

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

SALE NUMBER 5 *STAYED*

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

195' x 170' x 178' x 127'

Assessment Map#: 05804-050-00600

Assessed Value Figure: \$10,000.00

Improvements Thereon: Two-story Frame Dwelling

Sheriff to Collect: \$17,795.19

BRETT A. SOLOMON, ESQUIRE

TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 26 – *SOLD TAXES & COSTS TO BANK*

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

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

Assessment Map#: 103.20 030 004

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$71,795.69

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 27 *SOLD TAXES & COSTS TO BANK*

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

Size of Lot 10,000 square feet

Assessment Map#: 13617-010-00201

Assessed Value Figure: \$27,500.00

Improvements Thereon: Residential property

Sheriff to Collect: \$212,283.04

GREGORY JAVARDIAN, ESQUIRE

Attorney

SALE NUMBER 29 *SOLD TAXES & COSTS TO BANK*

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

Size of Lot: 28 ft. x 91 ft. x 15 ft. x 94 ft.

Assessment Map#: 13408-06004701

Assessed Value Figure: \$8,051.00

Improvements Thereon: Residential property.

Sheriff to Collect: \$70,291.02

GREGORY JAVARDIAN, ESQUIRE

Attorney

SALE NUMBER 31 *CONTINUED 09/25/07*

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

Dimensions: 1.2A

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

SALE NUMBER 38 *STAYED*

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

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

SALE NUMBER 39 - *STAYED*

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

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

SALE NUMBER 40 *STAYED*

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

Assessment Map#: 09018-020-004
Assessed Value Figure: \$7,500.00
Improvements Thereon: One and One Half Story Frame Dwelling
Sheriff to Collect: \$23,269.00
BRETT A. SOLOMON, ESQ.
TUCKER ARENSBERG, P.C.
Attorney

SALE NUMBER 55 *STAYED*

By virtue of a Writ of Execution No. 06-CV-4576, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004, GSAP TRUST 2004-AH vs. DAVID D. SNYDER and owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 77 HARLEM AVENUE, CARBONDALE, PA 18407-2553. Front: 75 feet Depth: 111 feet

Assessment Map#: 05510 030 018
Assessed Value figure: \$10,000.00
Improvements thereon: Residential Property
Judgment Amount: \$84,462.22

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 57 *STAYED*

By virtue of a Writ of Execution No. 06 CV 3869, PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION v. JOHN F. TIRVA and owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania, being 109 GARWOOD STREET, SCRANTON, PA, 18505.

Front: 120.120 FT. feet Depth: 60.33 FT. feet, containing 7246.84 FT square feet.

Assessment Map#: 17706 020 041

Assessed Value figure: \$15,000.00

Improvements thereon: Residential Property

Judgment Amount: \$88,400.15

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 59 *CONTINUED 09/25/07*

By virtue of a Writ of Execution filed to No. 2006 CIVIL 5644, JP MORGAN CHASE BANK. vs. JAMES RICHARDSON and EVELYN RICHARDSON owner(s) of property situate in OLYPHANT, Lackawanna County, Pennsylvania, being RR2, BOX 270 DEED BOOK 671, PAGE 148

Property ID#: 07002-040-009

Assessed Value figure: \$16,000.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$211,269.10

PETER E. MELTZER

Attorney

SALE NUMBER 60 – *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 2611-Civil-2006, PENNSTAR BANK, A DIVISION OF N.B.T. BANK, NATIONAL ASSOCIATION vs. MICHAEL A. CAUDULLO and DARIA A. CAUDULLO, HIF WIFE, owner(s) of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, being 75 Lincoln Avenue, Carbondale, PA 18407.

60 feet x 75 feet

Assessment Map#: 04518-050-032

Assessed Value figure: \$15,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$83,187.67

DAVID M. GREGORY, ESQUIRE

Attorney

SALE NUMBER 62 *STAYED*

By virtue of a Writ of Execution No. 06-CV-1584, WELLS FARGO BANK, N.A. vs. THEODORE M. KAZMIERCZAK, JR. A/K/A TED KAZMIERCZAK and owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being 332 Shady Lane Road, Clarks Summit, PA 18411-9381.

Front: 79 Ft feet Depth: 195 Ft feet, containing 15405 square feet.

Assessment Map#: 11102030022

Assessed Value figure: \$16,000.00

Improvements thereon: Residential Property

Judgment Amount: \$12,284.58

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 63 *CONTINUED 09/25/07*

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

Assessment Map#: 05419-070-02802

Assessed Value figure: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$63,899.46

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 64 *SOLD HIGH BID 201,000.00 TO GREG WINOWICH*

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

Assessment Map#: 079.04-010-005.03

Assessed Value figure: \$32,000.00

Improvements thereon: Single Family Dwelling

Sheriff to Collect: \$326,749.97

PAUL A. KELLY, JR.

Attorney