

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JANUARY 29, 2008

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, JANUARY 29, 2008 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 - *STAYED*

By virtue of a Writ of Execution filed to No. 3249-Civil-2007 HONESDALE NATIONAL BANK v. GARY P. DURST and NADINE DURST, owner(s) of property situate in Vandling Borough, Lackawanna County, Pennsylvania L 11 & 12/B 10 & L 11 & 12/B 11 Vine Street, Dimensions of Parcel No. 01608020014 is 100 x 150, Acreage of 01608010010 is 0.34 Acres.

Assessed Value: \$500.00 each parcel

Vacant Lot

Sheriff to collect: \$21,028.09

Steven E. Burlein, Esquire

307 11th Street, Honesdale, PA

Attorney

SALE NUMBER 3 – *CONT. 3/25/08*

By virtue of a Writ of Execution filed to No. 2952 Civil 2007, NOVOSTAR MORTGAGE, INC. vs. JOANNE RICKS and JAMAL A. DAVIS, owner(s) of property situate the Township of South Abington Lackawanna County, PENNSYLVANIA being 929 Bernard Street, Clark Summit, PA 18411.

Front: 50 ft. Depth: 142.2 ft.

Property Identification Number: 1011-040-003

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$318,821.09

STEVEN K. EISENBERG, Esq.

Attorney

SALE NUMBER 4 – *CONT. 3/25/08*

By virtue of a Writ of Execution No. 07-CV-3470 U.S. BANK NATIONL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, 2006-4 v. JOANNE G. LOCKLEAR and CHARLES D. LOCKLEAR owner(s) of property situate in the

CITY OF SCRANTON, Lackawanna County, PENNSYLVANIA being 828 PITTSTON AVENUE, SCRANTON, PA 18505

Front: 30 feet Depth: 63 feet

Assessment Map #: 15619 030030

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$81,819.95

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 5 - STAYED

By virtue of a Writ of Execution No. 06 CV 893, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. v. CHRISTOPHER T. JONES and KIMBERLY A. JONES, A/K/A KIMBERLY A. DOMBROSKY owner(s) of property situate in the CARBONDALE, Lackawanna COUNTY, PENNSYLVANIA being 167 FALLBROOK STREET, CARBONDALE, PA 18407

Front: 50 feet Depth: 160 feet, containing 8000 square feet,

Assessment Map #: 04412020010

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$65,758.09

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 6 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution No. 06-6335 WELLS FARGO BANK, N.A. v. JOHN F. ARENA, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2208 WYOMING AVENUE, SCRANTON, PA 18509

Dimensions: 45x120x42x120

Assessment Map #: 13514 060 014

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$84,417.90

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 7 - STAYED

By virtue of a Writ of Execution filed to No. 07-CV-3878 WASHINGTON MUTUAL BANK, F.A. S/B/M TO WASHINGTON HOME LOANS, INC., F/K/A PNC MORTGAGE CORP OF AMERICA v. JEAN M. SANTORO, owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania being 1410 PINE STREET, SCRANTON, PA 18510

Front: 40 FEET feet Depth: 34 FEET feet, containing 1360 SQ. FEET square feet,

Assessment Map #: 15706-020-017

Assessed Value Figure: \$10,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$32,289.50
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 8 – CONT. 3/25/08

By virtue of a Writ of Execution No. 07-CV-3925 FIRST HORIZON HOME LOAN CORPORATION v. BRANDON BOSSHARD, owner(s) of property situate in the FELL TOWNSHIP, Lackawanna County, Pennsylvania being 512-514 FIRST STREET, RICHMONDALE, PA 18421

Front: 60 FEET feet Depth: 157 FEET feet, containing 9420 SQ. FEET square feet,

Assessment Map #: 00719 020 018

Assessed Value Figure: \$7,000.00

Improvements Thereon: A Residential Property

Judgment Amount: \$59,191.51

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 9 - STAYED

By virtue of a Writ of Execution No. 07-CV-4153, COUNTRYWIDE HOME LOANS, INC. v. JOHN A. WILDMAN and ANN MARIE WILDMAN, owner(s) of property situate in the THROOP BOROUGH, Lackawanna County, Pennsylvania being 3 CHARLES STREET, THROOP, PA 18512

Front: 50 FEET feet Depth: 160 FEET feet, containing 8000 SQ. FEET square feet

Assessment Map #: 12420 010 004

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$99,432.30

PHELAN HALLINAN & SCHMIEG, LLP

ATTORNEY

SALE NUMBER 10 – CONT. 3/25/08

By virtue of a Writ of Execution No. 06-CV-4750, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE v. CARL P. WEBER A/K/A CARL J. WEBER, owner(s) of property situate in the DICKSON CITY, Lackawanna County, Pennsylvania being 401 BOULEVARD AVENUE, DICKSON CITY, PA 18519

Front: 25 FEET feet Depth: 153.3 FEET feet, containing 3832.50 FEET square feet

Assessment Map #: 12412010 046

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$103,831.31

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 11 – CONT. 3/25/08

By virtue of a Writ of Execution No. 07 CV 3707, COUNTRYWIDE HOME LOANS, INC. v. CHARLES D. LOCKLEAR, owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania being 447 RAILROAD AVENUE, SCRANTON, PA 18505

Front: feet Depth: feet, containing square feet, INSTRUMENT # 200607277

Assessment Map #: 15648-020-023

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$17,786.17

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 12 - STAYED

By virtue of a Writ of Execution No. 07-CV-1968, WELLS FARGO FINANCIAL PA, INC. v. JODY P. SIBIO and owner(s) of property situate in the Lackawanna County, Pennsylvania, being 628 BENDAR STREET, DUNMORE, PA 18512

Front: 154 feet Depth: 40 feet, containing square feet

Assessment Map #: 14705-020-05501

Assessed Value Figure: \$15,200.00

Improvements Thereon: Residential Property

Judgment Amount: \$128,507.59

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 13 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution No. 2007-02230, CITIMORTGAGE, INC. v. JEFFREY F. CASELLA and OKSANA V. CASELLA owner(s) of property situate in the Lackawanna County, Pennsylvania, being 325 SUSSEX STREET, OLD FORGE, PA 18518

Front: 165 FEET Depth: 32 FEET

Assessment Map #: 17512010029

Assessed Value Figure: \$4,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$124,638.41

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 14 - STAYED

By virtue of a Writ of Execution filed to No. 2006-5915, WELLS FARGO BANK NA, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2004-OPT1 vs. CHARLES POPOVICH and ROSE POPOVICH owner(s) of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, being 204 Washington Street, Carbondale, PA 18407

Dimensions: 33x139x33x135

Assessment Map #: 05509-080-036

Assessed Value Figure: \$8,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$70,735.77
MARK J. UDREN, ESQUIRE
Attorney

SALE NUMBER 15 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07-CV-3851, DEUTSCHE BANK TRUST CO. AMERICAS, AS TRUSTEE AND CUSTODIAN FOR SOUNDVIEW HOME LOAN TRUST 2006-EQ1 BY: SAXON MTG. SERVICES, INC. AND ITS ATTORNEY-IN-FACT vs. SHANNEN SUTTON and DANIEL SUTTON, MORTGAGOR owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania Being: 221 Lemon Street, Scranton, PA 18509

Dimensions: 100x75

Assessment Map #: 12403-010-01101

Assessed Value Figure: \$13,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$171,010.22

MARK J. UDREN, ESQUIRE

Attorney

SALE NUMBER 16 - STAYED

By virtue of a Writ of Execution filed to No. 07-3975 NATIONAL CITY MORTGAGE INC., F/K/A NATIONAL CITY MORTGAGE CO. vs. SUSAN C. MOZELESKI and RICHARD J. MOZELESKI, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being, 619 Orchard Street Scranton, PA 18505

SITUATE UPON A STREET CALLED AND KNOWN AS ORCHARD STREET, SAID LOT BEING RECTANGULAR, 40 FEET IN FRONT OF 1.152 FEET IN DEPTH, TO AN ALLEY IN THE REAR FOR PUBLIC USE ACCORDING TO THE PLOTS OF LOTS OF THE LACKAWANNA IRON & STEEL COMPANY, DULY RECORDED IN LACKAWANNA COUNTY IN MAP BOOK 1 PAGES 84 AND 85. TAX PARCEL #: 15660-020-052

Assessment Map number: 15660-020-052

Assessed Value Figure: \$8,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$52,633.18

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 18 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07-CV-216, LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF GSAMP TRUST 2005-HE6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE6 vs. MICHAEL J. STINE; MIA L. STINE, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 1309 Bryn Mawr Street, Scranton, PA 18504

40 X 125

Assessment Map number: 15609 030 016

Assessed Value Figure: \$7,000.00

Improvements Thereon: A residential dwelling

Sheriff to collect: \$115,789.68

SALE NUMBER 19 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 06-CV-3963, DEUTSCHE BANK F/K/A BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE OF MELLON CRA MORTGAGE LOAN TRUST 1998-A vs. THOMAS A. RAFALKO; BARBARA RAFALKO, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 2925 Marvine Avenue, Scranton, PA 18508

110' x 144.8' x 181.7' (Triangular)

Assessment Map number: 12403020004

Assessed Value Figure: \$7,000.00

Improvements Thereon: A residential dwelling

Sheriff to collect: \$49,952.80

Lauren R. Tabas, Esq.

