

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

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, MAY 22, 2007 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

A MINIMUM DEPOSIT OF \$2,000.00 TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK SHALL BE IMMEDIATELY PAID TO THE SHERIFF AT THE TIME OF THE BID. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE AFTERNOON OF SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.

SALE NUMBER 1 – *SOLD TAXES & COSTS TO BANK*

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

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

Assessment Map #: 18415-040-00904

Assessed Value Figure: \$20,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$162,049.08

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 2 – *SOLD TAXES & COSTS TO BANK*

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

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

Assessment Map #: 11316 030 014

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$106,322.31

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 6 *SOLD HIGH BID 50,000.00 TO KEVIN MILUSZUSKY*

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

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

Parcel I

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

Parcel II

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

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

Assessed Value Figure: \$7,100.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$73,309.57

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 7 CONTINUED 09/25/07

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

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

Assessment Map #: 14204-010-007

Assessed Value Figure: \$20,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$332,067.32

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 10 – CONTINUED 09/25/07

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

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

Assessment Map #: 08104 020009

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$113,522.93

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 12 – CONTINUED 09/25/07

By virtue of a Writ of Execution No. 03-357 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs. GERI R. ZACKAVITCH and JOANN LAZZERI A/K/A JOANNE M. LAZZERI owner(s) of property situate in SCRANTON, Lackawanna County, Pennsylvania being 736 MOOSIC STREET, SCRANTON, PA 18505.

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

Assessment Map #: 157.53-020-022

Assessed Value Figure: \$14,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$56,109.31

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 17 – SOLD TAXES & COSTS TO BANK

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

Dimensions:

82x270x248x20x150x250

Assessment Map #: 16619-020-049

Assessed Value Figure: \$6,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$113,182.87

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 18 – CONTINUED 09/25/07

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

Dimensions: 70x272x50x272

Assessment Map #: 09004-010-013

Assessed Value Figure: \$17,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$161,106.47

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 20 – *SOLD TAXES & COSTS TO BANK*

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

60' x 150'

Assessment Map #: 06417-050-027

Assessed Value Figure: \$6,000.00

Improvements Thereon: A single residential dwelling

Sheriff to collect: \$80,380.32

LAUREN TABAS

Attorney

SALE NUMBER 21 *SOLD HIGH BID 58,000.00 TO REBECCA KRESEFSKI*

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

Front: 50 ft. Depth: 165 Ft.

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

Assessed Value Figure: \$15,400.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$65,231.77

MARTHA E. VON ROSENSTIEL, ESQ.

649 SOUTH AVENUE, UNIT 7

SECANE, PA 19018

(610)328-2887

Attorney

SALE NUMBER 23 *CONTINUED 09/25/07*

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

All that certain lot, piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows; Beginning at a point on Ridge Street in line between Andrew Decker and James D. O'Brien; Thence in a northwesterly direction along the line of lands of Andrew Decker about ninety-eight (98) feet, more or less, to lands of C. Robinson; Thence in a southwesterly direction along the rear or lands of C. Robinson and other lands of the said James D. O'Brien, sixty (60) feet to a corner; Thence in a southeasterly direction along other lands of the said James D. O'Brien about (98) feet to a point in line of Ridge Street. Thence in a northeasterly direction along the line of Ridge Street, sixty (60) feet to the place of beginning. Subject to the same conditions, exceptions, restrictions and reservations as are contained in prior deeds forming the chain of title.

Assessment Map #: 14618-070-055

Assessed Value Figure: \$10,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$95,703.32

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 25 *CONTINUED 09/25/07*

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

Assessment Map #: 146770 030 018

Assessed Value Figure: \$19,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$77,025.51

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 26 – *STAYED*

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

Containing 2.26 ACRES

Assessment Map #: 13002.010.00602

Assessed Value Figure: \$18,100.00

Improvements Thereon: Residential Property

Judgment Amount: \$54,555.31

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 30 – *CONTINUED 09/25/07*

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

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

Property ID#: 17612-060-02201

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$56,443.27

RALPH P. CAREY

Attorney

SALE NUMBER 33 *SOLD TAXES & COSTS TO BANK*

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

Lot thirty-two (32) on Mountain Drive Street, (now Ferdinand Street), on a certain property entitled, "Electric City Park," according to a survey made of the same in August, 1892, by Lewis Van Duyne, Engineer and

Surveyor, (a map of which is recorded in the office of the Recorder of Deeds in Lackawanna County in Deed Book 111, page 1). BEING Fifty (50) feet in front and FIFTY (50) feet in rear and One hundred seventy (170) feet deep, fronting on the north side of Mountain Drive Street and lying at right angles therewith, and the east side of the lot is distant westerly One hundred sixty-one and seventy-eight one hundredths (161.78) feet from the west side of Ruane Street BEING KNOWN AS 1806 FERDINAND STREET, SCRANTON, PA 18508.

TAX PARCEL NUMBER: 12303-020-010

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

Assessment Map #:12303-020-010

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$82,224.55

McCABE, WEISBERG AND CONWAY, P.C.

