

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, NOVEMBER 20, 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, **NOVEMBER 20, 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

By virtue of a Writ of Execution filed to No. 2006-Civil-3607, SCRANTON NEIGHBORHOOD HOUSING SERVICES, INC. vs ROBERT J. STAPLES, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 444 Sanders Street, Scranton, PA 18505

75 x 60

Property Identification Number: 16713-030-040

Assessed Value Figure: \$10,450.00

Improvements Single Dwelling

Sheriff to collect: \$29,641.31

David J. Tomaine, for Plaintiff

Attorney

SALE NUMBER 2

By virtue of a Writ of Execution filed to No. 2004-CV-420 MF, CHASE MANHANTTAN BANK, ET AL. vs RUSSELL PICCOTTI and CLARITA PICCOTTI, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being 53 S. Church Street, Carbondale, PA

Deed Book 1285 Page 674

Property Identification Number: 05505-040-006

Assessed Value Figure: \$20,000.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$118,990.88

Shilpa Patel, Esquire

Attorney

SALE NUMBER 3

By virtue of a Writ of Execution No. 06CV6549, COUNTRYWIDE HOME LOANS, INC. v. ROBERT B. GRAHAM A/K/A ROBERT B. BIRTEL A/K/A ROBERT BENJAMIN and MICHELLE A. GRAHAM A/K/A MICHELLE ANN GRAHAM A/K/A MICHELLE A. WEEKS, owner(s) of property situate the Lackawanna County, PENNSYLVANIA being 115 RINALDI DRIVE, TAYLOR, PA 18517

Front: 111 FEET feet Depth: 75 FEET.

Assessment Map #: 15514-010-007

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$151,962.42

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 4

By virtue of a Writ of Execution No. 06-CV-991 WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v. JEFFREY M. HILL, A/K/A JEFFREY MATTHEW HILL and owner(s) of property situate in the SCOTT, Lackawanna County, PENNSYLVANIA being RD#1, Box 566, OLYPHANT, PA 18447

Front: 132 FT. feet Depth: 165 FT. feet, containing 21,780 SQ. FT. square feet

Assessment Map #: 08301010004

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$61,772.81

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 5

By virtue of a Writ of Execution No. 07-CV-1836, THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE v. ROBERT J. LIPPERINI owner(s) of property situated in the Borough of Taylor, Lackawanna COUNTY, PENNSYLVANIA being 605-607 WEST TAYLOR STREET, TAYLOR, PA 18517.

Front: 50 feet Depth: 100 feet, containing 7500 square feet

Assessment Map #: 16614-030-028

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$92,075.12

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 6

By virtue of a Writ of Execution No. 07-CV-1621 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR SG MORTGAGE SECURITIES TRUST 2006-OPT2 ASSET BACKED CERTIFICATES, SERIES 2006-OPT2 v. LARRY A. MEKIC, SR. and JOLEEN MEKIC A/K/A JOLEEN R. MEKIC, owner(s) of property situate in the TOWNSHIP OF MADISON, Lackawanna County, Pennsylvania being 3190 LEE DRIVE, MOSCOW, PA 18444

Containing: 1 ACRE Being: LOT SIX (6)

Assessment Map #: 18204-010-00905

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$181,089.63

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 7

By virtue of a Writ of Execution filed to No. 07-2714 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R4CGM UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2005 WITHOUT RECOURSE vs. JONATHAN C. CYGANICK, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2311 Jackson Street Scranton, PA 18504

All that certain piece, parcel and lot of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, and known as the westerly half of lot number three (3) in block number two (2) of William Merrifield's plot of City Lots in Keyser Valley, bounded and described as follows, to wit: Said lot is situate in the twenty first ward of the City of Scranton aforesaid, is rectangular in shape and fronts on Jackson Street, is twenty-five (25) feet in width thereon, running back said width on the line of lot of Thomas Kennedy to line of lot number twenty-four (24) and being one hundred fifty (150) feet in depth, more or less.

Assessment Map #: 14412-020-065

Assessed Value Figure: \$8,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$81,236.49

Joseph A. Goldbeck, Jr., Esquire

Attorney

SALE NUMBER 8

By virtue of a Writ of Execution filed to No. 07-2658 DEUTSCHE BANK NATIONAL TRUST COMPANY F/K/A BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR SAND TRUST 2001-1 ASSET-BACKED CERTIFICATES, SERIES 2001-1, WITHOUT RECOURSE vs. JOAN KAKAREKA, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1511 South Irving Avenue, Scranton, PA 18505, 04506-030-004,

ALL the following lot, piece or parcel of land situate, lying and being in the City of Scranton, County of Lackawanna and state of Pennsylvania, described as follows: BEING lot number Four (4) in Square or Block number forty four (44) and situate on the Easterly side of street called and known as South Irving Avenue (formerly Vale Avenue), in the Twentieth (20th) Ward of the City of Scranton. Said lot is Forty (40) feet in width in front on south Irving Avenue, the same in rear, and One Hundred Forty (140) in depth. BEING subject to the same conditions, exceptions, restrictions and reservations as are contained in prior deeds in chain of title.

Assessment Map #: 04506-030-004

Assessed Value Figure: \$10,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$59,818.87

Joseph A. Goldbeck, Jr., Esquire

Attorney

SALE NUMBER 9

By virtue of a Writ of Execution filed to No. 07cv1631, WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE OF THE SECURITY NATIONAL REMIC TRUST 2004-P1 vs. LAURA M. MAURO and THOMAS R. MAURO, owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 252 Dundaff Street Carbondale, PA 18407, 04509-030-004,

Beginning at a point in the Easterly line of Dundaff Street, distant seventy-four and one-tenth (74.1) feet measured along said line of said street on a course of North 13 degrees 30 minutes West from the southwesterly corner of Lot No. 90 on said Dundaff Street, as same is represented and designated on a map of lots of the Delaware and Hudson Canal Company on a tract of land in the warrantee name of Peter Porter, being also the southwesterly corner of lands described as Parcel No. 2, in Complaint in Partition filed to No. 10 November Term (Equity) 1952, in the court of Common Pleas of Lackawanna county; thence through the aforesaid lands, described as Parcel No. 2 of the said Complaint in partition, the following courses and distances: North 63 degrees 53 minutes East seventy-eight and one-tenth (78.1) feet; North 13 degrees 30 minutes West nine (9) feet, and North 80 degrees 15 minutes East one hundred and three (103) feet, more or less, to a point in the easterly line of lands of said Parcel No. 2 of the aforesaid Complaint in Partition; thence along said last mentioned line, South 08 degrees 26 minutes East thirty-nine (39) feet, more or less, to the southeasterly corner of Parcel No. 2 aforesaid; thence along the southerly line of said Parcel No. 2, the following courses and distances: South 57 degrees 57 minutes West one hundred thirteen and five-tenths (113.5) feet and South 61 degrees 09 minutes west seventy and five-tenths (70.5) feet, more or less, to the aforesaid Easterly line of Dundaff Street, and thence along said line of said street, North 13 degrees 30 minutes West seventy-four and one-tenth (74.1) feet to the place of beginning. Being the southerly one-half of the lands described in the aforesaid Complaint in partition as Parcel No. 2.

Assessment Map #: 04509-030-004

Assessed Value Figure: \$10,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$62,523.66

JOSEPH A. GOLDBECK, JR., ESQUIRE
ATTORNEY

SALE NUMBER 10

By virtue of a Writ of Execution filed to No. 07-CV-228, SELECT PORTFOLIO SERVICING vs. CINDY DELUCA and ROBERT L. DELUCA, owner(s) of property situate in 4TH WARD – CITY OF SCRANTON, Lackawanna County, Pennsylvania being 542 North Lincoln Avenue Scranton, PA 18504, 14510-020-034,

Beginning at a point on the southeasterly side of Lincoln Avenue on the division line between lots numbered twelve and thirteen (12 and 13) in Block Number Twelve (12) of William Swatland's plot of lots as recorded in the Recorder's Office of Lackawanna County in Deed Book 25, at Page 558, etc., and running thence along the said division line South fifty and three-fourths (50 $\frac{3}{4}$) degrees East one hundred forty-two and one-half (142 $\frac{1}{2}$) feet to an alley; thence along said alley South thirty-nine and one-fourth (39 $\frac{1}{4}$) degrees West twenty-five (25) feet to a line of land now or formerly of Clarence Gillott; thence along Gillott's line North fifty and three-fourths (50 $\frac{3}{4}$) degrees West one hundred and forty-two and one-half (142 $\frac{1}{2}$) feet to Lincoln's Avenue; thence along Lincoln Avenue North thirty-nine and one-fourth (39 $\frac{1}{4}$) degrees East twenty-five (25) feet to the place of beginning.