Attorney

SALE NUMBER 20 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 99-CV-489, COUNTRYWIDE HOME LOANS, INC., ET AL., vs. MICHAEL F. STANTON and BARBARA STANTON and owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 105 Washington Street, Carbondale, PA 18407

30 feet by 75 feet

Assessment Map number: 05505-050-035

Assessed Value Figure: \$6,500.00

Improvements Thereon: Single Family dwelling

Sheriff to collect: \$56,739.55

Kristine M. Anthon

Attorney

SALE NUMBER 21 - STAYED

By virtue of a Writ of Execution filed to No. 2007-03769, M&T BANK, SUCCESSOR BY MERGER TO M&T MORTGAGE CORPORATION v. EDWARD JOHN CAVALIER and MARY ALICE CAVALIER owner(s) of property situate in the Township of Carbondale, Lackawanna County, Pennsylvania. being 60 Lower Powderly Street, Carbondale, PA 18407

13,500 s.f., more or less

Property Identification Number: 06407-020-027

Assessed Value Figure: \$5,200.00 (Land) + \$12,800.00 (Bldg) = \$18,000.00

Improvements Thereon: Single Family dwelling

Sheriff to collect: \$102,974.03, plus interest, tax and costs

Kimberly A. Bonner, Esquire

Attorney

SALE NUMBER 22 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 06 CV 5776, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-

1 vs. JESSE C. MANCINI owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1108-1110 Albright Avenue Scranton, PA 18509, 14508-050-02601.

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

Assessment Map number: 14508-050-02601

Assessed Value Figure: \$12,500.00

Improvements Thereon: A residential dwelling

Sheriff to collect: \$109,127.49

Joseph A. Goldbeck, Jr., Esquire

Attorney

SALE NUMBER 23 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 06 CV 5211 WASHINGTON MUTUAL BANK, AS SUCCESSOR-IN-INTEREST TO LONG BEACH MORTGAGE COMPANY BY OPERATION OF LAW vs. THOMAS COOMBES SR., owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 17 Villa Street Carbondale, PA 18407, 04513-030-023,

BEING 41 FEET IN WIDTH IN FRONT ON VILLA STREET, 41 AND 4/5THS FEET IN REAR AND ABOUT 115 FEET IN DEPTH TAX PARCEL #: 04513-030-023

Assessment Map number: 04513-030-023

Assessed Value Figure: \$5,700.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$92,322.07

JOSEPH A. GOLDBECK, JR., ESQUIRE

Attorney

SALE NUMBER 24 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 07-CV-4420 LASALLE BANK., ET AL. vs. BELINDA SHEA and GARY SHEA, owner(s) of property situate in City of Scranton/19th Ward, Lackawanna County, Pennsylvania being 1201 Stafford Avenue, Scranton, PA 18505 50/75

Assessment Map number: 167.12-040-017

Assessed Value Figure: \$6,142.00

Improvements Thereon: Single Family dwelling

Sheriff to Collect: \$62,213.24

Kristine M. Anthon

Attorney

SALE NUMBER 25 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 2007-02098 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. SHAUN C. SAYER and ABIGAIL L. SAYER, owner(s) of property situate in Township of North Abington, Lackawanna County, Pennsylvania being R.D. #1, Box 237, Dalton, PA 18414

Dimensions: 100 x 128

See Deed Book 1216, Page 310

Assessment Map #: 05902-020-050

Assessed Value Figure: \$9,000.00

Improvements Thereon: A residential dwelling house

Sheriff to Collect: \$141,911.62 (Total amount of Judgment)*

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

Leon P. Haller, Esquire

Purcell, Krug & Haller

Attorney

SALE NUMBER 26 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 2007-01760, U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. STACI M. FLYNN and JAMES D. NONNENBERG, owner(s) of property situate in Borough of Mayfield, Lackawanna County, Pennsylvania, being 718 Hill Street, Mayfield, PA 18433

Dimensions: 60 x 150

See Deed Book 658, Page 447

Assessment Map #: 07405-060-015

Assessed Value Figure: \$6,000.00

Improvements Thereon: A Residential Dwelling House

Sheriff to Collect: \$75,085.41 (Total amount of Judgment)*

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

Leon P. Haller, Esquire

Purcell, Krug & Haller

Attorney

SALE NUMBER 27 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 06CV4038, 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 HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2002-3 vs. ALAN J. LEGGIN; LUCY ANN LEGGIN AKA LUCY ANN MARIE LEGGIN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 910 Wheeler Avenue, Scranton, PA 18510

42'x94'x41'x87'

Assessment Map #: 157.16-170-033

Assessed Value Figure: \$15,000.00

Improvements Thereon: Single Residential Dwelling
Sheriff to Collect: \$102,274.34
Lauren R. Tabas, Esq.
Attorney

SALE NUMBER 28 – SOLD HIGH BID \$162,301.00 GREG WINOWICH

By virtue of a Writ of Execution filed to No. 06CV4531 U.S. BANK N.A., AS TRUSTEE FOR REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2004-8 vs. TAMI S. HERMAN; CHARLES J. HERMAN, owner(s) of property situated in Township of South Abington Lackawanna County, Pennsylvania being 200 Leach Hill Road, Clarks Summit, PA 18411

125' x 105'

Assessment Map #: 09104-010-00221

Assessed Value Figure: \$23,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$180,562.46

Lauren R. Tabas, Esq.

Attorney

SALE NUMBER 29 – CONT. 3/25/08

BY VIRTUE OF A WRIT OF EXECUTION FILED BY SCHMITZ DEVELOPMENT COMPANY V. Green Pond Restaurant, LLC dba Damon's Grill, r. Brian Maloney, J. Kerry Maloney, J. Timothy Maloney, Jerome Jordan and Williams Jordan – 2007-2040 William Jordan was the owner of property situate in the Township of Abington, Lackawanna County, Pennsylvania being: 809 Glenburn Road Clarks Summit, PA 18411 and Summit St. Clarks Summit, PA 18411

Dimensions 09001 060 002 – 1.51 acres 09001 060 00513 – 2.32 acres

Assessment Map #: 09001 060 002 and 09001 060 00513

Assessed Value Figure: \$38,857.00

Improvements Thereon: 09001 060 002 – Multi – dwelling, 09001 060 00513 – Vacant Lot (less than 10 acres)

Sheriff to Collect: \$6,175,884.91 Plus costs

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 30 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution No. 06-CV-3497, WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-1 ASSET-BACKED CERTIFICATES, SERIES 2006-1 v. PATRICIA A. SNODGRASS and JOHN J. BALENDY, JR. owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania being 517 NORTH IRVING AVENUE, SCRANTON, PA 18510

Front: 27 feet Depth: 160 feet, containing 4,320 square feet

Assessment Map #: 15709 050 014

Assessed Value Figure: \$8,500.00
Improvements Thereon: Residential Property
Judgment Amount: \$66,399.83
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 31 – CONT. 3/25/08

By virtue of a Writ of Execution No. 07-CV-4664, FIRST HORIZON HOME LOAN CORPORATION, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION v. ANNA MAE BROWN owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 919 MADISON AVENUE, SCRANTON, PA 18510
Front: 30 feet Depth: 160 feet
Assessment Map #: 14662 020 010
Assessed Value Figure: \$10,500.00
Improvements Thereon: Residential Property
Judgment Amount: \$121,736.56
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 32 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution No. 07-3859, 1ST WACHOVIA BANK, NATIONAL ASSOCIATION v. CHARLES D. LOCKLEAR and JOANN G. LOCKLEAR, owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania, being: 328 PITTSTON AVENUE, SCRANTON, PA 18505
Front: 40 feet Depth: 140 feet, containing square feet.
Assessment Map #: 15616 010 041
Assessed Value Figure: \$14,400.00
Improvements Thereon: Residential Property
Judgment Amount: \$93,576.35
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 33 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution No. 07-CV-4595, THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE v. MICHAEL LYDON and owner(s) of property situate in the DUNMORE, Lackawanna County, Pennsylvania being 541 CHESTNUT STREET, DUNMORE, PA 18512
Front: 150 feet Depth: 125.4 feet.
Assessment Map #: 14620 020 002
Assessed Value Figure: \$9,500.00
Improvements Thereon: Residential Property
Judgment Amount: \$913.92
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 34 – CONT. 3/25/08

By virtue of a Writ of Execution 07-CV-3693, THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE v. CHRISTOPHER KEARNEY and owner(s) of property situate in the DUNMORE, Lackawanna County, Pennsylvania, being 1510 HOLLY ROAD, DUNMORE, PA 18509

Front: 40 feet Depth: 132 feet, containing 5,280 square feet.

