

**SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, FEBRUARY 5, 2013**

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, FEBRUARY 5, 2013 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

***A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. 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. 12-CV-4689 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. CHARLES J. KELLER A/K/A CHARLES KELLER, INDIVIDUALLY AND CHARLES J. KELLER A/K/A CHARLES KELLER, EXECUTOR OF THE ESTATES OF JOHN WOODBRIDGE, DECEASED AND MARY KELLER, DECEASED, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 625 Depot Street, Scranton, PA 18509

See Deed Book 1504, Page 0137

Dimensions: 33 x 80

Assessment Map #: 13510-040-027

Assessed Value: \$8,000.00

Improvements thereon: A residential dwelling house

Sheriff to collect: \$26,350.82 (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 2**

BY VIRTUE of a Writ of Execution filed to No. 12-CV-3985 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. SHERRY DORIA AND DUSTIN A. DORIA, owner(s) of property situate in City of Scranton, 19<sup>th</sup> Ward, Lackawanna County, Pennsylvania being 626 Rear Beech Street, Scranton, PA 18505

See Deed Instrument No. 2005-24324

Dimensions: 40 x 75

Assessment Map #: 15620-010-03901

Assessed Value: \$3,448.00

Improvements thereon: A residential dwelling house

Sheriff to collect: \$77,992.32 (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 3**

By virtue of a Writ of Execution filed to No. 2012-CV-2466 FEDERAL NATIONAL MORTGAGE ASSOCIATION v. BRIAN JOHN GRAY and NADINE MARIE GRAY, owner of property situate in Scranton, Lackawanna County, Pennsylvania Being 333-335 South Hyde Park Avenue, Scranton, PA 18504

ALL those certain lots, pieces or parcels of land situate on the Easterly side of South Hyde Park Avenue in the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

BEING Seventy-Five (75) feet in front on said South Hyde Park Avenue and Fifty (50) feet in depth and bounded on the Northeast by a court or alley known as Sadie Place. Said Premises being the Northeast one-half of Lots No 16 in Square or Block No Sixty Nine (69) and known and distinguished on J. Heerman's Map of Hyde Park, and known as numbers 333 and 335 South Hyde Park Avenue.

Property Identification Number: 15605-050-050

Assessed Value: \$10,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$64,297.24, plus interest and costs

Heather Riloff, Esquire

Attorney

### **SALE NUMBER 4**

By virtue of a Writ of Execution filed to No. 09 CV 4722 BANK OF AMERICA, N.A. vs. CHRISTOPHER MARCHIONE AKA CHRISTOPHER A. MARCHIONE, owner(s) of property Situate in Third Ward of the City of Carbondale, LACKAWANNA COUNTY, PENNSYLVANIA BEING 146 South Church Street/17 Fox Street, Carbondale, Pennsylvania 18436

ALL THOSE CERTAIN lots of land situate on the Westerly side of South Church Street in the Third Ward of the City of Carbondale, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 146 SOUTH CHURCH STREET/17 FOX STREET, CARBONDALE, PENNSYLVANIA 18436.

TAX PARCEL NUMBER: 5509-040-4801 & 05509-040-048

Title to said premises is vested in Christopher Marchione by deed from ROSE ANN LAVEY, AND EDWARD J. MCGRATH, HER HUSBAND, dated December 5, 2005 and recorded December 12, 2005 in Deed Book, as Instrument No. 200534905.

Assessment Map #: 5509-040-4801 & 05509-040-048

Assessed Value Figure: \$9,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$101,999.28

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 5**

By virtue of a Writ of Execution filed to No. 11 CV 3724 WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-5, ASSET-BACKED CERTIFICATES, SERIES 2005-5. vs. MONICA SMITH, JEFFREY SMITH A/K/A JEFFREY D. SMITH AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA, owner(s) of property Situate in Third Ward of the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1807 Clearview Street, Scranton, Pennsylvania 18508

ALL those certain lots, pieces or parcels of land situated in the Third Ward of the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 1807 CLEARVIEW STREET, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 13411-020-051

Title to said premises is vested in Jeffrey Smith and Monica Smith, his wife, by deed from YOLANDA KIRTLAND, SINGLE AND ROBERT J. THOMAS, SINGLE, HER SON, dated August 31, 2005 and recorded September 21, 2005 in Deed Book, as Instrument No. 200525939.

Assessment Map #: 13411-020-051

Assessed Value Figure: \$5,500.00  
Improvements thereon: Residential Dwelling  
Sheriff to Collect: \$98,693.33  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 6**

By virtue of a Writ of Execution filed to No. 12-CV-3200, WELLS FARGO BANK, N.A., AS TRUSTEE, ET AL vs. PATRICIA DODGSON and JOSEPH DODGSON, owner(s) of property situate in the Borough of Dickson City, Lackawanna County, Pennsylvania, being 808 Beechwood Drive, Dickson City, PA 18447  
Dimensions: 70X100

Property Identification Number: 1140504000206

Assessed Value: \$19,000.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$188,397.07

Chandra M. Arkema/Parker McCay PA

Attorney

**SALE NUMBER 7**

By virtue of a Writ of Execution filed to No. 12-CV-2550, FCDB DBPI, 2008-2 TRUST vs. CYNTHIA BELLINO, owner(s) of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, being 74 Lincoln Avenue, Carbondale, PA 18407

56 X 77

Property Identification Number: 04578040039

Assessed Value: \$14,000.00

Improvements thereon: Multi Dwelling

Sheriff to Collect: \$167,588.06

Chandra M. Arkema/Parker McCay PA

Attorney

**SALE NUMBER 8**

By virtue of a Writ of Execution filed to No. 1696 Civil 2010, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF ABFC 2007-WMC1 TRUST ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES SERIES 2007-WMC1 BY ITS ATTORNEY IN FACT OCWEN LOAN SERVICING LLC vs. LAVERNE DALEY, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 438-440 South Main Street, Scranton, PA 18504.

Front: 41 ft. Depth: 180 ft.

Property Identification Number: 15605-070-018.

Assessed Value Figure: \$16,500.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$214,643.58

KEVIN P. DISKIN, Esq.

Attorney

**SALE NUMBER 9**

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Carol Burt-Miller, Baswick Burt-Miller

PLAINTIFF/SELLER: Wells Fargo Bank, N.A., as trustee of the Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1

DEFENDANT(S): Carol Burt-Miller, Baswick Burt-Miller

PROPERTY: 1301 North Washington Avenue, Scranton, PA 18509

(Improvements erected thereon)

JUDGMENT AMOUNT: \$103,113.26

LACKAWANNA COUNTY

No.: 2011-08240

The above captioned property is scheduled to be sold at Sheriff's Sale on **February 5, 2013 at 10:00 am** in the Office of the Sheriff, Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, PA 18503. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within 10 days after the filing of the schedule.

Sincerely,

Patrick J. Wesner, Esquire

MILSTEAD & ASSOCIATES, LLC

Woodland Falls Corporate Park

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

### **SALE NUMBER 10**

By virtue of a Writ of Execution filed to No. 11 CV 5650 THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1 vs. CRYSTAL EVANS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1316 Prospect Avenue, Scranton, PA 18505

Front: Depth:

Assessment Map #: 16707-040-012

Assessed Value Figure: \$12,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$

Patrick J. Wesner, Esquire

Attorney

### **SALE NUMBER 11**

By virtue of a Writ of Execution filed to No. 12-CV-1600 BANK OF AMERICA, N.A. vs. EDWARD J. DUNN and SHARI A. DUNN, owner(s) of property Situate in Borough of Dunmore, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA BEING 135 Mortimer Street, Dunmore, Pennsylvania 18512 ALL the described parcel of land, situate on Mortimer Street in the Borough of Dunmore, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 135 MORTIMER STREET, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 14651-010-065

Title to said premises is vested in Edward J. Dunn and Shari A. Dunn, husband and wife, by deed from GERALD R. PETRUCCI AND GAETANA M. PETRUCCI, HIS WIFE, dated July 15, 1996 and recorded July 22, 1996 in Deed Book 1553, Page 640, Document No. 1975.

Assessment Map #: 14651-010-065

Assessed Value Figure: \$16,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$48,552.26

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 12**

By virtue of a Writ of Execution filed to No. 12CV4990 M&T BANK vs. DANIEL BELOTTI and DOROTHY ELLEN SCAZAFABO, owner(s) of property Situate in the Borough of Old Forge, LACKAWANNA COUNTY, PENNSYLVANIA BEING 306 Kennedy Street, Old Forge, Pennsylvania 18518

ALL the surface of all that certain piece or lot of land situate in the Borough of Old Forge, Lackawanna County and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 306 KENNEDY STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 18415-020-013

Title to said premises is vested in Leo J. Belotti and Dorothy E. Belotti, his wife, as tenants by the entireties by deed from WADIE BILOTTI AND MARY BILOTTI, his wife dated June 29, 1967 and recorded March 22, 1973 in Deed Book 793, Page 436.

AND thereafter Dorothy E. Belotti departed this life on April 26, 200. Letters Testamentary were granted unto Daniel Belotti, Executor of the Estate of Dorothy E. Belotti, Deceased Mortgagor and Real Owner and Dorothy Ellen Scazafabo, Executrix of the Estate of Dorothy E. Belotti, Deceased Mortgagor and Real Owner.

Assessment Map #: 18415-020-013

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$126,928.27

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 13**

By virtue of a Writ of Execution filed to No. 12CV3652 BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CIVIL DIVISION NO.: 12CV3652, PLAINTIFF vs. KELLI E. POTIS A/K/A KELLI POTIS, owner of property located in Borough of Jermyn, County of Lackawanna, and State of Pennsylvania, containing a building a known as 529 Jefferson Avenue, Jermyn, Pennsylvania 18433 and designated as Tax Map No. 07316-030-02200.

Property Identification Number: 07316-030-02200

Assessed Value: \$13,700.00

Improvements thereon: a building

Sheriff to Collect: \$165,005.57

Gary W. Darr, Esquire

Attorney

### **SALE NUMBER 14**

By virtue of a Writ of Execution file to No. 2011-1988, U.S. BANK NATIONAL ASSOCIATION ET AL vs. CHRISTOPHER R. NATALE, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania, being 115 East Taylor Street, Taylor, PA 18517

40 X 150

Property Identification Number: 16619010029

Assessed Value: \$7,500.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$125,839.09

Chandra M. Arkema/Parker McCay PA

Attorney

### **SALE NUMBER 15**

By virtue of a Writ of Execution filed to No. 2630 Civil 2012, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-2, BY ITS ATTORNEY IN FACT, OCWEN LOAN SERVICING, LLC vs. LORI M. BODNAR and MICHAEL J. BODNAR, owner(s) of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania being 1716 Quincy Avenue, Dunmore, PA 18509.

