

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, FEBRUARY 7, 2012

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 7, 2012 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 No. 10 CV 1019 SUNTRUST MORTGAGE, INC. v. JOANN SMITH and JOANN KING-TAYLOR, owner(s) of property situate in the BOROUGH OF MAYFIELD, Lackawanna County, Pennsylvania, being 205 5TH STREET, MAYFIELD, PA 18433-1507

Dimensions: 50X1473X46X130,

Assessment Map #: 07308010003

Assessed Value: \$3,800.00

Improvements thereon: Residential Property

Judgment Amount: \$98,823.61

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 2

By virtue of a Writ of Execution No. 10 CV 3035 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. COLLEEN STEPANOVICH and MICHAEL STEPANOVICH, owner(s) of property situate in the 2ND WARD OF CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1424 NORTH REBECCA AVENUE, SCRANTON, PA 18508-1827

DIMENSIONS: 25 X 125 X 30 X 125

Assessment Map #: 13415020017

Assessed Value: \$5,500.00

Improvements thereon: Residential Property

Judgment Amount: \$58,141.09

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 3

By virtue of a Writ of Execution No. 10-CV-604 FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION") v. KAVIPHONE P. NOUDARANOUVONG and PHITSAMAY INTHAVONG, owner(s) of property situate in the CITY OF SCRANTON, 21ST WARD, Lackawanna County, Pennsylvania, being 335 SOUTH KEYSER AVENUE, SCRANTON, PA 18504-9745

Front: 53 feet, Depth: 165 feet, containing 8712 square feet

Assessment Map #: 14416010007

Assessed Value: \$9,000.00

Improvements thereon: Residential Property

Judgment Amount: \$99,825.13

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 4

By virtue of a Writ of Execution filed to No. 10-CV-7394 OCWEN LOAN SERVICING, LLC vs. ANTHONY L. COLES and MICHELLE COLES (MORTGAGOR), owner(s) of property situate in 4th Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 306 Beddoe Court, Scranton, PA 18504

Dimensions: 50X80

Assessment Map #: 14513-090-015

Assessed Value Figure: \$5,600.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$63,143.00

Mark J. Udren, Esquire

Attorney

SALE NUMBER 5

By virtue of a Writ of Execution filed to No. 08 CV 680, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT4 vs. WILLARD KREIDLER and IRENE MCHUGH, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being, 1320 Wyoming Avenue Scranton, PA 18509, 146-090-40014,

BEGINNING at a point in the dividing line between lots numbers 5 and 6, in block number 310 on the aforesaid Plot, distant one hundred (100) feet in a southeasterly direction from the Southeasterly building line on Wyoming Avenue, a corner of lands now or formerly of Neva E. Frank and Louise Frank; thence in a northeasterly direction, at right angles to the said dividing line, along said lines of Neva E. Frank and Louis Frank, being along a stone wall, a distance of forty (40) feet to a corner in the dividing line between lots numbers 6 and 7 in said block; thence in a southeasterly direction, along said dividing line a distance of fifty (50) feet to a corner of lands now or formerly of Winifred Sweeney Philbin; thence in a southwesterly direction, at right angles to said dividing line and along said lands of Winifred Sweeney Philbin, a distance of forty (40) feet to a point on the dividing line between lots numbers 5 and 6 in said block; and thence in a northwesterly direction, along said dividing line, a distance of fifty (50) feet to the place of beginning.

Assessment Map #: 146-090-40014

Assessed Value Figure: \$5,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$65,378.33

KML Law Group, P.C.

Attorney

SALE NUMBER 6

By virtue of a Writ of Execution filed to No. 09-1978, EMC MORTGAGE CORPORATION, ATTORNEY-IN-FACT FOR CITIBANK, N.A., AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED-CERTIFICATES, SERIES 2006-HE4 v. STEVEN D. TURNER and JENNIFER L. TURNER, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania, being 1037 FAIRVIEW ROAD, CLARKS SUMMIT, PA 18411.

Size of Lot 2.77acres

Property Identification #: 08103 040 01301

Assessed Value: \$19,355.00

Improvements thereon: Residential Property

Judgment Amount: \$179,785.59

Gregory Javardian, Esquire

Attorney

SALE NUMBER 7

By virtue of a Writ of Execution No. 11 CV 1341 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST 2004-2 v. JEFFREY P. LABROSKY, owner(s) of property situate in the BOROUGH OF JERMYN, Lackawanna County, Pennsylvania, being 220 FRANKLIN STREET, JERMYN, PA 18433-1619

Front: 50 feet, Depth: 100 feet, containing 5,000 square feet.

Assessment Map #: 0731602000200

Assessed Value: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$174,671.17

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 8

By virtue of a Writ of Execution No. 09-CV-1862 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LONAS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. DEBORAH S. WILLENBROCK, owner(s) of property situate in the TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania, being 165 WOODLAND DRIVE, THORNHURST, PA 18424

Front: 80 feet, Depth: 150 feet, containing 12,000 square feet.

Assessment Map #: 2460105000301

Assessed Value: \$18,000.00

Improvements thereon: Residential Property

Judgment Amount: \$76,864.43

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 9

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

Dimensions: 158X80X161X80

Assessment Map #: 11402 030 00107

Assessed Value Figure: \$19,000.00

Improvements thereon: Residential Property

Judgment Amount: \$171,126.29

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 10

By virtue of a Writ of Execution filed to No. 11cv 4295 WELLS FARGO BANK, NA S/I/T WACHOVIA BANK, NA vs. KENNETH W. BOTKE and JURETTA V. BOTKE, owner(s) of property situate in Scott, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA BEING RR1 Box 645, Olyphant, Pennsylvania 18447

ALL those certain lots, pieces or parcels of land situate, lying and being in Scott Township, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: RR 1 BOX 645, OLYPHANT, PENNSYLVANIA 18447.

TAX PARCEL NUMBER: 09204 040 007

Title to said premises is vested in Kenneth W. Botke and Juretta V. Botke, husband and wife, by deed from WILLIAM MICHLOWSKI AND MARGARET L MICHLOWSKI, HIS WIFE dated June 24, 2002 and recorded July 1, 2002 in Deed Book 702, Page 273, as Instrument No. 2002-022001.

Assessment Map #: 09204 040 007
Assessed Value Figure: \$13,000.00
Improvements Thereon: Residential Dwelling
Sheriff to collect: \$75,611.51
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 11

By virtue of a Writ of Execution filed to No. 09 cv 3246 BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., vs. ROBERT G KOLLONIGE and ELIZABETH A KOLLONIGE, owner(s) of property Situate in City of Scranton, County of Lackawanna, Pennsylvania BEING 1010 Prospect Avenue, Scranton, Pennsylvania 18505

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA

PARCEL NO. 15619-050-056

DWELLING KNOWN AS: 1010 PROSPECT AVENUE, SCRANTON, PENNSYLVANIA 18505.

Title to said premises is vested in Robert G Kollonige and Elizabeth A Kollonige, husband and wife, by deed from PENN SECURITY BANK & TRUST COMPANY, EXECUTORS OF THE ESTATE UNDER THE LAST WILL AND TESTAMENT OF HELEN LOCKNER, DECEASED, dated September 8, 1989 and recorded September 11, 1989 in Deed Book 1299, Page 243.

Assessment Map #: 15619050056

Assessed Value Figure: \$10,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$34,532.69

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 12

By virtue of a Writ of Execution filed to No. 10 CV 6847 BANK OF AMERICA, N.A. vs. DANIEL A. HOLLAND and KIM a. HOLLAND owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 6 Fox Street Carbondale, PA 18407, 055.09-040-053,

BEGINNING in the Westerly line of an irregular lane now known as Fox Street, at a point 40 feet distant and on a course of North 6.75 degrees East from the Northeasterly corner of lands now owned by P.J. Carvey, thence North 6.75 degrees East 32 feet and North 43 degrees East 8 feet along said irregular lane to a corner; thence North 86 degrees West 133 feet to a corner; thence by out Lot No. 470 on Map of the D. and H. Canal Co. South 23 degrees East 40 feet to a corner; thence South 85.5 degrees East 110 feet to the place of beginning.

Property Identification #: 055.09-040-053

Assessed Value Figure: \$6,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$86,623.48

KML Law Group, P.C.

Attorney

SALE NUMBER 13

By virtue of a Writ of Execution filed to No. 09-CV-3688, BANK OF AMERICA, N.A. v. IRENE ZARRA, A/K/A IRENE M. ZARRA and JOSEPHINE ZARRA VIOLA, owner(s) of property situate in Tenth Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 944 MATTHEW AVENUE, SCRANTON, PA 18510.

Size of Lot 62 ft. x 100 ft.

Property Identification Number: 15711-030-034

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential property.