Assessment Map #: 14610-030-003

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$83,424.19

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 35 – CONT. 3/25/08

By virtue of a Writ of Execution No. 07-CV-1778, THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE v. WILLIAM P. CARLIN, JR. and SHIRLEY CARLIN A/K/A SHIRLEY A. JENKINS A/K/A SHIRLEY A. CARLIN, owner(s) of property situate in the SOUTH ABINGTON, Lackawanna County, Pennsylvania being 114 LAYTON ROAD, CLARKS SUMMIT, PA 18411

Front: 180 feet Depth: 198 feet.

Assessment Map #: 11206 020 055

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$138,900.83

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 36 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07-CV-4662, DEUTSHCE BANK NATIONAL TRUST CO., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2005-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT1 vs. JOSEPH M. STASIAK, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania. Being 170-172 South Bromley Avenue, SCRANTON, PA 18504

Dimensions: 45x85x45x93

Assessment Map #: 14518-010-075

Assessed Value Figure: \$10,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$79,465.77

Mark J. Udren, Esquire

Attorney

SALE NUMBER 37 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 07-CV-1654, US BANK NA, AS TRUSTEE FOR JPMORGAN MTG. ACQUISITION CORP. 2005-OPT1 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2005-OPT1 vs. WILLIAM V. DOMENICK, III A/K/A WILLIAM

DOMENICK, III and JUDY H. DOMENICK, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania. Being: 817 Mill Street, Dunmore, PA 18512

Dimensions: 50x144

Assessment Map #: 14620-010-053

Assessed Value Figure: \$10,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$125,028.02

Mark J. Udren, Esquire

Attorney

SALE NUMBER 38 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 06-CV-2121, DEUTSCHE BANK TRUST CO. AMERICAS, AS TRUSTEE AND CUSTODIAN FOR SOUNDVIEW HOME LOAN TRUST 2005-2 BY: SAXON MTG. SERVICES, INC. AS ITS ATTORNEY-IN-FACT vs. EVA COVEY and HAROLD J. COVEY owners of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania. Being: 505 Delaware Street, Olyphant, PA 18447

Dimensions: 30x150

Assessment Map #: 11411-030-005

Assessed Value Figure: \$5,285.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$90,037.75

Mark J. Udren, Esquire

Attorney

SALE NUMBER 39 – CONT 6/3/08

By virtue of a Writ of Execution No. 50881-06, MID VALLEY SCHOOL DISTRICT vs. BELL MOUNTAIN VILLAGE, owner of property situate in Dickson City, Lackawanna County, Pennsylvania being: 11,031 Acres, Shopping Centers by Rte. 6 Scranton-Carbondale Hwy., Bell Mountain Village Plaza

11,031 A

Property Identification No.: 11301-010-01602

Assessed Value Figure: \$1,146,528.00

Improvements Thereon: COMMERCIAL PROPERTY

Sheriff to collect: \$106,456.06

Laurence R. Chashin, Esquire

Portnoff Law Associates, Ltd.

(484) 690-9300

Attorney

SALE NUMBER 41 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07CV871, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R7 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2005, WITHOUT RECOURSE vs. MICHAEL M. KUCHWARA and SANDI WIDDICK-KUCHWARA, owner(s)

of property situate in City of Scranton, Lackawanna County, Pennsylvania being, 309 White Birch Drive Scranton PA 18504, 13401-010-00454

BEGINNING at a corner lying along the Southwesterly side of White Birch Drive in the Oakwood Estates Subdivision, said corner being common to lands of Lot #52 and Lot #53; thence along the boundary line of Lots #52 and #53, South 35 degrees 30 minutes 00 seconds West, a distance of one hundred twenty (120) feet to a point; thence along lands of Pennsylvania Light Company in a North 54 degree 30 minutes 00 seconds West direction for a distance of ninety (90.00) feet to a corner; thence along the boundary line of Lots #53 and #54 in a North 35 degree 30 minutes 00 seconds East direction for a distance of 120.00 feet to a point on White Birch Drive, thence 54 degrees 30 minutes 00 seconds East a distance of Ninety (90.00) feet to a point the place of beginning. TAX PARCEL NO. 13401-010-00454

Assessment Map #: 13410-010-00454

Assessed Value Figure: \$21,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$225,695.80

Joseph A. Goldbeck, Jr., Esquire

Attorney

SALE NUMBER 42 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 07 CV 4722, 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 vs. DESIREE KANE and MICHAEL KANE, owner(s) of property situate in the city of Scranton, Lackawanna County, Pennsylvania, being, 905 Cedar Avenue Scranton, PA 18505, 15619-030-022,

Beginning at a point in the fence line on the Easterly side of Cedar Avenue, being a point about 44 feet distant from the South corner of the intersection of Beech Street and Cedar Avenue is now located: Thence South 48 degrees 20 minutes East along land now or formerly of Philip Dimler, 101 feet to a corner; Thence South 47 degrees 20 minutes West 26.9 feet to a corner; Thence North 47 degrees 20 minutes East along Cedar Avenue 25.6 feet to the place of beginning.

Assessment Map #: 15619-030-022

Assessed Value figure: \$7,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$96,680.77

Joseph A. Goldbeck, Jr., Esquire

Attorney

SALE NUMBER 43 - STAYED

By virtue of a Writ of Execution filed to No. 2007 CIV 4834, FAIRWAY CONSUMER DISCOUNT COMPANY vs. JOSEPH BACHAK and PAULINE H. BACHAK, his wife, owner(s) of property situate in Greenfield Township, Lackawanna County, Pennsylvania, being 115 Petrilak Road, Carbondale.

Dimensions/Acreage: 34,400 square feet.

Assessment Map #: 03303-020-004

Assessed Value figure: \$16,000.00
Improvements thereon: IMPROVED with a multiple family frame dwelling
Sheriff to Collect: \$12,193.06 plus costs as of January 29, 2008
CHARITON & SCHWAGER
Attorneys

SALE NUMBER 44 - STAYED

By virtue of a Writ of Execution filed to No. 07-CV-6423, FIRST NATIONAL COMMUNITY BANK., Plaintiff vs. REGINA MANOR CORP., ARMAND ZANGARDI and PATRICIA ZANGARDI Defendants, the property owned by Defendant, Regina Manor Corp. situate in Lackawanna County, Pennsylvania located at 1554 SANDERSON AVENUE, SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA.

CONSISTING OF AND BEING 190' x 183' x 130' x 73' x 60' x 25', more or less. See Record Book 231, beginning at page 561.

Assessment Map #: 13517-040-001

Assessed Value figure: \$55,000.00

Improvements thereon: Nursing or Personal Care Home

Sheriff to Collect: \$186,352.48 PLUS ADDITIONAL INTEREST AND COSTS

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

Attorney

SALE NUMBER 45 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No 2007 – CV - 5378, FIRST LIBERTY BANK & TRUST, SUCCESSOR IN INTEREST TO THE FIRST NATIONAL BANK OF JERMYN, PLAINTIFF vs. LOUIS DOMIANO, JR., and DEBRA DOMIANO, Defendants, the property owned by Defendants, situate in Lackawanna County, Pennsylvania, located at 612-618, 620 Lackawanna Avenue, City of Scranton, Lackawanna County, Pennsylvania and 522 Spruce Street, City of Scranton, Lackawanna County, Pennsylvania, Lackawanna County, Pennsylvania.