Front: Irregular Depth: Irregular.

Property Identification Number: 14607-020-043

Assessed Value Figure: \$12,500.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$159,164.25

KEVIN P. DISKIN, Esq.

Attorney

### **SALE NUMBER 16**

By virtue of a Writ of Execution filed to No. 6568 Civil 2011, DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2001-3 vs. MINDI GERI NEWMAN and BRUCE JASON NEWMAN, owner(s) of property situate in the Borough of Dalton, Lackawanna County, Pennsylvania being 102 Courtright Dr, Dalton, PA 18414.

Front: Irregular. Depth: Irregular

Property Identification Number: 06819-010-01800

Assessed Value Figure: \$14,000.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$114,914.68

KEVIN P. DISKIN, Esq.

Attorney

### **SALE NUMBER 17**

By virtue of a Writ of Execution filed to No. 1508 Civil 2011 BAYVIEW LOAN SERVICING LLC vs. KEITH COYNE, owner(s) of property situate in the SEVENTH WARD OF CITY OF SCRANTON, County of Lackawanna and State of Pennsylvania, being known as 810-812 A/K/A 814 CAPOUSE AVE., SCRANTON, PA 18509 situate in the Seventh Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania;

Parcel One:

BEING part of Lot No. 9 as laid out on the Map of Lathrop and Jones Addition to the City of Scranton, being thirty (30) feet in front on Penn Avenue (now Capouse) by one hundred thirty-five (135) feet in depth with an alley not less than nine (9) feet wide running between the eastern side of lot and Conrad Young's. The thirty (30) feet in front includes at least six (6) feet of ground for an alley now laid out and used by them owning the other half of said lot.

Parcel Two:

BEING bounded and described as follows, to wit: Bounded on the North by lands late or William Cornish, on the South by land late of Benjamin J. Jones, on the East by lands of late Robert Lynett, and on the West by Penn Avenue (now Capouse). Being thirty (30) feet in front on said avenue and one hundred twenty-five (125) feet in depth.

Assessment Map #: 145.16-040-060

Assessed Value Figure: \$12,000.00

Improvements thereon: Residential dwelling

Sheriff to Collect: \$238,643.69

MARTIN S. WEISBERG, Esq.

Attorney

### **SALE NUMBER 18**

By virtue of a Writ of Execution filed to No. 2012-2926, FEDERAL NATIONAL MORTGAGE ASSOCIATION, ET AL. vs. BRIAN J. GRAY and NADINE M. GRAY, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania, being 400 Royal Oak Drive, Clarks Summit, PA 18411

62,906 square feet

Assessment Map #: 08103-050-023

Assessed Value: \$32,000.00

Improvements thereon: A single family dwelling

Sheriff to Collect: \$213,425.06

James F. Grenen

Attorney

**SALE NUMBER 19**

By virtue of a Writ of Execution filed to No. 10-CV-1731 CHASE HOME FINANCE LLC, ET AL vs. SCOTT R. and MALISSA UHER, owner of property situate in Borough of Taylor, Lackawanna County, Pennsylvania being 225 Chambers Street, Taylor, PA 18517

4,400 square feet

Assessment Map #: 16615-010-021

Assessed Value Figure: \$5,428.00

Improvements thereon: A single family dwelling.

Sheriff to Collect: \$151,507.41

Kristine M. Anthon

Attorney

**SALE NUMBER 20**

By virtue of a Writ of Execution filed to No. 2012-CV-2469 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF15 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF15 v. JAMES R. MAURER and CHRISTINE MAURER owner(s) of property situate in Madison, Lackawanna County, Pennsylvania Being 5630 Haas Pond Road, Moscow, PA 18444

ALL that certain lot, piece or parcel of land, situate, in the Township of Madison, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the State Road L.R. 35004, being the Southeasterly Corner of lands of Robert McLain in line with a stone wall; thence along the center of said road South thirty-five degrees fifty minutes East (S 35° 50' E) 151.5 feet and South forty degrees thirty-nine minutes East (S 40° 39' E) 130.7 feet to a point in the center of the said road; thence along lands of South fifty-one degrees forty-seven minutes West (S 51° 47' W) 92.56 feet to a pole for a corner; thence South forty-two degrees eleven minutes West (S 42° 11' W) 180.84 feet to an iron pin corner; thence along the 5.13 acre parcel North forty degrees fifty minutes West (N 40° 50' W) 278.06 feet to a corner in a stone wall; thence along the said wall and lands of Robert McLain North forty-four degrees fifty-three minutes East (N 44° 53' E) 286.3 feet to the place of beginning.

Containing 1.73 acres, more or less.

BEING PARCEL #20002-010-00104

Property Identification Number: 20002-010-00104

Assessed Value Figure: \$14,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$150,949.73, plus interest and costs

Martha E. Von Rosenstiel, Esquire

Attorney

**SALE NUMBER 21**

By virtue of a Writ of Execution filed to No. 11 CV 225 ONEWEST BANK, FSB vs. BRIAN O'MALLEY and KIMBERLY O'MALLEY, owner(s) of property Situate in Borough of Clarks Summit, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA BEING 208 Grand Avenue, Clarks Summit, Pennsylvania 18411

ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of Clarks Summit, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 208 GRAND AVENUE, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 09019-010-00500

Title to said premises is vested in Brian O'Malley and Kimberly O'Malley, his wife, by deed from JOANN HABEED, dated December 15, 2007 and recorded January 18, 2008 in Deed Book as Instrument No. 200801454.

Assessment Map #: 09019-010-00500

Assessed Value Figure: \$16,500.00  
Improvements thereon: Residential Dwelling  
Sheriff to Collect: \$138,311.39  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 22**

By virtue of a Writ of Execution filed to No. 10 CV 8063 ONEWEST BANK, FSB vs. WALTER YANKOWSKI, owner(s) of property Situate in Township of Old Forge, now Borough of Old Forge, LACKAWANNA COUNTY, PENNSYLVANIA BEING 635 Fallon Street, Old Forge, Pennsylvania 18518 ALL THAT CERTAIN lot or piece of land situate in the Township of Old Forge, now Borough of Old Forge, in said Lackawanna County and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 635 FALLON STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 17520-010-014

Title to said premises is vested in Walter Yankowski, his heirs by deed from ROBERTA ANN BOTTEL, A SINGLE PERSON, dated October 19, 2000 and recorded October 30, 2000 in Deed Book 331, Page 713,

Assessment Map #: 17520010014

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$74,293.96

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 23**

By virtue of a Writ of Execution filed to No. 10-CV-7161 BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA vs. CHARLES REED, JR., owner(s) of property Situate in Borough of Throop, County of Lackawanna, Pennsylvania BEING 125 Dimmick Street, Throop, Pennsylvania 18512

ALL THAT CERTAIN LOT, piece or parcel of land situate in the Borough of Throop, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 125 DIMMICK STREET, THROOP, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 12415-030-02601

Title to said premises is vested in CHARLES REED, JR., AND ANN M. REED by deed from Henry G. Sargent & Joan M. Goldovich, dated April 28, 1988 and recorded June 3, 1988 in Deed Book 1248, Page 672.

AND thereafter Ann M. Reed departed this life on September 14, 2011, whereupon title to said premises is solely vested in Charles Reed, Jr., by rights of survivorship.

Assessment Map #: 12415-030-02601

Assessed Value Figure: \$13,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$114,188.10

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 24**

By virtue of a Writ of Execution filed to No. 2012 CIV 3528, FAIRWAY CONSUMER DISCOUNT COMPANY vs. ANTHONY J. PUZA, JR., owner(s) of property situate in Archbald Borough, Lackawanna County, Pennsylvania, being 431 First Street

Dimensions: 50 feet by 150 feet.

Assessment Map #: 09418-020-009

Assessed Value: \$3,500.00

Improvements thereon: IMPROVED with a multiple family frame dwelling

Sheriff to Collect: \$29,462.16 plus interest costs as of February 5, 2013.



CHARITON, SCHWAGER & MALAK

Attorney

**SALE NUMBER 25**

By virtue of a Writ of Execution file to No. 12-CV-1084, DEUTSCHE BANK NATIONAL TRUST COMPANY, ET AL. vs. KATHLEEN P. STRELECKI, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 312 N. Everett Avenue, Scranton, PA 18504

22 X 95

Property Identification Number: 14513090001

Assessed Value: \$7,500.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$74,304.56

Chandra M. Arkema/Parker McCay PA

Attorney

**SALE NUMBER 26**

BY VIRTUE OF A WRIT OF EXECUTION FILED BY FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. V. ANTHONY W. TERRINONI AND GERI LYNN TERRINONI

Anthony W. Terrinoni and Geri Lynn Terrinoni were the owners of property situate in the Clarks Summit, Lackawanna County, Pennsylvania

11-CV-6221

being: 210 N. State St., Clarks Summit, PA

Dimensions: 70 x 150

Assessment Map #: 0901502002500 and 901502002401

Assessed Value: \$50,000.00

Improvements thereon: Office Building

Sheriff to Collect: \$495,246.16 Plus interest and costs

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

**SALE NUMBER 27**

BY VIRTUE of a Writ of Execution filed to No. 12-CIV-3628 CNB REALTY TRUST, AN ASSIGNEE OF PENNSTAR BANK, NA, A DIVISION OF NBT BANK, NA vs. MARK D. BURNS and LORI A. BURNS, owner(s) of property situate in Jermyn, Lackawanna County, Pennsylvania being 513 Gibson Street

100 x 150

Property Identification Number: 073.04-010-003

Assessed Value: \$15,000.00

Improvements thereon: Residence

Sheriff to collect: \$91,479.38 plus interest from 2/5/13 plus Sheriff costs.