Sheriff to Collect: \$123,268.40

Gregory Javardian, Esquire

Attorney

SALE NUMBER 14

By virtue of a Writ of Execution No. 09-CV-5923 BANK OF AMERICA, N.A. v. JASON B. ALBRECHT and JENNIFER LYNN GEOFFREY, owner(s) of property Situate in BOROUGH OF MOOSIC, Lackawanna County, Pennsylvania, being 624 MINOOKA AVENUE, MOOSIC, PA 18507-1050

Front: 50 feet, Depth: 95 feet, containing 4,750 square feet.

Assessment Map #: 18509020038

Assessed Value Figure: \$12,000.00

Improvements thereon: Residential Property

Judgment Amount: \$100,851.85

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 15

By virtue of a Writ of Execution No. 09 CV 1798 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LONAS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. PAUL SIGUENZA, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1203 SOUTH IRVING AVENUE, SCRANTON, PA 18505-2447

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

Assessment Map #: 16708-020-04801

Assessed Value Figure: \$8,600.00

Improvements thereon: Residential Property

Judgment Amount: \$72,986.60

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 16

By virtue of a Writ of Execution No. 10-CV-8513 WELLS FARGO BANK, N.A. v. CHARLIE A. WALLER and BARBARA WALLER, owner(s) of property situate in the TOWNSHIP OF CLIFTON, Lackawanna County, Pennsylvania being 1858 BIG BASS LAKE, GOULDSBORO, PA 18424.

Dimensions: (Parcel 2330212001) 192x104x215x121

(Parcel 23302120002) Vacant Lot: 98x235x100x215

Assessment Map #: 23302-120-002 and 23302-120-001

Assessed Value Figure: (Parcel 2330212001) \$23,000.00 & Parcel 23302120002) \$700.00

Improvements Thereon: Residential property

Judgment Amount: \$240,019.42

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 17

By virtue of a Writ of Execution filed to No. 08-CV-2719 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOOME EQUITY LOAN TRUST, SERIES AMQ 2006-HE7 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES AMQ 2006-HE7 vs. JOSHUA BETTI, owner(s) of property Situate in City of Scranton, Lackawanna County, Pennsylvania, being 501 Depot Street, Scranton, PA 18509

2640 square feet, .06 acre

Property Identification #: 13510-030-024

Assessed Value Figure: \$1,300 + \$6,700 = \$8,000

Improvements thereon: Multi dwelling
Sheriff to Collect: \$107,532.41
Ashleigh L. Marin, Esquire
Attorney

SALE NUMBER 18

By virtue of a Writ of Execution filed to No. 09-CV-4188 SABR MORTGAGE LOAN 2008-1 REO SUBSIDIARY-1, LLC vs. GERALD O. JONES, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 1726 Wayne Avenue, Scranton, PA 18508
Dimensions: 55X150X45X150
Assessment Map #: 13412-050-011
Assessed Value Figure: \$10,000.00
Improvements thereon: Improved w/single family dwelling
Sheriff to Collect: \$129,858.15
Mark J. Udren, Esquire
Attorney

SALE NUMBER 19

By virtue of a Writ of Execution filed to No. 2006-5915 WELLS FARGO BANK NA, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2004-OPT1 vs. CHARLES POPOVICH, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania. Being: 204 Washington Street, Carbondale, PA 18407
Dimensions: 335X139X33X135
Assessment Map #: 05509-080-036
Assessed Value Figure: \$8,500.00
Improvements thereon: Improved w/single family dwelling
Sheriff to Collect: \$70,735.77
Mark J. Udren, Esquire
Attorney

SALE NUMBER 20

By virtue of a Writ of Execution No. 11-CV-2966 WELLS FARGO FINANCIAL PENNSYLVANIA, INC. v. MARY ANN LAHOTSKY, owner(s) of property situate in BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania being 224 5TH STREET, BLAKELY, PA 18447-1028
Front: 50 feet, Depth: 150 feet, containing 7,500 square feet.
Assessment Map #: 10317 030 023
Assessed Value Figure: \$8,500.00
Improvements Thereon: Residential Property
Judgment Amount: \$93,577.97
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 21

By virtue of a Writ of Execution No. 11-CV-3715 NATIONSTAR MORTGAGE, LLC v. ELSIE SPIVAK, owner(s) of property situate in the TOWNSHIP OF JEFFERSON, Lackawanna County, Pennsylvania being 4497 HAMLIN HIGHWAY, AKA 8542 WIMMERS ROAD, MOSCOW, PA 18444-7425
Dimensions of Parcel: 2.05 acres
TITLE TO SAID PREMISES IS VESTED IN Elsie Spivak, single, by deed from Lovina M. Dickopf, widow, dated 11/21/2006, recorded 12/19/2006 in Instrument Number 200636140.
Assessment Map #: 16203-010-005
Assessed Value Figure: \$6,057.00
Improvements Thereon: Residential Property

Judgment Amount: \$128,044.96
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 22

By virtue of a Writ of Execution No. 11 CV 3515 WELLS FARGO BANK, N.A. v. JOHN J. WALSH and LILLIAN MAE WALSH, owner(s) of property situate in TOWNSHIP OF BENTON, Lackawanna County, Pennsylvania being RR 4 BOX 95 A/K/A FRANKLIN RD, DALTON, PA 18414-9718

Front: feet, Depth: feet, containing approx 1.1 acres.

Assessment Map #: 0480201000903

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$119,820.21

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 23

By virtue of a Writ of Execution filed to No. 2008-5278 THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS, CWABS INC., ASSET-BACKED CERTIFICATES SERIES 2007-6 vs. THOMAS P. EVANS, owner(s) of property Situate in City of Scranton, County of Lackawanna, PENNSYLVANIA BEING 336 Theodore Street, Scranton, Pennsylvania 18508

ALL THAT CERTAIN lot, piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 336 THEODORE STREET, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 134.12-010-008

Title to said premises is vested in Thomas P. Evans by deed from DONALD STOTT, dated February 27, 2007 and recorded March 5, 2007, as Instrument # 200705695.

Assessment Map #: 134.12-010-008

Assessed Value Figure: \$6,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$106,391.69

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 24

By virtue of a Writ of Execution filed to No. 09 CV 7361 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. ANTONIO MUGNANO, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 626 Fig Street, Scranton, Pennsylvania 18505

ALL THAT CERTAIN piece, parcel or plot of land situate in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 626 FIG STREET, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16711 050 015

Title to said premises is vested in Antonio Mugnano of Walden by deed from VERONICA E. CALTENCO AND ANTHONY MUGNANO, HUSBAND AND WIFE, dated May 31, 2006 and recorded June 14, 2006 as Instrument No. 200616523.

Assessment Map #: 16711 050 015

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$67,543.41

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 25

By virtue of a Writ of Execution filed to No. 10CV2296 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. DENNIS KAY A/K/A DENNIS M. KAY A/K/A DENNIS M KAY, II A/K/A DENNIS KAY II, owner(s) of property Situate in Clifton Township, LACKAWANNA COUNTY, PENNSYLVANIA BEING 838 Sunset Drive, Clifton, Pennsylvania 18424 ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Clifton, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 838 SUNSET DRIVE, CLIFTON, PENNSYLVANIA 18424.

TAX PARCEL NUMBER: 23302-060-022

Title to said premises is vested in Dennis Kay a/k/a Dennis M. Kay a/k/a Dennis M Kay, II a/k/a Dennis Kay, II by deed from HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY, dated November 9, 2006 and recorded December 21, 2006 in Instrument No. 200636574.

Assessment Map #: 23302-060-022

Assessed Value Figure: \$37,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$148,838.31

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 26

By virtue of a Writ of Execution filed to No. 2010-4301 AURORA LOAN SERVICES, LLC v WILLIAM J. GILDAY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1329 Farr Street, Scranton, PA 18504

9520 square feet

Property Identification No.: 14507020034 & 14507020033

Assessed Value Figure: \$2,450.00 + \$5,350.00 = \$7,800.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$92,615.38

Joel A. Ackerman, Esquire

Attorney

SALE NUMBER 27

By virtue of a Writ of Execution No. 51355-10 NORTH POCONO SCHOOL DISTRICT. vs. DAVID C. LUPTAK, SR. and JACINTA V. LUPTAK, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania being: Lake Kizer

1.5 Acres

Property Identification Number: 11803-040-017

Assessed Value Figure: \$13,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,440.00

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 28

By virtue of a Writ of Execution No. 51037-10 NORTH POCONO SCHOOL DISTRICT. vs. LAUREL RIDGE DEVELOPMENT, L.L.C., owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania being: Route 247 Laurel Ridge

126.75 Acres

Property Identification Number: 14902-060-001

Assessed Value Figure: \$139,925.00
Improvements Thereon: VACANT ACREAGE
Sheriff to collect: \$24,007.32
Robert P. Daday, Esquire
Portnoff Law Associates, Ltd.
(866) 211-9466
Attorney