Assessment Map #: 14510-020-034

Assessed Value Figure: \$10,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$129,051.34

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 11

By virtue of a Writ of Execution filed to No. 07-CV-713, 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 719-721 Prescott Avenue Scranton, PA 18510, 15706-020-062

BEING LOT NUMBER EIGHTEEN SQUARE OR BLOCK NUMBER ONE HUNDRED SIXTY ONE AND SITUATE UPON STREET, KNOWN AND CALLED PRESCOTT AVENUE UPON THE LACKAWANNA IRON AND COAL COMPANY'S MAP OF THE CITY OF SCRANTON

Assessment Map #: 15706-020-062

Assessed Value Figure: \$15,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$83,492.44

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 12

By virtue of a Writ of Execution filed to No. 07-CV-2963, CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES

CONSUMER DISCOUNT COMPANY v. GERARD BILARDI JR., owner(s) of property situate in TOWNSHIP OF NEWTON Lackawanna County, Pennsylvania, being 2202 Port Royal Road Clarks Summit, PA 18411, 13101-010-01701

BEGINNING at the Intersection of L.R. 35016, known as the Church Hill Road, and Township Road T-374, known as the Port Royal Road; THENCE, along the center of said Port Royal Road, South 0 degree 55 minutes West 210.00 feet to a point; THENCE, through the lands of the Grantor, No. 210.00 feet to a point; THENCE, through the lands of the Grantor, No. 860.21 degrees West. 312.00 feet to the Southeasterly corner of Lot 7; THENCE along the dividing line of Lots 7 and 8, North 4 degrees 58 minutes East 209.90 feet to the center of said Church Hill Road; the northeasterly corner of Lot 7; THENCE, along the center of said Church Hill Road, South 86 degrees 20 minutes East 297.18 feet to the place of beginning.

Assessment Map #: 13101-010-01701

Assessed Value Figure: \$6,000.00

Improvements Thereon: A Residential Property

Sheriff to Collect: \$53,936.27

Joseph A. Goldbeck, Jr., Esquire

Attorney

SALE NUMBER 14

By virtue of a Writ of Execution filed to No. 04-CV-4138, BANK OF AMERICA NA, s/b/m/t NATIONS BANC MORTGAGE CORPORATION vs. KENNETH DEMURO and JOAN DEMURO, PRUDENTIAL FUNDING GROUP, INC., REAL OWNER owner(s) of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania, being 143 Walnut Street, Dunmore, PA 18512

Dimensions: 40x118x40x118

Assessment Map #: 14616-020-08201

Assessed Value Figure: \$15,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$142,969.74

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 15

By virtue of a Writ of Execution filed to No. 07-CV-2833, THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES, SERIES 2001-1F v. MICHAEL J AUGUSTINSKY and MARY ANN L AUGUSTINSKY owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania being 107 Johnson Road, Clarks Summit, PA 18411

Front: 200 ft. Depth: 200 ft. Containing 40,000 square feet, more or less.

Property Identification Number: 081-020-30003

Assessed Value Figure: \$21,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$18,043.59, plus interest and costs

MARTHA E. VON ROSENSTIEL, ESQUIRE

Attorney

SALE NUMBER 16

By virtue of a Writ of Execution No. 07-CV-918, LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE TRUST AGREEMENT FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST SERIES 2004-9 v. LOUIS S. ROSE, III A/K/A LOUIS M. ROSE, III, owner(s) of property situate in the BOROUGH OF JESSUP, Lackawanna County, Pennsylvania being 200 Thomas Street, Jessup, PA 18434

Dimensions: 107x100x85x30x35

Assessment Map number: 10414 050 00112

Assessed Value Figure: \$17,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$193,929.74

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 17

By virtue of a Writ of Execution No. 06-2337, CITIFINANCIAL SERVICES, INC. v. ANN ELLEN LYNCH and JOHN J. LYNCH owner(s) of property situate in the DUNMORE, Lackawanna County, Pennsylvania being 1938 Electric Street, Dunmore, PA 18512

Front: 30 FT. feet Depth: 178.96 FT. feet, containing 5368.80 FT. square feet.

Assessment Map number: 14607-040-033

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$132,152.91

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 18

By virtue of a Writ of Execution No. 07-CV-138, COUNTRYWIDE HOME LOANS, INC. v. NAYEEM HOSEIN A/K/A NAYEEM H. HOSEIN and LILIAN HOSEIN A/K/A LILIAN RIVERA, owner(s) of property situate in the BOROUGH OF JERMYN, Lackawanna County, Pennsylvania being 12 EVERGREEN DRIVE, JERMYN, PA 18433

Dimensions: 130x136x141x135x107x90x130x20

Assessment Map number:

0841201001817

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$270,069.47

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 19

By virtue of a Writ of Execution No. 07-CV-2933, COUNTRYWIDE HOME LOANS, INC. v. WAYNE J. ATCHISON owner(s) of property situate in the TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania being 172 BEAR LAKE ROAD, THORNHURST, PA 18424

Containing: 4.7ACRES

Assessment Map number: 24603010010

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$143,647.92

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 20

By virtue of a Writ of Execution No. 07-CV-3252, CITIMORTGAGE INC. v. EUGENE P. LABINSKI, JR. and owner(s) of property situate in the SCRANTON Lackawanna County, Pennsylvania being 1423 LUZERNE STREET, SCRANTON, PA 18504

Front: 150 feet Depth: 25 feet, containing square feet

Assessment Map number: 15605 010 035

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$81,322.28

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 21

By virtue of a Writ of Execution No. 07-CV-2100, WELLS FARGO BANK, N.A. v. LISA G. CHAIKO A/K/A LISA G. MEAD and JOSEPH J. CHAIKO, JR. owner(s) of property situate in the, Lackawanna County, Pennsylvania. being HC 1 BOX 136B, LEHIGH TOWNSHIP, PA 18424

Front: 227.6 FEET Depth:210.0 FEET, containing BOOK # 1511 AND PAGE 607.

Assessment Map number: 25203.010-001

Assessed Value Figure: \$5,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$67,261.87

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 22

By virtue of a Writ of Execution No. 07-CV-3251, WELLS FARGO BANK, N.A.v. ESTATE OF JOHN E. GONZALES, CINDY LYNN COMBS, A/K/A CYNTHIA LYNN COMBS, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF JOHN F. GONZALES and SCOTT A. GONZALES, CO-EXECUTOR AND DEVISEE OF THE ESTATE OF JOHN E. GONZALES owner(s) of property situate in the, Lackawanna County, Pennsylvania being 1376 LAYTON ROAD, CLARKS SUMMIT, PA 18411

Front: 66.6 feet Depth:680.2 feet, containing square feet
Assessment Map number: 092.03-040-002
Assessed Value Figure: \$24,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$36,259.05
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 23

By virtue of a Writ of Execution filed to No. 07-2290 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT MORTGAGE SECURITIES, INC., ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2006-M1 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2006, WITHOUT RECOURSE vs. NATHAN S. WALES, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania. being 2419 N Main Avenue, Scranton, PA 18508, 13505-070-048

BEGINNING AT A POINT ON THJE NORTHWEST SIDE OF MAIN AVENUE AT A CORNER OF THE LOT OF LAND FORMERLY OWNED BY JOHN HOLLERAN AND NOW OR FORMERLY IN THE POSSESSION OF MRS. HARRINGTON; THENCE NORTHWESTERLY ALONG THE SAID LINE NOW OR FORMERLY OF HARRINGTON, ONE HUNDRED FOPURTEEN AND FIVE TENTHS (114.5) FEET TO A STONE WALL, A CORNER OF LAND SOLD BY CHARLES CONSTANTINE TO JAMES LONG; THENCE SOUTHWESTERLY ALONG SAID WALL FORTY AND FIVE TENTHS (40.5) FEET TO LINE OF LANDS NOW OR FORMERLY OF JOHN LOFTUS; THENCE ALONG LAND NOW OR FORMERLY OF LOFTUS SOUTHEASTERLY ONE HUNDRED NINETEEN AND NINE TENTHS (119.9) FEET TO MAIN AVENUE AND THENCE NORTHEASTERLY ALONG MAIN AVENUE THIRTY-NINE AND SIX TENTHS (39.6) FEET TO THE PLACE OF BEGINNING.