CONSISTING OF AND BEING:

612-614 Lackawanna Avenue: 50' by 150'

616-618 Lackawanna Avenue: 50' by 150'

620 Lackawanna Avenue: 100' by 100'

522 Spruce Street: 30' by 150'

ASSESSMENT MAP NUMBERS:

612-614 Lackawanna Avenue: 14519020025

616-618 Lackawanna Avenue: 14519020024

620 Lackawanna Avenue: 14519020023; 1451902002301;

522 Spruce Street 15635020020

ASSESSED VALUE FIGURE:

612-614 Lackawanna Avenue: \$11,250.00

616-618 Lackawanna Avenue: \$11,250.00

620 Lackawanna Avenue: \$48,051.00

522 Spruce Street: \$47,800.00

IMPROVEMENTS THEREON:

612-614 Lackawanna Avenue: Vacant Lot

616-618 Lackawanna Avenue: Vacant Lot
620 Lackawanna Avenue: Commercial Building
522 Spruce Street: Commercial Building
Sheriff to Collect: One Hundred Forty-Nine Thousand, Nine Hundred Thirty-Six and 35/100 (\$149,936.35), plus costs and attorney's fees and additional interest at the maximum rate allowed by law until paid in full
William L. Byrne, Esquire
NOGI, APPLETON, WEINBERGER & WREN, P.C.
415 Wyoming Avenue
Scranton, PA 18503
Attorney

SALE NUMBER 46 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 2006 CIVIL 06608, MIDFIRST BANK vs. DENISE M. HINES and ROBERT A. HINES, II owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania, BEING 117 South Main Street, Taylor, PA 18517
Dimensions: 36x150

See Deed Book 351, Page 308

Assessment Map #: 16625-060-036

Assessed Value figure: \$6,000.00

Improvements thereon: A Residential Dwelling House

Sheriff to Collect: \$90,776.70 (Total amount of Judgment)*

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

Leon P. Haller, Esquire

Purcell, Krug & Haller

Attorney

SALE NUMBER 47 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07-CV-3571, EMC MORTGAGE CORPORATION, ATTORNEY-IN-FACT FOR DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER THE APPLICABLE AGREEMENT v. CHARLES ORLOSKI, JR. and CAROL ORLOSKI, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania, being 410 CENTER STREET, TAYLOR, PA 18517.

Size of Lot 50 ft. x 100 ft.

Assessment Map #: 17605 020 008

Assessed Value figure: \$12,000.00

Improvements thereon: Residential property

Sheriff to Collect: \$79,551.35

Gregory Javardian, Esquire

Attorney

SALE NUMBER 48 – SOLD HIGH BID \$63,944.00 IN PROPERTIES

By virtue of a Writ of Execution filed to No. 5977-Civil-2006, PENNSTAR BANK, A DIVISION OF N.B.T. BANK NA vs. TODD MICKAVICZ, owner of property in Borough of Taylor, Lackawanna County, Pennsylvania, being 106 East High Street, Taylor, Pennsylvania 18517

50 feet x 150 feet
Assessment Map #: 16619-020-033
Assessed Value figure: \$13,000.00
Improvements thereon: Residential dwelling
Sheriff to Collect: \$62,853.97
David M. Gregory, Esquire
Attorney

SALE NUMBER 49 - STAYED

By virtue of a Writ of Execution filed to No. 2004-CV-420 MF, CHASE MANHATTAN BANK, ET AL. vs RUSSELL PICCOTTI and CLARITA PICCOTTI and 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
Peter E. Meltzer, Esquire
Attorney

SALE NUMBER 50 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 07-CV-4840, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES NC 2005-HE8, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES NC 2005-HE8 vs. ANTHONY J. KONASAVAGE, JR., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, Being 927-929 Quincy Avenue, Scranton, PA 18510
Front: 40 ft. Depth: 150 Ft.
Property Identification Number: 14670-020-048
Assessed Value figure: \$14,000.00
Improvements thereon: Residential Dwelling
Sheriff to collect: \$161,226.15, plus interest and costs
Martha E. Von Rosenstiel, Esquire
Attorney

SALE NUMBER 51 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07-CV-5203, US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE MLMI SURF TRUST SERIES 2006-AB1 v. CHRISTOPHER MORDAN and ERIN MORDAN, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania, Being 320 Flower Street, Old Forge, PA 18518
Front: 51 ft. Depth: 181 ft.
Property Identification Number: 16502-050-011
Assessed Value figure: \$5,000.00
Improvements thereon: Residential Dwelling
Sheriff to collect: \$69,415.15, plus interest and costs

Martha E. Von Rosenstiel, Esquire
Attorney

SALE NUMBER 52 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 07cv2830, WELLS FARGO BANK, N.A. AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2001-HE3, ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2001-HE3 vs. DOUGLAS J. MIRABELLI and BARBI A. MIRABELLI, owner(s) of property situate in Township of Newton, Lackawanna County, Pennsylvania, being 2224 Port Royal Road, Clarks Summit, PA 18411

ALL THOSE CERTAIN lots, pieces or parcels of land situate, lying and being in the Township of Newton, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL 1:

BEGINNING at a point in the center of the Newton Township Road No. 374, known as Port Royal Road, leading from Pennsylvania State Highway Legislative Route 35016 to Pennsylvania State Highway Legislative Route No. 440, said point of beginning being Southerly along the center of said Port Royal Road a distance of one hundred seventeen (117) feet from the Southeasterly corner of land of John Mirabelli, et ux, said point of beginning being Southerly along the center of said Port Royal Road a distance of five hundred twenty-nine and two-tenths (529.2') feet from where the line of land of Peter P. Philipkowski crosses said Port Royal Road; THENCE along the center of said Port Royal Road South six degrees twenty-two minutes West (S 6° 22' W) for a distance of one hundred (100') feet to a point; THENCE continuing along the center of said Port Royal Road South eighteen degrees thirty-six minutes West (S 18° 36' W) for a distance of one hundred (100') feet to a point; THENCE through the land now or formerly of Frank E. Richards, North seventy degrees thirty-three minutes West (N 70° 33' W) for a distance of one hundred (100') feet to the point; THENCE continuing through the land now or formerly of Frank E. Richards, North twelve degrees twenty-four minutes (N 12° 24' E) for a distance of one hundred seventy-seven and four one-hundredths (177.04') feet to a point; THENCE continuing through the land now or formerly of Frank E. Richards, South eighty-three degrees four minutes East (S 83° 04' E) for a distance of one hundred feet (100') to a point, the place of beginning.

CONTAINING in all 19,743 square feet of land, more or less.

PARCEL 2:

BEGINNING at a point in the center of township road no. 374 (Port Royal Road), said point being a common corner between Frank Earl Richards and Frances E. Richards and Kenneth F. Richards and Donna J. Richards herein; THENCE North eighty-three degrees four minutes West (N 83° 04' W) and along lands of Kenneth F. Richards and Donna J. Richards herein, a distance of one hundred (100') feet, more or less to a point; THENCE South twelve degrees twenty-four minutes West (S 12° 24' W) and along lands of Kenneth F. Richards and Donna J. Richards, herein, a distance of one hundred seventy-seven and four one hundredths (177.04') feet, more or less to a point; THENCE North seventy-five degrees forty minutes fifty-four seconds West (N 75° 40' 54" W) and through lands of Frank Earl Richards and Frances E. Richards, a distance of three hundred sixty-four and ninety-four one hundredths (364.94') feet, more or less to a point; THENCE North twenty degrees East (N 20° 00' E) and through lands of Frank Earl Richards and Frances E. Richards, a distance of one hundred eight-five (185') feet, more or less to a point in

the line of lands now owned by John Mirabelli; THENCE South seventy-four degrees twenty-eight minutes forty, six seconds East (S 74° 28' 46" E) and along lands of said John Mirabelli, a distance of three hundred forty and seventy-seven one hundredths (340.77') feet more or less to a point; THENCE North twelve degrees twenty-four minutes East (N 12° 24' E) and along the line of said John Mirabelli, a distance of fifty-eight and thirty-nine one hundredths (58.39') feet, more or less to a point; THENCE South eighty-three degrees four minutes East (S 83° 4' E) and along lands of said John Mirabelli, a distance of eighty-seven and seventy-seven one hundredths (87.77') feet, more or less, to a point in the center of said township road; THENCE South zero degrees twenty-three minutes West (S 0° 23' W) and along the center of said township road a distance of fifty-eight and five tenths (58.50') feet more or less to the place of beginning.