Daniel L. Penetar, Jr., Esquire

Attorney

**SALE NUMBER 28**

By virtue of a Writ of Execution No. 50925-11 ABINGTON HEIGHTS SCHOOL DISTRICT vs. CAROL L. MOORE, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being: 320 322 Nichols Street

60 x 125

Property Identification Number: 09018-040-02500

Assessed Value Figure: \$17,000.00  
Improvements thereon: MULTI DWELLING PROPERTY  
Sheriff to Collect: \$6,150.47  
Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866) 211-9466  
Attorney

**SALE NUMBER 29**

By virtue of a Writ of Execution No. 51112-10 NORTH POCONO SCHOOL DISTRICT vs. DAVID A. LINDSEY, owner(s) of property situate in Madison Twp., Lackawanna County, Pennsylvania, being: 1225 Becks Crossing Road  
214 x 405 x 219 x 400  
Property Identification Number: 19903-010-020  
Assessed Value Figure: \$19,000.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$6,294.00  
James R. Wood, Esquire  
Portnoff Law Associates, Ltd.  
(866) 211-9466  
Attorney

**SALE NUMBER 30**

By virtue of a Writ of Execution No. 52157-10 ABINGTON HEIGHTS SCHOOL DISTRICT vs. ALOYSIUS T. HUGHES and CAROL HUGHES, owner(s) of property situate in S. Abington Twp., Lackawanna County, Pennsylvania, being: 1003 Greenbriar Drive  
150 x 150 x 183 x 150  
Property Identification Number: 10109-020-013  
Assessed Value Figure: \$33,500.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$8,761.99  
Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866) 211-9466  
Attorney

**SALE NUMBER 31**

By virtue of a Writ of Execution No. 11 CV 7400 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE v. SHAWN D. GOULD A/K/A SHAWN GOULD, owner of property situate in the TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania being 189 MAGNOLIA DRIVE, THORNHURST, PA 18424  
Assessment Map Number 1: 24601040008  
Front: 80 feet, Depth: 150 feet, containing 12000 square feet.  
Assessed Value Figure: \$4,142.00  
Assessment Map Number 2: 24601040009  
Front: 80 feet, Depth: 150 feet, containing 12000 square feet.  
Assessed Value Figure: \$16,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$114,707.23  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 32**

By virtue of a Writ of Execution No. 11-CV-4721 WELLS FARGO BANK, N.A. v. THOMAS M. KEATING A/K/A THOMAS KEATING and MELISSA DEANGELO, owner(s) of property situate in the BOROUGH OF ELMHURST, Lackawanna County, Pennsylvania, being 101 AUGUSTA LANE, A/K/A 8395 RR8, ELMHURST, PA 18444-8508

Front: 165 feet, Depth: 181 feet, containing

Assessment Map #: 1711701001101

Assessed Value Figure: \$11,700.00

Improvements thereon: Residential Property

Judgment Amount: \$113,108.95

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 33**

By virtue of a Writ of Execution No. 12 CV 2297 PHH MORTGAGE CORPORATION v. VIVIANA HERNANDEZ, owner of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 816 REAR SOUTH IRVING AVENUE, SCRANTON, PA 18505-1924

Dimensions: 40 X 70

Assessment Map #: 16708040006

Assessed Value Figure: \$6,500.00

Improvements thereon: Residential Property

Judgment Amount: \$29,634.26

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 34**

By virtue of a Writ of Execution No. 12-CV-1336 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A CHASE BANK USA, N.A. v. DARLENE LUTZ, owner of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1305 PROSPECT AVENUE, SCRANTON, PA 18505-2592

Dimensions: 27 X 150

Assessment Map #: 16707040018

Assessed Value Figure: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$59,097.06

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 35**

By virtue of a Writ of Execution filed to No. 12CV2285 BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. EDWARD V. GALE, JR., owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 302 Birch Street Scranton, PA 18505, 15615-020-002,

All that certain lot, piece or parcel of land situate, lying and being in the City of Scranton, County of Lackawanna, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

Property Identification Number: 15615-020-002

Assessed Value: \$10,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$130,232.75

KML Law Group, P.C.

Attorney

**SALE NUMBER 36**

By virtue of a Writ of Execution filed to No. 2010 CV 1799 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. ANNMARIE SPYHALSKY, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania, being 227 South Valley Avenue Olyphant, PA 18447, 11414-030-011,

BEGINNING at a stake South 42 degrees, 45 minutes East, 25 feet from the center of Dunmore Street, now called South Valley Avenue, and running South 42 degrees 45 minutes East one hundred twenty (120) feet; thence South 31 degrees, 15 minutes West, 30 feet; thence North 42 degrees, 45 minutes West, one hundred twenty (120) feet; and thence North 31 degrees, 15 minutes East, 30 feet to the place of beginning. Containing 3460 square feet of surface, more less, and being known as the Northeastern half of Lot No. 62 on the map of Hull's Addition to the Borough of Olyphant. Being bounded on the Northeast side by land now or formerly John Wade, and on the Southeast by Lot No. 64 on the Southwest by the Southwest half of Lot No. 62 and on the Northwest by Dunmore Street. Together with all appurtenances and improvements thereon.

Assessment Map #: 11414-030-011

Assessed Value: \$5,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$113,021.12

KML Law Group, P.C.

Attorney

**SALE NUMBER 37**

By virtue of a Writ of Execution No. 11-CV-6725 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR RANO 2006RS4 v. THOMAS J. ESGRO and KELLI M. ESGRO, owner of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 21 FARVIEW STREET, A/K/A 21 FAIRVIEW STREET, CARBONDALE, PA 18407-1518

Dimensions: 39 X 122 X 46 X 78 X 23 X 77

Assessment Map #: 04513-010-040

Assessed Value Figure: \$11,200.00

Improvements thereon: Residential Property

Judgment Amount: \$112,173.12

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 38**

By virtue of a Writ of Execution No. 2011-07663 GREEN TREE CONSUMER DISCOUNT COMPANY v. GREGORY ROBERTS and BARBARA INGERSOLL, owner of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 221 WILLIAM STREET, SCRANTON, PA 18508-2769

Front: 36 feet, Depth: 98 feet, containing 3,528 square feet.

Assessment Map #: 1340807003301

Assessed Value Figure: \$7,200.00

Improvements thereon: Residential Property

Judgment Amount: \$88,477.57

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 39**

By virtue of a Writ of Execution filed to No. 12CV3109 CITIBANK, NA AS TRUSTEE FOR WAMU SERIES 2007-HE2 TRUST vs. NANCY M. BARRETT, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 336 Palm Street Scranton, PA 18505, 16706-020-008,

BEGINNING at a point on the Southwesterly side of Palm Street, a distant ninety-nine and fifty hundredths (99.50) feet, measured Northwesterly along the Southwesterly side of Palm Street from the point where the same is intersected by the Northwesterly side line of Cedar Avenue; thence South sixty-two (62) degrees thirty (30) minutes West along lands of Louis Vescovi and Jenni Vescovi, his wife, fifty (50) feet to a corner in the dividing line between lots numbers twenty-one (21) and twenty-two (22) in square or block number seven (7) according to the Town Plot of the City of Scranton; thence still along said land of Louis Vescovi and Jenni Vescovi, his wife, North twenty-seven (27) degrees thirty (30) minutes West eleven and five tenths (11.5) feet more or less to a corner; thence South sixty-two (62) degrees thirty (30) minutes West, still along said lands ten (10) feet to a corner; thence North twenty-seven (27) degrees thirty (30) minutes West thirty-nine (39) feet more or less to a corner in the Southeasterly side line of Schimpf Court; thence along said Schimpf Court North sixty-two (62) degrees thirty (30) minutes East, sixty (60) feet to the Southwesterly side line of Palm Street aforesaid; and thence along said Pal Street South twenty-seven (27) degrees thirty (30) minutes East fifty and five tenths (50.05) feet to a point, the place of beginning.

COMPROMISING the rear portion of lot number twenty-one (21) and part of the rear port of lot number twenty-two (22) in block number seven (7) according to the Town Plot of Scranton. The ten (10) foot privilege on Palm Street is included in the above description, all as shown on the map entitled "land of Louis Vescovi and Jennie Vescovi", his wife, recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book 8 at page 58.

Property Identification Number: 16706-020-008

Assessed Value: \$13,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$112,615.57

KML Law Group, P.C.

Attorney

**SALE NUMBER 40**

By virtue of a Writ of Execution filed to No. 12CV3193 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. RICHARD J. WERNER and MELISSA WERNER A/K/A MELISSA DUDZIK, owner(s) of property situate in MOOSIC BOROUGH, Lackawanna County, Pennsylvania, being 1053 Springbrook Avenue Moosic, PA 18519, 18503-010-056

BEGINNING at a point on the northerly side of Springbrook Avenue, said point being in the dividing line between Lots Forty (40) and Forty-One (41) of Block Number Twenty (20), according to Sherwood & Crippens Plot of the Borough of Moosic and being the southeasterly corner of Lot Number 40; thence North along the line of Lot Number Forty (40) One Hundred Fifty (150) feet to a corner; thence East Twenty-Four (24) feet to a point in the northerly side of Lot Number Forty-One (41); thence South One Hundred Fifty (150) feet to a point in the middle of the southerly side of Lot Number Forty-One (41); thence Twenty-Four (24) feet West to the point and place of BEGINNING.

BEING improved with frame dwelling house and intended to convey the westerly one-half of Lot Number Forty-One (41).

Property Identification Number: 18503-010-056

Assessed Value: \$6,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$63,402.29

KML Law Group, P.C.

Attorney

**SALE NUMBER 41**

By virtue of a Writ of Execution No. 12-CV-583 NATIONSTAR MORTGAGE, LLC v. WILLIAM M. WARRICK A/K/A WILLIAM MICHAEL WARRICK and CYNTHIA I. WARRICK A/K/A CYNTHIA WARRICK, owner of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 134 GORDON AVENUE, CARBONDALE, PA 18407-2757

Dimensions: 96 X 195 X 127 X 48 X 110

Assessment Map #: 05416050009

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$53,541.75

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 42**

By virtue of a Writ of Execution No. 12 CV 4564 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER CHASE HOME FINANCE, LLC v. CHAD R. VINANSKY A/K/A CHAD VINANSKY, owner of property situate in the BOROUGH OF MAYFIELD, Lackawanna County, Pennsylvania being 405 WHITMORE AVENUE, MAYFIELD, PA 18433-1727

Front: 100 feet Depth: 150 feet.