Assessment Map number: 13505-070-048
Assessed Value Figure: \$9,500.00
Improvements Thereon: A Residential Dwelling
Sheriff to Collect: \$96,101.62
JOSEPH A. GOLDBECK, JR., ESQUIRE
Attorney

SALE NUMBER 24

By virtue of a Writ of Execution filed to No. 07-CV-1483 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-2 vs. HERSCHEL ENGLE, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania. being 621-625 Maple Street, Old Forge, PA 18518, 17508-020-002

BEGINNING at a point on the Northerly side of Maple Street, at the corner of lands of Susan Hannis and lands now or recently belonging to Mrs. Mary Draulon; THENCE North forty-two (42) degrees East along line of lands now or recently of Mrs. Mary Draulon for a distance of one hundred thirty-seven (137) feet to a point on the lands of

Wasco Gambol; THENCE along the line of Wasco Gambol's land North forty-eight (48) degrees West, a distance of seventy-five (75) feet to a point on land of Susan Hannis; THENCE through lands of said Susan Hannis, South forty-two (42) degrees West, a distance of one hundred thirty-seven (137) feet to said Northerly side of Maple Street; THENCE along the Northerly line of said Maple Street, South forty-eight (48) degrees East to the place of BEGINNIG. BEING a rectangular lot of land seventy-five (75) feet in width in the front and rear, and one hundred thirty seven (137) feet in depth.

TAX PARCEL NO. 17508-020-002

Assessment Map number: 17508-020-002

Assessed Value Figure: \$14,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$159,125.38

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 25

By virtue of a Writ of Execution filed to No. 06-3378 THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES, SERIES 2001-2 vs. ROSE MARY PERRI, owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania. Being 97 Belmont Street Carbondale, PA 18407, 04150-020-022,

All that certain lot of land together with the improvements thereon located in the sixth ward of said City of Carbondale, County of Lackawanna, more particularly described as follows: Beginning at the northwesterly corner of Belmont street and Chestnut Avenue, and in the center of the westerly curblin of said Belmont Street, thence in a westerly direction along the northerly line of Chestnut Avenue sixty five (65) feet to a corner next to other lands now or formerly of the James D. Honey Estate or now or later of the Wallace A. Clemens Estate. TAX MAP #: 04150-020-022

Assessment Map #: 04150-020-022

Assessed Value Figure: \$6,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$87,189.27

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 26

By virtue of a Writ of Execution filed to No. 07cv1630, M&T BANK vs. MARK P. LOHRKE, owner(s) of property situate in BOROUGH OF TAYLOR, Lackawanna County, Pennsylvania, being 228 Rear West Taylor Street, Taylor, PA 18517, 16618-030-009

Being part of Lot number 122 of Plot Number One (1) of lands at Taylor belonging to the Delaware, Lackawanna and Western R.R. Co. The part or parcel herein conveyed in rectangular in shape, measures twenty-four (24) feet in width, the point of measurement, starting the side line of Ridge Street and extending twenty-four (24) feet into the lot, the same in rear and eighty-six (86) feet in depth to an alley.

Assessment Map #: 16618-030-009
Assessed Value Figure: \$5,500.00
Improvements Thereon: A Residential Dwelling
Sheriff to Collect: \$36,801.58
JOSEPH A. GOLDBECK, JR., ESQUIRE
Attorney

SALE NUMBER 27

By virtue of a Writ of Execution filed to No. 07 CV 3361, COUNTRYWIDE HOME LOANS INC. vs. SUSAN E. HARPER and PAUL J. MAY, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 302 Church Street, Dunmore, PA 18512, 14607-060-011.

BEGINNING at an intersection between the Southeasterly line of Church Street and the Southwesterly line Eisenhart Place thence South Forty-four degrees Thirty minutes East (South 44 degrees 30 minutes East) along the Southwesterly line of Eisenhart Place a distance of Fifty-two (52 feet to an iron pin corner; thence along the dividing line between Lots Nos. Nine (9) and Eleven (11), South Forty-five degrees Thirty minutes West (South 45 degrees 30 minutes West.) a distance of Sixty four and One hundredths (64.01) feet to an iron pin corner; thence through Lot No. eleven (11, North Thirty-seven degrees Fifty-four minutes West (North 37 degrees 54 minutes West) a distance of Fifty-two and Thirty-two Hundredths (52.32) feet to a point on the Southeasterly side of Church Street; thence along the Southeasterly side of Church Street, North Fort-five degrees Thirty minutes East (North 45 degrees 30 minutes East) a distance of (11) as originally conveyed by the Pennsylvania Coal Co. to Robert McLaughlin by deed dated September 25 1980 and recorded in the Recorder's Office of Lackawanna county in Deed Book 135, Page 467.

Assessment Map #: 14607-060-011
Assessed Value Figure: \$12,000.00
Improvements Thereon: A Residential Dwelling
Sheriff to Collect: \$79,100.21
JOSEPH A. GOLDBECK, JR., ESQUIRE
Attorney

SALE NUMBER 28

By virtue of a Writ of Execution filed to No. 07 CV 321 CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. vs. THOMAS P. OWENS JR. and JESSICA SUZANNE OWENS, owner(s) of property situate in, Lackawanna County, Pennsylvania being, 1 RR #3 Box 3455 Moscow, PA 18444,

BEGINNING AT A POINT FOUR HUNDRED FIFTY-TWO AND SIXTY-THREE HUNDRETHS (452.63') FEET IN A DIRECTION SOUTH EIGHTY-FIVE (85) DEGREES, THIRTY (30) MINUTES WEST, FROM THE COMMON CORNER OF LOTS #37, #38, AND #40 AS SHOWN UPON THE MAP OF THE MEYLERT'S SUBDIVISION IN SAID TOWNSHIP OF SPRINGBROOK; THENCE IN A DIRECTION SOUTH FOUR (4) DEGREES, THIRTY (30) MINUTES WEST, A DISTANCE OF THREE HUNDRED AND TWENTY-ONE AND FIVE TENTHS (321.5') FEET MORE OR LESS TO A POINT; THENCE IN A DIRECTION SOUTH

FORTY-ONE (41) DEGREES, FORTY-EIGHT (48) MINUTES, WEST, A DISTANCE OF ONE HUNDRED EIGHTY-ONE AND FIVE-TENTHS (181.5') FEET MORE OR LESS TO A POINT; THENCE IN A DIRECTION NORTH SEVENTY (70) DEGREES, THIRTY-TWO (32) MINUTES WEST, A DISTANCE OF FIVE HUNDRED EIGHTY-TWO (582') FEET MORE OR LESS TO A POINT; THENCE IN A DIRECTION NORTH FOUR (4) DEGREES, THIRTY MINUTES WEST, A DISTANCE OF FOUR (4) HUNDRED (400') FEET TO A POINT; THENCE IN A DIRECTION SOUTH EIGHTY-FIVE (85) DEGREES, THIRTY (30) MINUTES EAST, A DISTANCE OF SIX HUNDRED AND EIGHTY (680') FEET TO A POINT, PLACE OF BEGINNING.

Assessment Map #: 19601-020-001

Assessed Value Figure: \$9,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$162,484.24

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 29

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

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

Assessment Map #: 16712-040-033

Assessed Value Figure: \$7,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$49,424.60

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 30

By virtue of a Writ of Execution filed to No. 2007-03504, WELLS FARGO BANK NATIONAL ASSOCIATION AS TRUSTEE vs. BRIAN J. KELLER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 437 14th Street, Scranton, PA 18504.

Front: 50 feet Depth: 150 feet

Assessment Map #: 156-050-20024

Assessed Value Figure: \$7,951.00

Improvements Thereon: Residential dwelling

Judgment Amount: \$77,714.83

ROB SALTZMAN, ESQUIRE

Attorney

SALE NUMBER 31

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 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: \$114,935.55

MARK J UDREN, ESQUIRE

Attorney

SALE NUMBER 32

By virtue of a Writ of Execution filed to No. 07CV3572, 1ST PALM FINANCIAL SERVICES, LLC vs. FRANK E. BEIER, owner(s) of property situate in the Township of Scott, Lackawanna County, Pennsylvania. Being: 208 Pond Road (Scott Township), Clarks Summit, PA 18411

Dimensions: 1.68 A

Assessment Map #: 09104-040-01409

Assessed Value Figure: \$25,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$196,443.42

MARK J UDREN, ESQUIRE

Attorney

SALE NUMBER 33

By virtue of a Writ of Execution filed to No. 06-CV-5774, US BANK NA, AS RUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, DATED AS OF NOVEMBER 1, 2003, AMONG CREDIT-BASED ASSET SERVICING AND SECURITIZATION LLC, BOND SECURITIZATION, LLC, LITTON LOAN SERVICING LP AND US BANK NA vs. ROBERT W. DETRAFFORD and ROSEMARY A. DETRAFFORD, owner(s) of property situate in Township of Thornhurst, Lackawanna County, Pennsylvania. Being: 5 Country Club Estate, Thornhurst, PA 18424

Dimensions: 80x150

Assessment Map #: 24103-03-040-020

Assessed Value Figure: \$16,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$93,764.14

MARK J UDREN, ESQUIRE

Attorney

SALE NUMBER 34

By virtue of a Writ of Execution filed to No.07-CV-2429, EQUITY ONE, INC. vs. MICHAEL LAVIGNE and PRANEE LAVIGNE, owner(s) of property situate in 15th Ward, City of Scranton, Lackawanna County, Pennsylvania being 821 Eynon Street, Scranton, PA 18505

Front: 55 ft. Depth: 83 ft.

