: \$4,266.33

LAURENCE R. CHASHIN, ESQ

Portnoff Law Associates, Ltd.,

(484) 690-9300

Attorney

SALE NUMBER 20 *STAYED*

By virtue of a Writ of Execution No. 50930-06, MID VALLEY SCHOOL DISTRICT vs. GERALD SWINDLE and owner(s) of property situate in Throop, Lackawanna County, Pennsylvania being 918-20 Sanderson Street

99x209x50x168

Property ID#: 13605-050-012

Assessed Value Figure: \$5,000.00

Improvements Thereon: SINGLE DWELLING RESIDENTIAL PROPERTY

Sheriff to Collect: \$4,179.37

LAURENCE R. CHASHIN, ESQ

Portnoff Law Associates, Ltd.,

(484) 690-9300

Attorney

SALE NUMBER 22 *STAYED*

By virtue of a Writ of Execution No. 50809-06, ABINGTON HEIGHTS SCHOOL DISTRICT vs. CHRISTOPHER PETRUCCI owner(s) of property situate in S. Abington, Lackawanna County, Pennsylvania being 4009-4011 Pondview Rd., L8
.39 acres

Property ID#: 09102-010-01908

Assessed Value Figure: \$38,000.00

Improvements Thereon: SINGLE DWELLING RESIDENTIAL PROPERTY

Sheriff to Collect: \$10,378.03

LAURENCE R. CHASHIN, ESQ

Portnoff Law Associates, Ltd.,

(484) 690-9300

Attorney

SALE NUMBER 23 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 07-CIV-0248 PIONEER AMERICAN BANK, NOW BY MERGER, PENNSTAR BANK, N.A., A DIVISION OF NBT BANK, N.A., vs. KENNETH NOLAN, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania being 2-4 Spencer Street, Carbondale, PA.

50 x 100 at Spencer Street and Clark Avenue, Carbondale, PA

Property ID#: 045.10-040-029

Assessed Value Figure: \$5,500.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$66,393.43

DANIEL L. PENETAR, JR., ESQ

Attorney

SALE NUMBER 24 - *STAYED*

By virtue of a Writ of Execution No. 07-CV-453, COUNTRYWIDE HOME LOANS, INC. v. JOHN K. ELLIS and KRISTY L. ELLIS A/K/A KRISTY L. RUTKOSKY A/K/A KRISTY LYNN ELLIS owner(s) of property situate in the OLYPHANT, Lackawanna County, Pennsylvania being 306 Edgar Street, Olyphant, PA 18447
Front: 50 FEET. feet Depth: 150 FEET. feet, containing 7500 SQ. FT. square feet.

Assessment Map #: 12501040012

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$59,188.94

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 25 - *STAYED*

By virtue of a Writ of Execution No. 07-CV-794 WASHINGTON MUTUAL BANK v. URSZULA DOJLIDA A/K/A URSZULA A. DOJLIDA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 602 Depot Street, Scranton, PA 18508

Front: 33 feet Depth: 80 feet

Assessment Map #: 5903181625

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$38,806.49

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 26 - *STAYED*

By virtue of a Writ of Execution No. 07-CV-205, WASHINGTON MUTUAL BANK, F.A. v. PATRICK J. LANGAN and JANET S. LANGAN, owner(s) of property situate in 2nd Ward of Scranton, Lackawanna County, Pennsylvania being 1345 Church Avenue, Scranton, PA 18508.

Front: 75 & 25 feet Depth: 150 feet, containing 15000 square feet.

Assessment Map#: 13415 0 30 010

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$24,125.40

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 27 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution No. 06 CV 3510, WELLS FARGO BANK, N.A. v. NAYEEN H. HOSEIN and LILLIAN HOSEIN A/K/A LILLIAN RIVERA, owner(s) of property situate in Township of Carbondale, Lackawanna County, Pennsylvania 224 Honesdale Road, Carbondale, PA 18407.

DEED BOOK: 1226 PAGE: 0285

Assessment Map#: 04603 010 004

Assessed Value Figure: \$28,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$179,032.20

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 28 *CONTINUED 09/25/07*

By virtue of a Writ of Execution No. 07-CV-70, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MBS 2004-ARMT 1 v. RANDY RICHARDS, SR. and CLARA A. RICHARDS, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania being 425 Dusty Lane, Lake Ariel, PA 18436.

Front: 75 feet Depth: 150 feet

Assessment Map#:15003 020 02503

Assessed Value Figure: \$3,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$137,101.95

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 29 *CONTINUED 09/25/07*

By virtue of a Writ of Execution No. 07 CV 13, JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASST-BACKED SECURITIES TRUST 2006-SD1 v. JOHN YOUNG A/K/A JOHN E. YOUNG, owner(s) of property situate Scranton, Lackawanna County, Pennsylvania being 2123 Prospect Avenue, Scranton, PA 18505

Front: 40 FEET feet Depth: 150 FEET feet, containing 6000 SQ. FT. square feet

Assessment Map#:16714-070-003

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$73,724.02

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 31 - *STAYED*

By virtue of a Writ of Execution No. 07-CV-540, BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS 2004-05 v. LOUIS J. TUNIS A/K/A LOUIS JOSEPH TUNIS, III

A/K/A LOUIS J. TUNIS, III and LISA M. TUNIS A/K/A LISA M. SHERMAN and owner(s) of property situate City of Scranton, Lackawanna County, Pennsylvania being 325 Putnam Street, Scranton, PA 18508.

Front: 47 feet, Depth: 120 feet

Assessment Map#:13411 040 02403

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$92,730.19

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 32 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution No. 06-CV-6509, CITIMORTGAGE, INC. and JOSE CABRERA A/K/A JOSE L. SIERRA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1603 Prospect Avenue, Scranton, PA 18505.

Front: 50 feet Depth: 85 feet.

Assessment Map #: 16711 030 034

Assessed Value Figure: \$8,100.00

Improvements Thereon: Residential Property

Judgment Amount: \$68,721.55

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 33 *CONTINUED 09/25/07*

By virtue of a Writ of Execution No. 06-CV-5472, CITIMORTGAGE, INC. v. BERNARD J. FEDOR, JR. and DIANE R. FEDOR, owner(s) of property situate in Township of Carbondale, Lackawanna County, Pennsylvania being 253 Rear Canaan Street, Carbondale, PA 18407

Deed Book: 1561 Page: 0539

Assessment Map#: 045 11 040001

Assessed Value Figure: \$4,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$59,216.88

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 34 *CONTINUED 09/25/07*

By virtue of a Writ of Execution filed to No. 06 CV 5938, HSBC MORTGAGE SERVICES, INC. vs. ROBERT OPIELA and BERNARD OPIELA DECEASED 11/8/05, owner(s) of property situate in Township of Abington, Lackawanna County, Pennsylvania being 207 Bailey Street, Clarks Summit, PA 18411.

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in Chinchilla in the Township of South Abington, County of Lackawanna and State of Pennsylvania, bounded and described as follows: BEGINNING at a point of the southerly side of Bailey Street, said point of beginning being the common point between Lot 2 and lot 3 in Block 2 on the plot of lots known as Mountain Terrace; THENCE along Lot 2 South forty-six degrees, thirty minutes East (S 46° 30 E) a distance of one hundred and fifty feet (150.00') to an iron pin; THENCE North seventy degrees ten minutes East (N 70° 10 E) a distance of one hundred and twenty-five feet (125.00') to an iron pin; THENCE forty-six degrees thirty minutes West (N 46° 30 W) a distance of one hundred and fifty feet (150.00') to an iron pin on the South side of Bailey Street; THENCE along the South side of Bailey Street, South seventy degrees ten minutes West (S 70° 10 W) a distance of one hundred and twenty-five feet (125.00') to the point of beginning. CONTAINING in all eighteen thousand seven hundred fifty (18,750) square feet of land, be the same more or less. BEING the same premises which Mary Opiela, a Widow, by Indenture dated 03-01-06 and recorded 03-02-06 in the Office of the Recorder of Deeds in and for the County of Lackawanna in Instrument No. 200605684, granted and conveyed unto Robert Opiela, individually. BEING KNOWN AS 207 BAILEY STREET, CLARKS SUMMIT, PA 18411. TAX PARCEL NUMBER:

11201-010-030. Title to said premises is vested in Robert Opiela and Bernard Opiela deceased 11/8/05 by deed from Mary Opiela, a Widow dated 03/01/06 and recorded 03/02/06 in Deed Book 200605684.