Assessment Map #: 07308020009

Assessed Value Figure: \$13,500.00

Improvements thereon: Residential Property

Judgment Amount: \$215,054.98

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 43**

By virtue of a Writ of Execution No. 09-CV-8490 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3 v. LYNN KNOCH and CHRISTOPHER KNOCH, owner of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 539 NORTH IRVING AVENUE, SCRANTON, PA 18510-2237

Front: 34 feet, Depth: 105 feet

Assessment Map #: 15709050003

Assessed Value Figure: \$9,500.00

Improvements thereon: Residential Property

Judgment Amount: \$128,266.78

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 44**

By virtue of a Writ of Execution No. 09-CV-3043 BANK OF AMERICA, N.A. v. RICHARD J. WALSH and ERIN WALSH, owner of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2121 BALLAU AVENUE, SCRANTON, PA 18508-1613

Front: 30 feet, Depth: 150 feet, containing 4500 square feet.

Assessment Map #: 12320050008

Assessed Value Figure: \$5,500.00

Improvements thereon: Residential Property

Judgment Amount: \$73,319.26

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 45**

By virtue of a Writ of Execution filed to No. 11-CV-548 BANK OF AMERICA, N.A. vs. DAMOES B. WILSON, SABRINA WILSON, UNITED STATES OF AMERICA, owner(s) of property situate in Township of Madison, Lackawanna County, Pennsylvania. Being: 4170 Madisonville Road Madison Township, PA 18444  
Dimensions: 6.14A

Assessment Map #: 18304-010-00304

Assessed Value Figure: \$19,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$189,977.52

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 46**

By virtue of a Writ of Execution filed to No. 10-CV-5459 GOLDMAN SACHS MORTGAGE COMPANY vs. JOHN E. MCGUFFIN A/K/A JOHN MCGUFFIN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 1106-1108 Pine Street, Scranton, PA 18510

Dimensions: 41x63x4x27x37x90

Assessment Map #: 15705-020-016

Assessed Value Figure: \$41,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$70,324.26

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 47**

By virtue of a Writ of Execution No. 11-CV-7723 WELLS FARGO BANK, N.A. v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH GAMALIA, DECEASED, owner of property situate in the BOROUGH OF JERMYN, Lackawanna County, Pennsylvania being 224 HUDSON STREET, JERMYN, PA 18433-1417

Dimensions: 50 X 150

Assessment Map #: 0732007003100

Assessed Value Figure: \$5,000.00

Improvements thereon: Residential Property

Judgment Amount: \$46,636.17

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 48**

By virtue of a Writ of Execution No. 12-CV-1526 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-35CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-35CB v. DELIA HOUDERSHIELDT, owner of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 49 LAUREL STREET, CARBONDALE, PA 18407-2159

Dimensions: 50 X 85

Assessment Map #: 04518050019

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$99,560.82

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 49**

By virtue of a Writ of Execution No. 07 CV 6377 WELLS FARGO FINANCIAL PENNSYLVANIA, INC. v. VITO J. PIZZO, owner of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 511-513 HARRISON AVENUE, SCRANTON, PA 18510-2311

Dimensions: 79 X 100 X 42 X 66 X 37 X 160

Assessment Map #: 15710 020 022

Assessed Value Figure: \$15,642.00

Improvements thereon: Residential Property

Judgment Amount: \$190,331.66

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 50**

By virtue of a Writ of Execution No. 12-CV-1360 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. JEFFERSON CASTANHO, owner of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 515 LUZERNE STREET, SCRANTON, PA 18504-2624

Dimensions: 33 X 123 X 19 X 3 X 16 X 146

Assessment Map #: 15648010018

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$71,359.19

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 51**

By virtue of a Writ of Execution No. 10-CV-8284 PHH MORTGAGE CORPORATION v. JOHN H. NYLAN, owner of property situate in the CITY OF SCRANTON, 10<sup>TH</sup> WARD, Lackawanna County, Pennsylvania being 943 PAUL AVENUE, SCRANTON, PA 18510-1467

Dimensions: 36X121X32X126

Assessment Map #: 15706070046

Assessed Value Figure: \$9,000.00

Improvements thereon: Residential Property

Judgment Amount: \$132,403.71

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 52**

By virtue of a Writ of Execution filed to No. 2012-03849 THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1 vs. ROSARIO NIAMA; SUSAN SEDANO, owner(s) of property situated in Fourth Ward of the City of Scranton, Lackawanna County, Pennsylvania being 218 North Rebecca Avenue Scranton, PA 18504

50 x 150

Assessment Map #: 145.14-020-01301

Assessed Value Figure: \$11,600.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$110,861.52

Christopher A. DeNardo, Esquire

Attorney



**SALE NUMBER 53**

By virtue of a Writ of Execution filed to No. 2012-00226 RBS CITIZENS NA vs. GERALD ROBERT DOMMERMUTH, owner(s) of property situated in Borough of Moosic, Lackawanna County, Pennsylvania being 1415 Main Street, Avoca, PA 18641

52 x 81 x 56 x 60

Assessment Map #: 18420-030-002

Assessed Value Figure: \$10,200.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$138,086.67

Christopher A. DeNardo, Esquire  
Attorney

**SALE NUMBER 54**

By virtue of a Writ of Execution filed to No. 2012-03941 CITIBANK, N.A., AS TRUSTEE FOR BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3 vs. BARBARA DORUNDA, owner(s) of property situated in 6<sup>th</sup> Ward of the Borough of Taylor, Lackawanna County, Pennsylvania being 219 Rinaldi Drive, Taylor, PA 18517

75 x 100

Assessment Map #: 15501-020-00220

Assessed Value Figure: \$18,500.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$135,065.01

Christopher A. DeNardo, Esquire  
Attorney

**SALE NUMBER 55**

By virtue of a Writ of Execution No. 12-CV-1834 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. LESLEY EDWARDS, owner of property situate in the TENTH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1019 WHEELER AVENUE #1021, SCRANTON, PA 18510-1471

Front: 45 feet, Depth: 105 feet, containing 4725 square feet.

Assessment Map #: 14618080015

Assessed Value Figure: \$7,500.00

Improvements thereon: Residential Property

Judgment Amount: \$68,461.36

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 56**

By virtue of a Writ of Execution No. 11-CV-6684 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. DOTILDA WILLIAMS, owner of property situate in the FIFTH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1116 WASHBURN STREET, SCRANTON, PA 18504-2423

Dimensions: 43X113X43X103

Assessment Map #: 14518040076

Assessed Value Figure: \$9,500.00

Improvements thereon: Residential Property

Judgment Amount: \$86,742.99

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 57**

By virtue of a Writ of Execution No. 09-CV-8781 BANK OF AMERICA,N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. PATRICK HART A/K/A PATRICK J. HART, JR. and JILL ANNE HART, owner of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1237 SNYDER AVENUE, SCRANTON, PA 18504-3187

Front: 40 feet, Depth: 143 feet, containing 5720 square feet.

Assessment Map #: 15617080008

Assessed Value Figure: \$4,800.00

Improvements thereon: Residential Property

Judgment Amount: \$88,076.28

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 58**

By virtue of a Writ of Execution No. 12-CV-1506 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC4 v. ANA DAVIES, owner of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1300 LUZERNE STREET, SCRANTON, PA 18504-2542

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

Assessment Map #: 15605030010

Assessed Value Figure: \$18,000.00

Improvements thereon: Residential Property

Judgment Amount: \$123,348.07

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 59**

By virtue of a Writ of Execution No. 11-CV-6630 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. LESTER R. MCCAMENT and ROSALIE M. MCCAMENT, owner of property situate in the TOWNSHIP OF MADISON, Lackawanna County, Pennsylvania being 4270 HAAS POND ROAD, MADISON TOWNSHIP, PA 18444-6803

225X227X225X247

Assessment Map #: 1910204000501

Assessed Value Figure: \$22,200.00

Improvements thereon: Residential Property

Judgment Amount: \$264,414.04

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 60**

By virtue of a Writ of Execution filed to No. 12-CV-4228 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004, 2004-CB7 TRUST, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-CB7 vs. JESSE MANCINI A/K/A JESSE C. MANCINI, owner(s) of property situate in 4<sup>th</sup> Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 112 North Lincoln Avenue, Scranton, PA 18504-3381

Dimensions: 50x100

Assessment Map #: 145.18-010-013

Assessed Value Figure: \$82,600.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$89,993.21

Udren Law Offices

Attorney

**SALE NUMBER 61**

By virtue of a Writ of Execution filed to No. 11-cv-2626 BANK OF AMERICA, N.A. vs. BRIAN LANGAN, M. KELLY LANGAN A/K/A MARY KELLY LANGAN,, owner(s) of property situate in 5<sup>th</sup> Ward, Lackawanna County, Pennsylvania. Being: 1307 Preston Place, Scranton, PA 18504

Dimensions: 40x75

Assessment Map #: 15605-030-003

Assessed Value Figure: \$40,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$97,639.65

Udren Law Offices

Attorney

**SALE NUMBER 62**

By virtue of a Writ of Execution filed to No. 10 CV 8713 BANK OF AMERICA, N.A. vs. SHARON BOYD, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 713 Pittston Avenue, Scranton, PA 18505

Dimensions: 40x150

Assessment Map #: 15620-020-005

Assessed Value Figure: \$9,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$113,997.10

Udren Law Offices

Attorney

**SALE NUMBER 63**

By virtue of a Writ of Execution No. 10-CV-3304 GREEN TREE CONSUMER DISCOUNT COMPANY v. SEAN P. O'SHEA, owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 125 FLORIDA AVENUE, SCRANTON, PA 18505-2830

Front: 40 feet, Depth: 150 feet

Assessment Map #: 16806020019

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$140,006.33

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 64**

By virtue of a Writ of Execution No. 12-CV-1393 WELLS FARGO BANK, N.A. v. JOHN TOMASOVITCH A/K/A JOHN J. TOMASOVITCH, JR and LAURA TOMASOVITCH, owner of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania being 507 CENTER STREET, THROOP, PA 18512-1204

Front: 100 feet, Depth: 180 feet, containing 18000 square feet.