Assessment Map #: 15610-040-031

Assessed Value Figure: \$10,251.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$68,495.36

Chrisovalante P. Fliakos, Esquire

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution filed to No. 5046 Civil 2006, WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION, STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC12, BY ITS ATTORNEY IN FACT, OCWEN LOAN SERVICING, LLC vs. FRED DOERFLEIN, owner(s) of property situate in the City of Carbondale, Lackawanna County, Pennsylvania being 51-53 8th Avenue, Carbondale, PA 18407.

Front: 58 ft. Depth: 60 ft.

Property Identification Number: 05529-020-006

Assessed Value Figure: \$12,500.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$56,549.17 + interest

STEVEN K. EISENBERG, ESQ.

Attorney

SALE NUMBER 36

By virtue of a Writ of Execution filed to No. 07 CV 1620, WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v. SAMUEL J. MCKEAIGE and, owner(s) of property situate in the, Lackawanna County, Pennsylvania, being 236 THEODORE STREET, SCRANTON, PA 18504

Front: 25 FT. feet Depth: 115 FT. feet containing 2875 SQ. FT. square feet

Assessment Map #: 13412030003

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$31,591.87

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 37

By virtue of a Writ of Execution filed to No. 07 CV 1807, EQUITY ONE, INC. vs. CHARLOTTE CADWELL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 813 Cedar Avenue, Scranton, PA 18505

Front: 30 ft. Depth: 190 ft.

Assessment Map #: 15619-030-040

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Dwelling

Judgment Amount: \$89,360.45

Chrisovalante P. Fliakos, Esquire

Attorney

SALE NUMBER 38

By virtue of a Writ of Execution filed to No. 06-4901, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE vs. GLORIA E. GARCIA and owners of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1612-1614 Cedar Avenue, Scranton, PA 18505

Front: 40 ft. Depth: 140 ft.

Assessment Map #: 16706-020-006

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$108,861.36

Chrisovalante P. Fliakos, Esquire

Attorney

SALE NUMBER 39

By virtue of a Writ of Execution filed to No. 05-CV-2876, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs. JOSEPH L. GIORDANO and CHRISTINE HARRITY, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1012 Fisk Street, Scranton, PA 18509 Assessment Map #: 13510-000-041

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$120,947.51

Chrisovalante P. Fliakos, Esquire

Attorney

SALE NUMBER 40

By virtue of a Writ of Execution filed to No. 07 CV 1408, WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE vs. ALLAN D. DIEBECKER and TERRI L. SIEBECKER owner(s) of property situate in 1st Ward, City of Scranton, Lackawanna County, Pennsylvania being 2517 Shawnee Avenue Scranton, PA 18509

Front: 17.04 ft. Depth: 100 ft.

Assessment Map #: 13510-050-052

Assessed Value Figure: \$5,930.00

Improvements Thereon: Residential Dwelling
Sheriff to Collect: \$25,220.85
Chrisovalante P. Fliakos, Esquire
Attorney

SALE NUMBER 41

By virtue of a Writ of Execution filed to No. 07 CV 2476, EQUITY ONE, INC. vs. MICHAEL LAVIGNE A/K/A MICHAEL J. LAVIGNE and PRANEE LAVIGNE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 313 Prospect Avenue, Scranton, PA 18505

Front: 40 ft. Depth: 140 ft.

Assessment Map #: 15660-010-023

Assessed Value Figure: \$9,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$94,265.24

Chrisovalante P. Fliakos, Esquire
Attorney

SALE NUMBER 42

By virtue of a Writ of Execution filed to No. 07-3039, WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1 vs. MARK A. HUGHES and LISA C. HUGHES, owner(s) of property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania, being 153 Northpoint Drive, Olyphant, PA 18447

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Olyphant, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the Northerly sideline of the fifty (50) foot-wide Northpoint Drive in the dividing line between Lot 26 and the Westerly sideline of Poplar Street as shown on the subdivision plat of Northpoint Drive Development, dated 10/18/1994 (revised 5/1/1995), by Kutch, Brocavich and Associates, P.C. now or about to be recorded. THENCE from said point and along said Northerly sideline of Northpoint Drive, North 85° 37' 00" West, 80.00 feet to a point in the dividing line between Lots 25 and 26. THENCE from said point and along said dividing line, North 4° 23' 00" East, 160.11 feet to a point in the Southerly boundary line of a 0.356 acre parcel conveyed or about to be conveyed to Olyphant Borough for drainage facilities. THENCE from said point and along said Southerly boundary line, North 87° 46' 00" East, 88.02 feet to a point in the dividing line between Lots 26 and the Westerly right of way line of Poplar Street. THENCE from said point and along said right of way line South 4° 23' 00" West, 170.42 feet to a point in the aforesaid Northerly sideline of Northpoint Drive, the place of beginning. CONTAINING a total area of 13,610 square feet (0.317 acres) of land, be the same, more or less. BEING all of Lot #26 on the Plot Plan of "Northpoint Drive Development" prepared by Kutch, Brocavich and Associates, P.C. dated October 18, 1994 (revised May 1, 1995) and recorded in the Office of the Recorder of Deeds of Lackawanna County in Map Book 6A, Page 1946 ("Plot Plan") EXCEPTING AND RESERVING to the Grantor, its Successors and Assigns a utility service easement over, across and upon ten (10') foot wide strips of land running along the inside of the front

and rear lines of said Lot and ten (10') foot wide strips of land running along the inside of the sidelines of said Lot and the right to the grantor, its Successors and Assigns, to enter upon the utility service easement at any time to maintain, repair and reconstruct all sewers, utilities service and other lines and services located therein. ALSO EXCEPTING AND RESERVING to the Grantor its Successors and Assigns the right to use each and ever drainage easement and sanitary sewer easement shown on the Plot Plan and the Utility Service easement Areas (collectively, the "Easement Areas") for the purposes intended and the right to the Grantor its Successors and Assigns to enter upon the Easement Areas at any time to maintain, repair and reconstruct all sewers, utility services and other lines and services located therein, and to maintain each drainage easement for the proper conduct and drainage of surface water. The Grantor also reserves the right to grant, convey and transfer its rights in the drainage easements and sanitary sewer easements to the Borough of Olyphant in connection with a dedication of the sewers and the right to grant, convey and transfer its rights in the Utility Service Easement Areas to the utility companies agreeing to provide and maintain the Utility Services.

TAX PARCEL NUMBER 114-020-3000126

BEING KNOWN AS 153 NORTHPOINT DRIVE, OLYPHANT, PA 18447.

Title to said premises is vested in Mark A. Hughes and Lisa C. Hughes, husband and wife, by deed from Northpoint Associates, Inc. dated 3/4/1999 and recorded 3/9/1999 in Deed Book 48, Page 92.

Assessment Map #: 114-020-3000126

Assessed Value figure: \$18,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$206,959.13

MCCABE, WEISBERG AND CONWAY, P.C.

Attorney

SALE NUMBER 43

By virtue of a Writ of Execution filed to No. 07-CV-2229, HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. MYRON S. SIMTH, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 946-948 Madison Avenue, Scranton, PA 18510

ALL the surface of that certain lot, piece or parcel of land situate in the City of Scranton, Lackawanna County, Pennsylvania, being known as Lot "K" upon S.D. Melvin's Subdivision of Lots Four (4) to Twelve (12) inclusive, in Block Two Hundred Forty-one (241) on the Lackawanna Iron and Coal Company's Plot of the City of Scranton, which said Melvin's Plot is recorded in Lackawanna County in Map Book No. 2, page 82. Said lot being forty-one (41) feet in front on Madison Avenue, the same width in rear and eighty (80) feet in depth along Ash Street. SUBJECT to the same exceptions, restrictions, reservations, and conditions contained in former deeds in the chain of title.

BEING KNOWN AS 946-948 MADISON AVENUE, SCRANTON, PA 18510.

TAX PARCEL NUMBER: 14662-020-027

Title to said premises is vested in Myron S. Smith by deed from Maria Estrella Nicholas, single dated 10/28/2002 and recorded 10/31/2002 in Deed Book 786, Page 168.