CONTAINING 63,711 square feet or 1.463 acres.

BEING KNOWN AS 2224 PORT ROYAL ROAD, CLARKS SUMMIT, PA 18411.

TAX PARCEL NUMBER: 13101-010-021

Title to said premises is vested in Douglas J. Mirabelli and Barbi A. Mirabelli, husband and wife, by deed from Kenneth F. Richards and Donna J. Richards, husband and wife dated 8/22/2001 and recorded 8/23/2001 in Deed Book 490, Page 521.

Assessment Map #:

Assessed Value figure: \$20,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$138,100.42

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 53 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07-CV-2672, HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. MARION P. HALL A/K/A MARION P. HALL-SCHMIDT A/K/A MARION P. SCHMIDT HALL owner of property situate in Borough of Dumore, Lackawanna County Pennsylvania BEING 809 Throop Street, Dunmore, PA 18512

ALL THAT CERTAIN message, tenement and lot or tract or piece of land situate in the Borough of Throop, County of Lackawanna and Commonwealth of Pennsylvania, being known as No. 809 Throop Street more particularly bounded and described as follows, to wit: BEGINNING at a point on the easterly side of Throop Street, said point is located thirty-six feet (36') northerly from the northerly side of Gibbons Street; thence along Throop Street North forty-six degrees thirty minutes West (N 46° 30' W) thirty-six feet (36') to a point; thence North forty-three degrees East (N 43° 30' E) one hundred feet (100') to a point; thence South forty-six degrees thirty minutes East (S 46° 30' E) thirty three feet (33') to a point; thence South forty three degrees thirty minutes West (S 43° 30' W) sixty feet (60') to a point; thence South forty six degrees thirty minutes East (S 46° 30' E) three feet (03') to a point; thence South forty three degrees thirty minutes West (S 43° 30' W) forty feet (40') to the point of beginning.

BEING KNOWN AS 809 THROOP STREET, DUNMORE, PA 18512.

TAX PARCEL NUMBER: 14662-020-027

Title to said premises is vested in Marion P. Hall a/k/a Marion P. Hall-Schmidt a/k/a Marion P. Schmidt Hall by deed from Marion P. Hall, Widow and Angelo Claciano, Her Father dated 11/13/1993 and recorded 11/22/1993 in Deed Book 1454, Page 427, Instrument #1974.

Assessment Map #:

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling
Sheriff to Collect: \$88,460.19
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 54 - STAYED

By virtue of a Writ of Execution filed to No. 06-CV-2544 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. LINDA MILLS and RAYMOND MILLS, JR., were the owners of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania BEING 130 East Elm Street, Dunmore, PA 18512

ALL that certain piece or parcel of land, situate in the Borough of Dunmore, County of Lackawanna and Commonwealth of Pennsylvania, described as follows: Being Lot Number twenty-three (23) on Elm Street in said Borough of Dunmore, said lot being forty (40) feet in front on Elm Street, and extending at right angles to said Elm Street, being forty (40) feet in front on Elm Street and extending at right angles to said Elm Street one hundred eighteen (118) feet. Containing 4720 square feet of land, more or less.

BEING KNOWN AS 130 EAST ELM STREET, DUNMORE, PA 18512.

TAX PARCEL NUMBER: 14616-020-034

Title to said premises is vested in Linda Mills and Raymond Mills, Jr., husband and wife, by deed from Theresa Kupinski and Salvatore Deangelo, Co-Executors of the Estate of Mary Deangelo, Deceased dated 10/11/1994 and recorded 10/12/1994 in Deed Book 1488, Page 296.

Assessment Map #:

Assessed Value figure: \$5,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$64,956.66

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 55 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07 CV 2710 LIQUIDATION PROPERTIES, INC. vs. EDWARD J. MEEHAN and KIMBERLY A. MEEHAN owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania, BEING 821-823 E. Lackawanna Ave, Olyphant, PA 18447

ALL THAT CERTAIN lot, piece or parcel of land, situate in the Borough of Olyphant, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEING Lot Number seventy-nine (79) in Square of Block Number Seven (7) and situate upon Hill Street. Said lot being fifty, (50) feet in front by one hundred fifty (150) feet in depth, be the same more or less, according to plan or map entitled “Troop’s Addition to the Borough of Olyphant”.

BEING KNOWN AS 821-823 LACKAWANNA AVE, OLYPHANT, PA 18447.

TAX PARCEL NUMBER:

Title to said premises is vested in Edward J. Meehan and Kimberly A. Meehan by deed from Cathy Olfano London and Marie Olfano Fitch dated 3/28/2006 and recorded 4/19/2006 in Deed Book Instrument #200610130, Page .

Assessment Map Number:
Assessed Value figure: \$10,000.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$80,390.47
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 56 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07-CV-3782, DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE FOR NEW CENTURY MORTGAGE CORPORATION vs. JOSEPH PAMIAS and DOROTHY ZARATSIAN N/K/A DOROTHY PAMIAS, owner(s) of property situate in Township of Abington, Lackawanna County, Pennsylvania, BEING 906 Longview Terrace, Clarks Summit, PA 18411

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Abington, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEING Lot Number Three (3) in Block “L” on map of Section “A” of Waverly Acres Plot of Ben F. Evans, recorded in Lackawanna County Map Book 8, Page 130. Said lot being One Hundred Two (102) feet in front on Longview Terrace, One Hundred Forty (140) feet more or less in depth, and rectangular in shape; bounded on the Northwest by Longview Terrace, on the Northeast by Lot Four (4) in said Block, on the Southeast by land of A.L. Miller, et al., and on the Southwest by Lot Two (2) in said Block.

BEING KNOWN AS 906 LONGVIEW TERRACE, CLARKS SUMMIT, PA 18411.

TAX PARCEL NUMBER: 080.04-020-032

Title to said premises is vested in Joseph Pamas and Dorothy Zaratsian n/k/a Dorothy Pamas, husband and wife, by deed from Joseph Pamas dated 2/10/2006 and recorded 3/13/2006 in Deed Book Instrument #200606547, Page .

Assessment Map Number:080.04-020-032

Assessed Value figure: \$21,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$217,359.48

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 57 – CONT. 3/25/08

By virtue of a Writ of Execution No. 07-CV-5254, THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE v.JENNIFER HANNA JOHNSON, owner(s) of property situated in BLAKELY, Lackawanna County, Pennsylvania, being 603 ACADEMY STREET, PECKVILLE, PA 18452

Front: 50 feet Depth: 100 feet, containing 5000 square feet.

Assessment Map Number: 10316-010-023

Assessed Value figure: \$7,200.00

Improvements thereon: Residential Property

Judgment Amount: \$70,581.58

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 58 – CONT. 3/25/08

By virtue of a Writ of Execution No. 07-CV-4552, WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v. CHERYL AMANDA BEPLER, owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania being 846 MCCORMICK COURT, SCRANTON, PA 18509

Front: 50 feet Depth: 75 feet, containing 3,750 square feet

Assessment Map #: 14516040031

Assessed Value figure: \$7,000.00

Improvements thereon: Residential property

Judgment Amount: \$51,306.17

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 59 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution No. 07-CV-4799, US BANK, NA F/K/A WACHOVIA BANK, AS INDENTURE TRUSTEE FOR JP MORGAN 2005-ALT1 v. JEFFREY LOPEZ and LUZ A. LOPEZ, owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania being 1624 DOROTHY STREET, SCRANTON, PA 18505

Front: 160 FEET feet Depth: 40 FEET feet, containing square feet

Assessment Map #: 13418 040 036

Assessed Value figure: \$7,000.00

Improvements thereon: Residential property

Judgment Amount: \$68,983.20

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 60 – CONT. 3/25/08

By virtue of a Writ of Execution No. 07-CV-4917, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE1 v. DAVID WEBER and MARISOL WEBER, owner(s) of property situate in the ARCHBALD, Lackawanna County, Pennsylvania being 469 SALEM STREET, ARCHBALD, PA 18403-2142

Front: 47,30 feet Depth: 120 feet, containing 4620 square feet (0.11 ACRES).