Assessment Map #: 12513020022

Assessed Value Figure: \$7,500.00

Improvements thereon: Residential Property

Judgment Amount: \$91,976.64

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 65**

By virtue of a Writ of Execution No. 2012-00627 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSFB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-8. v. WILMER FREIRE A/K/A WILMER M. FREIRE, owner of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2024 EDNA AVENUE, SCRANTON, PA 18508-2032

DIMENSIONS: 57 x 71 x 61 x 63

Assessment Map #: 13505040014

Assessed Value Figure: \$8,500.00

Improvements thereon: Residential Property

Judgment Amount: \$42,902.53

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 66**

By virtue of a Writ of Execution No. 11-CIVIL-6967 FIDELITY DEPOSIT & DISCOUNT BANK v. STEPHEN R. PARANICH, owners of property situate in the BOROUGH OF MOOSIC, Lackawanna County, Pennsylvania being 604 THACKERAY CLOSE, MOOSIC, PA 18507-2204

Average: 0.14A

Assessment Map #: 18601CON01116

Assessed Value Figure: \$23,496.00

Improvements thereon: Residential Property

Judgment Amount: \$314,579.92

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 67**

By virtue of a Writ of Execution filed to No. 10-CV-2104 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC F/K/A CHASE MANHATTAN MORTGAGE CORP. vs. JOSHUA M. JURY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 517 Genet Street, Scranton, PA 18504

40 x 160

Assessment Map #: 16711-010-011

Assessed Value Figure: \$8,500.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$67,869.28

Christopher A. DeNardo, Esquire

Attorney

**SALE NUMBER 68**

By virtue of a Writ of Execution filed to No. 12-CV-3605 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-4 vs. SYLVIA A. PIETRZAK, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1342 1344 Rundle Street, Scranton, PA 18504

45 x 145

Assessment Map #: 15516-030-034

Assessed Value Figure: \$7,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$103,112.77

Christopher A. DeNardo, Esquire

Attorney

### **SALE NUMBER 69**

By virtue of a Writ of Execution filed to No. 12-CV-3817 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-2 vs. MICHELE JOHNSTON, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1016 Fairfield Street Scranton, PA 18509, 13510-070-024, 13511-010-031,

Being Lot No. 29 as shown on the plot of lots known as "Fairfield Park Plot" a map of which is recorded in Lackawanna County Deed Book 151, page 3. Said lot being forty (40) feet in front on Fairfield Street, forty (40) feet in width in the rear, and one hundred fifty (150) feet more or less in depth. Said lot or parcel of land is also Lot Number 37 in Block Number 117, according to the Assessment map of the City of Scranton.

Assessment Map #: 13510-070-024, 13511-010-031

Assessed Value: \$17,450.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$191,274.71

KML Law Group, P.C.

Attorney

### **SALE NUMBER 70**

By virtue of a Writ of Execution filed to No. 10-CV-8584 CITIMORTGAGE, INC. vs. ISAAC BAR-HORIN and ELIEZER RUBINSTEIN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1217-1219 Jackson Street Scranton, PA 18504 1217-1219 Jackson Street Scranton, PA 18504, 145.18-040-002,

BEGINNING at a corner on Jackson Street between lots numbers twenty-two (22) and twenty-three (23) in Block One (1) "Price and Pancoast Addition to the City of Scranton"; thence along the boundary line between said lots about eighty (80) feet to the land now or formerly owned by Evan Abel at the lower corner thereof; thence Northwesterly on a line parallel with Jackson Street forty (40) feet to a corner; thence Northeasterly on a line parallel with the above mentioned boundary line about eighty (80) feet to Jackson Street; thence Southeasterly along said Jackson Street Forty (40) feet to the place of beginning. The property herein conveyed is a part of Lots numbers twenty-one (21) and twenty-two (22) in Block number one (1) on Price and Pancoast Addition of the City of Scranton.

SUBJECT to the same conditions, covenants, exceptions, reservations and restrictions as are contained in prior deeds in the chain of title.

Property Identification Number: 145.18-040-002

Assessed Value: \$12,000.00 \$0.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$114,857.73

KML Law Group, P.C.

Attorney

### **SALE NUMBER 71**

By virtue of a Writ of Execution filed to No. 12CV5082 BANK OF AMERICA, N.A.SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. LORI A. BEGGIN and ALLAN T. BEGGIN, owner(s) of property situate in BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania, being 304 East Line Street Olyphant, PA 18447, 125.01-040-015,

BEGINNING at a stake North 5915' East twenty -five (25) feet from the center of South (or Line) Street, running North 49° 15' East one hundred fifty (150) feet; THENCE South 40° 45' East, fifty (50) feet; THENCE South 49° 15' West one hundred fifty (150) feet; THENCE North 40° 45' West fifty (50) to the place of beginning.

Containing 7,500 square feet of surface more or less, and being bounded on the Northeasterly side by an alley; on the Southeasterly side by lot number 4; on the Southwesterly side by South or (Line Street); on the Northwesterly side by lot number 2 in block number 8.

BEING lot number 3 in block number 8 on the Plot of Hull's Addition to the Borough of Olyphant.

Assessment Map #: 125.01-040-015  
Assessed Value: \$18,000.00  
Improvements thereon: A Residential Dwelling  
Sheriff to Collect: \$278,707.64  
KML Law Group, P.C.  
Attorney

**SALE NUMBER 72**

By virtue of a Writ of Execution No. 50355-08 ABINGTON HEIGHTS SCHOOL DISTRICT vs. ANN MARIE STULGIS, ADMINISTRATRIX FOR THE ESTATE OF PETER STULGIS, owner(s) of property situate in Newton, Lackawanna County, Pennsylvania, being: Country Club Road  
180 x 175 x 222 x 180  
Property Identification Number: 11002-010-009  
Assessed Value Figure: \$19,000.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$7,488.47  
James R. Wood, Esquire  
Portnoff Law Associates, Ltd.  
(866) 211-9466  
Attorney

**SALE NUMBER 73**

By virtue of a Writ of Execution No. 51102-09 NORTH POCONO SCHOOL DISTRICT vs. THOMAS A. RITTER and CINDY L. RITTER, owner(s) of property situate in Jefferson Twp., Lackawanna County, Pennsylvania, being: S.R. 348  
2.05 acres  
Property Identification Number: 15004-020-00501  
Assessed Value Figure: \$6,000.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$4,735.68  
Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866) 211-9466  
Attorney

**SALE NUMBER 74**

By virtue of a Writ of Execution No. 50938-11 ABINGTON HEIGHTS SCHOOL DISTRICT vs. JERRY SIMMONS, owner(s) of property situate in Glenburn Twp., Lackawanna County, Pennsylvania, being: 49 Waterford Road  
152 x 150  
Property Identification Number: 08001-010-005  
Assessed Value Figure: \$18,000.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$6,300.70  
Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866) 211-9466  
Attorney

**SALE NUMBER 75**

By virtue of a Writ of Execution No. 12-CV-1805 WELLS FARGO BANK, N.A. v. MARIBETH GERULSKY and RICHARD GERULSKY, owner of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 213 GIBBONS STREET, DUNMORE, PA 18512-2519

Front: 40 feet, Depth: 87 feet

Assessment Map #: 14709060002

Assessed Value Figure: \$7,500.00

Improvements thereon: Residential Property

Judgment Amount: \$113,750.15

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 76**

By virtue of a Writ of Execution No. 10-CV-5309 CITIFINANCIAL SERVICES, INC. v. CHRISTINE A. MARCINKO and STEPHEN M. MARCINKO, owner of property situate in the BOROUGH OF WINTON, Lackawanna County, Pennsylvania being 616 4<sup>TH</sup> AVENUE, JESSUP, PA 18434-1440

Dimensions: 80 X 135 X 82 X 122

Assessment Map #: 115-05-020-027

Assessed Value Figure: \$4,500.00

Improvements thereon: Residential Property

Judgment Amount: \$38,060.01

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 77**

By virtue of a Writ of Execution No. 12-CV-2834 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP v. ROBERT L. KISHBAUGH and LORI A. KISBAUGH, owner of property situate in the THORNHURST TOWNSHIP, Lackawanna County, Pennsylvania being 309 SPRUCE DRIVE, A/K/A THORNHURST C C E L-309, GOULDSBORO, PA 18424

Front: 85 feet, Depth: 125 feet

Assessment Map #: 24103010029

Assessed Value Figure: \$17,000.00

Improvements thereon: Residential Property

Judgment Amount: \$84,535.09

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 78**

By virtue of a Writ of Execution No. 10 CV 469 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M TO CHASE HOME FINANCE, LLC v. CHRISTIE L. HILLER and MARK HILLER owners of property situate in the 14<sup>th</sup> Ward of the City of Scranton, Lackawanna County, Pennsylvania being 529 PLEASANT AVENUE, SCRANTON, PA 18504-3606

Front: 36 feet, Depth: 130 feet, containing 4680 square feet.

Assessment Map #: 14514090002

Assessed Value Figure: \$7,300.00

Improvements thereon: Residential Property

Judgment Amount: \$82,319.73

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 79**

By virtue of a Writ of Execution filed to No. 12-CV-452 OCWEN LOAN SERVICING vs. WILLIAM ARNOLD, KNOWN HEIR OF MARGARET SHELINSKI A/K/A MARGARET A. SHELINSKI, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET SHELINSKI A/K/A MARGARET A. SHELINSKI, DECEASED, BARBARA MCNEISH A/K/A BARBARA R. MCNEISH, MARGARET SHELINSKI A/K/A MARGARET A. SHELINSKI, DECEASED, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania. Being: 135 Lincoln Avenue, Carbondale, PA 18407

Dimensions: 55x120x55x125

Assessment Map #: 05506-020-004

Assessed Value Figure: \$13,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$76,547.10

Udren Law Offices, P.C.