Assessment Map #: 146.62-020-027

Assessed Value figure: \$13,000.00

Improvements thereon: Residential Dwelling
Sheriff to Collect: \$111,587.02
MCCABE, WEISBERG AND CONWAY, P.C.
Attorney

SALE NUMBER 44

By virtue of a Writ of Execution filed to No. 07-CV-3038, BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-11 vs. CATHERINE HERMAN and THOMAS J. HERMAN, owner(s) of property situate in Township of Clifton, Lackawanna County, Pennsylvania, being 2717 Eaglesview Drive, Gouldsboro, PA 18424

ALL THAT CERTAIN parcel, lot or tract of land situate in Clifton Township, Lackawanna County, Commonwealth of Pennsylvania, being Lot No. 2717 on the map of Section X of Big Bass Lake, Inc. as appearing in the office for the Recording of Deeds in and for Lackawanna County in Map Book No. 6A at Page No. 477, bounded and described as follows, to wit: BEGINNING at a point in the Southerly line of Eagles' View Drive and at the Northeasterly corner of Lot No. 2718; thence North 75 degrees, 49 minutes 42 seconds East along the Southerly line of Eagles' View Drive for a distance of 157.00 feet to a point of curvature; thence continuing along the Southerly line of Eagles' View Drive by a curve to the right having a radius of 25 feet for an arc distance of 39.27 feet around the Westerly corner of the junction of Lisa Lane and Eagles' View Drive to a point of tangency in the Westerly line of Lisa Lane; thence continuing South 14 degrees, 10 minutes 18 seconds East along the Westerly line of Lisa Lane for a distance of 275.00 feet to a point; thence South 75 degrees, 49 minutes 42 seconds West for a distance of 182.00 feet to a point; thence North 14 degrees, 10 minutes 18 seconds West along the Easterly line of Lot No. 2718 for a distance of 300.00 feet to a point, the place of beginning. TOGETHER with and subject to all of the restrictive covenants and easements, rights of way, conditions that may be of record or visible on the ground, including but not limited to those pertaining to Big Bass Subdivision.

BEING KNOWN AS 2717 EAGLESVIEW DRIVE, GOULDSBORO, PA 18424.

TAX PARCEL NUMBER: 234.01-070-017

Title to said premises is vested in Catherine Herman and Thomas J. Herman, husband and wife, by deed from Wilbur G. Diehm, Jr. and Mary Jane Diehm, husband and wife, dated 2/26/2004 and recorded 4/20/2004 in Deed Book 1206, Page 156, Instrument# 2004-011705.

Assessment	Map	#:	234.01-070-017
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Assessed Value figure: \$25,850.00

Improvements thereon: Residential Dwelling
Sheriff to Collect: \$416,835.59
MCCABE, WEISBERG AND CONWAY, P.C.
Attorney

SALE NUMBER 45

By virtue of a Writ of Execution No. 06-CV-2448, WELLS FARGO BANK, N.A. v. ALBERT J. WALKER, owner(s) of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania, being 331 Foote Street, Scranton, PA 18505.

ALL THE SURFACE of right of soil of all that certain lot of land, situate, lying and being in the Borough of Dunmore, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit: BEING lot number fifty-seven (57) on Foot Street in the Borough of Dunmore, as per map in the Pennsylvania Coal Company's Office. Said lot number fifty-seven (57) being fifty (50) feet on Foot Street, in front, and extending at right angles to said street one hundred and forty-four (144) feet to an alley, and being bounded northerly by land of Dominick Lovello, southerly by land of Vito Cosello, easterly by said alley and westerly by said Foot Street. Containing seven thousand two hundred (7200) square feet of land. Excepting and reserving, however, to the property owners thereof all coal and other minerals beneath the surface of said lot of land in the same manner and to the same effect, as same are excepted and reserved in the various deeds forming the chain of title.

BEING KNOWN AS 331 FOOTE STREET, SCRANTON, PA 18505.

TAX PARCEL NUMBER: 14616-060-055

Title to said premises is vested in Albert J. Walker by deed from Judith A. Walker dated 5/30/1990 and recorded 5/31/1990 in Deed Book 1326, Page 215.

Assessment Map #:

Assessed Value figure: \$11,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$81,427.55

MCCABE, WEISBERG AND CONWAY, P.C.

Attorney

SALE NUMBER 46

By virtue of a Writ of Execution filed to No.07 CV 2922, COUNTRYWIDE HOME LOANS, INC. vs. FRANCIS M. BREUNINGER and KATHARINE B. BREUNINGER A/K/A KATHARINE BREUNINGER owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, BEING 2126 Jefferson Avenue, Dunmore, PA 18509

PARCEL NO. I

ALL that certain lot, piece or parcel of land situate in the Borough of Dunmore, County of Lackawanna and State of Pennsylvania, bounded and described as follows: Being Lot Number 6 in Block Number 10 of the Green Ridge Terrace Plot as recorded in the Office of the Recorder of Deeds in and for the County of Lackawanna in Map Book No. 1, Page 112. The said lot of land is forty (40) feet in width in front on Jefferson Avenue, forty (40) feet in width in rear, and one hundred twenty-five (125) feet in depth or length from the front to the rear.

PARCEL NO. II

ALL that certain lot, piece or parcel of land situate in the First Ward of the Borough of Dunmore, County of Lackawanna and State of Pennsylvania, more particularly bounded and described as follows, to wit: Beginning at a point of intersection of Lots Nos. 6, 7, and 8 in Block Ten (10) of the Green Ridge Terrace Plot, as recorded in Map Book 1, at

Page 112, said point being forty-five (45) feet from intersection of Lot Nos. 7 and 8 on Woodlawn Street, thence in a Southerly direction along the westerly line of Lot No. 8 for a distance of forty (40) feet to a point; thence in an Easterly direction forty (40) feet to a point on line of Lot No. 9; thence in a Northerly direction forty (40) feet along line of Lot No. 9 to a point; thence in a westerly direction forty (40) feet to a point of intersection of Lots 6, 7 and 8 and place of beginning, being Part of Lot No. 8 and in the rear of Lot No. 6.

TAX PARCEL NUMBER: 13515-020-040

Title to said premises is vested in Francis M. Breuninger and Katharine B. Breuninger a/k/a Katharine Breuninger, husband and wife by deed from William Conway and Ann Conway, husband and wife, dated 5/31/2000 and recorded 6/1/2000 in Deed Book 259, Page 178, Instrument #2000-011706.

Assessment Map #: 13515-020-040

Assessed Value figure: \$15,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$132,997.09

MCCABE, WEISBERG AND CONWAY, P.C.

Attorney

SALE NUMBER 47

By virtue of a Writ of Execution filed to No. 07 CV 3090, WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE MLMI TRUST SERIES 2004-FM1 v. WILLIAM FLOYD and DOLORES FLOYD, owner(s) of property situate in Borough of Glenburn, Lackawanna County, Pennsylvania, being 1125 Harding Street, Clarks Summit, PA 18411 – Premises A & B

Premises A: Front: 50 ft. Depth 125 ft. Being Lot 14 in Section D of Glenburn Park

Premises A: Front: 50 ft. Depth 125 ft. Being Lot 13 in Section D of Glenburn Park

Property Identification Number: Premises A: 09001-020-027 Premises B: 09001-020-028

Assessed Value figure: Premises A: \$7,250.00 Premises B: \$742.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$68,160.92, plus interest and costs

MARTHA E. VON ROSENSTIEL, ESQUIRE

Attorney

SALE NUMBER 48

By virtue of a Writ of Execution No. 07-CV-3452, ABN AMRO MORTGAGE GROUP, INC. vs. JOSEPH S. KOLINOVSKY and NANCY M. KOLINOVSKY, owner(s) of property in the SCRANTON, Lackawanna County, Pennsylvania, being 338 NORTH LINCOLN AVENUE, SCRANTON, PA 18504

Front: 25 feet Depth: 143 feet

Assessment Map #: 14514 030014

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$56,410.78

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 49

By virtue of a Writ of Execution No. 07-CV-1275, US BANK, N.A. AS TRUSTEE v. PATRICK CORTAZAR A/K/A PATRICK S. CORTAZAR III and SARAH CORTAZAR A/K/A SARAH L. SHESTOK A/K/A SARAH L. CORTAZAR and owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania, being 610 FLORIN STREET, SCRANTON, PA 18508

Front: 30 FEET feet Depth: 150 FEET feet, containing square feet

Assessment Map #: 13501-050-016

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$61,372.83

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 50

By virtue of a Writ of Execution filed to No. 07-3672, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF HSI ASSET SECURITIZATION CORPORATION TRUST 2006-HE2 vs. CINDY FORD and DAVID FORD, owner(s) of property situate in CARBONDALE CITY, Lackawanna County, Pennsylvania, being 61 Terrace Street Carbondale, PA 18407, 14578-010-045.

