

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JULY 16, 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, JULY 16, 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 No. 12-CV-3940 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. REIS B. LANSLOWNE, NANCY M. LANSLOWNE, owner(s) of property situate in the BOROUGH OF DUNMORE, 6TH WARD, Lackawanna County, Pennsylvania, being 1715 ADAMS AVENUE, DUNMORE, PA 18509-2007

Front: 60 feet, Depth: 181 feet, containing 10,860 square feet.

Assessment Map #: 13518-050-015

Assessed Value: \$18,000.00

Improvements thereon: Residential Property

Judgment Amount: \$316,037.38

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 2

By virtue of a Writ of Execution filed to No. 11-CV-1558 ONEWEST BANK, FSB vs. GINA M. HANNAH, JOHN D. HANNAH, owner(s) of property situate in Township of Lackawanna, Lackawanna County, Pennsylvania. Being: 1250 Watson Street, Scranton, PA 18504

Dimensions: 40x145

Assessment Map #: 15613-020-033

Assessed Value: \$11,300.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$153,920.35

Udren Law Offices, P.C.

Attorney

SALE NUMBER 3

By virtue of a Writ of Execution filed to No. 12 CV 3370, BANK OF AMERICA, N.A. v. JAMES J. COYNE A/K/A JAMES H. COYNE and BERNADETTE M. PARZYCH, owner(s) of property situate in Taylor Boro, Lackawanna County, Pennsylvania, and being 119 East Taylor Street, Taylor, PA 18517-1831.

Size of Lot 6,000

Property Identification #: 16619-010-028

Assessed Value: \$9,000.00

Improvements thereon: Residential property

Sheriff to Collect: \$222,471.97

Powers, Kirn & Javardian, LLC

Attorney

SALE NUMBER 4

By virtue of a Writ of Execution filed to No. 12-CV-6547, 1ST 2ND MORTGAGE COMPANY OF NEW JERSEY, INC. v. WARREN HUNTER, owner(s) of property situate in, Lackawanna County, Pennsylvania, and being 1022 Cedar Avenue, Scranton, PA 18505-4599.

Size of Lot 7,240

Property Identification #: 15619020038

Assessed Value: \$10,000.00

Improvements thereon: Residential property

Sheriff to Collect: \$51,375.50

Powers, Kim& Javardian, LLC

Attorney

SALE NUMBER 5

By virtue of a Writ of Execution No. 13-CV-110 WELLS FARGO BANK, N.A. v. TADEUSZ MARYNIAK, owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1717 SANDERSON AVENUE, SCRANTON, PA 18509-1852

Front: 40 feet, Depth: 183 feet

Assessment Map #: 13513030058

Assessed Value: \$13,000.00

Improvements thereon: Residential Property

Judgment Amount: \$116,120.19

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 6

By virtue of a Writ of Execution filed to No. 10CV3044 WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-C, ASSET-BACKED CERTIFICATES, SERIES 2001-C vs. ELLEN RAMIK and ROBERT E. RAMIK, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania, being 119 7th Street Blakely, PA 18447, 10317-020-016,

All of the following lot, piece or parcel of land, situate on Seventh Street, in Hull's Addition to the Borough of Blakely, County of Lackawanna and Commonwealth of Pennsylvania, being a lot adjoining the property bounded on the North by lands currently or formerly owned by Edward Mazur and Jenn Mazur, bounded on the South by lands currently or formerly owned by Dorothy Markiewicz; bounded on the West by lands currently or formerly owned by Margaret S. Quintin and bounded on the East by Seventh Avenue.

Assessment Map #: 10317-020-016

Assessed Value: \$8,000.00

Improvements thereon: A Residential Dwelling

Judgment Amount: \$84,745.27

KML Law Group, P.C.

Attorney

SALE NUMBER 7

By virtue of a Writ of Execution No. 12-CV-3087 NATIONSTAR MORTGAGE, LLC. v. KELLY METZGER and ERIC W. METZGER, owner(s) of property situate in the CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania, being 1915 LIVINGSTONE LANE, GOULDSBORO, PA 18424

Front: 100 feet, Depth: 218 feet, containing 21800 square feet.

Assessment Map #: 23302110030

Assessed Value: \$23,000.00

Improvements thereon: Residential Property

Judgment Amount: \$128,376.21

PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 8

By virtue of a Writ of Execution filed to No. 12-CV-3636, RBS CITIZENS NATIONAL ASSOCIATION, S/B/M CHARTER ONE CREDIT CORPORATION, NATIONAL ASSOCIATION v. WILLIAM H. ECKHART and JOANN ECKHART, owner(s) of property situate in NEWTON TOWNSHIP, Lackawanna County, Pennsylvania, being 1625 Forest Acres Drive, Clarks Summit, PA 18411

Size of Lot 24,000 square feet

Property Identification Number: 11004-010-007

Assessed Value: \$19,500.00

Improvements thereon: Residential property.