Assessment Map #: 09514-040-015

Assessed Value figure: \$6,000.00

Improvements thereon: Residential property

Judgment Amount: \$86,707.24

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 61 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 07 CV 4892, U.S. BANK, N.A. TRUSTEE FOR BNC MORTGAGE LOAN TRUST, 2007-1 v. MOHAMMAD ABDULLAH and owner(s) of property situate in the SCRANTON CITY , Lackawanna County, Pennsylvania, being 656 and 658 NORTH HYDE PARK AVENUE, SCRANTON, PA 18504

Front: 20 feet Depth: 81 feet, containing 1620 square feet. (Parcels have same dimensions)
Assessment Map #: 14510 070 039 AND 14510 070 038
Assessed Value figure: \$12,000.00
Improvements thereon: Residential Property
Judgment Amount: \$154,095.84
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 62 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 07-CV-5326, WELLS FARGO BANK, N.A. v. CHRISTOPHER F. DEMARCO and owner(s) of property situate in the ARCHBALD , Lackawanna County, Pennsylvania, being 131 CEMETERY STREET, ARCHBALD, PA 18403
Front: 30 FEET Depth: 100 FEET.
Assessment Map #: 09517060022
Assessed Value figure: \$9,000.00
Improvements thereon: Residential Property
Judgment Amount: \$120,624.16
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 63 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 07-CV-4814 COUNTRYWIDE HOME LOANS, INC. v. CHRISTINE BONANNO and owner(s) of property situate in the CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania being 373 MAPLE DRIVE, GOULDSBORO, PA 18424
Front: 125 feet Depth: 175 feet, containing 21,875 square feet.
Assessment Map #: 23303060007
Assessed Value figure: \$29,000.00
Improvements thereon: Residential Property
Judgment Amount: \$245,677.07
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 64 – CONT. 3/25/08

By virtue of a Writ of Execution No. 06-CV-1586, DEUTSHCE BANK NATIONAL TURST COMPANY, AS TRUSTEE v. CINDY R. FISCHER and ALBERTA EVANS owner(s) of property situate in the PECKVILLE, Lackawanna County, Pennsylvania BEING 321 REAR CHESTNUT STREET, PECKVILLE, PA 18452
Front: 40 feet Depth: 50 feet, containing 2000 square feet.
Assessment Map #: 10413-030-023
Assessed Value figure: \$6,000.00
Improvements thereon: Residential Property
Judgment Amount: \$56,744.98
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 65 – CONT. 3/25/08

By virtue of a Writ of Execution No. 04-CV-4490, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. v. JOHN D. CONFORTI and owner(s) of property situate in the DICKSON CITY, Lackawanna County, Pennsylvania, being 427 BOULEVARD AVENUE, DICKSON CITY, PA 18519

Front: 50.7 feet Depth: 140 feet, containing, Containing 7,098.00 square feet.

Assessment Map #: 142.12-020-036

Assessed Value figure: \$14,900.00

Improvements thereon: Residential Property

Judgment Amount: \$52,723.84

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 66 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution No. 07-CV-4815, COUNTRYWIDE HOME LOANS, INC. v. RICHARD A. RAYMER owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1847 CUSICK AVENUE, SCRANTON, PA 18508

Front: 106.3 FEET feet Depth: 47.67 FEET feet, containing 5,067.32 FEET square feet.

Assessment Map #: 12319-030-018

Assessed Value figure: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$50,796.39

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 67 – CONT. 3/25/08

By virtue of a Writ of Execution No. 07-CV-3294, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY LOAN TRUST 2006-HE4 v .PHYLLIS MUSSARI and JENNIFER MUSSARI owners of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 19 10TH AVENUE, CARBONDALE, PA 18407

Front: 35X44X10X4X26X48 feet Depth: feet, containing square feet

Assessment Map #: 05509 060 024

Assessed Value figure: \$8,300.00

Improvements thereon: Residential Property

Judgment Amount: \$64,323.86

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 68 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution No. 07-CV-5076, COUNTRYWIDE HOME LOAN, INC. v. VICTORIA ZALTA and EDWARD ZALTA owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania, being 620 MONROE AVENUE, SCRANTON, PA 18510

Size: 40 X 160 X 43 X 77 X 6 X 6 X 3 X 77

Assessment Map #: 15721 020 009

Assessed Value figure: \$18,000.00
Improvements thereon: Residential Property
Judgment Amount: \$84,350.21
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 69 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution No. 07-CV-4597, US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-FRE1 v. MICHELLE LUCKE and owners of property situate in the ARCHBALD, Lackawanna County, Pennsylvania being 1369 WINTON STREET, ARCHBALD, PA 18403
Front: 50 feet Depth: 150 feet, containing 7500 square feet.
Assessment Map #: 1041204001302
Assessed Value figure: \$9,000.00
Improvements thereon: Residential Property
Judgment Amount: \$108,858.00
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 70 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution No. 07-CV-105, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST, 2006-NC1 v. ESTATE OF BERNARD PAWLOSKI, DEBORAH PAWLOWSKI, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF BERNARD PAWLOWSKI and GERALD PAWLOWSKI, CO-EXECUTOR AND DEVISEE OF THE ESTATE OF BERNARD PAWLOWSKI owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania, being 312 NORTH MERRIFIELD AVENUE, SCRANTON, PA 18504
Front: 40 feet Depth: 142 feet, containing 5,680 square feet.
Assessment Map #: 14412 050002
Assessed Value figure: \$10,000.00
Improvements thereon: Residential Property
Judgment Amount: \$121,832.10
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 71 – CONT. 3/25/08

By virtue of a Writ of Execution No. 07– CV-5325, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-3 v. PATRICIA A. FASSETT and SCOTT A. FASSETT owner(s) of property situate in the OLD FORGE, Lackawanna County, Pennsylvania, being 205 BRIDGE STREET, OLD FORGE, PA 18518
DIMENSIONS: 87.5 X 96 X 87.5 X 77 feet
Assessment Map #: 18411020036
Assessed Value: \$7,000.00
Improvements thereon: Residential Property
Judgment Amount: \$94,067.25

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 72 – CONT. 3/25/08

By virtue of a Writ of Execution No. 07-CV-5253, THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE v. BELAIR BERTHAUD, owner(s) of property situate in the Scranton, Lackawanna County, Pennsylvania, being 1131 SOUTH MAIN AVENUE, SCRANTON, PA 18504

Assessment Map #: 15613 080 00801

Assessed Value figure: \$17,000.00

Improvements thereon: Residential property

Judgment Amount: \$145,371.19

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 73 – CONT. 3/25/08

By virtue of a Writ of Execution No. 07-CV-5255, BANK OF AMERICA, FSB v. CAROL A. SHANDER, owners of property situate in the TOWNSHIP OF JESSUP, Lackawanna County, Pennsylvania, being 139 HILL STREET, JESSUP, PA 18434

Front: 40 feet Depth: 120 feet, containing 4,800 square feet

Assessment Map #: 10418 030 084

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$71,329.81

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 74 - STAYED

By virtue of a Writ of Execution filed to No. 06-CV-4865, THE CIT GROUP/CONSUMER FINANCE, INC. vs. COLLEEN MARIE KAZMAREK, owner(s) of property situate in Dunmore Borough, Lackawanna County, Pennsylvania Being: 225 Calvin Street, Dunmore, PA 18512

Dimensions of Parcel: 73x41x83x40

Assessment Map #: 14643-020-005

Assessed Value figure: \$9,200.00

Improvements thereon: Improved w/single family dwelling

Sheriff to collect: \$90,163.79

MARK J. UDREN, ESQUIRE
Attorney

SALE NUMBER 75 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution No. 07-CV-1687, HSBC MORTGAGE SERVICES, INC. v. PAUL P. WOOD owner(s) of property situate in ARCHBALD TOWNSHIP, Lackawanna County, Pennsylvania Being: 310 Skyline Drive, Archbald, PA 18403

Dimensions: 121x163x82x164

Assessment Map #: 09404-020-00174
Assessed Value figure: \$23,000.00
Improvements thereon: Improved w/single family dwelling
Sheriff to collect: \$262,302.71
MARK J. UDREN, ESQUIRE
Attorney