SALE NUMBER 29

By virtue of a Writ of Execution No. 10-CV-8457 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS SERIES 2002-04 v. PAUL W J NEBESKY and DONNA W. NEBESKY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1306 STAFFORD AVENUE, SCRANTON, PA 18505-2425
Dimensions: 73x102x77
Assessment Map #: 16712-020-051
Assessed Value Figure: \$5,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$83,539.61
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 30

By virtue of a Writ of Execution No. 10-CV-7563 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. JUDITH FEOLA owner(s) of property situate in the TOWNSHIP OF CLIFTON, Lackawanna County, Pennsylvania being 1243 LIVINGSTON LANE, A/K/A LIVINGSTON LANE J-1243, GOULDSBORO, PA 18424-8960
Dimensions: 110x91x220
Assessment Map #: 23304100025
Assessed Value Figure: \$25,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$235,019.33
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 31

By virtue of a Writ of Execution No. 2010-02698 BANK OF AMERICA, N.A. v. CAROL A. CIRBA, owner(s) of property situate in the BOROUGH OF JESSUP, Lackawanna County, Pennsylvania being 326 DOLPH STREET, JESSUP, PA 18434-1008
Front: 50 feet, Depth: 150 feet, containing 7,500 square feet.
Assessment Map #: 11506-050-035
Assessed Value Figure: \$4,500.00
Improvements Thereon: Residential Property
Judgment Amount: \$104,424.15
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 32

By virtue of a Writ of Execution filed to No. 10-CV-3152 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. SHAWN M. PETTIS, owner(s) of property Situate in Village of Winton, Borough of Jessup, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2 River Street, Jessup, Pennsylvania 18434

ALL THAT CERTAIN surface of a lot or parcel of land situate in the Village of Winton, Borough of Jessup, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 2 RIVER STREET, JESSUP, PENNSYLVANIA 18434.

TAX PARCEL NUMBER: 10416-050-011

Title to said premises is vested in Shawn M. Pettis by deed from MICHAEL A. SKOVIRA, dated October 5, 2006 and recorded October 12, 2006 in as Instrument No. 2006-29218.

Assessment Map #: 10416-050-011

Assessed Value Figure: \$4,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$107,051.00

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 33

By virtue of a Writ of Execution No. 51522-10 MID VALLEY SCHOOL DISTRICT. vs. KEVIN FISHER, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being: 229 S. Valley Avenue 36 x 120

Property Identification Number: 11414-030-012

Assessed Value Figure: \$7,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,541.96

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 34

By virtue of a Writ of Execution filed to No. 10-CV-1317 BANK OF AMERICA N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. ANGELIC LOMBARD, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being, 722 Eynon Street, Scranton, PA 18504, 15610-040-012

ALL that certain piece of land in the City of Scranton, County of Lackawanna and State of Pennsylvania, in that part of the City of Scranton known as Park Hill upon a street known as South Eynon Street, being Lot Number One Hundred Twenty-four (124), upon plot of Hyde Park, being fifty-five (55) feet wide and one hundred thirty (130) feet deep.

Assessment Map #: 15610-040-012

Assessed Value Figure: \$7,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$100,065.96

KML Law Group, P.C.

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution filed to No.11-CV-4413 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. CARA M. CASCIANO and FRANCIS J. KOWTKO, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania, being 618 Lincoln Street, Dickson, PA 18519

Dimensions: 50 x 161 ½

See Instrument No. 2009-21255

Assessment Map #: 12408-010-008

Assessed Value Figure: \$7,000.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$128,166.65 (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 36

By virtue of a Writ of Execution filed to No. 09-CV-7098 BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING L.P. vs. PAUL CONNORS and KAREN CONNORS, owner(s) of property Situate in Borough of Winton n/k/a Jessup, LACKAWANNA COUNTY, PENNSYLVANIA BEING 143 River Street, Jessup, Pennsylvania 18434

ALL that following described lot of land situate in the Borough of Winton n/k/a Jessup, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

BEING Lot Number Sixty (60) on J. W. Peck's plot of lots in Winton Borough, fronting on River Street and being fifty (50) feet in width, front and rear, and one hundred fifty (150) feet in depth.

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

DWELLING KNOWN AS: 143 RIVER STREET, JESSUP, PENNSYLVANIA 18434.

TAX PARCEL NUMBER: 10418-010-043

Title to said premises is vested in Paul Connors and Karen Connors by deed from MABLE FRANCES KANE, UNMARRIED, dated July 1, 2005 and recorded July 5, 2005, as Instrument No. 200517608.

Assessment Map #: 10418-010-043

Assessed Value Figure: \$9,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$149,172.24

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 37

By virtue of a Writ of Execution filed to No. 11 cv 4294 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, N.A. vs. WILLIAM SCOTT SAWKA and SUSAN SAWKA, owner(s) of property Situate in Borough of Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 302 North Blakely Street, Dunmore, Pennsylvania 18512

ALL THAT CERTAIN piece or lot of land situate, lying and being in the Borough of Dunmore, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 302 NORTH BLAKELY STREET, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 14608 010 028

Title to said premises is vested in William Scott Sawka and Susan Sawka by deed from WILLIAM SCOTT SAWKA AND SUSAN CONWAY NOW BY MARRIAGE SUSAN SAWKA, HIS WIFE, dated January 26, 1994 and recorded February 4, 1994 in Deed Book 1461, Page 230.

Assessment Map #: 14608 010 028

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$92,364.33

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 38

By virtue of a Writ of Execution No. 10-CV-575 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. PETER ONUKIAVAGE and MARY JO ONUKIAVAGE, owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 38 CEMETERY STREET, CARBONDALE, PA 18407-1651

Front: 50 feet, Depth: 100 feet, containing 5,000 square feet.

Assessment Map #: 04513-060-002
Assessed Value: \$6,500.00
Improvements thereon: Residential Property
Judgment Amount: \$88,837.07
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 39

By virtue of a Writ of Execution No. 10-CV-5971 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. DENEED M. MASEWITZ, owner(s) of property situate in BOROUGH OF MOOSIC, 4TH, Lackawanna County, Pennsylvania being 806 JOHNS DRIVE, MOOSIC, PA 18507-1430

Front: 80 feet, Depth: 125 feet, containing approx 10,000.00 square feet.

Assessment Map #: 17615-040-026
Assessed Value Figure: \$
Improvements Thereon: Residential Property
Judgment Amount: \$142,294.67
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 40

By virtue of a Writ of Execution No. 11-CV-2737 CITICORP TRUST BANK FSB, S/B/M TO TRAVELERS BANK & TRUST, FSB v. ANTHONY A. PITTSMAN and JOSEPHINE PITTSMAN, owner(s) of property situate in BOROUGH OF MAYFIELD, Lackawanna County, Pennsylvania being 606 PINE STREET, MAYFIELD, PA 18433-1821

Front: 78 feet, Depth: 51 feet, containing approx 3978 square feet.

Assessment Map #: 0740504002801
Assessed Value Figure: \$2,500.00
Improvements Thereon: Residential Property
Judgment Amount: \$130,686.80
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 41

By virtue of a Writ of Execution filed to No. 10CV4941 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2004-1 vs. APRIL A. THOMAS, owner(s) of property Situate in Borough of Dickson City (formerly Priceburg), County of Lackawanna and State of Pennsylvania, LACKAWANNA COUNTY, PENNSYLVANIA BEING 920 Dimmick Street, Dickson City, Pennsylvania 18519

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Borough of Dickson City (formerly Priceburg), County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 920 DIMMICK STREET, DICKSON CITY, PENNSYLVANIA 18519.

TAX PARCEL NUMBER: 11312-020-010

Title to said premises is vested in April A. Thomas, a single individual by deed from FRED CAROZZI AND JOAN CAROZZI, HUSBAND AND WIFE, dated March 31, 2004 and recorded April 13, 2004 in Deed Book 1200 Page 245, as Instrument Number 2004-010820.

Assessment Map #: 11312-020-010
Assessed Value Figure: \$5,000.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$92,972.83
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 42

By virtue of a Writ of Execution filed to No. 06-CV-3590 U.S. BANK NATIONAL ASSOCIATION, TRUSTEE vs. NORMAN D. PENN and SANDRA PENN, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 221 West Parker Street, Scranton, Pennsylvania 18508

ALL THAT CERTAIN lot, piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, being more fully described in the deed dated March 15, 1993 and recorded March 25, 1993.

DWELLING KNOWN AS: 221 WEST PARKER STREET, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 13505-010-013

Title to said premises is vested in Norman D. Penn and Sandra Penn, by deed from GEORGE PENN, CO-EXECUTOR OF THE ESTATE OF DOROTHY P. PENN; CHRISTINE BAILEY CO-EXECUTOR OF THE ESTATE OF DOROTHY P. PENN; GEORGE PENN, IN HIS OWN RIGHT; CHRISTINE BAILEY IN HER OWN RIGHT, AND THOMAS R. BAILEY, HER HUSBAND; DONALD PENN AND JULIA PENN, HIS WIFE; SHARON RAUBER AND JOHN RAUBER, HER HUSBAND; CHARLES W. PENN AND JILL PENN, HIS WIFE; NORMA D. PENN AND SANDRA PENN, HIS WIFE AND PATRICIA A. PENN, WIFE OF GEORGE PENN, dated March 15, 1993 and recorded March 25, 1993 in Deed Book 1427 Page 615.