Assessment Map #:

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$153,442.01

MCCABE, WEISBERG & CONWAY, P.C.

Attorney

SALE NUMBER 35 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 06-CV-3487, BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA vs. REGINA M. FISCH and THOMAS G. FISCH, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 532 River Street, Scranton, PA 18505.

ALL THE SOUTHEASTERLY one-half part of Lot Number Twenty (20) in Square or Block Number Eighty-two (82) according to the Lackawanna Iron & Coal Company's Map of the City of Scranton, said premises being situate in the Nineteenth Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, and being located on the Southwest side of River Street between Pittston Avenue and Lavelle Court, fronting on said River Street twenty (20) feet and extending backwards one hundred sixty (160) feet, more or less, and further described as follows: BEGINNING at a point on the Southwest side of River Street Twenty (20) feet Northwest from the intersection of said street and Lavelle Court; THENCE, Southwest parallel with Lavelle Court, one hundred sixty (160) feet to a corner on the alley in the rear; THENCE, Northwest along said alley twenty (20) feet to a point; THENCE, Northeast at right angles with said alley, one hundred sixty (160) feet to a corner on River Street; THENCE, Southeast along River Street, twenty (20) feet to the place of beginning. All improved with one two-story dwelling house and out-buildings. Subject to the same exceptions, reservations and conditions as are contained the deeds forming the chain of title to said premises. BEING KNOWN AS 532 RIVER STREET, SCRANTON, PA 18505. TAX PARCEL NUMBER: 15616040060 Title to said premises is vested in Regina M. Fisch and Thomas G. Fisch, husband and wife, by deed from James F. Dougherty and Marilyn D. Dougherty, husband and wife, dated 08/19/91 and recorded in Deed Book 1376, Page 112.

Assessment Map #:

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$114,520.79

MCCABE, WEISBERG and CONWAY, P.C.

Attorney

SALE NUMBER 36 *CONTINUED 09/25/07*

By virtue of a Writ of Execution filed to No. 1415C-2005, JAMES KERRY MALONEY and JOAN MALONEY, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1733 Wyoming Avenue, Scranton, PA 18509

Dimensions 40 x 82

Assessment Map #: 13518020060

Assessed Value Figure: \$14,000.00

Improvements Thereon: Residence

Sheriff to collect: \$163,813.47 Plus costs

JAMES T. SHOEMAKER, ESQ.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 37 *CONTINUED 09/25/07*

By virtue of a Writ of Execution filed to No. 1414C-2005, R. BRIAN MALONEY and ANGELA C. MALONEY were the owners of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1601 Schlager St., Scranton, PA

Dimensions: 43 x 136

Assessment Map #: 14510030026

Assessed Value Figure: \$21,050.00

Improvements Thereon: Residence

Sheriff to collect: \$161,931.61 Plus costs

JAMES T. SHOEMAKER, ESQ.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 38 – CONT. 11/20/07

By virtue of a Writ of Execution filed to No. 2006-2059, J. TIMOTHY MALONEY and ANNE O'HARA MALONEY were the owners of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania being 1615 Quincy Avenue, Dunmore Borough, PA

Dimensions: 40 x 163

Assessment Map #: 14606040025

Assessed Value Figure: \$18,000.00

Improvements Thereon: Multi Dwelling

Sheriff to collect: \$259,626.45 Plus costs

JAMES T. SHOEMAKER, ESQ.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 39 – CONT. 11/20/07

By virtue of a Writ of Execution filed to No. 2006-2058, J. TIMOTHY MALONEY and ANNE O'HARA MALONEY were the owners of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania being 1315 Woodlawn St., Dunmore, PA

Dimensions 40 x 83

Assessment Map #: 13515010013

Assessed Value Figure: \$24,550.00

Improvements Thereon: Multi Dwelling

Sheriff to collect: \$259,626.45 Plus costs

JAMES T. SHOEMAKER, ESQ.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 40 CONTINUED 09/25/07

By virtue of a Writ of Execution filed to No. 06-CV-6074, JPMORGAN CHASE BANK AS TRUSTEE vs. JOSEPH L. SUDEK and ANN L. KEIPER, owner(s) of property situate in Old Forge Borough, Lackawanna County, Pennsylvania being 1272 Mine Street, Old Forge, PA 18518

Dimensions: 50x162x50x163

Assessment Map#:16518-010-018

Assessed Value Figure: \$5,185.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$59,776.65
MARK J. UDREN, ESQUIRE
Attorney

SALE NUMBER 41 CONTINUED 09/25/07

By virtue of a Writ of Execution filed to No. 06-CV-31, WELLS FARGO BANK NA, AS TRUSTEE FOR ABFC 2004 OPT5 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT5 vs. THOMAS M. LUCIER and RAMONA LUCIER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1129 Foster Street, Scranton, PA 18508

Dimensions: 31x100

Assessment Map#:13419-040-047

Assessed Value Figure: \$8,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$73,840.98

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 42 SOLD HIGH BID 99,400.00 IN PROPERTIES

By virtue of a Writ of Execution filed to No. 06-CV-4749, WASHINGTON MUTUAL BANK, FA vs. JAMES MCDONALD A/K/A JAMES MCDONALD, SR. and BARBARA MCDONALD, MORTGAGOR, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania, being 703 East Grant Street, Olyphant, PA 18447.

Dimensions: 40x150

Assessment Map#: 11415-020-020

Assessed Value figure: \$9,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$91,414.87

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 43 CONT. 09/25/07

By virtue of a Writ of Execution filed to No. 98-CV-6104, IMC MORTGAGE COMPANY vs. MICHAEL and CHRISTINE BENIO, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being RD 1 Box 598, Olyphant, PA 18447.

281.5 feet by 38 feet

Assessment Map#:08303-010-022

Assessed Value figure: \$8,000.00

Improvements thereon: Single-family dwelling

Sheriff to Collect: \$213,638.12

DANIEL J. BIRSIC, ESQ.

Attorney

SALE NUMBER 44 CONT. 09/25/07

By virtue of a Writ of Execution filed to No. 06-CV-5308, CHASE BANK USA, N.A., ET AL. vs. GEORGE E. KARSNAK, JR. and BARBARA KARSNAK, owner(s) of property situate in Borough of Jessup, Lackawanna County, Pennsylvania, being 182 Ellen Road, Jessup, PA 18434

115 x 105

Assessment Map#:10418-010-001

Assessed Value figure: \$15,000.00

Improvements thereon: Single-family Dwelling

Sheriff to Collect: \$155,621.02

KRISTINE M. ANTHOU,

GRENEN & BIRSIC, P.C.

Attorney

SALE NUMBER 45 *STAYED*

By virtue of a Writ of Execution filed to No. 06 CV 5776, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-1 vs. JESSE C MANCINI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1108-1110 Albright Avenue, Scranton, PA 18509. 14508-050-02601

Beginning at a point, the Southeasterly intersection of Albright Avenue and Grove Street, said point also being the Northerly corner of Lot No. 3 in Block No. 10 upon the Town plot of the said addition, map of which said plot is recorded in Lackawanna County in Map Book No. 3 Page 25, as by reference thereto it will more fully appear; thence in a Southwesterly direction along the Southeasterly side of Albright Avenue, a distance of Forty-six (46) feet to a point in the division along the line of Lots no. 2 and 3; thence in a distance of Sixty-five (65) feet to a point on said division line; thence at right angles in a Northeasterly direction a distance of Forty-six (46) feet to a point in the Southwesterly side of Grove Street; thence in a Northwesterly direction a distance of Sixty-five (65) feet to the place of beginning. The said described premises being the Northwesterly portion of Lot No. 3 in Block No. 10 in Winan's addition.