Sheriff to Collect: \$136,244.26

Law Offices of Gregory Javardian

Attorney

SALE NUMBER 9

By virtue of a Writ of Execution No. 10-CV-4378 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC. v. JAMES KRIEGER, owner(s) of property situate in the TOWNSHIP OF GLENBURN, Lackawanna County, Pennsylvania, being 1006 SUNSET AVENUE, CLARKS SUMMIT, PA 18411-9253

Front: 110 feet, Depth: 165 feet, containing 18,150 square feet.

Assessment Map #: 07904-030-013

Assessed Value: \$22,000.00

Improvements thereon: Residential Property

Judgment Amount: \$158,999.88

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 10

By virtue of a Writ of Execution No. 12 CV 5010 GMAC MORTGAGE, LLC v. MASSIMO VOMMARO, owner(s) of property situate in the SOUTH ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 317 EDELLA ROAD, CLARKS SUMMIT, PA 18411-1631

Dimensions: 100X71X188X90X265

Assessment Map #: 1010903000908

Assessed Value: \$22,000.00

Improvements thereon: Residential Property

Judgment Amount: \$166,189.94

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 11

By virtue of a Writ of Execution No. 12-CV-6938 NATIONSTAR MORTGAGE, LLC. v. MICHAEL A. LUKLANCHUK, owner(s) of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 702 DUNMORE STREET, THROOP, PA 18512-1153

Front: 50 feet, Depth: 165 feet, containing 8,250 square feet.

Assessment Map #: 12513050020

Assessed Value: \$8,500.00

Improvements thereon: Residential Property

Judgment Amount: \$106,014.82

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 12

By virtue of a Writ of Execution No. 12-CV-3886 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. ROBERT J. BARRETT and BECKY J. BARRETT, owner(s) of property situate in the GREENFIELD TOWNSHIP, Lackawanna County, Pennsylvania, being 482 HICKORY RIDGE ROAD, GREENFIELD TOWNSHIP, PA 18407-3600

Assessment Map #: 0230302000502

Assessed Value: \$13,000.00

Improvements thereon: Residential Property

Judgment Amount: \$116,901.33

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 13

By virtue of a Writ of Execution filed to No. 06556 Civil 2012, HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR PEOPLE'S CHOICE HOME LOAN SECURITIES TRUST SERIES 2005-4, BY ITS ATTORNEY-IN-FACT, OCWEN LOAN SERVICING, LLC vs. WILLIAM J. JORDAN, owner(s) of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania, being 816 2nd Street, Scranton, PA 15810.

Front: irregular Depth: irregular

Property Identification Number: 14618100038

Assessed Value: \$8,000.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$70,592.04

KEVIN P. DISKIN, ESQ.

Attorney

SALE NUMBER 14

By virtue of a Writ of Execution filed to No. 12-cv-2539 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB1 vs. JOHN M. DIETZ, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania. Being 24 Driftwood Drive, South Abington, PA 18411

Dimensions: 115x100x80x88

Assessment Map #: 09902-020-008

Assessed Value Figure: \$23,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$179,412.54

Udren Law Offices, P.C.

Attorney

SALE NUMBER 15

By virtue of a Writ of Execution No. 12-CV-5138 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. CHESTER BANULL, IN HIS CAPACITY AS HEIR OF ANN M. BANULL, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANN M. BANULL, DECEASED, owner(s) of property situate in the BOROUGH OF CLARKS GREEN, Lackawanna County, Pennsylvania being 210 NORTH ABINGTON ROAD, CLARKS GREEN, PA 18411-2526

Front: 40 feet, Depth: 272 feet, containing 10880 square feet.

See Instrument No. 2009-31195

Assessment Map #: 09004010008
Assessed Value Figure: \$8,500.00
Improvements thereon: Residential Property
Judgment Amount: \$64,138.48
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 16

By virtue of a Writ of Execution No. 12-CV-4462 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK FA v. MATTHEW HERBIK, THOMAS CANNON and BRUCE BOYD owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1524-1528 WEST GIBSON STREET, SCRANTON, PA 18509-1156

Front: 40 feet, Depth: 81 feet, containing 5,708 square feet.

Front: 30 feet, Depth: 81 feet, containing 5,708 square feet.

Assessment Map #: 14506-020-052

Assessed Value: \$15,900.00

Improvements thereon: Residential Property

Judgment Amount: \$210,736.67

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 17

By virtue of a Writ of Execution filed to No. 10CV3591 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2004-3, ASSET-BACKED CERTIFICATES SERIES 2004-3 vs. JOHN JOSEPH EISENHAEUER and JOANNE EISENHAEUER, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania. Being: 511 Cayuga a/k/a 511 Cayuga Street, Scranton, PA 18508

Dimensions: 50x150

Assessment Map #: 13407-040-037

Assessed Value: \$6,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$60,488.01

Mark J. Udren, Esquire

Attorney

SALE NUMBER 18

By virtue of a Writ of Execution No. 12-CV-5842 BANK OF AMERICA, N.A. vs. CHESTER S. BRZENSKI, LISA M. BRZENSKI, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania. Being: 308 Monica Drive, Archbald, PA 18403

Dimensions: 80x125

Assessment Map #: 10408-010-01503

Assessed Value: \$15,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$154,324.69

Udren Law Offices, P.C.