Assessment Map #: 13505-010-013

Assessed Value Figure: \$4,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$69,508.16

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 43

By virtue of a Writ of Execution filed to No. 11-CV-847 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, N.A. vs. ANTHONY ANDRUSH, (DECEASED) and CAROL ANDRUSH A/K/A CAROL T. ANDRUSH, owner(s) of property Situate in Borough of Clarks Summit, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA BEING 612 Gladiola Drive, Clarks Summit, Pennsylvania 18411

All that certain 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: 612 GLADIOLA DRIVE, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 10016-030-01100

Title to said premises is vested in Anthony Andrush and Carol Andrush a/k/a Carol T. Andrush, his wife by deed from Lock Haven Savings Bankd dated November 5, 1993 and recorded March 7, 1994 in Deed Book 1562, Page 355, Also see Deed Book 806, page 848.

Anthony Andrush departed this life March 14, 2011, title to said premises is solely vested in Carol Andrush, by operations of law.

Assessment Map #: 10016-030-01100

Assessed Value Figure: \$20,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$138,064.50

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 44

By virtue of a Writ of Execution filed to No. 10-CV-7236 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC5 vs. BRIAN KEITH DEMMING SR, owner(s) of property

situate in Township of Scott, Lackawanna County, Pennsylvania, being 38 Stone Lane a/k/a RR1 Box 341C, Olyphant, PA 18447

5.37 acres

Property Identification Number: 0510401000201

Assessed Value Figure: \$3,000 + \$14,000 = \$17,000

Improvements Thereon: single family dwelling

Sheriff to collect: \$281,403.50

Ashleigh L. Marin, Esquire

Attorney

SALE NUMBER 46

By virtue of a Writ of Execution No. 10-CV-4706 WELLS FARGO BANK, N.A. v. MICHAEL KLAPATCH, owner(s) of property situate in 1ST WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2036 MARGARET AVENUE # 2038, AKA 2036-2038 MARGARET AVENUE, SCRANTON, PA 18508-2047

Dimensions: 50 X 156 X 50 X 158.

Assessment Map #: 13505-030-008

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$87,252.68

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 47

By virtue of a Writ of Execution No. 10-CV-4351 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. ISIDOR R. STRAUSS, LIRON ROGOVSKY, and SHOSHANA ROGOVSKY, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 620 FIG STREET, A/K/A 620 FIG STREET L-11, SCRANTON, PA 18505-4477

Front: 40 feet, Depth: 110 feet, containing square feet.

Assessment Map #: 16711 050 012

Assessed Value Figure: \$7,351.00

Improvements Thereon: Residential Property

Judgment Amount: \$77,076.76

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 48

By virtue of a Writ of Execution filed to No.11-CV-3731 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. MATTHEW A. NEWTON, owner(s) of property situate in City of Scranton, 4th Ward, Lackawanna County, Pennsylvania, being 309 Soldiers Court, Scranton, PA 18504

Dimensions: 85 x 25

See Instrument No. 2006-12500

Assessment Map #: 14513-090-003

Assessed Value Figure: \$3,500.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$77,983.19 (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 49

By virtue of a Writ of Execution filed to No. 10-CV-7789 PENNSTAR BANK, A DIVISION OF NBT BANK, N.A. F/K/A LA BANK NATIONAL ASSOCIATION vs. CHRISTOPHER F. FAITH and ANNE M. FAITH, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 1523 W. Gibson Street, Scranton, PA 18504

Dimensions: 70X75X69X75

Assessment Map #: 14506-030-042

Assessed Value Figure: \$16,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$53,954.32

Mark J. Udren, Esquire

Attorney

SALE NUMBER 50

By virtue of a Writ of Execution No. 10-CV-2208 WELLS FARGO BANK, N.A. v. PAMELA WHITT and DOROTHY J. NICHOLS, owner(s) of property situate in TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania being 1085 COUNTRY CLUB DRIVE A/K/A 134 COUNTRY CLUB ESTATE, THORNHURST, PA 18424-9334

Front: 80 feet, Depth: 150 feet

Assessment Map #: 24500-030-017

Assessed Value Figure: \$17,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$106,368.11

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 51

By virtue of a Writ of Execution No. 10-CV-6956 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. DAVID T. LOWE, III and JACQUELINE LOWE owner(s) of property situate in the TOWNSHIP OF SCOTT, Lackawanna County, Pennsylvania being 200 FIELDSTONE DRIVE, A/K/A 79 FIELDSTONE DRIVE, CLARKS SUMMIT, PA 18411-8850

DIMENSIONS 143X303X143X301X66X300X49X301

Assessment Map #: 09201-020-00215

Assessed Value Figure: \$22,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$225,315.19

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 52

By virtue of a Writ of Execution No. 10-CV-7395 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. BRUCE MORGAN, owner(s) of property situate in the TOWNSHIP OF SPRINGBROOK, Lackawanna County, Pennsylvania being 125 DEERFIELD DRIVE, A/K/A 125 DEERFIELD DRIVE, LOT 4, MOSCOW, PA 18444

Dimensions: 280 x 32 x 125 x 300 x 148

Assessment Map #: 20401 010 04304

Assessed Value Figure: \$25,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$298,557.57

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 53

By virtue of a Writ of Execution filed to No. 11-CV-548 BANK OF AMERICA, N.A. vs. DAMOES B. WILSON and SABRINA WILSON, 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 54

By virtue of a Writ of Execution No. 50953-10 ABINGTON HEIGHTS SCHOOL DISTRICT. vs. SOUTH ABINGTON TOWNSHIP, owner(s) of property situate in S. Abington Twp, Lackawanna County, Pennsylvania being: 241 Griffin Pond Road

Property Identification Number: 09104-010-027

Assessed Value Figure: \$14,514.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,891.22

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 55

By virtue of a Writ of Execution No. 51069-10 NORTH POCONO SCHOOL DISTRICT. vs. TERRY L. CASE, owner(s) of property situate in Jefferson Twp., Lackawanna County, Pennsylvania, being: T. 403 & T. 424

13.10 acres

Property Identification Number: 09703-010-004

Assessed Value Figure: \$5,900.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,193.48

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 56

By virtue of a Writ of Execution filed to No. 11-CV-828 BANK OF AMERICA, N.A. vs. LOUISE M. STAFF and SHARON LEE THOMPSON, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania. Being: 605 Wheeler Avenue, Scranton, PA 18510

Dimensions: 70X82

Assessment Map #: 15710-010-081

Assessed Value Figure: \$16,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$114,531.35

Mark J. Udren, Esquire

Attorney

SALE NUMBER 57

By virtue of a Writ of Execution filed to No. 2011-CV-3654, FIRST LIBERTY BANK & TRUST, A DIVISION OF COMMUNITY BANK, N.A., SUCCESSOR BY MERGER OF THE FIRST NATIONAL BANK OF JERMYN, PLAINTIFF vs. JOSEPH BROWN, JR. A/K/A JOSEPH M. BROWN, JR. and KATHY BROWN A/K/A KATHY L. BROWN, DEFENDANTS, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania being known as 123 LOWER POWDERLY STREET, CARBONDALE, LACKAWANNA COUNTY, PENNSYLVANIA.

Consisting of 72' x 159' x 76' x 145', more or less, being the same property described by Deed in Lackawanna County Deed Book 1490, page 59 and Lackawanna County Deed Book 1468, page 265.

Assessment Map #: 06411-040-005

Assessed Value Figure: \$17,000.00

Improvements Thereon: Single Family Dwelling

Sheriff to collect: \$47,781.23 PLUS ADDITIONAL COSTS, EXPENSES, ATTORNEY'S FEES AND INTEREST

Nogi, Appleton, Weinberger & Wren, P.C.