Assessment Map#:14508-050-02601

Assessed Value figure: \$12,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$109,127.49

JOSEPH A. GOLDBECK, JR., ESQ

Attorney

SALE NUMBER 46 *CONT. 09/25/07*

By virtue of a Writ of Execution filed to No.07-CV-544, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT SECURITIES INC., ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2004-W1 UNDER THE POOLING AND SERVICING AGREEMENT DATED FEBRUARY 1, 2004 WITHOUT RECOURSE vs. JOHN K. ROWAN, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being 7 Porter Avenue, Carbondale, PA 18407. 04510-030-050

All that certain lot of land in the City of Carbondale, County of Lackawanna and Commonwealth of Pennsylvania bounded and described as follows: In Birkett's addition to the City of Carbondale, being in the front on Porter Avenue Sixty (60) feet, and in the rear (60) feet, and One hundred thirty (130) feet in depth, and being bounded on the east by Francis Wills' lot; on the west by Joseph Wallis' lot and on the South by an alley leading from Birkett Avenue to the boundary line of lands of Joseph Birkett.

Assessment Map#:04510-030-050

Assessed Value figure: \$11,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$84,014.12

JOSEPH A. GOLDBECK, JR., ESQ

Attorney

SALE NUMBER 47 *STAYED*

By virtue of a Writ of Execution filed to No. 06-CV-4832, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CARRINGTON MORTGAGE LOAN TRUST, SERIES 2005-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES vs. DIANE PLACIDI and DONALD PLACIDI, owner(s) of property situate in Lackawanna County, Pennsylvania, being 324 Evergreen Drive, Gouldsboro, PA 18424. 24103-010-01502. All that certain lot of land situate and being in the Township of Lehigh now known as Thornhurst Township, County of Lackawanna, Commonwealth of Pennsylvania, more particularly designated as Lot No. 324, Phase 2 TAX PARCEL NO. 24103-010-01502

Assessment Map#:24103-010-01502

Assessed Value figure: \$22,000.00
Improvements thereon: A Residential Dwelling
Sheriff to Collect: \$148,301.85
JOSEPH A. GOLDBECK, JR., ESQ
Attorney

SALE NUMBER 48 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution No. 07 CV 976, CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC. vs. STEVEN ZYMBLOSKY owner(s) of property in the City of Scranton, Lackawanna County, Pennsylvania, being 146 Hollister Avenue, Scranton, PA 18508, 13505-070-030.

Beginning at a point on the easterly side of Hollister Avenue one hundred ten feet (100') from the southeast corner of Parker Street and Hollister Avenue; Thence in a southwesterly direction along the easterly side of Hollister Avenue, fifty-one (51') to a corner; Thence in a southerly direction along the land of William Perry, fifty feet (50') to a corner; Thence in a northeasterly direction along the line between lots number twenty-six (26) and twenty-seven (27) in block number nineteen (19) about sixty-five feet (65') to a corner one hundred and ten feet (110') from Parker Street; Thence in a westerly direction fifty feet (50') to the place of beginning. With the right to maintain a sewer connection through the adjoining property of Ella Atherton.

Assessment Map#:13505-070-030
Assessed Value figure: \$9,500.00
Improvements thereon: A Residential Dwelling
Sheriff to collect: \$84,800.41
JOSEPH A. GOLDBECK, JR., ESQ
Attorney

SALE NUMBER 49 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution No. 07-CV-286, AMERICAN GENERAL FINANCIAL vs. MILDRED FERRANTI, IND. & AS SURVIVING SPOUSE OF PHILIP F. FERRANTI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 902 Hampton Street, Scranton, PA 18504.

4,422.25 square feet (55 x 66.5)
Property ID#: 15610-010-020
Assessed Value figure: \$6,500.00
Improvements thereon: Single-Family Dwelling
Sheriff to collect: \$51,170.69 plus interest & costs
CLEMSON N. PAGE, JR., ESQ
Attorney

SALE NUMBER 50 *CONT. 09/25/07*

By virtue of a Writ of Execution No. 05-CV-1836, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs. JOHN J. GAVIN, A/K/A JOHN J. GAVIN, JR. and MICHELLE L. GAVIN, owner(s) of property situate in 1ST Ward, Borough of Throop, Lackawanna County, Pennsylvania, being 1140 South Valley Avenue, Throop, PA 18512

Front: 40.7 ft. Depth: 141 ft.
Assessment Map#:12509-030-023
Assessed Value figure: \$7,000.00
Improvements thereon: Residential Dwelling
Sheriff to collect: \$107,414.46
PINA S. WERTZBERGER, ESQ
Attorney

SALE NUMBER 51 - *STAYED*

By virtue of a Writ of Execution filed to No. 2006-04945, CITIBANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2005-CL1,

ASSET-BACKED CERTIFICATES, SERIES 2005-CL1 vs. ALVIN D. WILLIAMS; NANCY D. WILLIAMS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 845-847 Adams Avenue, Scranton, PA 18510.

85 x 50.

Assessment Map#:14661-020-037

Assessed Value figure: \$13,000.00

Improvements thereon: Residential dwelling

Sheriff to collect: \$84,213.78

SALE NUMBER 52 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 06-CV-3364, CCO MORTGAGE CORP., ET AL vs. JOHN D. CAVANAUGH and MARISSA D. CAANAUGH, owner(s) of property situate in Borough of Archbald Borough, Lackawanna County, Pennsylvania, being 609 Rear Thomas Street, Eynon, PA 18403.

Acreage, sq footage: 120 x 300 x 105 x 251

Assessment Map#:09401-010-018

Assessed Value figure: \$12,000.00

Improvements thereon: A dwelling

Sheriff to Collect: \$132,660.72 plus interest, taxes and cost

LOUIS P. VITTI, ESQUIRE

Attorney

SALE NUMBER 53 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 07-CV-307, PNC BANK, NATIONAL ASSOCIATION vs. FRANK BELL and MICHELLE BELL, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania, being 504 Main Street, Dickson City, PA 18519

50' x 151' x 50' x 150'

Assessment Map#:12408-020-0003

Assessed Value figure: \$14,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$102,519.64

BRETT A. SOLOMON, ESQ.,

TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 54 *STAYED*

By virtue of a Writ of Execution No. 50878-06, MID VALLEY SCHOOL DISTRICT vs. BELL REALTY, INC., owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania, being: Corner of Margaret St. and Scranton Carbondale Hwy.

1.07A

Property ID#: 11303-020-010

Assessed Value figure: \$65,000.00

Improvements thereon: COMMERCIAL PROPERTY

Sheriff to Collect: \$9,352.8

LAURENCE R. CHASHIN, ESQ

Portnoff Law Associates, Ltd.

(484) 690-9300

Attorney

SALE NUMBER 55 *STAYED*

By virtue of a Writ of Execution No. 50729-06, ABINGTON HEIGHTS SCHOOL DISTRICT vs. BARBARA R. BLACKLEDGE, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being: 804 Hilltop Dr.

70x158

Property ID#: 10014-030-00200

Assessed Value figure: \$18,900.00

Improvements thereon: SINGLE DWELLING RESIDENTIAL PROPERTY

Sheriff to Collect: \$6,267.97

LAURENCE R. CHASHIN, ESQ

Portnoff Law Associates, Ltd.

(484) 690-9300

Attorney

SALE NUMBER 56 *STAYED*

By virtue of a Writ of Execution No. 51008-06, MID VALLEY SCHOOL DISTRICT vs. RICHARD M. BRUNORI and ANN C. BRUNORI, owner(s) of property situate in DICKSON CITY, Lackawanna County, Pennsylvania, being 1031 Main Street

50x161x50x158

Property ID#: 11413-010-033

Assessed Value figure: \$21,000.00

Improvements thereon: MULTIDWELLING PROPERTY

Sheriff to Collect: \$5,565.29

LAURENCE R. CHASHIN, ESQ

Portnoff Law Associates, Ltd.