Attorney

SALE NUMBER 34– *SOLD TAXES & COSTS TO BANK*

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

Front: 30 feet Depth: 83 feet

Assessment Map #: 15714-020-015

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Dwelling

Judgment Amount: \$67,362.88

ROB SALTZMAN, ESQUIRE

Attorney

SALE NUMBER 44 – *CONTINUED 09/25/07*

By virtue of a Writ of Execution No. 06-CV-6403, BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-7 vs. ROBERT J. PETRILLO and WANDA J. PETRILLO, owner(s) of property situate in OLYPHANT, Lackawanna County, Pennsylvania, being 140 NORTHPOINT DRIVE, OLYPHANT, PA 18447

Instrument # 200512690 Front: feet Depth: feet, containing square feet.

Assessment Map #: 11402 030 00107

Assessed Value figure: \$19,000.00

Improvements thereon: Residential Property

Judgment Amount: \$171,126.29

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 45 – *SOLD TAXES & COSTS TO BANK*

By virtue of a Writ of Execution No. 06-CV-6402, CREDIT BASED ASSET SERVICING AND SECURITIZATION LLC v. ROCCO J. GYETVAI owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 194 BELMONT STREET, CARBONDALE, PA 18407.

Instrument #: 200433078 Front: feet Depth: feet, containing square feet.

Assessment Map #: 04510 050 008

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Property
Judgment Amount: \$50,917.73
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 46- *CONTINUED 09/25/07*

By virtue of a Writ of Execution No.06-CV-6089, WELLS FARGO BANK, N.A. vs. JOHN J. ROSCIOLI, JR. and RACHELLE MARIE ROSCIOLI, owner(s) of property situate in TOWNSHIP OF FELL, Lackawanna County, Pennsylvania, being 121 JEFFERSON STREET, SIMPSON, PA 18407

Front: 51 feet Depth: 150 feet, containing 7500 square feet.

Assessment Map #: 03511-040-030

Assessed Value figure: \$11,500.00

Improvements thereon: Residential Property

Judgment Amount: \$27,528.02

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 50 – *SOLD HIGH BID 145,000.00 TO IN PROPERTIES*

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

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

Assessment Map #: 11407-040-04501

Assessed Value figure: \$1,000.00

Improvements thereon: Residential Property

Judgment Amount: \$121,537.73

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 51- *CONTINUED 09/25/07*

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

Dimensions: 140x147x132x65

Assessment Map #: 09004-030-005

Assessed Value figure: \$23,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to collect: \$196,081.21

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 52- *CONTINUED 09/25/07*

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

Dimensions: 40x134

Assessment Map #: 14506-020-048

Assessed Value figure: \$7,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$182,911.55

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 53- *SOLD TAXES & COSTS TO BANK*

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

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

Assessment Map #: 20902-020-038

Assessed Value figure: \$21,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$145,329.16

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 54- *CONTINUED 09/25/07*

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

Dimensions: 40x70

Assessment Map #: 16711-040-030

Assessed Value figure: \$17,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$75,317.72

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 55- *CONTINUED 09/25/07*

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

Dimensions: 50x144

Assessment Map #: 18411-010-010

Assessed Value figure: \$11,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$63,718.03

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 60- *CONTINUED 09/25/07*

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

Property ID#: 144.040-2000710

Assessed Value Figure: \$20,000.00

Improvements thereon: Residential dwelling

Sheriff to Collect: \$171,991.25

MARTHA VON ROSENSTIEL

Attorney

SALE NUMBER 61 *CONTINUED 09/25/07*

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

Assessment Map #: 1920101000607

Assessed Value Figure: \$4,550.00

Improvements thereon: vacant lot

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

RICHARD BRENT SOMACH, ESQUIRE

SOMACH & WESTER

1132 HAMILTON STREET,

SUITE 201

ALLENTOWN, PA 18101

Attorney

SALE NUMBER 65 *CONTINUED 09/25/07*

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

13,500 Square Feet

Property ID#: 156.02-020-015.

Assessed Value figure: \$14,000.00

Improvements thereon: Single Family Dwelling

Sheriff to Collect: \$133,921.72

RICHARD M. SQUIRE & ASSOCIATES, LLC

Attorney

SALE NUMBER 66- *CONTINUED 09/25/07*

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

100' x 110'

Assessment Map #: 10111-100-025

Assessed Value figure: \$20,000.00
Improvements thereon: A residential dwelling
Sheriff to Collect: \$102,047.44
LAUREN TABAS
Attorney

SALE NUMBER 69 *CONTINUED 09/25/07*

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

Front: 40 feet Depth: 150 feet
Assessment Map #: 168-030-10049.
Assessed Value figure: \$8,000.00
Improvements thereon: residential dwelling
Judgment Amount: \$9,924.95
ROB SALTZMAN, ESQUIRE
Attorney

SALE NUMBER 70 – *CONTINUED 09/25/07*

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

Map Book Volume 1064 Page 857.
Assessment Map #: 24500-030-009.
Assessed Value figure: \$22,000.00
Improvements thereon: Residential dwelling
Judgment Amount: \$112,686.45
ROB SALTZMAN, ESQUIRE
Attorney

NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A SCHEDULE OF DISTRIBUTION OF EACH SALE WILL BE FILED BY THE SHERIFF NOT LATER THAN JUNE 21, 2007 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

JOHN SZYMANSKI
SHERIFF OF LACKAWANNA COUNTY

ATTEST:

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

MARCH 05, 2007