John Murphy, Esquire

Attorney

SALE NUMBER 58

By virtue of a Writ of Execution No. 10-CV-7498 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. KAREN STOIA and MICHAEL STOIA, owner(s) of property situate in the TOWNSHIP OF COVINGTON, Lackawanna County, Pennsylvania being 117 DELBERT DRIVE, GOULDSBORO, PA 18424

1 acre

Assessment Map #: 22704-030-029

Assessed Value Figure: \$28,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$207,823.53

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 59

By virtue of a Writ of Execution No. 08-CV-2767 THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-22 v. NICHOLAS J. REPELLA and CHRISTIN M. REPELLA, owner(s) of property situate in the TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania being 74 FERN DRIVE, THORNHURST, PA 18424

Parcel Dimensions: 87 x 150 x 76 x 150

Assessment Map #: 24601020012

Assessed Value Figure: \$22,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$165,595.97

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 60

By virtue of a Writ of Execution filed to No. 2009-01461 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2003-4 v. MICHELE BURNS and RICHARD P. BURNS, owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania being 90 Wagner Street, Moosic, PA 18507

Parcel One = 5890 sq. feet, 0.13 acre, Parcel 2 = 3610 Sq. feet, .008 acre

Property Identification Number: 18420 010 007

Assessed Value Figure: \$1,500 + \$16,000 = \$17,500

Improvements Thereon: single family dwelling

Sheriff to Collect: \$83,286.54

Ashleigh L. Marin, Esquire

Attorney

SALE NUMBER 61

By virtue of a Writ of Execution filed to No. 08 CV 1853 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2005-3 vs. JOSEPH E. TELESK and SHARI TELESK, owner(s) of property situate in Clarks Summit, LACKAWANNA COUNTY, PENNSYLVANIA BEING 210 Woodlawn Avenue, Clarks Summit, Pennsylvania 18411

All those certain lots, pieces or parcels of land situate in the Borough of Clarks Summit, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 210 WOODLAWN AVENUE, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 10010-010-04300

Title to said premises is vested in Joseph E. Telesk and Shari Telesk, husband and wife, by deed from SHARI TELESK dated September 10, 2004 and recorded September 13, 2004 in Deed Book, as Instrument Number 200434722.

Assessment Map #: 10010-010-04300

Assessed Value Figure: \$14,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$165,107.82

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 62

By virtue of a Writ of Execution No. 10-CV-4228 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. MAURA J. PADULA, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 313 CONROY STREET, SCRANTON, PA 18505-2825

Front: 74 feet, Depth: 100 feet, containing 7400 square feet.

Assessment Map #: 16807-010-005

Assessed Value Figure: \$21,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$161,637.13

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 63

By virtue of a Writ of Execution No. 10-CV-4197 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT RELATING TO IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3 v. GLENN D. TINGLE, JR A/K/A GLENN G. TINGLE, JR., owner(s) of property situate in the 19TH, Lackawanna County, Pennsylvania being 642 BIRCH ST, SCRANTON, PA 18505-3585

Front: 40 feet, Depth: 80 feet, containing 3,200 square feet.

Assessment Map #: 15620-010-070

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$129,072.92

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 64

By virtue of a Writ of Execution No. 10 CV 7373 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. HARRY VANCHURE and TERESA A. VANCHURE, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, 13TH, Lackawanna County, Pennsylvania being 1731 SANDERSON AVENUE, SCRANTON, PA 18509-1852

Front: 36 feet, Depth: 183 feet, containing 6,588 square feet.

Assessment Map #: 13513 030 056

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$114,339.33

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 65

By virtue of a Writ of Execution No. 09-CV-3045 U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR TRUSTEE TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS 2004-4 v. NIKI S. JONES, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 623 EAST ELM STREET, SCRANTON, PA 18505-4436

Front: 60 feet, Depth: 150 feet, containing 9,000 square feet.

Assessment Map #: 16708010003

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$140,792.70

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 66

By virtue of a Writ of Execution No. 08-CV-136 WELLS FARGO HOME MORTGAGE INC. v. MARK W. KINSEY and CAROL L. KINSEY, owner(s) of property situate in the Lackawanna County, Pennsylvania being 46 NORTH LEHIGH RIVER DRIVE F/K/A, 1106 NORTH LEHIGH RIVER DRIVE, GOULDSBORO, PA 18424

Dimensions: 75 x 211 x 130 x 227

Assessment Map #: 23304 090 013

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$112,020.13

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 67

By virtue of a Writ of Execution filed to No.11-CV-3378 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. TAMARA L. MILLER, owner(s) of property situate in Benton Township, Lackawanna County, Pennsylvania, being Route 407 Pine Hill Road a/k/a R. R. #2, Box 2231, Fleetville, PA 18420

See Deed Book 637, Page 322

Assessment Map #: 02901-010-064

Assessed Value Figure: \$11,000.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$57,765.36 (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 68

By virtue of a Writ of Execution filed to No. 09-CV-7321 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-04 vs. ROBERTA A MCLAISTER and GAYLON H. MCALISTER, owner(s) of property situate in Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 153 East Pine Street, Dunmore, Pennsylvania 18512 ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE BOROUGH OF DUNMORE, COUNTY OF LACKAWANNA, STATE OF PENNSYLVANIA.

DWELLING KNOWN AS: 153 EAST PINE STREET, DUNMORE, PENNSYLVANIA 18512-2727.

TAX PARCEL NUMBER: 13-006L-009P-011

Title to said premises is vested in Roberta A. McAlister and Gaylon H. McAlister, husband and wife, by deed from ROBERTA A MCALISTER AND GAYLON H MCALISTER, WIFE AND HUSBAND dated February 18, 2004 and recorded March 8, 2004 in Deed Book 1177, as Instrument Number 2004-007271.

Assessment Map #: 14615-060-019

Assessed Value Figure: \$75,650.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$100,232.85

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 69

By virtue of a Writ of Execution filed to No. 11 CV 4552 FLAGSTAR BANK, FSB vs. DONNA L. WHARTON, owner(s) of property situate in CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA BEING 642 Fig Street, Scranton, Pennsylvania 18505

All that certain piece or parcel of land situate in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 642 FIG STREET, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 167.11-050-031

Title to said premises is vested in Donna L. Wharton, unmarried, by deed from MICHAEL J. KILLEEN AND BARBARA L. KILLEEN, HUSBAND AND WIFE dated June 17, 2002 and recorded June 18, 2002 in Deed Book 0694, Page 208, as Instrument Number 2002-020715.

Assessment Map #: 167.11-050-031

Assessed Value Figure: \$11,390.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$132,194.20

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 70

By virtue of a Writ of Execution No. 09 CV 7223 US BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2007-3XS v. SHULEM LOWINGER, owner(s) of property situate in the 1ST (NOW 23RD) WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 427 EAST MARKET STREET A/K/A 427-429 EAST MARKET STREET, SCRANTON, PA 18509-1628

Dimensions: 35X136X33X136

Assessment Map #: 13509-040-040

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$78,581.14

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 71

By virtue of a Writ of Execution No. 11-CV-3350 WELLS FARGO BANK, N.A. v. NICHOLAS A. SOSSONG, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 220 CHURCH STREET, DUNMORE, PA 18512-1910

Front: 50 feet, Depth: 750 feet, containing 3750 square feet.

Assessment Map #: 146.07-060-026.01

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$209,377.81

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 72

By virtue of a Writ of Execution No. 10-CV-603 US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2006-WFHE2 v. BETTY JANE LEE, owner(s) of property situate in the TOWNSHIP OF CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1018 WHEELER AVENUE, SCRANTON, PA 18510-1470

Front: 50 feet, Depth: 170 feet, containing 8,500 square feet.

Assessment Map #: 14619040006

Assessed Value Figure: \$15,002.00

Improvements Thereon: Residential Property

Judgment Amount: \$92,445.60

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 73

By virtue of a Writ of Execution No. 09-CV-4205 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. JAYME C. BUCHANAN, owner(s) of property situate in the CITY OF SCRANTON, 20TH WARD OF THE CITY OF LACKAWANNA, Lackawanna County, Pennsylvania being 1402 SOUTH IRVING AVENUE, SCRANTON, PA 18505-2452

Front: feet, Depth: 75 feet, containing square feet.

Assessment Map #: 16711-060-036

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$117,662.17

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 74

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, Pennsylvania 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) minutes 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 Figure: \$18,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$153,244.50

KML Law Group, P.C.

Attorney

SALE NUMBER 75

By virtue of a Writ of Execution filed to No. 11 CV 2675 DEUTSCHE BANK NATIONAL TRUST COOMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006-OPT2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT2 vs. NANCY L. GALLO A/K/A NANCY L. KANETSKI (DECEASED), owner(s) of property situate in Scranton City, LACKAWANNA COUNTY, PENNSYLVANIA BEING 840 Maple Street, Scranton, Pennsylvania 18505

All that certain lot, piece or parcel of land situated in the City of Scranton, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 840 MAPLE STREET, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16708030026

Title to said premises is vested in James S. Gallo and Nancy L. Gallo, husband and wife, party of the second part, by deed from NANCY L. GALLO, PARTY OF THE SECOND PART, dated August 22, 1983 and recorded August 31, 1989 in Deed Book 1086, Page 753.

Nancy L. Gallo a/k/a Nancy L. Kanetski departed this life on June 2, 2011. Title to said premises is solely vested in Known Surviving Heirs of Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Deceased Mortgagor and Real Owner, by operation of law.