(484) 690-9300

Attorney

SALE NUMBER 57 *CONT. 09/25/07*

By virtue of a Writ of Execution No. 50536-06, NORTH POCONO SCHOOL DISTRICT vs. ANTHONY LANNAK and KELLY LANNAK, owner(s) of property situate in Gouldsboro, Lackawanna County, Pennsylvania, being: 854 Sunset Dr.

65x230x120x266

Property ID#: 23302-070-003

Assessed Value figure: \$24,000.00

Improvements thereon: SINGLE DWELLING RESIDENTIAL PROPERTY

Sheriff to Collect: \$6,392.46

LAURENCE R. CHASHIN, ESQ

Portnoff Law Associates, Ltd.

(484) 690-9300

Attorney

SALE NUMBER 58 *CONT. 09/25/07*

By virtue of a Writ of Execution No. 07-CV-1043, HSBC MORTGAGE SERVICES, INC. vs. ARTHUR WAGEMAN A/K/A ARTHUR J. WAGEMAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 727 South Webster Avenue, Scranton, PA 18505

Dimensions: 20x145

Assessment Map#:15620-040-026

Assessed Value figure: \$5,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$105,779.31

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 59 *STAYED*

By virtue of a Writ of Execution No. 06-CV-3931, COUNTRYWIDE HOME LOANS, INC., F/K/A AMERICA'S WHOLESALE LENDER v. SALVATORE J. GUZZI, JR. and JANET MARIE GUZZI, owner(s) of property situate in the Blakely, Lackawanna County, Pennsylvania, being 229 Fourth Street, Blakely, PA 18447

Front: 25 FT. feet, Depth: 150 FT. feet, containing 3750 FT. square feet

Assessment Map #: 10317 030 053

Assessed Value figure: \$8,487.00

Improvements thereon: Residential Property

Judgment Amount: \$16,515.11

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 60 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution No. 07-CV-793, THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, F/K/A JPMORGAN CHASE BANK, AS TRUSTEE-SURF-BC3 v. MARK A. ZIESEMER and LYNN A. ZIESEMER A/K/A LYNN ANN WILLIAMS A/K/A LYNN ANN ZIESEMER, owner(s) of property situate in the Township of Scott, Lackawanna County, Pennsylvania, being 1 RR1 BOX 341 E, OLYPHANT, PA 18447

Containing: 2 ACRES

Assessment Map #: 05104 010 01601

Assessed Value figure: \$15,000.00

Improvements thereon: Residential Property

Judgment Amount: \$158,329.01

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 61 *CONT. 09/25/07*

By virtue of a Writ of Execution No. 07-CV-829, COUNTRYWIDE HOME LOANS, INC. v. ROSE DONVITO A/K/A ROSE A. DONVITO and RICHARD DONVITO, owner(s) of property situate in the Scranton, Lackawanna County, Pennsylvania, being 1218 South Webster Avenue, Scranton, PA 18505

Front: 90 FEET feet Depth: 125 FEET feet, containing 11,250 SQ. FEET square feet

Assessment Map#:16707-050-041

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$98,151.56

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 62 – *CONT. 9/25/07*

By virtue of a Writ of Execution filed to No. 07-CV-828, WASHINGTON MUTUAL BANK AS SUCCESSOR-IN-INTEREST TO LONG BEACH MORTGAGE COMPANY BY OPERATION OF LAW vs. JOSEPH CLAUSS and JEANNE M. CLAUSS, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania, being 1 Pauline Drive, Clarks Summit, PA 18411, 09103-010-033,

Beginning at a point on the division line between the lands of R. Chester Williams, et ux, and the lands of Floyd Tylenda, et ux said point being on the centerline of old L.R. 35054. Thence continuing on the division line between lands of R. Chester Williams, et ux, and the lands of Floyd Tylenda, et ux South twenty degrees, forty-five minutes and four seconds West (S. 20 degrees 45' 04" W) a distance of three hundred twenty-four and thirty-nine hundredths (324.39) feet to a point on the division line between lands of Baptist Bible Seminary and lands.

Assessment Map#:09103-010-033

Assessed Value figure: \$23,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$381,362.69
JOSEPH A. GOLDBECK, JR., ESQ
Attorney

SALE NUMBER 64 CONT. 09/25/07

By virtue of a Writ of Execution filed to No. 2007 CIV 940, FAIRWAY CONSUMER DISCOUNT COMPANY vs. ARTHUR EDWARD DATSCHEFSKI and MARY M. DATSCHEFSKI, HIS WIFE, owner(s) of property situate Clarks Summit Borough, Lackawanna County, Pennsylvania being 117 Carol Drive, Clarks Summit Borough. Acreage: 14,175 square feet.

Tax Map #: 10010-010-00600

Assessed Value figure: \$27,000.00

Improvements thereon: Improved with a multiple family frame dwelling

Sheriff to Collect: \$21,732.98 plus costs as of July 24, 2007

CHARITON & SCHWAGER

Attorney

SALE NUMBER 65 CONT. 09/25/07

By virtue of a Writ of Execution filed to No. 2007-CIVIL-460, FIDELITY DEPOSIT AND DISCOUNT BANK vs. GARY W. LISK, owner(s) of property situate at 608 Main Street, Peckville, PA 18452

Lot Dimensions: 34 x 86 x 26 x 73 x 50 x 160.

Assessment Map#:10413-040-058

Assessed Value figure: \$15,000.00

Improvements thereon: Combination store/apartment building.

Sheriff to Collect: \$89,884.38, plus additional interest from July 25, 2007 at the per diem rate as reflected in the Writ, plus late charges, attorney's fees, 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 67 CONT. 09/25/07

By virtue of a Writ of Execution filed to No. 07 CV - 2168, FIRST NATIONAL COMMUNITY BANK vs. GERALDINE TALARICO, Defendant, owner of the property situate at and/or known as 802 South Main Street, Taylor, Lackawanna County, Pennsylvania. CONSISTING OF AND BEING 1.9 acres of land, more or less, as described in Record Book 1156 at page 449.

Assessment Map#:17606-010-001

Assessed Value figure: \$139,000.00

Improvements thereon: Commercial Buildings

Sheriff to Collect: \$1,450,109.95 PLUS INTEREST, COSTS AND TAXES

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

Attorney

SALE NUMBER 68 SOLD TAXES & COSTS TO BANK

By virtue of a Writ of Execution filed to No. 07-CIV-0334, COMMUNITY BANK & TRUST CO., vs. GARY C. BRUNDEGE and KATHLEEN T. BRUNDEGE, owner(s) of property situate in Vandling, Lackawanna County, Pennsylvania, being 509 Clinton Street

Lot 43 of Northern Coal & Iron Co. and being 50 feet by 145 feet

Assessment Information:

Property ID#: 016.08-030-019

Assessed Value figure: \$5,000.00

Improvements thereon: Single Frame Dwelling

Sheriff to Collect: \$29,120.11

DANIEL L. PENETAR, JR., ESQ

Attorney

SALE NUMBER 69 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 5299CV 2003, MAID IN AMERICA was the owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being: 304, Rear Alder St., Scranton, PA

Dimensions: 40 x 68

Assessment Map #: 15615010056

Assessed Value figure: \$1,600.00

Improvements thereon: Misc (Garage, etc.)