SALE NUMBER 76 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution No. 06-CV-2086 JP MORGAN CHASE BANK AS TRUSTEE ON BEHALF OF EQUITY ONE ABS INC. MORTGAGE PASS THROUGH CERTIFICATE SERIES 2005-1 vs. PAUL BIO AKA PAUL BLACK, KNOWN HEIR OF ANTHONY J. BIO, DECEASED REAL OWNER AND MORTGAGOR, MARIE NIELSON, KNOWN HEIR OF ANTHONY J. BIO, DECEASED REAL OWNER AND MORTGAGOR, PATTI FAIRBROTHER, KNOWN HEIR OF ANTHONY J. BIO, DECEASED REAL OWNER AND MORTGAGOR, ANTHONY D. BIO, KNOWN HEIR OF ANTHONY J. BIO, DECEASED REAL OWNER AND MORTGAGOR AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY J. BIO, DECEASED REAL OWNER AND MORTGAGOR, owner(s) of property situate in Village of Eyons, Borough of Archbald, Lackawanna County, Pennsylvania, being 508 First Street, Archbald, PA 18403

Front: 60 ft. Depth: 150 ft.
Assessment Map #: 09414-030-010
Assessed Value figure: \$16,000.00
Improvements thereon: Residential Dwelling
Sheriff to collect: \$193,766.58
Chrisovalante P. Fliakos, Esquire
Attorney

SALE NUMBER 77 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 07 CV 776, JPMORGAN CHASE BANK AS TRUSTEE FOR EQUITY ONE ABS, INC. MORTGAGE/PASS THROUGH CERTIFICATE SERIES #2001-3 vs. MICHAEL LAVIGNE and PRANEE LAVIGNE and owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 218 Ferdinand Street, Scranton, PA 18504

Front: 25 ft. Depth: 114.53 ft.
Assessment Map #: 13412-040-034
Assessed Value figure: \$8,700.00
Improvements thereon: Residential Dwelling
Sheriff to collect: \$68,825.67
Chrisovalante P. Fliakos, Esquire
Attorney

SALE NUMBER 78 – *STAYED*

By virtue of a Writ of Execution filed to No. 07 CV 3471 IB PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. HERSCHEL ENGEL, owners of property

situate in Olyphant Borough, Lackawanna County, Pennsylvania, being 307 Grant Street a/k/a 302 Grant Street, Olyphant, PA 18447

Front: 60 ft. Depth: 47 ft.

Assessment Map #: 11410-020-016

Assessed Value figure: \$18,000.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$139,728.48

Chrisovalante P. Fliakos, Esquire

Attorney

SALE NUMBER 81 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 07 CV 5340 WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-4 ASSET-BACKED CERTIFICATES, SERIES 2005-4 vs. JOSEPH M. DUCEY, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 425 Beech Street Scranton, PA 18505, 15619-030-028.

BEGINNING AT A POINT ON THE NORTHEASTERLY FENCE LINE OF BEECH STREET, SAID POINT BEING ONE HUNDRED TWENTY-FOUR (124) FEET NORTHWEST OF THE PRESENT NORTHWESTERLY FENCE LINE OF PITTSTON AVENUE, AND BEING THE DIVIDING LINE BETWEEN THE PROPERTY NOW OR FORMERLY OF THE ESTATE OF MARGARET LITTLE AND PROPERTY FORMERLY OF GUSTAVE G. SCHNEIDER, SR.

TAX PARCEL #: 15619-030-028

Assessment Map #: 15619-030-028

Assessed Value figure: \$7,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$97,379.31

Joseph A. Goldbeck, Jr., Esquire

Attorney

SALE NUMBER 84 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07-4986, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF EQUIFIRST MORTGAGE LOAN TRUST 2003-1, ASSET-BACKED CERTIFICATES, SERIES 2003-1 vs. MICHAEL MCANDREW and CYNTHIA T. MCANDREW, owner(s) of property situate in BOROUGH OF MAYFIELD, Lackawanna County, Pennsylvania, being 426 Depew Avenue Mayfield, PA 18433, 07405-010-026.

BEGINNING AT A POINT TEN (10) FEET DISTANCE SOUTHERLY FROM THE DIVISION LINE BETWEEN LOTS NUMBERED 23 AND 24 IN BLOCK NUMBER 3 OF THE GARDNER AND WHITMORE TRACT ON SECOND STREET AS DESCRIBED ON A MAP OF SAID TRACT

TAX PARCEL #: 07405-010-026

Assessment Map #: 07405-010-026

Assessed Value figure: \$7,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$93,170.49

JOSEPH A. GOLDBECK JR., ESQUIRE
Attorney

SALE NUMBER 85 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07-5057, CITIMORTGAGE, INC. vs. MELVIN M. EMANUEL owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1438 Saint Anns Street Scranton, PA 18504, 15512-030-006.

ALL that certain lot, piece or parcel of land lying situate and being in the City of Scranton, Lackawanna County, State of Pennsylvania bounded and described as follows, to wit: Being Lot Number Twenty (20) in Block Number Twenty-One (21) as designated and laid out on a plot or plan known as “Round Woods Park” which plot or map as recorded in said county in Map Book No. 1, Page 82, etc. Said lot being forty (40) feet in width, front and rear and one hundred twenty-five (125) feet in depth. Fronting in front on Vanderventer Boulevard, now known as St. Ann’s Street and in rear on Lyford Court.

Assessment Map #: 15512-030-006

Assessed Value figure: \$,7,500.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$133,086.41

JOSEPH A. GOLDBECK JR., ESQUIRE
Attorney

SALE NUMBER 86 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07 CV 4960, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF SOUNDVIEW HOME LOAN TRUST 2005-DO1, ASSET-BACKED CERTIFICATES, SERIES 2005-DO1 vs. RENEE MESSINA and MICHAEL A. MESSINA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1509-1511 Lafayette Street Scranton, PA 18504, 145.14-020-007.

All that certain lot, piece of parcel of land lying being situate in the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the Northwesterly corner of land of one George Hutchinson on the Southerly side of Lafayette Street, thence Southwestwardly along said land formerly of Hutchinson One hundred (100) feet. Thence at right angles Northwesterly along other land formerly of William O. Jenkins Forty (40) feet, thence at right angles Northeastwardly along said of other lands formerly of William O. Jenkins, One hundred (100) feet to said Southerly side of Lafayette Street thence Southeastwardly along Lafayette Street Forty (40) feet to the place of BEGINNING.

Assessment Map #: 145.14-020-007

Assessed Value figure: \$15,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$96,091.94

JOSEPH A. GOLDBECK JR., ESQUIRE
Attorney

SALE NUMBER 87 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 2007–2916, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED PASS CERTIFICATES, SERIES 2006-OPT3 vs. UNKNOWN HEIRS OF KENNETH PERPALL and EHTEL PERPALL, SOLELY IN HER CAPACITY AS HEIR OF KENNETH PERPALL, DECEASED, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 2440-2440 ½ Heermans Avenue Scranton, PA 18509, 13501-020-069.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND IN THE CITY OF SCRANTON, BEING LOT NO. 9 OF GEORGE W. BENEDICT JR., HEERMANS AVENUE, PLOT, A MAP OF WHICH IS DULY RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LACKAWANNA COUNTY; AND: BEING A PART OF LOT NO. 10, OF THE GEORGE W. BENEDICT JR. HEERMANS AVENUE PLOT A MAP OF WHICH PLOT IS DULY RECORDED IN THE OFFICE OF THE RECORDER OF DEED OF LACKAWANNA COUNTY IN MAP BOOK NO. 2 AT PAGE 35.

TAX PARCEL #: 13501-020-069

Assessment Map #: 13501-020-069

Assessed Value figure: \$8,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$72,901.62

JOSEPH A. GOLDBECK JR., ESQUIRE

Attorney

SALE NUMBER 90 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07-CV-5311, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 vs. DANIEL BIBBER and TINA BIBBER, owner(s) of property situate in , Lackawanna County, Pennsylvania, being, 360 Thistle Lane Thornhurst, PA 18424, 24103-030-011.

ALL that certain lot parcel or piece of land situate in the Township of Lehigh, a/k/a Thornhurst, County of Lackawanna and Commonwealth of Pennsylvania, being known as Lot No. 360, Section 2, of Thornhurst County Club Estates as shown on Plan of lots recorded in the Office of the Recorder of Deeds of Lackawanna County in Plot Book Volume 6A, page 88.

Assessment Map #: 24103-030-011

Assessed Value figure: \$1,800.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$90,333.22

JOSEPH A. GOLDBECK JR., ESQUIRE

Attorney

SALE NUMBER 91 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07–CV-5449, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2005-R8, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 2005, WITHOUT RECOURSE vs. DAVID R. GARCIA and JENNIFER M. VENUTI, owner(s) of

property situate in , Lackawanna County, Pennsylvania, being 1063 Fairway Lane Gouldsboro, PA 18424, 24500-040-034.