Assessment Map #: 16708030026

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$64,255.96

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 76

By virtue of a Writ of Execution filed to No. 10CV1238 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-11 vs. ERIC C GLATTER, owner(s) of property Situate in City of Scranton, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1508 South Irving Avenue, Scranton, Pennsylvania 18505

All that certain lot, piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 1508 SOUTH IRVING AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 167.11-050-054

Title to said premises is vested in Eric C Glatter, single, by deed from MATTHEW M. MCDONALD AND EMILY A. MCDONALD, HUSBAND AND WIFE, dated May 3, 2006 and recorded May 12, 2006 as Instrument # 200612697.

Assessment Map #: 167.11-050-054

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$86,987.11

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 77

PREMISES improved with one-half a double family frame dwelling more commonly known as 1423 Capouse Avenue, Scranton City, Lackawanna County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all building and improvements thereon.

The Assessment Map No. is 14605-040-021.

The Assessed Value is \$7,000.00.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against ROLAND GARCIA AND SHIRLEEN GARCIA, his wife.

CHARITON, SCHWAGER & MALAK

Attorney

SALE NUMBER 78

By virtue of a Writ of Execution filed to No. 08-CV-5012 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2006 MORGAN STANLEY CAPITAL I INC. TRUST 2006 HE2 MORTGAGE PASS THROUGH CERTIFICATS, SERIES 2006 HE2 vs. AMY B. SANDERSON, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania. Being: 155 Washington Street, Carbondale, PA 18407

Dimensions: 61X65

Assessment Map #: 05509-070-009

Assessed Value Figure: \$9,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$92,745.44

Mark J. Udren, Esquire

Attorney

SALE NUMBER 79

By virtue of a Writ of Execution filed to No. 08-CV-4470 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2006 MASTR ASSET BACKED SECURITIES TRUST 2006 WMC1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006 WMC1 vs. HAROLD L. PETERSON, III and ORAL MARIE PETERSON, owner(s) of property situate in DUNMORE, Lackawanna County, Pennsylvania. Being: 512 Throop Street, Dunmore, PA 18512

Dimensions: 33X180

Assessment Map #: 14608-060-016

Assessed Value Figure: \$7,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$153,913.57

Mark J. Udren, Esquire

Attorney

SALE NUMBER 80

By virtue of a Writ of Execution filed to No. 11-CV-3265 US BANK NA ND v. EDWARD W. COX and TAMMY J. COX, owner(s) of property situate in MOOSIC BOROUGH, Lackawanna County, Pennsylvania being 112 ELM STREET AND 435 BROOK STREET A/K/A 112 ELM STREET, MOOSIC, PA 18507.

Size of Lot 60 ft. x 200 ft.

Property Identification Number: 18412010045

Assessed Value Figure: \$9,000.00

Improvements thereon: Residential property.

Sheriff to Collect: \$130,008.42

Gregory Javardian, Esquire

Attorney

SALE NUMBER 81

BY VIRTUE OF A WRIT OF EXECUTION FILE DTO NO. 11-CV-2520 PENN SECURITY BANK AND TRUST COMPANY (PLAINTIFF) vs. JOHN ROHLAND and ROXANNE ROHLAND (DEFENDANTS), owner(s) of property situate in Old Forge, Lackawanna County, Pennsylvania being known as 414 Milwaukee Avenue, containing an area of twenty-four thousand one hundred (24,100) square feet more or less.

Assessment Map #: 17511-010-004.

Assessed Value Figure: \$18,000.00

Improvements thereon: a two-story, single family dwelling

Sheriff to Collect: \$197,850.20

Carl J. Greco, Esquire

Attorney

SALE NUMBER 82

By virtue of a Writ of Execution filed to No. 11-cv-4000 M&T BANK vs. VITO CARLUCCI and CHARLES VENTRE, owner(s) of property Situate in Third (3rd) Ward of the Borough of Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 111 Cherry Street, Dunmore, Pennsylvania 18512

All that certain lot, piece or parcel of land situate in the Third (3rd) Ward of the Borough of Dunmore, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 111 CHERRY STREET, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 14615-020-009

Title to said premises is vested in Vito Carlucci and Charles Ventre by deed from JACK DAUBENHAUSER AND GINGER DAUBENHAUSER, HIS WIFE dated November 27, 2006 and recorded November 30, 2006 as Instrument Number 200634190.

Assessment Map #: 14615-020-009

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$96,443.66

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 83

By virtue of a Writ of Execution filed to No. 11W4030 DEUTSCHE BANK NATIONAL TRUST COMPANY vs. THERESA VARANO and RAY VARANO, owner(s) of property situate in Greenfield Township, Lackawanna County, Pennsylvania Being 109 Ruthland Avenue

75 x 120

Property Identification Number: 01419030004

Assessed Value Figure: \$18,300.00

Improvements Thereon: Single Family Dwelling

Sheriff to collect: \$

Chandra M. Arkema

Attorney

SALE NUMBER 84

By virtue of a Writ of Execution filed to No.2011-CV-1497 REGENCY FINANCE COMPANY, PLAINTIFF and against JAMES B. DAVIS and ELIZABETH DAVIS, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being Lot bearing parcel number 07201-020-008.15, Montdale, County of Lackawanna, Pennsylvania, with approximate dimensions of 1.1 acres of land more or less.

Tax Map Number: 07201-020-008.15

Assessed Value Figure: \$1,351.00

Improvements thereon: NONE

Sheriff to Collect: \$22,412.45 plus costs and interest

Jill M. Spott, Esquire

Attorney

SALE NUMBER 85

By virtue of a Writ of Execution filed to No. 11-CV-4503 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE ET ALS vs. KELLY WRIGHT and MARK BRUNO, owner(s) of property situate in Township of Benton, Lackawanna County, Pennsylvania Being RR1 Box 103, Dalton, PA 18414

375 x 265 x 147

Property Identification Number: 04002010005 & 04002010004

Assessed Value Figure: \$7,000.00

Improvements Thereon: Single Family Dwelling and a vacant lot

Sheriff to collect: \$

Chandra M. Arkema

Attorney

SALE NUMBER 86

By virtue of a Writ of Execution No. 50991-10 NORTH POCONO SCHOOL DISTRICT vs. THOMAS M. JONES and LINDA S. JONES, owner(s) of property situate in Clifton Township, Lackawanna County, Pennsylvania being: Clifton Road

10.23 acres

Property Identification Number: 24202-010-004

Assessed Value Figure: \$6,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,667.60

Robert P. Daday, Esquire

Portnoff Law Associates Ltd.

(866) 211-9466

Attorney

SALE NUMBER 87

By virtue of a Writ of Execution filed to No. 11-CV-2237 WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, N.A. vs. DANIEL NOBLE A/K/A DANIEL P. NOBLE and AMY JONES NOBLE A/K/A AMY L. NOBLE, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania being 454 Willowbrook Road

119 X 107 X 96 X 128

Assessment Map #: 09103030024

Assessed Value Figure: \$19,000.00

Improvements Thereon: single dwelling

Sheriff to collect: \$210,193.14 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE

NORRIS MCLAUGHLIN & MARCUS, P.A.

PENNSYLVANIA OFFICE

1611 POND ROAD, SUITE 300

ALLENTOWN, PA 18104

Attorney

SALE NUMBER 88

By virtue of a Writ of Execution filed to No. 2010 – 9458, FIRST LIBERTY BANK & TRUST, A DIVISION OF COMMUNITY BANK, N.A., SUCCESSOR BY MERGER OF NBO NATIONAL BANK, PLAINTIFF vs. TIMOTHY M. EARLEY and MARGARET K. EARLEY, owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania being 1701-1703 QUINCY AVENUE, DUNMORE, LACKAWANNA COUNTY, PENNSYLVANIA

CONTAINING 163 x 90 feet of land, more or less, as described more particularly in Deed or Record Book 1274, beginning at page 325.

Assessment Map #: 14607-010-015

Assessed Value Figure: \$22,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$169,775.54 PLUS COSTS, ATTORNEY'S FEES AND INTEREST

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

Attorney

SALE NUMBER 89

By virtue of a Writ of Execution filed to No. 08-CV-4125 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 MASTR ASSET BACKED SECURITIES TRUST 2006-H35 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-HE5 vs. KEITH T. COYNE, owner(s) of property situate in Springbrook Township, Lackawanna County, Pennsylvania. Being: 3310 Route 502 n/k/a 1590 Route 512, Springbrook, PA 18444

Dimensions: 1.6A

Assessment Map #: 21103020021

Assessed Value Figure: \$16,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$143,974.05

Mark J. Udren, Esquire

Attorney

SALE NUMBER 90

By virtue of a Writ of Execution No. 50963-10 ABINGTON HEIGHTS SCHOOL DISTRICT vs. FRANK COLOMBO and SUSAN COLOMBO, owner(s) of property situate in Glenburn Twp., Lackawanna County, Pennsylvania being: N. Glenburn

5 acres

Property Identification Number: 08003-020-002

Assessed Value Figure: \$12,671.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,465.17

Robert P. Daday, Esquire

Portnoff Law Associates Ltd.