Sheriff to Collect: \$52,122.60 Plus costs

JAMES T. SHOEMAKER, ESQ.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 70 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 06-CV-5883, WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2003-OPT1 TRUST ABFC ASSET-BACKED CERTIFICATES, SERIES 2003-OPT1 vs. ROBERT J. LISOWSKI, owner(s) of property situate in Old Forge Borough, Lackawanna County, Pennsylvania, being 1242 Mine Street, Old Forge, PA 18518, 16519-030-014,

Beginning at a corner common to Lots Number 131, 132, and Main Street, now known as Mine Street, as shown on Smith Lots of Aston Heights, Old Forge, Pennsylvania, recorded in Map Book 1, page 79; thence South 49 degrees 32' W, along division line between Lots Numbered 131 and 132 for a distance of one hundred fifty (150) feet to an alley; thence S. 40 degrees 30' East for a distance of forty (40) feet to a corner in line of lands of Joseph Kellick and Romaine Kellick, his wife, as conveyed to them by Leonard Kielich, et al, by deed dated August 17, 1956 and recorded in Deed Book No. 539 at page 329; said point is ten (10) feet distant to the dividing line between Lots Numbered 132 and 133; thence N. 40 degrees 32' E, at ten (10) feet equally distant from the division line between Lots Numbered 132 and 133 for a distance of one hundred fifty (150) feet to Main Street now known as Main Street; thence N. 40 degrees 30' W, along said Main Street (Now Mine Street) for a distance of forty (40) feet to a corner, the place of beginning. Being a rectangular piece of land forty (40) feet in front and rear and one hundred fifty (150) feet in depth and being the remaining portion of Lot No. 132; a ten foot strip of said Lot No. 132 was conveyed by Leonard Kielich, et al, to Joseph Kellick and Romaine Kellick, his wife by Deed dated August 17, 1956 and recorded in Deed Book No. 539 at page 329. Subject to same conditions, exceptions, restrictions and reservations contained in prior deeds forming the chain of title.

Assessment Map#:16519-030-014

Assessed Value figure: \$7,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$89,412.37

JOSEPH A. GOLDBECK, JR., ESQ

Attorney

SALE NUMBER 71 *CONT. 09/25/07*

By virtue of a Writ of Execution filed to No. 07-CV-826, LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE HOLDERS OF STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2003-BC2 vs. CARL FERRARO, owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania, being 1177 Chapman Lake Road Jermyn, PA 18433, 06204-010-00701.

Beginning at a point on the certificate of S.R. 1017 (Brown Hollow Road), said point in located 402.34 feet; Southwesterly from the Southwesterly side of "Cemetery Lot"; thence through lands of the Grantors South fifty one degrees six minutes twenty seconds; East (S. 51" 06' 20" E) two hundred eighteen and two hundredths feet

(218.02) to a point; thence continuing through lands of the Grantors South thirty-eight degrees fifty three minutes forty four seconds West (S. 38° 53' 44"W.) two hundred forty three and ninety seven hundredths feet (243.97) to a point; thence continuing through lands of the Grantor North forty nine degree forty five minutes forty six seconds West (N. 49° 45' 46" W) two hundred twenty two and twenty four hundredths (222.24) to a point on the centerline of S.R. 1017 (Brown Hollow Road); thence along the centerline of S.R. 1017 (Brown Hollow Road) North thirty nine degrees fifty three minutes forty seconds East (N. 39° 53' 40" E.) two hundred thirty eight and eight tenths feet (238.8) to the point of beginning.

Assessment Map#:06204-010-00701

Assessed Value figure: \$12,100.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$133,859.11

JOSEPH A. GOLDBECK, JR., ESQ

Attorney

SALE NUMBER 72 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 06-6343, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R3 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005, WITHOUT RECOURSE vs. MARY STORM and RICHARD J. STORM, owner(s) of property situate in, Lackawanna County, Pennsylvania, being, 1008 5th Street Moosic, PA 18507, 18509-040-015,

Being Lot Number Eight (8) in square block number One Hundred Fifty-Nine (159) and situate upon a street called and known as Prescott Avenue upon the town plot of Scranton. The said lot being in front or breadth on said avenue Forty (40) feet and extends in lenth or depth at right angles with said Prescott Avenue One Hundred Fifty (150) feet. The measue of the same expections, reservations and conditions as are containe in prior deeds forming the chain of title to the subject premises. Tax Parcel# 15709-050-047

Assessment Map#:18509-040-015

Assessed Value figure: \$7,457.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$136,113.53

JOSEPH A. GOLDBECK, JR., ESQ

Attorney

SALE NUMBER 73 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 07-1218, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2005-4 HOME EQUITY PASS THROUGH CERTIFICATES, SERIES 2005-4 vs. SHAWN J. SMURL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 539 Orchard Street, Scranton, PA 18505, 15660-020-019,

Beginning at a point in the Northeasterly building line of Orchard Street said point being ninety-one (91) feet Northwesterly form the Northwest building line of Prospect Avenue, thence at right angles in a Northeasterly direction and parallel with Prospect Avenue fifty eight (58) feet to a point; thence at right angles in a Northwesterly direction and parallel with Orchard Street forty four (44) feet in a Southeasterly line of Lavelle Court; thence at right angles in a Southwesterly direction and along the Southeasterly line of Lavelle Court fifty eight (58) feet to the building line of Orchard Street aforesaid, and thence in a Southeasterly direction along said building line forty four (44) feet to the place of beginning.

Assessment Map#:15660-020-019

Assessed Value figure: \$6,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$127,510.48

JOSEPH A. GOLDBECK, JR., ESQ

Attorney

SALE NUMBER 74 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 06-5388, CITIMORTGAGE INC. vs. MARY E. HARRIS and MICHAEL T. HARRIS, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania, being 250 N Main Street, Taylor, PA 18517, 16615-060-005

BEGINNING at a point on the North line of Dauphin Street, at the division line between premises Nos. 610 and 612 Dauphin Street; thence East along Dauphin Street, approximately 14.3 feet to a point, the division line between premises Nos. 612 and 614 Dauphin Street, thence North through a brick partition wall dividing said premises Nos. 612 and 614 Dauphin Street, and beyond, 80 feet to a point; thence West and parallel with Dauphin Street, approximately 14.3 feet to a point, the division line between premises Nos. 610 and 612 Dauphin Street, thence South to and through a brick partition wall dividing said premises Nos. 610 and 612 Dauphin Street, 80 feet to a point, the place of beginning.

Assessment Map#:16615-060-005

Assessed Value figure: \$9,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$72,829.34

JOSEPH A. GOLDBECK, JR., ESQ

Attorney

SALE NUMBER 75 – *CONT. 9/25/07*

By virtue of a Writ of Execution filed to No. 07-827, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-WL3 vs. HERSCHEL ENGEL owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 736-738 Orchard Street, Scranton, PA 18505.

All that certain piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, being part of lot number twenty-one (21) in square or block number ninety-seven (97) upon the Lackawanna Iron and Coal Company's Plot of Scranton. TAX PARCEL NO. 15668-030-041

Assessment Map#:15668-030-041

Assessed Value figure: \$12,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$83,927.00

JOSEPH A. GOLDBECK, JR., ESQ

Attorney

SALE NUMBER 76 – *CONT. 9/25/07*

By virtue of a Writ of Execution filed to No. 07-CV-823, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-2 vs. HERSCHEL ENGEL, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 629R Beech Street, Scranton, PA 18505, 15620-010-05610.

PARCEL 1: All that certain piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows: Being Lot Number Nineteen (19) in square or block number thirty-three (33) situate upon street called and known as Beech Street in the City of Scranton and part of Lot Seventeen (17) in square block Thirty-three (33)

PARCEL 2: All that certain 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 in the rear line of lot Nineteen (19) in Block Thirty-three (33) TAX PARCEL NO. 15620-010-05610

Assessment Map#:15620-010-05610

Assessed Value figure: \$5,500.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$104,821.29

JOSEPH A. GOLDBECK, JR., ESQ

Attorney

SALE NUMBER 77 - *CONT. 9/25/07*

By virtue of a Writ of Execution filed to No. 07-CV-822, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-WL3 vs. HERSCHEL ENGEL, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 911 Cedar Avenue, Scranton, PA 18505, 15619-030-016.

Being the southwesterly part or portion of lot number two (2) in square or Block Number fifteen (15), and situate upon street called and known as Cedar Street or Avenue, upon the town plot of the City of Scranton, intended to be duly registered and recorded.