Attorney

**SALE NUMBER 80**

By virtue of a Writ of Execution filed to No. 10-CV-05022 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-A vs. JAMES F. PUGLIESE, JENNIFER PUGLIESE, owner(s) of property situate in 10<sup>th</sup> Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 209 Karen Drive, Scranton, PA 18505

Dimensions: 79x100x75x100

Assessment Map #: 15716 020 007

Assessed Value Figure: \$20,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$199,015.59

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 81**

By virtue of a Writ of Execution filed to No. 2010-CV-03817 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RP2 vs. ANNE B. MUNIFO, JOSEPH MUNIFO, owner(s) of property situate in Borough of Vandling, Lackawanna County, Pennsylvania. Being: 132 Main Street, Vandling, PA 18421

Dimensions: 100x300

Assessment Map #: 01611010014, 0161101001501

Assessed Value Figure: \$20,000.00, \$600.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$131,475.58

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 82**

By virtue of a Writ of Execution No. 12-CV-1361 PHH MORTGAGE CORPORATION v. MICHAEL MOSLEY, owner of property situate in the MAYFIELD BOROUGH, Lackawanna County, Pennsylvania being 145 GORHAM AVENUE, MAYFIELD, PA 18433-1732

Front: 50 feet, Depth: 150 feet

Assessment Map #: 07312-060-024

Assessed Value Figure: \$5,500.00

Improvements thereon: Residential Property

Judgment Amount: \$72,541.38

PHELAN HALLINAN & SCHMIEG, LLP



Attorney

**SALE NUMBER 83**

By virtue of a Writ of Execution No. 12-CV-2393 WELLS FARGO BANK, N.A. v. WADE ALAN TAFT and KARIN MARIE TAFT STREIN, owner of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania being 884 SIBLEY AVENUE, OLD FORGE, PA 18518-1006

Front: 50 feet, Depth: 150 feet, containing

Assessment Map #: 16504020019

Assessed Value Figure: \$10,500.00

Improvements thereon: Residential Property

Judgment Amount: \$47,398.97

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 84**

By virtue of a Writ of Execution No. 2011-07784 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP v. BRIAN L. DAWSON and MAUREEN A. DAWSON, owner of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania being 1269 FRANKLIN STREET, OLD FORGE, PA 18518-1239

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

Assessment Map #: 16518010034

Assessed Value Figure: \$5,000.00

Improvements thereon: Residential Property

Judgment Amount: \$62,686.45

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 85**

By virtue of a Writ of Execution No. 12-CV-3374 LOANCARE, A DIVISION OF FNF SERVICING, INC. v. STANLEY MAROS, JR and MICHELLE L. MAROS A/K/A MICHELE MAROS A/K/A MICHELE L. MAROS A/K/A MICHELLE MAROS, owner of property situate in the BOROUGH OF MOOSIC, Lackawanna County, Pennsylvania being 3736 LAUREL AVENUE, A/K/A 3736 LAUREL STREET, MOOSIC, PA 18507-1628

Front: 50 feet, Depth: 150 feet, containing 7500 square feet.

Assessment Map #: 17615030011

Assessed Value Figure: \$4,000.00

Improvements thereon: Residential Property

Judgment Amount: \$67,757.97

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 86**

By virtue of a Writ of Execution filed to No. 12-CV-3077 BANK OF AMERICA, N.A. vs. KENNETH R. GESEK, THERESA M. HOWELL, owner(s) of property situate in Twenty-Third Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 1921-1923 Wint Avenue, Scranton, PA 18509

Dimensions: 45x122

Assessment Map #: 13509-040-078

Assessed Value Figure: \$93,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$100,263.44

Udren Law Offices, P.C.

Attorney

**SALE NUMBER 87**

By virtue of a Writ of Execution filed to No. 2012-CV-4427 GOLDMAN SACHS MORTGAGE COMPANY. vs. DENISE UBALDINI, RONALD UBALDINI, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania. Being: 315 3<sup>rd</sup> Street, Blakely, PA 18447

Dimensions: 25x150

Assessment Map #: 103.18-2-40

Assessed Value Figure: \$54,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$72,674.99

Udren Law Offices, P.C.

Attorney

**SALE NUMBER 88**

By virtue of a Writ of Execution filed to No. 06-CV-5891 WELLS FARGO BANK NA AS TRUSTEE UNDER THE APPLICABLE AGREEMENT BY: SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC. AS ITS ATTORNEY-IN-FACT vs. PAUL SCHAEPE and MARY SCHAEPE, owner(s) of property situate in Township of Greenfield, Lackawanna County, Pennsylvania. Being: 206 Pleasant View Drive (Greenfield Township), Carbondale, PA 18407

Dimensions: 99x125x97x125

Assessment Map #: 02304060011

Assessed Value Figure: \$14,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$99,608.92

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 89**

By virtue of a Writ of Execution filed to No. 2008-CV-03604 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER THE SECURITIZATION SERVICING AGREEMENT DATES OF AUGUST 1, 2005 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-HE3 vs. ROBIN CHERKAS, SCOTT CHERKAS, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania. Being: 2027 Greenridge Street, Scranton, PA 18512

Dimensions: 65x147x65x151

Assessment Map #: 14642-010-049

Assessed Value Figure: \$89,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$140,499.38

Udren Law Offices, P.C.

Attorney

**SALE NUMBER 90**

By virtue of a Writ of Execution filed to No. 2012-01134 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. SHAWN L. FASSETT, owner(s) of property situate in BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 900 Franko Street Throop, PA 18512, 125.09-040-001, PARCEL NO. 1

Being forty-four and ninety-three one-hundredths (44.93) feet, more or less, in front on Franko Street, forty-four and six tenths (44.6) feet, more or less, in width in the rear, one hundred seventeen and forty-five one-hundredths (117.45) feet in depth on the northerly side thereof and one hundred eight and two tenths (108.2)

feet in depth on the southerly side thereof; comprising Lot No. 16 in Block No. 61 as said lot is represented and designated on a map entitle "Rogan's Addition to the Borough of Throop."

Containing twelve one-hundredths (0.12) acre, more or less, of surface as shown outlined in red on map hereto attached and hereby made a part hereof.

Being the same premises conveyed by Rose M. McAndrew, widow to Patricia Kloss on the 4<sup>th</sup> day of December 1995 and recorded in the Office of the Recorder of Deeds of Lackawanna County in Deed Book 1530, pages 422-424.

Assessment Map #: 125.09-040-001

Assessed Value: \$8,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$160,346.87

KML Law Group, P.C.

Attorney

### **SALE NUMBER 91**

By virtue of a Writ of Execution filed to No. 2010-CV-2608 BANK OF AMERICA, N.A. vs. KURT O'BRIEN, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania, being 407 West Mary Street Old Forge, PA 18518, 175.15-050-007,

BEGINNING AT A CORNER ON THE EASTERLY SIDE OF MARY STREET A CORNER OF LOT SOLD TO WM H. LAMBERT; THENCE BY LINE OF SAID LAMBERT NORTH FORTY-THREE (43) DEGREES THIRTY-TWO (32) MINUTES EAST ONE HUNDRED FIFTY (150) FEET TO CORNER IN LINE OF MARGARET LEWIS; THENCE BY LINE OF SAID LEWIS NORTH FORTY (40) DEGREES EIGHTEEN (18) MINUTES WEST FIFTY (50) FEET CORNER OF LOT NO. 185; THENCE ALONG LINE OF SAME SOUTH FORTY-THREE (43) DEGREES THIRTY-TWO (32) MINUTES WEST ONE HUNDRED FIFTY (150) FEET TO A CORNER LINE OF SAID MARY STREET THENCE ALONG LINE OF SAID STREET FOURTH FORTY (40) DEGREES EIGHTEEN (18) MINUTES EAST FIFTY (50) FEET TO A CORNER AND PLACE OF BEGINNING.

CONTAINING SEVEN THOUSAND FIVE HUNDRED FEET OF LAND BE THE SAME MORE OR LESS AND BEING LOT NO. 184 IN BLOCK "E" AS SHOWN ON MAP OF ALLOTMENT EST. THOMAS SMITH, DECEASED.

Assessment Map #: 175.15-050-007

Assessed Value: \$8,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$141,005.67

KML Law Group, P.C.

Attorney

### **SALE NUMBER 92**

By virtue of a Writ of Execution filed to No. 10-CV-6846 DEUSTCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2006-WL3 vs. LUKE J. BERARDIS and REBECCA L. BERARDIS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 3245-3 Pittston Avenue Scranton, PA 18505, 17608-030-050,

Beginning at the intersection of the Southeasterly side of Anthracite Avenue with the westerly corner of lot numbered five (5) said lot having been conveyed to John McDonough by deed bearing dated August first (1<sup>st</sup>), eighteen hundred and ninety-eight (1898); thence in a Southeasterly direction along the Southwesterly direction along the Southeasterly line of said Avenue about one hundred (100) feet to its intersection with the Northerly corner of lot numbered eight (8), having been conveyed to Stanley Sadufski by deed bearing date August fifteenth (15<sup>th</sup>) Nineteen hundred and one (1901), thence in a Southeasterly direction along the Northeasterly line of said lot number eight (8) about one hundred and fifty (150) feet to its intersection with the Northwesterly line of an alley, thence in a Northeasterly direction along the said line of said alley about one hundred (100) feet to its intersection with the Southerly corner of lot numbered five (5) aforesaid; thence in a Northwesterly direction along the Southwesterly line of said lot numbered five (5) about one hundred and fifty (150) feet to the

place of beginning. Being lot numbered six (6) and seven (7) in block numbered seventeen (17) situate in Lackawanna Township as shown on the Greenwood Plot of Lots as surveyed by C.W. Thompson, Jr. using the same lots of land sold and conveyed to Briget McDonough aforesaid by W.A. Nay, et al. Trustees by deed dated the 28<sup>th</sup> day of July A.D. 1909.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part and parcel thereof..

Subject to any and all restrictions, reservations, right of ways, easements, exceptions, covenants, conditions and agreements as are noted in prior deeds and documentation in the chain of title to said premises.

Excepting therefrom all that certain lot, piece or parcel of land described in a deed from Alexander Krzwicki to Adam Symuleski dated August 13, 1909 and recorded in deed book 241, page 529 of the Office of Recorder of Deeds for Lackawanna County.

Assessment Map #: 17608-030-050

Assessed Value: \$10,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$160,820.29

KML Law Group, P.C.