BEGINNING at a stake corner on the westerly line of Terrace Street at the Southeasterly corner of land of George Giles, thence along said line of Terrace Street South 43 degrees and 21 minutes West thirty (30) feet to a stake corner; thence along land of Ralph Ball, et al, North 46 degrees West seventy (70) feet to a stake corner on line of land of Barnett Golden; thence along last mentioned land North 43 degrees and 21 minutes East thirty (30) feet to a stake corner; thence along land of Reese Brothers and lands of said Giles South forty-six (46) degrees East seventy (70) feet to the place of BEGINNING.

Assessment Map #: 14578-010-045

Assessed Value figure: \$9,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$78,829.97

JOSEPH A. GOLDBECK JR., ESQUIRE

Attorney

SALE NUMBER 51

By virtue of a Writ of Execution filed to No. 07CV-3473, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. SERIES 2002-D, ASSET BACKED PASS-THROUGH CERTIFICATES, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2002, WITHOUT RECOURSE vs. JOHN H. BALDWIN, owner(s) of property situate in TOWNSHIP OF JEFFERSON, Lackawanna County, Pennsylvania, being Mt. Cobb Road SR 348 A/K/A 1054 Mt. Cobb Road Lake Ariel, PA 18436

BEGINNING AT A POINT IN THE CENTER OF STATE HIGHWAY ROUTE 348, BEING THE SOUTHWESTERLY CORNER OF THE SIEPIELA PROPERTY; BEING LOT NUMBER SEVEN (7) OF THE DEVELOPMENT OF GEORGE E. FERRIS, REGISTERED SURVEYOR. TAX PARCEL #: 17568-020-001

Assessment Map #: 17568-020-001

Assessed Value figure: \$13,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$109,275.96

JOSEPH A. GOLDBECK JR., ESQUIRE

Attorney

SALE NUMBER 52

By virtue of a Writ of Execution filed to No. 07-CV-3739, MANUFACTURERS AND TRADERS TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 1998-1 vs. CHRISTINA OWENS and RICHARD J. OWENS,, owner(s) of property situate in BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 1118 Bank Street Dickson City, PA 18519, 11312-50-101.

BEGINNING at a point, said point being the intersection of the Northerly line of Scott road with the Easterly line of Bank Street; thence along the Easterly and Southeasterly line of Bank Street – North 17 degrees 45 minutes East 181.27 feet and North 50 degrees 00 minutes East – 16.5 feet to a point on the Southeasterly line of Bank Street Common to lot “A” (said point being South 50 degrees 00 minutes West – 10.0 feet from the Westerly corner of old Witko Lot Number 5), thence along division line of Lot “E” and Lot “A” (being 10.0 distant Southwesterly from and parallel to old Lot Number 5) South 40 degrees 00 minutes East – 106.0 feet to a point common Lot “F” (Bema Lot), thence along division line of Lot “E” and Lot “F” (passing 2.0 feet distant Northwesterly from and parallel to the Northwesterly side of a 10.5 feet wide concrete driveway on Lot “F” (Home Lot”) South 43 degrees 55 minutes West – 156.55 feet to a point on the Northerly line of Scott Road: thence along the said line of Scott Road North 68 degrees 30 minutes West 29.5 feet to the place or point of beginning.

Assessment Map #: 11312-50-101

Assessed Value figure: \$17,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$132,305.55

JOSEPH A. GOLDBECK JR., ESQUIRE

Attorney

SALE NUMBER 53

By virtue of a Writ of Execution filed to No. 07-CV-68929, NOVASTAR MORTGAGE, INC. v. CHARLES S. MIESSE, ET AL, CHARLES S. MIESSE and CYNTHIA A. MIESSE, owner(s) of property situate in BOROUGH OF ARCHBALD, County of Lackawanna and State Pennsylvania, being known as 169 CHESTNUT STREET, ARCHBALD, PA 18403 situate in the in the Borough of Archbald, Lackawanna County, Pennsylvania, bounded and described as follows: Containing a front of Fifty-four (54) feet Northwestward on Chestnut Street; bounded Northeastward at right angles to said

Street One Hundred and Fifty (150) feet by Lot Number thirty-one (31) on said street; Southeastward parallel with said Chestnut Street Fifty-four (54) feet by part of Lot Number Thirty-two (32) on Poplar Street, and Southwestward at right angles to Chestnut Street One Hundred and Fifty (150) feet by lands of Julian Grabowski and Bridget Grabowski. Comprising the Northeasterly portion of Lot Number Thirty-three (33) on Chestnut Street, as the same is represented and designated on a map of Building Lots of lands of the Delaware and Hudson Canal Company in the Borough of Archbald.

Assessment Map #: 09518-040-016

Assessed Value figure: \$23,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$176,407.87

JOHN C. MILLER III, ESQ.

Attorney

SALE NUMBER 54

By virtue of a Writ of Execution filed by Citizens Bank of Pennsylvania, NBA PRAMCO CV6, LLC TO NO. 06-4930 LOUIS GIANACOPOULOS, JR. and GARY GIANACOPOULOS were the owners of property situate in the City of Scranton, Lackawanna County, Pennsylvania being: 1501 Lafayette St., Scranton, PA 18504

Dimensions: 50 x 157

Assessment Map #: 14514020009

Assessed Value figure: \$18,800.00

Improvements thereon: Other Commercial

Sheriff to Collect: \$343,130.56 Plus costs

JAMES T. SHOEMAKER, ESQ.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 55

By virtue of a Writ of Execution filed by Citizens Bank of Pennsylvania, NBA PRAMCO CV6, LLC TO NO. 06-4928 against LOUIS GIANACOPOULOS, JR. and GARY GIANACOPOULOS were the owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being: 1501 Lafayette St., Scranton, PA 18504

Assessment Map Number: 14514020009

Assessed Value figure: \$18,800.00

Improvements thereon: Other Commercial

Sheriff to Collect: \$343,130.56 Plus costs

JAMES T. SHOEMAKER, ESQ.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 56

By virtue of a Writ of Execution filed to No. 05-CV-5365, CHASE HOME FINANCE, LLC, ET AL vs. FREDERICK A. STRAUSSER, JR. and MICHELE L. STRAUSSER, owner(s) of property situate in GOULDSBORO, Lackawanna County, Pennsylvania, being Melvin Road/Star Route Box 167A

4 ½ acres

Assessment Map Number: 24902-020-027

Assessed Value figure: \$4,500.00

Improvements thereon: dwelling

Sheriff to Collect: \$119,107.39

BRIAN M. KILE

Attorney

SALE NUMBER 57

By virtue of a Writ of Execution filed to No. 07-CV-3664, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUTTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-3 vs. LAURA M. WASKO, owner(s) of property situated in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 200 Dale Avenue, Scranton, PA 18504

60 x 100 x 73 x 101

Assessment Map Number: 14402-050-046

Assessed Value figure: \$17,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$140,678.20

SALE NUMBER 58

By virtue of a Writ of Execution filed to No. 07-CV-2832, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) vs. MARK M. OPRISKO, A/K/A MARK MATTHEW OPRISKO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 716 ARCHBALD STREET, SCRANTON, PA 18504

Assessment Map #: 15614-010-035

Assessed Value figure: \$8,000.00

Improvements thereon: Residential property

Sheriff to Collect: \$127,507.75

GREGORY JAVARDIAN, ESQUIRE

Attorney

SALE NUMBER 59

By virtue of a Writ of Execution filed to No. 07-2633, GREEN TREE CONSUMER DISCOUNT COMPANY vs. DANIEL S. MOREKIN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1719 LAFAYETTE STREET, SCRANTON, PA 18504.