Assessment Map#:15619-030-016

Assessed Value figure: \$8,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$71,896.60

JOSEPH A. GOLDBECK, JR., ESQ

Attorney

SALE NUMBER 78 *STAYED*

By virtue of a Writ of Execution filed to No. 06-CV-6368, EMC MORTGAGE CORPORATION, ATTORNEY-IN-FACT FOR LASALLE BANK NATIONAL ASSOCIATION (“ASSIGNEE”), FORMERLY KNOWN AS LASALLE NATIONAL BANK, IN ITS CAPACITY AS INDENTURE TRUSTEE UNDER THAT CERTAIN SALE AND SERVICING AGREEMENT DATED OCTOBER 1, 2000 AMONG AFC TRUST SERIES 2000-3, AS ISSUER, SUPERIOR BANK FSB, AS SELLER AND SERVICER, AND LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AFC MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2000-3, AND ANY AMENDMENTS THERETO v. THOMAS R. GILLETTE, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1418-1420 Pine Street, A/K/A 1418 Pine Street #1420, Scranton, PA 18510.

Front: 30 FT feet Depth: 125 FT feet, containing 3750 FT sq ft

Size of Lot 34 ft. x 94 ft.

Assessment Map#:15706-020-054

Assessed Value figure: \$12,000.00

Improvements thereon: Residential Property

Sheriff to collect: \$76,629.50

GREGORY JAVARDIAN, ESQ

Attorney

SALE NUMBER 79 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution No. 07-CV-1014, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BNC MORTGAGE LOAN TRUST 2006-1 v. JACQUELINE D. WEST and owner(s) of property situate in the Olyphant, Lackawanna County, Pennsylvania, being 705 East Grant Street, Olyphant, PA 18447

Front: 40 FEET feet Depth: 150 FEET feet, containing 6000 SQ. FT. square feet.

Assessment Map #: 11415020021

Assessed Value figure: \$136,166.00

Improvements thereon: Residential Property

Judgment Amount: \$151,693.49

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 80 *CONT. 09/25/07*

By virtue of a Writ of Execution No. 07-CV-678, WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. CLAUDE E. SIVERS A/K/A CLAUDE ERIC SIVERS and owner(s) of

property situate in the Ransom, Lackawanna County, Pennsylvania, being 2344 Newton Ransom Boulevard, Clarks Summit, PA 18411

Front: PARCEL ID NO: 15204 010 002 feet Depth: feet, containing 1.33+/- ACRES square feet.

Assessment Map#:15204-010-002

Assessed Value figure: \$3,557.00

Improvements thereon: Residential Property

Judgment Amount: \$45,718.51

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 81 CONT. 09/25/07

By virtue of a Writ of Execution No. 05-CV-4544, PHH MORTGAGE CORPORATION F/K/A PHH US MORTGAGE CORPORATION v. THOMAS A. WINNICKI and CLAIRE M. WINNICKI owner(s) of property situate in the Scranton, Lackawanna County, Pennsylvania, being 1607 Pine Street, Scranton, PA 18510

Front: 80 feet, Depth: 26 feet, containing 2,080 square feet

Assessment Map#:1S706-030-088

Assessed Value figure: \$9,500.00

Improvements thereon: Residential Property

Judgment Amount: \$9,215.05

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 82 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution No. 05-CV-4359, CITIFINANCIAL SERVICES, INC. v. DENNIS J. ROSS A/K/A DENNIS JAMES ROSS and LINDA L. ROSS A/K/A LINDA L. BENTLER owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1301 Crown Avenue, Scranton, PA 18505.

Front: 91feet Depth: 150 feet

Assessment Map#:167-12-020-038

Assessed Value figure: \$5,500.00

Improvements thereon: Residential Property

Judgment Amount: \$35,466.00

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 83 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution No. 07-CV-1015, US BANK, N.A. AS TRUSTEE v. RICKY PIRRAMI A/K/A RICKY D. PIRRAMI and TAMMY A. PIRRAMI A/K/A TAMMY A. LIFORD owner(s) of property situate in the Borough of Mayfield, Lackawanna County, Pennsylvania, being 814-A Lackawanna Avenue, Mayfield, PA 18433

Dimensions: 60x99x60x105

Assessment Map #: 06417 050019

Assessed Value figure: \$7,100.00

Improvements thereon: Residential Property

Judgment Amount: \$75,374.94

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 84 CONT. 09/25/07

By virtue of a Writ of Execution No. 07-CV-1186, WELLS FARGO BANK, N.A. v. JOHN SKOREC owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 214 Crown Avenue, Scranton, PA 18505

Front: 40 feet Depth: 150 feet

Assessment Map#: 15761 020 035

Assessed Value figure: \$13,400.00

Improvements thereon: Residential Property

Judgment Amount: \$133,213.85

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 85 CONT. 09/25/07

By virtue of a Writ of Execution No. 07-CV-1097, GMAC MORTGAGE, LLC v. DOMINICK MARTINI A/K/A DOMINICK J. MARTINI, III and DEBORAH MARTINI A/K/A DEBORAH WILLIAMS MARTINI owner(s) of property situate in the Mayfield, Lackawanna County, Pennsylvania, being 702 Park Street, Mayfield, PA 18433

Front: 85 FEET feet Depth: 150 FEET feet, containing 12,750 SQ. FT. square feet

Assessment Map#:07401 010 00907

Assessed Value figure: \$23,000.00

Improvements thereon: Residential Property

Judgment Amount: \$172,886.05

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 86 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution No. 07-CV-1240, BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS 2004-BC1 v. LESLIE SOBOL A/K/A LESLIE W. SOBOL and ELIZABETH SOBOL, A/K/A ELIZABETH A. SOBOL, owner(s) of property situate in the Borough of Throop, Lackawanna County, Pennsylvania, being 124 Bellman Street, Throop, PA 18512

Front: 50 feet Depth: 165 feet

Assessment Map#: 12415 030 027

Assessed Value figure: \$7,800.00

Improvements thereon: Residential Property

Judgment Amount: \$89,231.26

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 87 - *STAYED*

By virtue of a Writ of Execution No. 07-CV-281, PHH MORTGAGE CORPORATION v. DOMINICK P. STRANIERI, A/K/A DOMINICK P. STRANIERI, JR., and owner(s) of property situate in the Scranton, Lackawanna County, Pennsylvania, being 1023-1025 South Main Avenue, Scranton, PA 18504

Front: 87 x 100 x 54 x 123 feet Depth: feet, containing 11600 square feet.

Assessment Map#: 15613 070 029

Assessed Value figure: \$13,600.00

Improvements thereon: Residential Property

Judgment Amount: \$52,251.79

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 88 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution No. 07-318, CITICORP TRUST BANK, FSB v. QIN LIANG CHEN A/K/A TIMOTHY CHEN and YULAN HUA, owner(s) of property situate in the Scranton, Lackawanna County, Pennsylvania, being 608 Prescott Avenue, Scranton, PA 18510.

Front: Inst. #200529682 feet Depth: feet, containing square feet

Assessment Map#: 15710 010 025

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$54,066.75

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 89 - *STAYED*

By virtue of a Writ of Execution filed to No. 07 CV 870, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) v. JOSEPH J. PRYNKIEWICZ A/K/A JOSEPH PRYNKIEWICZ, owner of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania, being 444 Morgan Street, Dickson City, PA 18519.

Size of Lot 50 ft. x 108 ft. x 50 ft. x 101 ft.

Assessment Map#: 12411-030-057

Assessed Value figure: \$10,000.00

Improvements thereon: Residential Property

Sheriff to Collect: \$120,479.33

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 90 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 2007-888, DEUTSCHE BANK TRUST CO. AMERICAS F/K/A BANKER'S TRUST CO. AS TRUSTEE AND CUSTODIAN BY: SAXON MORTGAGE SERVICES, INC. AS ITS ATTORNEY-IN-FACT vs. JOSEPH J. YANTORN and ANDREW G. SLACHTISH, owner(s) of property situated in the Borough of Olyphant, Lackawanna County, Pennsylvania, being 203 River Street, Olyphant, PA 18447

Dimensions: 22x113

Assessment Map#: 11406-080-038

Assessed Value figure: \$15,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$50,859.75

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 91 *STAYED*

By virtue of a Writ of Execution filed to No. 07 CV 800, JPMORGAN CHASE BANK, N.A., vs. DAVID W. DURKIN and CATHERINE A. DURKIN, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 917 Crown Avenue, Scranton, PA 18505

BEING Lot Number Five (5) in square or block number seventy-four (74) and situate upon street called and known as Crown Avenue, upon the Town Plot of the City of Scranton, intended to be duly registered and recorded, said lot being rectangular in shape, forty (40) feet wide in front, forty (40) feet wide in the rear, and one hundred forty (140) feet in depth.