Attorney

### **SALE NUMBER 93**

By virtue of a Writ of Execution No. 52215-08 NORTH POCONO SCHOOL DISTRICT vs. JOHN STOUT and JENNIFER STOUT, owner(s) of property situate in Madison Twp., Lackawanna County, Pennsylvania, being: Lr 35005

231 x 99

Property Identification Number: 17301-040-007

Assessed Value Figure: \$11,300.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$5,927.03

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

### **SALE NUMBER 94**

By virtue of a Writ of Execution No. 52138-10 NORTH POCONO SCHOOL DISTRICT vs. PAUL M. FISHER, SR., owner(s) of property situate in Clifton Twp., Lackawanna County, Pennsylvania, being: S.R. 611  
1.58 acres

Property Identification Number: 23303-010-01102

Assessed Value Figure: \$30,000.00

Improvements thereon: COMMERCIAL PROPERTY

Sheriff to Collect: \$7,829.16

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

### **SALE NUMBER 95**

By virtue of a Writ of Execution No. 50877-11 NORTH POCONO SCHOOL DISTRICT vs. JOSEPH M. RANKOSKY, owner(s) of property situate in Springbrook Twp., Lackawanna County, Pennsylvania, being: Moosic Daleville Highway

100 x 150 x 100 x 150

Property Identification Number: 20902-020-006

Assessed Value Figure: \$18,300.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$6,565.98  
Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866) 211-9466  
Attorney

**SALE NUMBER 96**

By virtue of a Writ of Execution No. 52753-10 NORTH POCONO SCHOOL DISTRICT vs. TINA MARIE C. MCGUIRE, owner(s) of property situate in Covington Twp., Lackawanna County, Pennsylvania, being: Laurel Drive  
100 x 160  
Property Identification Number: 21202-020-011  
Assessed Value Figure: \$17,000.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$4,615.70  
Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866) 211-9466  
Attorney

**SALE NUMBER 97**

By virtue of a Writ of Execution No. 12-CV-2266 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P., F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. THERESA NIDOH, owner of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2122-2124 PRICE STREET, SCRANTON, PA 18504-1615  
Front: 50 feet, Depth: 150 feet, containing 7,500 square feet.  
Assessment Map #: 1450901001801  
Assessed Value Figure: \$16,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$164,177.37  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 98**

By virtue of a Writ of Execution No. 12-CV-345 WELLS FARGO BANK, N.A., S/B/M TO WACHOVIA BANK OF DELAWARE, NA v. JACQUELINE LISHMAN, IN HER CAPACITY AS HEIR OF JAMES E. FREY, DECEASED AND HEIR OF MARGARET FREY SLEITZER, DECEASED, PATRICIA MARINO, IN HER CAPACITY AS HEIR OF JAMES E. FREY, DECEASED AND HEIR OF MARGARET FREY SLEITZER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES E. FREY, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET FREY SLEITZER, DECEASED, owner of property situate in the BOROUGH OF MOOSIC, Lackawanna County, Pennsylvania being 480, 482, AND 486 3<sup>RD</sup> ST MOOSIC, PA 18507-1152  
Containing: 0.05A  
Assessment Map #: 18513010003  
Assessed Value Figure: \$6,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$28,869.65  
PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 99**

By virtue of a Writ of Execution No. 12-CV-1881 FIDELITY DEPOSIT & DISCOUNT BANK v. FRANK FERRARO, owner of property situate in the BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania being 433 BROOK STREET, PECKVILLE, PA 18452-1609

Dimensions: 57 X 125 X 55 X 115

Assessment Map #: 10316030015

Assessed Value Figure: \$8,500.00

Improvements thereon: Residential Property

Judgment Amount: \$78,200.54

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 100**

By virtue of a Writ of Execution No. 10 CV 3555 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. MICHAEL PULEO, owner of property situate in the BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania being 208 BISSELL STREET, CLARKS SUMMIT, PA 18411-2102

Dimensions: 37X33X55X60X134X16X98

Assessment Map #: 1000801002700

Assessed Value Figure: \$14,000.00

Improvements thereon: Residential Property

Judgment Amount: \$216,091.68

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 101**

By virtue of a Writ of Execution filed to No. 12CV4247 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. NANCY FOSTER, owner(s) of property situate in TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania, being 354 Fir Lane Thornhurst, PA 18424, 24103-030-005,

ALL that certain piece or parcel of land situate in the Township of Thornhurst, County of Lackawanna, and Commonwealth of Pennsylvania, more particularly designated as Lot 354, Section II, on a plot of lots made as a result of a survey by John R. Hennemuth, Civil Engineer, which survey is recorded in the Office of the Recorder of Deeds in and for the County of Lackawanna, Pennsylvania, in Map Book Volume 6A at Page 88 and is described as Lots of Pocono Resorts Enterprises, Inc, more fully described in deed book 1051 page 777, recorded 09/24/2003, Lackawanna County Records. Tax ID: 24103-030-005

Property Identification Number: 241.03-030-005

Assessed Value: \$17,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$101,571.13

KML Law Group, P.C.

Attorney

**SALE NUMBER 102**

By virtue of a Writ of Execution filed to No. 12-CV-1777 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC4 vs. JONATHAN DRESSLER, owner(s) of property situate in WEST ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 154 Pond Road Dalton, PA 18414, 0670401000103,

BEGINNING at a ¾ inch rebar set for a corner on the centerline of Township Road T-436 on line of lands now or formerly of Allen T. Davailus (DB 1255 - - P 650), this being the southerly corner of Davailus; thence along the centerline of said road South thirty-four (34) degrees fifty-eight (58) minutes six (06) seconds East two hundred twelve (212.00) feet to a ¾ inch rebar set for a corner on the centerline of said road at the northwesterly corner of land of Grace Marie Schmidt and David Carl Schmidt, her husband, (DB 866 - - P34); thence along the northerly line of said Schmidt and through lands of DeLeo North fifty-five (55) degrees six (06) minutes zero (00) seconds East four hundred thirty (430.00) feet through two ¾ inch rebars set on line to a ¾ inch rebar set for a corner; thence through lands of DeLeo North thirty-four (34) degrees fifty-eight (58) minutes six (06) seconds West two hundred twelve (212.00) feet to a ¾ inch rebar set for a corner; thence through lands of DeLeo and along the southerly line of Allen T. Davailus (DB 1255 - - P 650) South fifty-five (55) degrees six (06) minutes zero (00) seconds West four hundred thirty (430.00) feet through a 1 ¼ inch pipe corner found in place and through a 1 inch pipe found on line at roadside to the place of beginning. Containing 2.093 acres of land, gross area. Surveyed November 20, 25, 26, 1995 by John K. Seamans, Professional Engineer and Professional Land Surveyor.

EXCEPTING AND RESERVING from this conveyance a right-of-way for ingress, egress and utilities thirty (30) feet in width along the Northwesterly sideline of said property from Township Road T-436 to other lands of Grantors and being four hundred thirty (430) feet, more or less, in length.

Assessment Map #: 0670401000103

Assessed Value: \$20,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$225,018.91

KML Law Group, P.C.

Attorney

### **SALE NUMBER 103**

By virtue of a Writ of Execution filed to No. 10 CV 8981 CITIMORTGAGE, INC. vs. ISAAC BAR-HORIN and ELIEZER RUBINSTEIN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 338-340 Maple Street Scranton, PA 18504, 156.19-020-031,

Said lot is known on the town plot of Scranton as Lot Number Twenty-two (22) in Square or Block Number One (1) and is forty (40) feet wide in front on Maple Street and the same width in the rear and is One Hundred and fifty (150) feet in depth from front to rear.

Excepting and reserving, however, to the said first parties, his heirs and assigns, all the coal and minerals beneath the surface of said lot as the same are reserved in the deed aforesaid, and subject also to all the other stipulations and restrictions in said deed contained.

Subject to the same exceptions, conditions, reservations, and restrictions as are contained in prior deeds forming the chain of title.

Property Identification Number: 156.19-020-031

Assessed Value: \$11,374.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$112,721.59

KML Law Group, P.C.

Attorney

### **SALE NUMBER 104**

By virtue of a Writ of Execution filed to No. 10-CV-8583 CITIMORTGAGE, INC. vs. ISAAC BAR-HORIN and ELIEZER RUBINSTEIN, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1406 West Gibson Street Scranton, PA 18504, 145.06-020-066,

Being Lot Number Two (2), in Square or Block Number Three (3), upon the Plot of Lots known as "Farr's Ideal Home Sites", which said Plot is intended for record. Said Lot Measures Forty (40) feet in front on Cemetery Street (or W. Gibson Street), the same in rear, and One Hundred and Thirty-six (136) feet in depth to a Court for public use as delineated on said Plot.

Coal and Minerals excepted and reserved in the same manner and with the same force and effect as in previous conveyances in the chain of title.

Property Identification Number: 145.06-020-066

Assessed Value: \$9,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$118,007.20

KML Law Group, P.C.

Attorney

### **SALE NUMBER 105**

By virtue of a Writ of Execution filed to No. 12-CV-1225 JPMC SPECIALTY MORTGAGE LLC F/K/A WM SPECIALTY MORTGAGE LLC vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RALPH W. SIMPSON, JR., DECEASED, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 2307 Brown Avenue, Scranton, PA 18509

40 x 130

Assessment Map #: 13501-040-021

Assessed Value Figure: \$10,500.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$82,021.45

Christopher A. DeNardo, Esquire

Attorney

### **SALE NUMBER 106**

By virtue of a Writ of Execution filed to No. 12-CV-4348 WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., F/K/A NORWEST BANK MINNESOTA, N.A. SOLELY AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3 vs. HARRY K. WEISSER; JOSEPHINE AURELI-WEISSER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1710 1712 Washburn Street, Scranton, PA 18504

450 x 145

Assessment Map #: 145.17-040-010

Assessed Value Figure: \$10,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$149,908.09

Christopher A. DeNardo, Esquire

Attorney

### **SALE NUMBER 107**

By virtue of a Writ of Execution filed to No. 12CV4282 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2004-30CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-30CB vs. JAMES A. DOUGHERTY and PHYLLIS M. DOUGHERTY, owner(s) of property situate in 20<sup>th</sup> Ward of the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1128 South Webster Avenue, Scranton, Pennsylvania 18505

All that certain lot, piece or parcel of land, situate in the 20<sup>th</sup> Ward, of the City of Scranton, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 1128 SOUTH WEBSTER AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16707050063

Title to said premises is vested in James A. Dougherty and Phyllis M. Dougherty, his wife by deed from KENNETH R. PIKULSKI, EXECUTOR OF THE ESTATE OF FRANK L. PIKULSKI, A/K/A FRANK L.



PIKULSKI, JR., DECEASED, LATE dated November 20, 1987 and recorded November 23, 1987 in Deed Book 1231, Page 0030.

Assessment Map #: 16707050063

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$76,326.37

McCabe, Weisberg and Conway, P.C.