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehigh (nka Thornhurst), County of Lackawanna, and Commonwealth of Pennsylvania, being Lot 1063, Phase III, Thornhurst County Club Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Lackawanna, in Plot Book Volume 16A, Page 74.

Assessment Map #: 24500-040-034

Assessed Value figure: \$19,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$155,271.07

JOSEPH A. GOLDBECK JR., ESQUIRE

Attorney

SALE NUMBER 93 – SOLD TAXES AND COSTS TO BANK

By virtue of a Writ of Execution filed to No. 06 CV 1731, CITIMORTGAGE INC. vs. PAUL D. GUZZI and NICOLE L. MAROLD, owner(s) of property situate in JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania, being 310 Scott Road Lake Ariel, PA 18436, 16002-020-001,

Beginning at a point on the Easterly right-of-way line of Scott Drive in the Development of Willard G. Edward, et ux, as shown on Map of Lots of Route 348, lands of Willard G. Edwards, Jefferson Township, Lackawanna County, State of Pennsylvania, said Map prepared by George E. Ferris, R.S. on October 15, 1964, and recorded in the Office for the Recording of Deeds in and for Lackawanna County in Map Book 11 at Page 143, and on revised Map dated October 15, 1964, recorded in Map Book 14, page 18, said point being on the division line between Lots Nos. 59 and 58, as herein described; thence from said place of beginning and along the Easterly right-of-way line of Scott Drive, North eight (8) degrees zero (00) minutes East, a distance of one hundred (100) feet to a corner; thence leaving said Scott Drive, South eighty-two (82) degrees zero (00) minutes East, through lands of the Grantors herein, a distance of two hundred (200) feet to a corner; thence still through lands of the Grantors herein, South eight (08) degrees (00) minutes West, a distance of one hundred (100) feet to a point on the division line between Lots Nos. 58 and 59; thence along said division line, North eighty-two (82) degrees zero (00) minutes West, a distance of two hundred (200) feet to the place of beginning.

Assessment Map #: 16002-020-001

Assessed Value figure: \$18,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$144,604.25

JOSEPH A. GOLDBECK JR., ESQUIRE

Attorney

SALE NUMBER 94 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 07-5067, COUNTRYWIDE HOME LOANS INC. vs. SHARON L. PIOTROWSKI, owner(s) of property situate in , Lackawanna County, Pennsylvania, being 1326 Pine Street Scranton, PA 18510, 15705-030-041.

BEING lot lettered “F” on Isadora Goodman’s Subdivision of Lots 23 and 24, in Block 152 on the LL & C. Co.’s Plot of Lots of Scranton, daly registered and recorded; map of said

subdivision being recorded in the Recorder's Office of Lackawanna County, Pennsylvania, in Map Book No. 2, Page 54, Said Lot "F" being thirty-seven and one-half (37-1/2) feet in front on Pine Street same width in rear and eighty (80) feet in depth; with the privilege of using ten (10) feet in front of the front line of said lot on Pine Street for Yard, porch, piazza bay windows or vaults but for no other purpose. Coal and other minerals reserved.

Assessment Map #: 15705-030-041

Assessed Value figure: \$11,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$109,013.77

JOSEPH A. GOLDBECK JR., ESQUIRE

Attorney

SALE NUMBER 95 - *STAYED*

By virtue of a Writ of Execution filed BY PENN SECURITY BANK & TRUST CO. 07-CV-5263. vs. MICHAEL C. COWLEY and MARGARET R. COWLEY were the owner(s) of property situate in the Township of Abington, Lackawanna County, Pennsylvania, being: Longview Terrace and Morningside

Dimensions 136 x 189

Assessment Map #: 0800202003617

Assessed Value figure: \$33,000.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$279,956.68 Plus costs

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 96 – *CONT. 3/25/08*

By virtue of a Writ of Execution filed to No. 06CV3665, WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3 vs. DEBORAH HUGHES, owner(s) of property situated in Borough of Moscow, Lackawanna County, Pennsylvania, being 102 Grove Street, Moscow, PA 18444

165 x 50

Assessment Map #: 19811-080-008

Assessed Value figure: \$15,757.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$82,668.54

Lauren R. Tabas, Esq.

Attorney

SALE NUMBER 97 – *SOLD TAXES AND COSTS TO BANK*

By virtue of a Writ of Execution filed to No. 07-4897, LASALLE BANK NATIONAL ASSOCIATION, ET AL vs. KATHLEEN H. JUDGE, owner(s) of property situate in Scranton City Lackawanna County, Pennsylvania, being 1122 Snyder Avenue, Scranton, PA 18504

Acreage, sq footage: 40 x 144
Assessment Map #: 15613-080-023
Assessed Value figure: \$5,500.00
Improvements thereon: A Dwelling
Sheriff to Collect: \$81,879.84 plus interest, taxes and cost
Louis P. Vitti, Esquire
Attorney

SALE NUMBER 98 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 2007–CV-3539, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2003-10 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2003, WITHOUT RECOURSE v. JAMES MUNLEY and CAROL MUNLEY, owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania, being known as 225 Van Sickle Estates, also known as 225 Blakely Street, also known as 22 Blakely Street, Jermyn, PA 18433, also known as Lot No. 2 Block D of Jacob Van Sickle of Chapman Lake, 60 feet x 85 feet, Township of Scott, LACKAWANNA County, PA Parcel 06215030036

The property dimensions are 60 feet x 85 feet
Property Identification Number: 06215030036
Assessed Value figure: \$7,500.00
Improvements thereon: Single Family Dwelling
Sheriff to Collect: \$83,101.27
Richard M. Squire & Associates, LLC
Attorney

SALE NUMBER 99 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 2007-04802, CHASE HOME FINANCE LLC, ET AL. vs. JEFFREY D. EMMETT, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being 56 Midland Street
50 x 150 Lot 220, Block 160

Assessment Map #: 03515010025
Assessed Value figure: \$4,000.00
Improvements thereon: Single Family Dwelling
Sheriff to Collect: \$73,654.26
Kristine M. Anthon, Esquire
Brian M. Kile, Esquire
Attorney

SALE NUMBER 100 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 2007-04801, CHASE HOME FINANCE LLC, ET AL. vs. ROBERT ALBERTSON, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 78 E. Parker Street, Scranton, PA 18509
70' x 56', 3,920 square feet
Assessment Map #: 13501-060-034
Assessed Value figure: \$7,000.00

Improvements thereon: A Single Family Dwelling
Sheriff to Collect: \$68,569.28
Kristine M. Anthon, Esquire
Attorney

SALE NUMBER 101 – CONT. 3/25/08

By virtue of a Writ of Execution filed to No. 05 - CV - 3319, ATLANTIC NATIONAL TRUST, LLC, BY ASSIGNMENT OF PENNSTAR BANK, A DIVISION OF NBT BANK, SUCCESSOR BY MERGER OF PIONEER AMERICAN BANK, N.A., PLAINTIFF vs. STIVALA INVESTMENTS, INC., DEFENDANT owner(s) of property situate in South Abington Township, Lackawanna County, Pennsylvania, located in SOUTH ABINGTON TOWNSHIP, LACKAWANNA COUNTY, PENNSYLVANIA. CONSISTING OF AND BEING 13.7449 acres of land, more or less. See Deed Book 1489, at page 38.

Assessment Map #: 08104 010 00204

Assessed Value figure: \$99,400.00

Improvements thereon: Townhome Units

Sheriff to Collect: \$634,096.41 PLUS INTEREST, COSTS AND TAXES

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

Attorney

SALE NUMBER 102 – CONT. 6/3/08

By virtue of a Writ of Execution filed to No. 07CV2631, M&T BANK SUCCESSOR BY MERGER TO M&T MORTGAGE CORPORATION v. BRIAN KALTREIDER and RACHEL SCANLON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, owner(s) of property situate in Borough of THORNHURST, Lackawanna County, being Lot 7 River Road, Blakeslee, PA 18610

34,748 square feet

Property Identification Number: 25201-010-002

Assessed Value figure: \$14,380 + \$0.00 = \$14,380

Improvements thereon: Single Family Dwelling

Sheriff to Collect: \$241,462.00

Scott A. Dietterick, 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 FEBRUARY 27,2008 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**