(866) 211-9466

Attorney

SALE NUMBER 91

By virtue of a Writ of Execution filed by FIRST LIBERTY BANK & TRUST, A DIVISION OF COMMUNITY BANK, N.A., SUCCESSOR IN INTEREST TO GRANGE NATIONAL BANK, NOW BY ASSIGNMENT, LA COMMERCIAL SERVICES, LLC vs. ANTHONY W. TERRINONI and GERI LYNN TERRINONI, owner(s) of property situate in the Borough of Dalton, Lackawanna County, Pennsylvania 10-CV-4088

being: 105 North Turnpike Road, Dalton Borough

Dimensions: 63 x 102 x 69 x 100

Assessment Map #: 068-15-040-00700

Assessed Value Figure: \$18,000.00

Improvements Thereon: Multi Dwelling

Sheriff to collect: \$79,079.02, plus costs

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704
Attorney

SALE NUMBER 92

By virtue of a Writ of Execution filed to No. 11-CV-4504 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTOR GRANTOR TRUST vs. CHRISTOPHER J. MURRAY and LORI ANN JONES MURRAY, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania Being 1108 Paul Avenue 50 - 144

Property Identification Number: 14619010044

Assessed Value Figure: \$8,000.00

Improvements Thereon: Multi Dwelling

Sheriff to collect: \$

Chandra M. Arkema

Attorney

SALE NUMBER 93

By virtue of a Writ of Execution No. 51507-10 MID VALLEY SCHOOL DISTRICT vs. EDWARD KOWALKO, owner(s) of property situate in Throop, Lackawanna County, Pennsylvania being: 408 Oleckna Street

40 x 182 x 40 x 154

Property Identification Number: 12416-020-013

Assessed Value Figure: \$3,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,032.17

Robert P. Daday, Esquire

Portnoff Law Associates Ltd.

(866) 211-9466

Attorney

SALE NUMBER 94

By virtue of a Writ of Execution filed to No. 11-CV-1707, CUTTING EDGE BAIL BONDS, L.L.C. vs. ANTHONY V. CAVEZZA PAULETTE A/K/A PAULA L. CAVEZZA, owner(s) of property situate in 14th Ward of the City of Scranton, Lackawanna County, Pennsylvania being 832 Green Ridge Street.

80' x 50'

Assessment Map #: 13517040056

Assessed Value Figure: \$16,000.00

Improvements Thereon: Combination Store and Apartment

Sheriff to collect: \$16,477.60

Barbara A. Fein, Esquire

Attorney

SALE NUMBER 95

By virtue of a Writ of Execution filed No. 07-CV-5493, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CSFB HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-AGE1 vs. BARRY THOMPSON and RENEE THOMPSON, owner(s) of property situate in Township of Covington, Lackawanna County, Pennsylvania being RR 9 Box 9257 (Assessed as LR 35044).

1.063 A

Assessment Map #: 2190101000802

Assessed Value Figure: \$14,000.00

Improvements Thereon: Detached, Ranch-Style Single Family Residential Dwelling

Sheriff to collect: \$95,741.90

Barbara A. Fein, Esquire

Attorney

SALE NUMBER 96

By virtue of a Writ of Execution filed by PENN SECURITY BANK & TRUST CO. vs. ALYSON C. REILLY, owner(s) of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania

11-CV-2052

being: 1703 Jefferson Avenue

Dimensions: 45 x 131

Assessment Map #: 13518050054

Assessed Value Figure: \$18,000.00

Improvements Thereon: single dwelling

Sheriff to collect: \$234,387.89, plus costs

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 97

By virtue of a Writ of Execution filed to No. 10-CV-6114, CHASE HOME FINANCE, LLC, ET AL. vs. DAVID P. DOMARACKI, owner(s) of property situate in Borough of Jessup, Lackawanna County, Pennsylvania being 317 Delaware Street, Jessup, PA 18434.

Square Footage: 18,433

Assessment Map #: 10418-040-001

Assessed Value Figure: \$8,000.00

Improvements Thereon: A single family dwelling

Sheriff to collect: \$217,833.27

Kristine M. Anthon

Attorney

SALE NUMBER 98

By virtue of a Writ of Execution filed to No.11-CV-4411 MIDFIRST vs. KIMBERLY A. ASH and LEONARD F. ASH, JR., owner(s) of property situate in City of Scranton - 24th Ward, Lackawanna County, Pennsylvania, being 3015 Jones Street, Scranton, PA 18505

Dimensions: 60 x 120

See Record Book 1431, Page 0332

Assessment Map #: 16616-020-012

Assessed Value Figure: \$18,000.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$80,624.32 (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 99

By virtue of a Writ of Execution filed to No. 11-CV-3887 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. PLAINTIFF v SALVATORE GRAZIANO and NANCY GRAZIANO, DEFENDANTS, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 14 Coolidge Avenue

Property Identification Number: 05506-030-030

Assessed Value Figure: \$1,000.00 (Land) + \$8,000.00 (Bldg) = \$9,000.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$145,517.21 plus interest, tax and costs

Scott A. Dieterick, Esquire

Attorney

SALE NUMBER 100

By virtue of a Writ of Execution filed to No. 08CV8050 WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF GSR 2004-15F vs. DAVID D. VALENTI and UNITED STATES OF AMERICA C/O MIDDLE DISTRICT, owner(s) of property situate in Borough of Moosic, LACKAWANNA COUNTY, PENNSYLVANIA BEING 321 Glenmaura Drive, Moosic, Pennsylvania 18507

All that certain lot or parcel of land situate in the Borough of Moosic, County of Lackawanna.

DWELLING KNOWN AS: 321 GLENMAURA DRIVE, MOOSIC, PENNSYLVANIA 18507.

TAX PARCEL NUMBER: 1930201000145

Title to said premises is vested in David D Valenti and United States of America c/o Middle District by deed from HEMINGWAY DEVELOPMENT LIMITED PARTNERSHIP dated July 9, 2002 and recorded August 9, 2002 in Deed Book 727, Page 104, as Instrument # 25970.

Assessment Map #: 1930201000145

Assessed Value Figure: \$58,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$387,048.64

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 101

By virtue of a Writ of Execution filed to No. 08 CV 3022 THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC5 vs. JOHN CHAPMAN, owner(s) of property situate in City of Scranton, County of Lackawanna, PENNSYLVANIA BEING 542 North Rebecca Avenue, Scranton, Pennsylvania 18504

All that certain lot, piece or parcel of land situate, lying and being in the City of Scranton, County of Lackawanna, and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 542 NORTH REBECCA AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14510-020-002

Title to said premises is vested in John Chapman by deed from CHRISTINE TUFTS OF MOOSIC, dated August 18, 2006 and recorded August 28, 2006, as Instrument No. 200624297.

Assessment Map #: 14510-020-002

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$132,888.37

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 102

By virtue of a Writ of Execution filed to No. 10-CV-7162 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. CHESTER S. BRZENSKI and LISA M. BRZENSKI, owner(s) of property situate in Borough of Archbald, County of Lackawanna, PENNSYLVANIA BEING 308 Monica Drive, Archbald, Pennsylvania 18403

All that certain lot, piece or parcel of land situate in the Borough of Archbald, County of Lackawanna, and State of Pennsylvania.

DWELLING KNOWN AS: 308 MONICA DRIVE, ARCHBALD, PENNSYLVANIA 18403.

TAX PARCEL NUMBER: 10408-010-01503

Title to said premises is vested in Chester S. Brzenski and Lisa M. Brzenski, husband and wife, by deed from MONICA ALTIER, SINGLE, dated January 27, 2000 and recorded February 2, 2000 in Deed Book 207, Page 418, as Instrument # 2000-002208.

Assessment Map #: 10408-010-01503

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$142,387.12

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 103

By virtue of a Writ of Execution No. 52295-10 MID VALLEY SCHOOL DISTRICT vs. JOHN J. GAVIN, JR. and MICHELLE L. GAVIN, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being: 436-438 Willow Avenue

60 x 110

Property Identification Number: 11407-010-032

Assessed Value Figure: \$12,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,089.62

Robert P. Daday, Esquire

Portnoff Law Associates Ltd.

(866) 211-9466

Attorney

SALE NUMBER 104

By virtue of a Writ of Execution No. 52018-10 MID VALLEY SCHOOL DISTRICT vs. ROBERT ATKINSON, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being: 804-806 Lackawanna Avenue

50 x 150

Property Identification Number: 11415-060-002

Assessed Value Figure: \$9,000.00

Improvements Thereon: MULTI-DWELLING PROPERTY

Sheriff to collect: \$4,758.89

Robert P. Daday, Esquire

Portnoff Law Associates Ltd.