PARCEL #: 16708-050-040

BEING KNOWN AS 917 CROWN AVENUE, SCRANTON, PA 18505.

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$83,126.92

MCCABE, WEISBERG AND CONWAY, P.C.

Attorney

SALE NUMBER 92 *STAYED*

By virtue of a Writ of Execution filed to No. 2006-3419, PNC BANK, NATIONAL ASSOCIATION, v. JOHN S. KRESESKY, owner(s) of property situated in The City of Scranton, Lackawanna County, Pennsylvania, being 1201 Rollin Avenue, Scranton, PA 18505

134 x 140

Assessment Map#:16803-020-031

Assessed Value figure: \$20,000.00

Improvements thereon: Ranch-Style Frame Dwelling

Sheriff to Collect: \$55,708.81

BRETT A. SOLOMON, ESQ., TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 93 *CONT. 09/25/07*

By virtue of a Writ of Execution No. 52034-06, NORTH POCONO SCHOOL DISTRICT vs. JOSEPH J. GAY, JR., owner(s) of property situate in Jefferson Twp., Lackawanna County, Pennsylvania, being RR3 Box 457, Cortez Road

150x150

Property ID#: 13904-020-007

Assessed Value figure: \$10,000.00

Improvements thereon: Single Dwelling Residential Property

Sheriff to Collect: \$4,778.78

LAURENCE R. CHASHIN, ESQUIRE

Portnoff Law Associates, Ltd.

(484) 690-9300

Attorney

SALE NUMBER 94 *STAYED*

By virtue of a Writ of Execution No. 50392-06 NORTH POCONO SCHOOL DISTRICT vs. JOYCE CEREP, owner(s) of property situate in Moscow, Lackawanna County, Pennsylvania, being 107 Elmwood Dr., Lot 25 98x6x213x110x213

Property ID#: 17103-020-00325

Assessed Value figure: \$27,200.00

Improvements thereon: Single Dwelling Residential Property

Sheriff to Collect: \$6,613.64

LAURENCE R. CHASHIN, ESQUIRE

Portnoff Law Associates, Ltd.

(484) 690-9300

Attorney

SALE NUMBER 95 - *STAYED*

By virtue of a Writ of Execution No. 50668-06 NORTH POCONO SCHOOL DISTRICT vs. CHARLES ORLOSKI, owner(s) of property situate in Madison Twp., Lackawanna County, Pennsylvania, being 2555 Quicktown Rd

100x435

Property ID#: 18301-010-003

Assessed Value figure: \$14,200.00

Improvements thereon: Single Dwelling Residential Property

Sheriff to Collect: \$5,286.77

LAURENCE R. CHASHIN, ESQ

Portnoff Law Associates, Ltd.

(484) 690-9300

Attorney

SALE NUMBER 96 *STAYED*

By virtue of a Writ of Execution No. 50881-06 MID VALLEY SCHOOL DISTRICT vs. BELL MOUNTAIN VILLAGE, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania, being 900 Commerce Blvd., Shopping Centers by Rte. 6 Scranton-Carbondale Hwy.

11.031 A

Property ID#: 11301-010-01602

Assessed Value figure: \$1,146,528.00

Improvements thereon: COMMERCIAL SHOPPING CENTERS

Sheriff to Collect: \$102,274.54

LAURENCE R. CHASHIN, ESQ

Portnoff Law Associates, Ltd.

(484) 690-9300

Attorney

SALE NUMBER 97 *CONT. 09/25/07*

By virtue of a Writ of Execution No. 50361-06 NORTH POCONO SCHOOL DISTRICT vs. LEONARD J. DAVIS and VALERIE SARAH STONER owner(s) of property situate in Moscow, Lackawanna County, Pennsylvania, being 108 Crestwood Townhouses

1,480 square feet

Property ID#: 18901-020-00502

Assessed Value figure: \$14,000.00

Improvements thereon: Single Dwelling Residential Property

Sheriff to Collect: \$5,224.99

LAURENCE R. CHASHIN, ESQ.

Portnoff Law Associates, Ltd.

(484) 690-9300

Attorney

SALE NUMBER 98 - *STAYED*

By virtue of a Writ of Execution No. 50366-06 NORTH POCONO SCHOOL DISTRICT vs. ANTHONY PIZZO and JACQUELINE PIZZO owner(s) of property situate in Moscow, Lackawanna County, Pennsylvania, being State Road, RR6 Box 6611

165x80x173

Property ID#: 19001-030-008

Assessed Value figure: \$9,300.00

Improvements thereon: Single Dwelling Residential Property

Sheriff to Collect: \$4,751.95

LAURENCE R. CHASHIN, ESQ.

Portnoff Law Associates, Ltd.

(484) 690-9300

Attorney

SALE NUMBER 99 *STAYED*

By virtue of a Writ of Execution No. 06-CV-5401 JP MORGAN CHASE BANK F/K/A THE CHASE MANHATTAN BANK, AS TRUSTEE FOR IMC HOME EQUITY vs. JOHN G. BALDAUFF and LINDA BALDAUFF A/K/A LINDA L. BALDAUFF owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 1103 Wheeler Drive, Dunmore, PA 18510

Front: 89.8 ft., Depth: 150 ft., Containing 13,380 square feet, more or less

Property ID#: 146-19-010-02100

Assessed Value figure: \$8,500.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$94,550.81
MARTHA E. VON ROSENSTIEL, ESQ.
649 South Avenue, Unit 7
Secane, PA 19018
Attorney

SALE NUMBER 100 CONT. 09/25/07

By virtue of a Writ of Execution filed to No. 07 CV - 2169, FIRST NATIONAL COMMUNITY BANK, PLANTIFF vs. TAL BROTHERS, INC., owner of property situate at and commonly known as 1557 Main Street, Blakely, Lackawanna County, Pennsylvania.

BEING: one parcel 150 feet by 150 feet of land, more or less; a second parcel 100 feet by 119 feet by 100 feet by 119 feet of land, more or less; and a third parcel being 50 feet by 120 feet of land, more or less, as described in Record Book 2004 at page 37952.

Assessment Map #: 10319-010-012; 10319-010-01201; 10319-010-034

Assessed Value figure: \$30,000.00

Improvements thereon: Commercial Building

Sheriff to Collect: \$766,343.76 PLUS INTEREST, COSTS AND TAXES

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

Attorney

SALE NUMBER 101 SOLD TAXES & COSTS TO BANK

By virtue of a Writ of Execution filed to No. 5356-CV-2006, COMMUNITY BANK & TRUST COMPANY vs. PAUL ZUPANCIC and DAVID KELLER owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 1002 Jackson Street, Scranton, PA 18504
(36x101x56x95)

Property ID#: 14518-030-014

Assessed Value Figure: \$16,000.00

Improvements Thereon: Building known as 1002 Jackson Street, Scranton, Pennsylvania

Sheriff to collect: \$111,8730.53 plus additional fees and costs.