Assessment Map #: 14513-070-006

Assessed Value figure: \$19,200.00

Improvements thereon: Residential property
Size of Lot 68.75 ft x 134 ft.
Sheriff to Collect: \$126,318.97
GREGORY JAVARDIAN, ESQUIRE
Attorney

SALE NUMBER 60

By virtue of a Writ of Execution No. 07-CV-3582, GMAC MORTGAGE, LLC v. LISA JONES and JOSEPH SOWKA, owner(s) of property situate in the CITY OF SCRANTON , Lackawanna County, Pennsylvania being 815 SOUTH 9TH AVENUE, SCRANTON, PA 18508
Front: 43 feet Depth: 118 feet
Assessment Map #: 15610 040 068
Assessed Value figure: \$12,000.00
Improvements thereon: Residential property
Judgment Amount: \$74,155.23
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 61

By virtue of a Writ of Execution filed to No. 06-CV-3564, WACHOVIA BANK N.A. vs. WALTER VANCOSKY and ERIN GARVEY-VANCOSKY A/K/A ERIN VANCOSKY, owner(s) of property situated in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 21 FOREST GLEN DRIVE, SCRANTON, PA consisting of .54 acres
Property Identification Number: 13304-050-00116
Assessed Value figure: \$21,500.00
Improvements thereon: consists of a single family residential dwelling
Sheriff to Collect: \$60,968.47 plus interest continuing from 06/14/06 at the mortgage per diem of \$13.11 until the date of sale
ANTHONY R. DISTASIO, ESQUIRE
Attorney

SALE NUMBER 63

By virtue of a Writ of Execution filed to No. 05-CV-2232 BY FIDELITY DEPOSIT & DISCOUNT BANK v. ROBERT J. MALONEY, owner(s) of property situate in the Borough of Moscow, Lackawanna County, Pennsylvania being: SR 690 Church St., Moscow, PA
Dimensions: 3.01A
Assessment Map #: 1970401000201
Assessed Value figure: \$10,000.00
Improvements thereon: vacant lot
Sheriff to Collect: \$157,049.04
JAMES T. SHOEMAKER, ESQ.
Hourigan, Kluger & Quinn, PC

600 Third Avenue
Kingston, PA 18704
Attorney

SALE NUMBER 64

By virtue of a Writ of Execution filed to No. 05CV2716, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs. JACK WASHENKO A/K/A JOHN M. WASHENKO owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania BEING 153 Brick Street, Throop, PA 18512

ALL that certain piece or parcel of land situate in the Borough of Throop, County of Lackawanna, and State of Pennsylvania. BEING the rear one-half (1/2) of Lot No. Fourteen (14), Block No. two (2), fronting on Brick Street, being fifty (50) feet in front on said Brick Street, the same width in the rear along the balance of said Lot No. (14), in Block No. (2), conveyed to Michael J. Washenko, et ux., and eighty-two and one-half (82- 1/2) feet in depth according to a plan or map entitled "Barnard's Map of Throop."

BEING KNOWN AS 153 BRICK STREET, THROOP, PA 18512.

TAX PARCEL NUMBER: 12412-010-040

Title to said premises is vested in Jack Washenko a/k/a John M. Washenko by deed from William Washenko and John M. Washenko a/k/a Jack Washenko dated 12/22/2000 and recorded 12/28/2000 in Deed Book 260, Page 215.

Assessment Map #:

Assessed Value figure: \$4,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$92,225.25

MCCABE, WEISBERG AND CONWAY, P.C.

Attorney

SALE NUMBER 65

By virtue of a Writ of Execution No. 06-CV-1802, FIDELITY DEPOSIT & DISCOUNT BANK v. JASON W. SAUTER and JESSICA E. VERGARI A/K/A, owner(s) of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 170 BRICK STREET, THROOP, PA 18512

Dimensions: 50x195x30x192

Assessment Map #: 12415 020 005

Assessed Value figure: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$80,582.82

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 66

By virtue of a Writ of Execution No. 07-CV-3579, WELLS FARGO BANK, N.A. v. KYLE A. MASON owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 825 SUMMER AVENUE, SCRANTON, PA 18504

Dimensions: 56x63x16x80x40x143

Assessment Map #: 14506 040 020
Assessed Value figure: \$11,000.00
Improvements thereon: Residential Property
Judgment Amount: \$125,771.81
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 67

By virtue of a Writ of Execution No. 07-CV-3625, AURORA LOAN SERVICES LLC v .WILLIAM TODD WARNER and BIANCA WARNER owners of property situate in the 21ST WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 825 NORTH MAIN AVENUE, SCRANTON, PA 18504
Front: 131 feet Depth: 170 feet, PARCEL 1 containing 14,295.69 SQ FT OR 0.326 ACRES; PARCEL 2 containing 1,487.63 SQ FT OR 0.034 ACRES
Assessment Map #: 14507 030 052
Assessed Value figure: \$20,850.00
Improvements thereon: Residential Property
Judgment Amount: \$199,810.23
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 68

By virtue of a Writ of Execution No. 06 CV 1164, CHASE MANHATTAN BANK USA, N.A. v. THOMAS J. ROBINSON and DARIA J. ROBINSON A/K/A DARIA J. ZANGHI owner(s) of property situate in the BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania, being 205 FLORENCE STREET, CLARKS SUMMIT, PA 18411-1935
Front: 90 feet Depth: 110 feet
Assessment Map #: 10010 010 00200
Assessed Value figure: \$22,000.00
Improvements thereon: Residential Property
Judgment Amount: \$16,260.52
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 69

By virtue of a Writ of Execution No. 07-CV-3583, CITIMORTGAGE, INC. v. ROBERT J. VINSKOFSKI, JR. and GRETA VINSKOFSKI owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 308 PARKEDGE LANE, SCRANTON, PA 18504
Front: 110 feet Depth: 90 feet, containing 9,544.83 square feet.
Assessment Map #: 14404 020 00304
Assessed Value figure: \$20,000.00
Improvements thereon: Residential Property
Judgment Amount: \$143,215.42
PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 70

By virtue of a Writ of Execution filed to No. 07-CV-2509, BUSINESS LOAN CENTER, LLC vs. JNC STATZ PROPERTIES, LLC, owner(s) of property situate in JESSUP, Lackawanna County, Pennsylvania, being LOT 7, SENATOR BOB MELLOW DRIVE, ROUTE 6, JESSUP, PA

211,790.40 S.F.

Property Identification Number: 11503-010-00329

Assessed Value figure: \$456,935.00

Improvements thereon: FIELD WITH TURF AND ACCESSORY BUILDING

Sheriff to Collect: \$1,404,854.41

ZACHARY J. COHEN, ESQUIRE

7535 WINDSOR DRIVE

SUITE 200

ALLENTOWN, PA 18195

Attorney

SALE NUMBER 71

By virtue of a Writ of Execution filed to No. 07 – CV - 3272, COMMUNITY BANK, NATIONAL ASSOCIATION d/b/a FIRST LIBERTY BANK & TRUST, Plaintiff vs. WALTER VANCOSKY and ERIN VANCOSKY Defendants, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania, being 21 FOREST GLEN DRIVE, SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA

CONTAINING .543 acres of land, more or less, as more particularly described in Deed or Record Book 1642, page 741.

Assessment Map #: 13304-050-00116

Assessed Value: \$21,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$125,912.48 PLUS COSTS, EXPENSES AND ATTORNEY'S FEES

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

Attorney

SALE NUMBER 72

By virtue of a Writ of Execution filed to No. 04-CV-2313, LASALLE BANK, N.A., F/K/A LASALLE NATIONAL BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED 03/01/1998, SERIES 1998-1. v. EDWIN A. GARCIA and SONIA ORTIZ GARCIA, mortgagor(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 643 MONROE AVENUE A/K/A 642-644 MCKENNA COURT, SCRANTON, PA 18510.

Assessment Map #: 146.77-030-029

Assessed Value figure: \$15,000.00

Improvements thereon: Residential property

Sheriff to Collect: \$105,521.37

GREGORY JAVARDIAN, ESQUIRE

Attorney

SALE NUMBER 73

By virtue of a Writ of Execution filed to No. 07-CV-2511, MANUFACTURERS AND TRADERS TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CONTIMORTGAGE HOME EQUITY LOAN TRUST 1994-5 CERTIFICATES vs. LOIS DICINDIO, SURVIVING CO-TENANT BY THE ENTIRETIES AND MORTGAGOR, Owner of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being 123 Homestead Street

Dimensions of Parcel: 36 x 124 x 36 x 122

Assessment Map #: 14635.030.015

Assessed Value figure: \$8,500.00

Improvements thereon: Two-Story Detached Residential Dwelling

Sheriff to Collect: \$39,098.66

BARBARA A. FEIN, ESQUIRE

Attorney

SALE NUMBER 74

By virtue of a Writ of Execution filed to No. 06-CV-3531, DLJ MORTGAGE CAPITAL, INC. vs. JOSEPH C. VILLONE, owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania being 132 Dunmore Street

Dimensions of Parcel: 50 x 165

Assessment Map #: 136-050-30014

Assessed Value figure: \$5,500.00

Improvements thereon: Two-Story Residential Dwelling

Sheriff to collect: \$110,435.85

BARBARA A. FEIN, ESQUIRE

Attorney

SALE NUMBER 75

By virtue of a Writ of Execution No. 07CV3623, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE v. MICHAEL KANIA and COLLEEN R. KANIA owner(s) of property situate in the JERMYN, Lackawanna County, Pennsylvania, being 113 CEMETERY STREET, JERMYN, PA 18433

Front: 80 feet Depth: feet, containing square feet

Assessment Map #: 08408 030 01000

Assessed Value figure: \$7,000.00

Improvements thereon: Residential property

Judgment Amount: \$111,067.93

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 76

By virtue of a Writ of Execution No. 07-CV-3624 DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE v. AMANDA PILCHESKY and JASON

PILCHESKY owner(s) of property situate in the BOROUGH OF MOOSIC, Lackawanna County, Pennsylvania, being 102 RYAN DRIVE, MOOSIC, PA 18507

Dimensions: 58x101x215x116, containing 14,172 square feet.

