

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, NOVEMBER 20, 2007

SALE NUMBER 4 *CONTINUED 03/25/08*

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 – *CONTINUED 3/25/08*

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 – *CONTINUED 3/25/08*

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 17 – *CONTINUED 3/25/08*

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 21 – CONTINUED 3/25/08

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 – CONTINUED 3/25/08

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 31 – CONTINUED 3/25/08

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 36 – CONTINUED 3/25/08

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 40 – CONTINUED 3/25/08

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 47 – CONTINUED 3/25/08

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 49 – CONTINUED 3/25/08

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 52 – CONTINUED 3/25/08

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 54 – CONTINUED 3/25/08

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 – CONTINUED 3/25/08

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 – CONTINUED 3/25/08

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 67 – CONTINUED 3/25/08

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 79 – CONTINUED 3/25/08

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 81 – CONTINUED 3/25/08

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 84 – CONTINUED 3/25/08

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