BRICE C. PAUL, ESQUIRE

415 Wyoming Avenue

Scranton, Pennsylvania

Attorney

SALE NUMBER 102 SOLD TAXES & COSTS TO BANK

By virtue of a Writ of Execution filed to No. 2006-06233, US BANK NATIONAL ASSOCIATION AS TRUSTEE vs. SANDI MATYLEWICZ AND SARA WHITING owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 420 Putnam Street, Scranton, PA 18508. See Deed Instrument # 200600541

Dimensions: 50 x 120

Assessment Map#:13407-040-057

Assessed Value Figure: \$6,000.00

Improvements Thereon: A residential dwelling house

Sheriff to collect: \$87,909.11 (Total amount of Judgment)*

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

LEON P. HALLER, ESQUIRE

Purcell, Krug & Haller

Attorney

SALE NUMBER 103 CONT. 09/25/07

By virtue of a Writ of Execution filed to No. 2007 CV 0479, U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. DARLENE A. TYLUTKE and JOHN A. TYLUTKE owner(s) of property situate in the Township of Thornhurst, Lackawanna County, Pennsylvania being 29 Tulip Lane, Gouldsboro, PA 18424. See Deed Book 1640, Page 860

Dimensions: 84 x 150 x 85 x 150

Assessment Map#:24601-010-018

Assessed Value Figure: \$16,000.00

Improvements Thereon: A residential dwelling house

Sheriff to collect: \$69,866.65 (Total Amount of Judgment)*

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

LEON P. HALLER, ESQUIRE

Purcell, Krug & Haller

Attorney

SALE NUMBER 104 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 2007 CV 265, SOUTHWEST CAPITAL INVESTMENTS, LLC vs. ROBERT R. SCHUSTER, ESQUIRE, ADMINISTRATOR OF THE ESTATE OF ANTHONY R. MASCARO, JR., DECEASED owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1511 Prospect Avenue, Scranton, PA 18505. See Deed Book 488, Pg 470

Dimensions: 20 x 150

Assessment Map#: 16711-050-007

Assessed Value Figure: \$6,000.00

Improvements Thereon: A residential dwelling house

Sheriff to collect: \$49,303.48 (Total Amount of Judgment)*

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

LEON P. HALLER, ESQUIRE

Purcell, Krug & Haller

Attorney

SALE NUMBER 105 - *STAYED*

By virtue of a Writ of Execution No. 07-1175, WELLS FARGO BANK, N.A. vs. JAMES A. MILLS, JR. and KIMBERLY MILLS owner(s) of property situate in the Moosic, Lackawanna County, Pennsylvania being 407-409 Brook Street, Moosic, PA 18507.

Front: BOOK 1144 feet Depth: PAGE 37 feet, containing square feet

Assessment Map#:18416-030-021

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$7,997.79

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 106 *STAYED*

By virtue of a Writ of Execution filed to No. 07-CV-315, DEUTSCHE BANK TRUST CO. AMERICAS F/K/A BANKER'S TRUST CO., AS TRUSTEE AND CUSTODIAN BY: SAXON MTG. SERVICES, INC. F/K/A MERITECH MTG. SERVICES, INC. AS ITS ATTORNEY-IN-FACT vs. MORRIS L. MERTZ owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 814 Quincy Avenue, Scranton, PA 18510

Dimensions: 40x160

Assessment Map#:14678-020-018

Assessed Value Figure: \$19,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$113,317.67

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 107 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 04-CV-4857, CITIBANK, NA AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 30, 2001, SERIES 2001-1 vs. MARGARET J. KEELER owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 524 Broadway Avenue, Scranton, PA 18505

Dimensions: 50x150

Assessment Map#:15640-030-005

Assessed Value Figure: \$13,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$85,447.61

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 108 *CONT. 09/25/07*

By virtue of a Writ of Execution filed to No. 07-CV-1096, WELLS FARGO BANK, NA AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC 2004-OP2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-OP2 vs. RALPH ELY and CHARLENE ELY, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania being 584 North Main Street, Archbald, PA 18403

Dimensions: 50x100

Assessment Map #: 09509-010-019

Assessed Value Figure: \$8,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$57,139.66

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 109 *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 07-CV-65, PNC BANK, NA vs. JAMES KARVAN; TERRI KARVAN, owner(s) of property situated in 2nd Ward of the City of Scranton, Lackawanna County, Pennsylvania being 1851 Yard Avenue, Scranton, PA 18508

77x92x71x86

Assessment Map#:13408-030-002

Assessed Value Figure: \$8,000.00

Improvements Thereon: A residential dwelling

Sheriff to collect: \$46,320.42

SALE NUMBER 110 – *CONT. 9/25/07*

By virtue of a Writ of Execution filed to No. 07-CV-824, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-WL3 vs. HERSCHEL ENGLE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 620 S. Irving Avenue, Scranton, PA 18505, 15620-050-025,

Beginning at a point located along the right-of-way of South Irving Avenue, said point marking a common corner of Lots twenty-four (24) and twenty-five (25) in block ninety-four (94) as shown on plot of the Lackawanna Iron and Coal Company, recorded in Lackawanna County Map Book Number Two (2), pages fourteen (14) and fifteen (15). TAX PARCEL NO. 15620-050-025

Assessment Map#:15620-050-025

Assessed Value Figure: \$6,548.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$83,197.71

JOSEPH A. GOLDBECK, JR., ESQ

Attorney

SALE NUMBER 111 CONT. 09/25/07

By virtue of a Writ of Execution filed to No. 07-CV-714, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-WL3 vs. HERSCHEL ENGLE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 723-725 Prescott Avenue, Scranton, PA 18510, 15706-020-063,

All the following described lot, piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, more particularly described as follows: Being Lot Number 19 in square or block Number 161 upon the Lackawanna Iron and Coal Company's Map of a part of Scranton TAX PARCEL NO. 15706-020-063

Assessment Map#:15706-020-063

Assessed Value Figure: \$11,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$93,430.95

JOSEPH A. GOLDBECK, JR., ESQ

Attorney

SALE NUMBER 112 CONT. 09/25/07

By virtue of a Writ of Execution filed to No. 06-CV-5342, WELLS FARGO NATIONAL ASSOCIATION AS TRUSTEE vs. HEATHER NEWTON, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 2036-2038 Margaret Avenue, Scranton, PA 18509

Front: 50 feet Depth: 150 feet

Assessment Map#:135-050-30008

Assessed Value Figure: \$10,000.00

Improvements Thereon: residential dwelling

Judgment Amount: \$99,859.34

ROB SALTZMAN, ESQUIRE

Attorney

SALE NUMBER 113 CONT. 09/25/07

By virtue of a Writ of Execution No. 06-CV-6401, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE vs. JOSEPH M. VACCHIANO A/K/A JOSEPH MICHAEL VACCHIANO, JR. owner(s) of property situate in the Scranton, Lackawanna County, Pennsylvania being 326-328 South 10th Street, Scranton, PA 18504

Front: +/- 42 FEET feet Depth: 150 FEET feet, containing +/- 6300 SQ. FT square feet

Assessment Map #: 15606-010-037

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$55,099.89

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 114 CONT. 09/25/07

By virtue of a Writ of Execution filed to No. 05-CV-3225, NATIONAL LOAN INVESTORS, L.P. vs. DONALD HAZELTON and DEBORAH HAZELTON owner(s) of property situate in Jermyn, Lackawanna County, Pennsylvania being 1061 Heart Lake Road

Total acreage is 1.81

Assessment Map #: 06301010017

Assessed Value Figure: \$16,000.00

Improvements Thereon: \$1,116 for land, \$14,884 for improvements

Sheriff to collect: \$75,309.71 plus interest and counsel fees

GLORIA R. BUCKLEY

RUBIN, EHRLICH & BUCKLEY, P.C.

Attorney

SALE NUMBER 115 CONT. 09/25/07

By virtue of a Writ of Execution No. 07 CV 712, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-WL3 vs. HERSCHEL ENGEL, owner(s) of property situate in Lackawanna County, Pennsylvania being 529-531 Prescott Avenue, Scranton, PA 18510, 15709-050-047,

Being Lot number eight (8) in square block number one hundred fifty-nine (159) and situate upon a street called and known as Prescott Avenue upon the town plot of Scranton. The said lot being in front or breadth on said Avenue forty (40) feet and extends in length or depth at right angles with said Prescott Avenue one hundred fifty (150) feet. The measure of depth to commence ten (10) feet inside of the sidewalk.

Assessment Map #: 15709-050-047

Assessed Value Figure: \$14,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$86,465.60

JOSEPH A. GOLDBECK, JR., 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 AUGUST 23, 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

APRIL 30, 2007