Attorney

#### **SALE NUMBER 108**

By virtue of a Writ of Execution No. 2011-03145 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2007KS3 v. RENA WILLIAMS A/K/A RENA MARIE WILLIAMS, owner of property situate in the BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania being 420 CHESTNUT STREET, PECKVILLE, PA 18452-2210

Dimensions: 79 X 200 X 51 X 100 X 63

Assessment Map #: 10413040001

Assessed Value Figure: \$9,800.00

Improvements thereon: Residential Property

Judgment Amount: \$122,329.88

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 109**

By virtue of a Writ of Execution No. 12-CV-2358 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. WAYNE PHILLIPS and TAMMY PHILLIPS A/K/A TAMMY L. PHILLIPS, owner of property situate in the TOWNSHIP OF FELL, Lackawanna County, Pennsylvania being 33 TURKEY HILL ROAD A/K/A 31 CEMETERY ST A/K/A 35 CEMETERY ST, SIMPSON, PA 18407-1259

Dimensions: 52X168X50X177

Assessment Map #: 03511030037

Assessed Value Figure: \$500.00

Improvements thereon: Residential VACANT LOT

Dimensions: 52X150X50X168

Assessment Map #: 03511030038

Assessed Value Figure: \$22,800.00

Improvements thereon: Residential Dwelling

Dimensions: 50x150

Assessment Map #: 03511030039

Assessed Value Figure: \$500.00

Improvements thereon: Residential VACANT LOT

Judgment Amount: \$214,969.01

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 110**

By virtue of a Writ of Execution No. 12 CV 3372 CITIFINANCIAL SERVICES, INC. v. COLLE A. EDMONDSON, owner of property situate in the BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania being 712 EAST LACKAWANNA STREET, OLYPHANT, PA 18447-1927

Dimensions: 50 X 150

Assessment Map #: 11415-020-055

Assessed Value Figure: \$8,500.00

Improvements thereon: Residential Property

Judgment Amount: \$126,340.47  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 111**

By virtue of a Writ of Execution No. 11-CV-6656 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, 2006-EQ1 v. JOSEPH M. ZROWKA A/K/A JOSEPH ZROWKA, owner of property situate in the SECOND WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 646-648 PHILO STREET, SCRANTON, PA 18508-2245

Assessment Map # 1: 134.20-020-034  
Dimensions: 25X67X24X68  
Assessed Value Figure: \$5,000.00  
Assessment Map # 2: 134.20-020-034.1  
Dimensions: Not Available  
Assessed Value Figure: \$5,000.00  
Judgment Amount: \$136,491.86  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 112**

By virtue of a Writ of Execution filed to No. 10 CV 5273 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. MICHAEL BOHENEK and ZENAIDA D. BOHENEK, owner(s) of property situate in BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania, being 902 Woodlawn Avenue Clarks Summit, PA 18411, 10010-010-02200,

Beginning at an iron pin corner at the southerly corner of Woodlawn Avenue (formerly Wilson Street); thence South fifty (50) degrees fifty-one (51) minutes West along Florence Street along the southerly side of Florence Street a distance of seventy (70) feet to an iron pin corner; thence South fifty-nine (59) degrees twelve (12) minutes East, a distance of one hundred twenty-five (125) feet to an iron pin corner; thence North nineteen (19) degrees one (1) minute East, a distance of eighty-five (85) feet to an iron pin corner in the southerly side of Woodlawn Avenue (formerly Wilson Street); thence North seventy (70) degrees fifty-nine (59) minutes West along the southerly side of Woodlawn Avenue (formerly Wilson Street), a distance of eighty-five (85) feet to an iron pin corner, the place of beginning.

Property Identification Number: 10010-010-02200  
Assessed Value: \$18,000.00  
Improvements thereon: A Residential Dwelling  
Sheriff to Collect: \$153,244.50  
KML Law Group, P.C.  
Attorney

**SALE NUMBER 113**

By virtue of a Writ of Execution filed to No. 09 CV 7654 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, AS TRUSTEE FOR THE HOLDERS OF THE GREENPOINT MORTGAGE LOAN TRUST 2004-1, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2004-1 vs. THEO CHWASCIEWSKI, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania, being 451 Hickory Street Peckville, PA 18452, 10413-050-031,

BEGINNING at a corner of lot now or formerly of Charles A. Thompson and Margaret L. Thompson, on the south side of Hickory Street; thence along line of said Charles A. Thompson and Margaret L. Thompson, South one hundred sixty (160) feet to Traviss Alley; thence Westerly along said alley twenty-five (25) feet; thence

Northerly one hundred sixty (160) feet to Hickory Street; thence Easterly along Hickory Street twenty-five (25) feet to place of beginning.

BEING twenty-five (25) feet front and rear and one hundred sixty (160) feet in depth, it being all of the Westerly one-half, except the Easterly five (5) feet, of lot conveyed now or formerly to Mary Ann Arnold by William James, by deed dated August 28, 1875.

SUBJECT however, to all exceptions and reservations contained in prior deeds forming the premises' chain of title.

Assessment Map #: 10413-050-031

Assessed Value: \$7,700.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$92,677.45

KML Law Group, P.C.

Attorney

#### **SALE NUMBER 114**

By virtue of a Writ of Execution No. 10-CV-7368 BANK OF AMERICA, N.A. v. HENRIKA VAINIKEVICIUTE, owner of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania being 17 OLENDIKE STREET, A/K/A 17 OLLENDIKE STREET, THROOP, PA 18512-1414

Dimensions: 80X124X80X128

Assessment Map #: 13605-050-019

Assessed Value Figure: \$6,500.00

Improvements thereon: Residential Property

Judgment Amount: \$29,109.29

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 115**

By virtue of a Writ of Execution No. 12-CV-2240 WELLS FARGO BANK, N.A. v. RENEE D. MACKAR A/K/A RENE MACKAR A/K/A RENEE MACKAR, owner of property situate in the CITY OF DICKSON, Lackawanna County, Pennsylvania being 423 MARY STREET, DICKSON CITY, PA 18519-1320

Dimensions: 30 x 131 x 12 x 128

Assessment Map #: 11413030041

Assessed Value Figure: \$5,600.00

Improvements thereon: Residential Property

Judgment Amount: \$55,763.67

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 116**

By virtue of a Writ of Execution No. 12-CV-2114 SUNTRUST MORTGAGE INC. v. JEFFREY BERRY A/K/A JEFFREY S. BERRY and RENEE BERRY A/K/A RENEE P. BERRY, owner of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 717 THROOP STREET, SCRANTON, PA 18512-2523

Front: 43 feet, Depth: 180 feet, containing 7740 square feet.

Assessment Map #: 14709010031

Assessed Value Figure: \$8,500.00

Improvements thereon: Residential Property

Judgment Amount: \$160,822.22

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 117**

By virtue of a Writ of Execution No. 12-CV-2651 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. JAMIE M. RASIMOVICH and JAMES J. RASIMOVICH, owner of property situate in THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 927 RIDGE AVENUE, SCRANTON, PA 18510-1413

Dimensions: 29 x 98 x 19 x 98

Assessment Map #: 15706050002

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$105,229.05

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 118**

By virtue of a Writ of Execution No. 51087-11 NORTH POCONO SCHOOL DISTRICT vs. EDWARD J. WILTSHIRE, JR., owner(s) of property situate in Elmhurst Twp., Lackawanna County, Pennsylvania, being:

Cor Buckingham & Route 59

157 x 193 x 184 x 117 x 58 x 111

Property Identification Number: 18105-020-001

Assessed Value Figure: \$17,500.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$6,177.86

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

**SALE NUMBER 119**

By virtue of a Writ of Execution No. 51793-08 NORTH POCONO SCHOOL DISTRICT vs. ARTHUR J. ALT, owner(s) of property situate in Madison Twp., Lackawanna County, Pennsylvania, being: 1200 Aberdeen Road 4.10 acres

Property Identification Number: 19101-010-026

Assessed Value Figure: \$18,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$6,462.07

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

**SALE NUMBER 120**

By virtue of a Writ of Execution No. 51887-10 NORTH POCONO SCHOOL DISTRICT vs. STEPHEN F. HELD, SR. and JACQUELINE HELD, owner(s) of property situate in Madison Twp., Lackawanna County, Pennsylvania, being: 471 Becks Crossing Road

1 acre

Property Identification Number: 20601-030-001

Assessed Value Figure: \$6,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$4,880.62

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

**SALE NUMBER 121**

By virtue of a Writ of Execution No. 12-CV-2088 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, L.P. v. STEPHEN P. WEJNERT and DONNA M. WEJNERT, owner of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania being 307 CHARLES STREET, OLD FORGE, PA 18518-1707

Front: 50 feet, Depth: 150 feet

Assessment Map #: 17512040024

Assessed Value Figure: \$14,000.00

Improvements thereon: Residential Property

Judgment Amount: \$77,045.95

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 122**

By virtue of a Writ of Execution No. 12-CV-2239 WELLS FARGO BANK, N.A. v. FRANK T. GABRIEL and CATHERINE F. GABRIEL, owner of property situate in the TOWNSHIP OF SCOTT, Lackawanna County, Pennsylvania being RR2 BOX 241, A/K/A 417 JUSTUS BOULEVARD, OLYPHANT, PA 18447-9635

Containing: One Acre

Assessment Map #: 08201020001

Assessed Value Figure: \$15,000.00

Improvements thereon: Residential Property

Judgment Amount: \$147,209.34

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 123**

By virtue of a Writ of Execution No. 12-CV-1807 PHH MORTGAGE CORPORATION v. JAMES P. BEAHAN, owner of property situate in the Tenth Ward of the City of Scranton, Lackawanna County, Pennsylvania being 1326 EAST GIBSON STREET, SCRANTON, PA 18510-1833

Front: 40 feet, Depth: 90 feet, containing 3600 square feet.

Assessment Map #: 15706010023

Assessed Value Figure: \$14,000.00

Improvements thereon: Residential Property

Judgment Amount: \$173,406.36

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 124**

By virtue of a Writ of Execution No. 51378-10 ABINGTON HEIGHTS SCHOOL DISTRICT vs. JEFFREY D. NORTHUP and LISA R. NORTHUP, owner(s) of property situate in Glenburn Twp., Lackawanna County, Pennsylvania, being: Northup Hill

125 x 300

Property Identification Number: 07904-010-001

Assessed Value Figure: \$15,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$5,660.26

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

**SALE NUMBER 125**

By virtue of a Writ of Execution No. 50742-09 ABINGTON HEIGHTS SCHOOL DISTRICT vs. GARY RUDOLFI and KAREN A. RUDOLFI, owner(s) of property situate in S. Abington Twp., Lackawanna County, Pennsylvania, being: 107 Snyder Street

116 x 135 x 27 x 60 x 72 x 80

Property Identification Number: 10118-040-024

Assessed Value Figure: \$11,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$4,915.323

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

**NOTICE**

**TO ALL PARTIES IN INTEREST AND CLAIMANTS: A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN MARCH 5, 2013 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:

**BOB MOORE**  
REAL ESTATE DEPUTY  
SHERIFF'S DEPARTMENT  
SCRANTON, PA 18503

NOVEMBER 5, 2012