Assessment Map #: 176.04-020-01230

Assessed Value figure: \$31,500.00

Improvements thereon: Residential property

Judgment Amount: \$374,068.68

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 77

By virtue of a Writ of Execution No. 07-CV-2474, THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE v. FRANCIS J. CONWAY and owner(s) of property situate in the DUNMORE, Lackawanna County, Pennsylvania being 132 SHOEMAKER STREET, DUNMORE, PA 18512

DIMENSIONS: 58 X 98 X 57 X 60 X 115 X 162

Assessment Map #: 14650 020 008

Assessed Value figure: \$6,000.00

Improvements thereon: Residential property

Judgment Amount: \$35,469.40

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 78

By virtue of a Writ of Execution No. 07-CV-3293 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE v. KENNETH C. DETWILER and DEBORAH C. DETWILER owners of property situate in the TOWNSHIP OF NEWTON, Lackawanna County, Pennsylvania, being 14040 ORCHARD DRIVE, CLARKS SUMMIT, PA 18411
Containing: 5.76 ACRES

Assessment Map #: 12001 010015

Assessed Value figure: \$42,000.00

Improvements thereon: Residential property

Judgment Amount: \$415,167.02

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 79

By virtue of a Writ of Execution No. 06-CV-3915 GMAC MORTGAGE CORPORATION v. ERIC J. DEMARIS and owners of property situate in the SCRANTON, Lackawanna County, Pennsylvania, being 112 WATKINS STREET, SCRANTON, PA 18508

Front: 90 FT feet Depth: 50 FT feet, containing 4500 square feet

Assessment Map #: 12403 020041

Assessed Value figure: \$15,000.00

Improvements thereon: Residential property

Judgment Amount: \$79,288.95
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 80

By virtue of a Writ of Execution No. 07-CV-2950 AURORA LOAN SERVICES LLC v. WILLIAM GOLDEN and KORI GOLDEN owner(s) of property situate in the MOSCOW, Lackawanna County, Pennsylvania, being: 302 SUNRISE BOULEVARD, MOSCOW, PA 18444

Front: 24 x 115 x 176 x 130 x 191
Assessment Map #: 19801 010 01146
Assessed Value figure: \$32,000.00
Improvements thereon: Residential property
Judgment Amount: \$325,691.83
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 81

By virtue of a Writ of Execution No. 07-CV-3767 GMAC MORTGAGE, LLC v. ELIZABETH GRIFFITH and ROBERT GRIFFITH owner(s) of property situate in the, Lackawanna County, Pennsylvania, being 3901 WYLAM AVENUE, MOOSIC, PA 18507

Front: 62.69 feet Depth: 148.07 feet.
Assessment Map #: 17611010018
Assessed Value figure: \$15,000.00
Improvements thereon: Residential property
Judgment Amount: \$138,890.48
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 82 - STAYED

By virtue of a Writ of Execution filed to No.07 CV 3362 U.S. BANK, N.A., SUCCESSOR TRUSTEE TO WACHOVIA BANK, N.A. F/K/A FIRST UNION NATIONAL BANK AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4 vs. CAROL GILGALLON and JOHN J. GILGALLON owner(s) of property situate in BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania, being 92 W. Palm Street Olyphant, PA 18447, 11408-020-02807,

Being known and designated As Lot no. Fifty (50) on Map of Queen City Heights Made by George P. Oehler, Registered Engineer, December 12, 1962, and revised May 8, 1964, Said map is intended to be duty recorded, and a similar map has been recorded in Deed Book 606, page 570, Recorder of Deeds' Office, Lackawanna County, Pennsylvania. Said lot is seventy-eight (78) feet in front on Palm Street, seventy-eight (78) feet in the rear and one hundred twenty (120) feet in depth, bounded on the east by Lot No. Forty nine (49) on the west by Lot No. Fifty one (51) as set forth upon the aforementioned plot or map.

Assessment Map #: 11408-020-02807
Assessed Value figure: \$18,500.00
Improvements thereon: A Residential Dwelling
Sheriff to collect: \$159,934.35
JOSEPH A. GOLDBECK JR., ESQUIRE
Attorney

SALE NUMBER 83

By virtue of a Writ of Execution filed to No. 07-CV-03858, WACHOVIA BANK, NATIONAL ASSOCIATION f/k/a FIRST UNION NATIONAL BANK, s/b/m to CORESTATES BANK, N.A. s/b/m to INDEPENDENCE BANK CORP. s/bm/ to THIRD NAT'L BANK & TRUST COMPANY OF SCRANTON, vs. CATHERINE LARNERD, EXECUTRIX OF THE ESTATE OF MICHAEL A. NAPOLITANO, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 318 S. Blakely Street

39 x 193 x 39 x 195

Assessment Map #: 14649010003

Assessed Value figure: \$10,000.00

Improvements thereon: Multi-dwelling

Sheriff to Collect: \$40,577.68 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE

SOMACH & WESTER

1132 HAMILTON STREET

SUITE 201

ALLENTOWN, PA 18101

Attorney

SALE NUMBER 84

By virtue of a Writ of Execution filed to No. 06-CV-1945, FILED BY FIDELITY DEPOSIT & DISCOUNT BANK v. R. BRIAN MALONEY, J. KERRY MALONEY and J. TIMOTHY MALONEY were the owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being 414 East Drinker Street, Dunmore, PA

Dimensions

Assessment Map #: 14643-030-018

Assessed Value figure: \$84,150.00

Improvements thereon: office bldg.

Sheriff to Collect: \$950,760.28 Plus costs

JAMES T. SHOEMAKER, ESQ.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 85

By virtue of a Writ of Execution No. 07-CV-1044, CITIFINANCIAL SERVICES, INC. v. ELWOOD D. STAPLES A/K/A ELWOOD J. STAPLES A/K/A ELWOOD D. STAPLES, III and KAREN J. STAPLES , owner(s) of property situate in the Borough of Jermyn, Lackawanna County, Pennsylvania, being 242 DELAWARE STREET, JERMYN, PA 18433

Front: 50 feet Depth: 100 feet, containing 7,500 square feet

Assessment Map #: 07320 070 00400

Assessed Value figure: \$,4,100.00

Improvements thereon: Residential Property

Judgment Amount: \$78,323.76

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 86

By virtue of a Writ of Execution filed to No. 2006-CV-04052, NATIONAL LOAN INVESTORS, L.P. vs. FRED LANCE, III and ISABELLE LANCE, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania, being 325-327 Spring Street is 2,200 sq. ft. Duplex and 2135-2137 Wayne Avenue is 1,900 sq. ft. Duplex

Property Identification Number: 13408060042 13408060015

Assessed Value figure: (2135 – 2137 Wayne - \$10,000.00 – Improvement \$7,950 & Land \$2,050)

(327 Spring Street - \$10,000.00 – Improvement \$8,700 & Land \$1,300)

Improvements thereon: \$7,950 (2135-37 Wayne Avenue)

\$8,700 (327 Spring Street)

Sheriff to Collect: \$85,421.43 plus Interest & Costs

ROBERT L. GRUNDLOCK, JR.

Attorney

SALE NUMBER 87

By virtue of a Writ of Execution filed to No. 07 – CV - 3763, PENNSTAR BANK, SUCCESSOR IN INTEREST TO PIONEER AMERICAN BANK, N.A., PLAINTIFF versus CATHERINE LARNERD, EXECUTRIX OF THE ESTATE OF MICHAEL A. NAPOLITANO, DEFENDANT owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania, being 318 SOUTH BLAKELY STREET, DUNMORE, LACKAWANNA COUNTY, PENNSYLVANIA

Consisting of and being 39 feet X 193 feet X 39 feet X 193 feet, more or less

Assessment Map #: 146 49-010-003

Assessed Value figure: \$10,000.00

Improvements thereon: Multi-unit Residential Building

Sheriff to Collect: \$113,510.14 PLUS TAXES, COSTS AND EXPENSES

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

MYLES R. WREN, 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 DECEMBER 19, 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

SEPTEMBER 04, 2007