(866) 211-9466

Attorney

SALE NUMBER 105

By virtue of a Writ of Execution filed to No. 08-CV-8199 WACHOVIA BANK, N.A. vs. ROBERT BRESLIN and LINDA BRESLIN A/K/A LINDA OGG BRESLIN H/W, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1206 Wintermantle Avenue

40 X 150

Assessment Map #: 16704020011

Assessed Value Figure: \$8,350.00

Improvements Thereon: single dwelling

Sheriff to collect: \$176,297.27 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE

NORRIS MCLAUGHLIN & MARCUS, P.A.

PENNSYLVANIA OFFICE

1611 POND ROAD, SUITE 300

ALLENTOWN, PA 18104

Attorney

SALE NUMBER 106

By virtue of a Writ of Execution No. 51156-10 ABINGTON HEIGHTS SCHOOL DISTRICT vs. GARY R. ROBERTS and BEVERLY ROBERTS, owner(s) of property situate in Newton Township, Lackawanna County, Pennsylvania being: Country Club Road

154 x 200

Property Identification Number: 11002-010-002

Assessed Value Figure: \$13,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,676.80

Robert P. Daday, Esquire

Portnoff Law Associates Ltd.

(866) 211-9466

Attorney

SALE NUMBER 107

By virtue of a Writ of Execution No. 51141-10 ABINGTON HEIGHTS SCHOOL DISTRICT vs. ANTHONY W. TERRINONI and GERI L. M. TERRINONI, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania being: 210 N. State Street

70 x 150

Property Identification Number: 09015-020-02500

Assessed Value Figure: \$50,000.00

Improvements Thereon: OFFICE BUILDING

Sheriff to collect: \$10,996.58

Robert P. Daday, Esquire

Portnoff Law Associates Ltd.

(866) 211-9466

Attorney

SALE NUMBER 108

By virtue of a Writ of Execution No. 50988-10 NORTH POCONO SCHOOL DISTRICT vs. THEODORE HNATKO and JACQUELYN A. HNATKO, owner(s) of property situate in Covington Twp., Lackawanna County, Pennsylvania being: Route 502 Moosic Daleville

Property Identification Number: 21104-010-018

Assessed Value Figure: \$17,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,990.14

Robert P. Daday, Esquire

Portnoff Law Associates Ltd.

(866) 211-9466

Attorney

SALE NUMBER 109

By virtue of a Writ of Execution filed to No. 09 CV 3834 PNC BANK, NATIONAL ASSOCIATION vs. SALIM REZA, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1120 R. Fisk Street, Scranton, Pennsylvania 18508

40' x 59'

Assessment Map #: 13511-010-045

Assessed Value Figure: \$7,000.00

Improvements Thereon: RESIDENTIAL DWELLING

Sheriff to collect: \$78,031.01

BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ., TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 110

By virtue of a Writ of Execution filed to No. 10-CV-8318 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF PRIME MORTGAGE TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 vs. RUSSELL FREDERICK, JR. and ELLEN FREDERICK, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 371 North Bromley Avenue, Scranton, PA 18504

4080 square feet

Property Identification Number: 14514-040-019

Assessed Value Figure: \$2,100.00 + \$6,900.00 = \$9,000.00

Improvements Thereon: STORE/APT

Sheriff to collect: \$72,345.34

Ashleigh L. Marin, Esq.

Attorney

SALE NUMBER 111

By virtue of a Writ of Execution filed to No. 09-CV-5285 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF GSAA HOME EQUITY TRUST 2006-18 vs. AMBER E.D. NAPE A/K/A AMBER E. NAPE A/K/A AMBER E. FREED AND CHARLES NAPE JR., owner(s) of property situate in Township of Lehigh, LACKAWANNA COUNTY, PENNSYLVANIA BEING 395 Cedar Lane, Gouldsboro, Pennsylvania 18424

All that certain lot of land situate and being in the Township of Lehigh, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 395 CEDAR LANE, GOULDSBORO, PENNSYLVANIA 18424.

TAX PARCEL NUMBER: 241.03-100-026

Title to said premises is vested in Charles Nape, Jr. and Amber E.D. Nape, his wife, by deed from LANE BERKOWITZ AND ANNIE F. BERKOWITZ, HIS WIFE dated March 25, 2006 and recorded April 4, 2006 as Instrument # 200608876.

Assessment Map #: 241.03-100-026

Assessed Value Figure: \$21,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$91,060.40

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 112

By virtue of a Writ of Execution No. 51550-09 NORTH POCONO SCHOOL DISTRICT vs. DARRELL R. HUBBARD and NADINE H. HUBBARD, owner(s) of property situate in Moscow, Lackawanna County, Pennsylvania being: 910 Clearview Drive L. 28

110 x 190 x 110 x 190

Property Identification Number: 19801-010-00128

Assessed Value Figure: \$26,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,913.66

Robert P. Daday, Esquire

Portnoff Law Associates Ltd.

(866) 211-9466

Attorney

SALE NUMBER 113

By virtue of a Writ of Execution No. 51241-10 ABINGTON HEIGHTS SCHOOL DISTRICT vs. ABDALLA SHOLI, owner(s) of property situate in Waverly Twp., Lackawanna County, Pennsylvania being: 127 Park Drive

172 x 155 x 200 x 133

Property Identification Number: 09002-050-012

Assessed Value Figure: \$35,800.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$8,931.87

Robert P. Daday, Esquire

Portnoff Law Associates Ltd.

(866) 211-9466

Attorney

SALE NUMBER 114

By virtue of a Writ of Execution No. 50676-09 MID VALLEY SCHOOL DISTRICT vs. MARK GIFFORD and ANN MARIE GIFFORD, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being: 98 School Street

81 x 107 x 108 x 111

Property Identification Number: 11408-020-018

Assessed Value Figure: \$20,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$6,278.81

Robert P. Daday, Esquire

Portnoff Law Associates Ltd.

(866) 211-9466

Attorney

SALE NUMBER 115

By virtue of a Writ of Execution No. 11CV-2527 FLAGSTAR BANK F.S.B. v. ANGEL PAGAN and MICHELLE PAGAN, owner(s) of property situate in the CITY OF SCRANTON, 12TH WARD, Lackawanna County, Pennsylvania being 122 EAST MOUNTAIN ROAD, SCRANTON, PA 18505-2649

Dimensions 40X122X47X97 containing square feet.

Assessment Map #: 16805 040 025

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$122,273.37

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 116

By virtue of a Writ of Execution filed to No. 11 CV 1910 BAYVIEW LOAN SERVICING LLC vs. JOHN THOMAS and JILL L. THOMAS, owner(s) of property situate in CITY OF SCRANTON, County of Lackawanna and State of Pennsylvania.

Being known as 229 S. WEBSTER AVENUE., SCRANTON, PA 18505;

145' x 50'

.01 acres +/-

Assessment Map #: 156.68-030-007

Assessed Value Figure: \$24,000.00

Improvements Thereon: Mixed Use Structure

Sheriff to collect: \$141,083.37

Martin S. Weisberg, Esq

Attorney

SALE NUMBER 118

By virtue of a Writ of Execution filed to No. 2011-CV-4523 PEOPLES NEIGHBORHOOD BANK, PLAINTIFF and against.MOUNTAINSIDE COMMONS, LLC, owner(s) of property situate in THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2900 McCarthy Street, Scranton, County of Lackawanna, Pennsylvania, with approximate dimensions of .70 acres of land more or less.

Assessment Map #: 16616-020-030

Assessed Value Figure: \$72,050.00

Improvements Thereon: Townhouse Units

Sheriff to collect: \$870,145.95 plus costs and interest

Robert P. Sheils, Jr., Esquire

Attorney

SALE NUMBER 119

By virtue of a Writ of Execution filed to No. 2010-7580 COMMUNITY BANK & TRUST COMPANY vs. JOSEPH G. MCDONALD & KATHRYN M. MCDONALD, owner(s) of property situate in FELL TOWNSHIP, Lackawanna County, Pennsylvania being 600 FIRST STREET, RICHMONDALE, PA 18421 LOT #28 IN WARREN TRACT WARD 1, BLOCK 19 LOT 118

Property Identification Number: 007.19-010-021

Assessed Value Figure: \$6,600.00

Improvements Thereon: RESIDENTIAL STRUCTURE

Sheriff to collect: \$61,203.19

DAVID F. BIANCO, ESQ

707 MAIN ST

PO BOX 84

FOREST CITY, PA 18421

Attorney

SALE NUMBER 120

By virtue of a Writ of Execution No. 51994-06 NORTH POCONO SCHOOL DISTRICT vs. PAUL JOHNSON, owner(s) of property situate in Springbrook, Lackawanna County, Pennsylvania being: R. Quinlan Corner & George St.

75 x 150

Property Identification Number: 21101-010-006

Assessed Value Figure: \$2,050.00

Improvements Thereon: VACANT LOT

Sheriff to collect: \$4,005.79

James R. Wood, 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 7, 2012 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 8, 2011