Attorney

SALE NUMBER 19

By virtue of a Writ of Execution No. 08-CV-1241 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC. v. STANLEY GRIGALUNAS and DEBORAH

GRIGALUNAS, owner(s) of property situate in DICKSON CITY BOROUGH, Lackawanna County, Pennsylvania being 1211 BREAKER CREEK DRIVE A/K/A 1211 BREAKER CREEK ROAD, DICKSON CITY, PA 18519-0000

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

Assessment Map #: 11312 080 00114

Assessed Value Figure: \$20,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$190,506.98

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 20

By virtue of a Writ of Execution No. 12-CV-451 WELLS FARGO BANK, N.A. v. JUAN I. RODRIGUEZ A/K/A JUAN RODRIGUEZ, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1424 JACKSON STREET, SCRANTON, PA 18504

Dimensions: 50 X 100

Assessment Map #: 14518-010-014

Assessed Value: \$18,000.00

Improvements thereon: Residential Property

Judgment Amount: \$121,753.51

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 21

By virtue of a Writ of Execution No. 12 CV 4514 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATIN AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA v. JASON J. DUTKA, owner(s) of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 146 HARRIET STREET, THROOP, PA 18512-3315

Front: 50 feet, Depth: 83 feet, containing square feet

Assessment Map #: 12415030006

Assessed Value: \$11,700.00

Improvements thereon: Residential Property

Judgment Amount: \$146,405.08

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 22

By virtue of a Writ of Execution filed to No. 11-CV-6352 GMAC MORTGAGE, LLC vs. MARY L. MUSHENSKI, owner(s) of property in City of Scranton, Lackawanna County, Pennsylvania being 1718 Ash Street, Scranton, PA 18510

3663 Square Feet, 0.084 Acre

Property Identification Number: 15706.070.005

Assessed Value Figure: \$1,150.00 + \$5,850.00 = \$7,000.00

Improvements Thereon: Single Family Dwelling

Sheriff to Collect: \$88,744.80

Ashleigh Levy Marin, Esquire

Attorney

SALE NUMBER 23

By virtue of a Writ of Execution filed to No. 05 CV 5198 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS

TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-ABF1 vs. JOSEPH DOMINICK and MARY H. HERMAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 3312 Olyphant Avenue Scranton, PA 18509, 13502-030-018,

BEGINNING at an iron pin corner in the line of lots #5 and #6, (lots as per map made by J.L. Lawrence for Joseph W. Griffin, recorded in Deed Book 377, Page 301) at the intersection with the southerly right-of-way line of Olyphant Avenue.

THENCE along said right-of-way North seventy-seven degrees no minutes no seconds East (N. 77° 30' 00" E.), a distance of sixty six and no hundredths feet (66.00 ft.), to an iron pin and corner:

THENCE leaving said right-of-way and through lot #7, South twelve degrees thirty minutes no seconds East (S. 12° 30' 00" E.), a distance of one hundred fifty and no hundredth feet (150.00 ft.), to an iron pin and corner, along the line of the Sister Servants Congregation;

THENCE along the line of Sister Servants Congregation South seventy seven degrees thirty minutes no seconds West (S. 77° 30' 00" W.), a distance of sixty-six and no hundredths feet (66.00 ft.), to an iron pin and corner, along the line of lot #5 and lot #6.

THENCE along the line of lots #5 and #6, North twelve degrees thirty minutes no seconds West (N. 12° 30' 00" W.), a distance of one hundred fifty and no hundredths feet, (150.00 ft.), to an iron pin and corner, along the right-of-way line of Olyphant Avenue, the place of beginning;

Containing 9,900.00 Square Feet of land, more or less.

Assessment Map #: 13502-030-018

Assessed Value: \$5,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$57,890.32

KML Law Group, P.C.

Attorney

SALE NUMBER 24

By virtue of a Writ of Execution filed to No. 12-CV-6217 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-WL2 vs. JOSEPH EDWARD ROSS, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 525 Cherry Street, Scranton, PA 18505

40 X 160

Assessment Map #: 16707-030-025

Assessed Value: \$9,890.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$93,707.40

Leonard J. Mucci, III, Esquire

Attorney

SALE NUMBER 25

By virtue of a Writ of Execution No. 12-CV-7778 WELLS FARGO BANK, N.A. v. RAYMOND T. WERNER, SR A/K/A RAYMOND T. WERNER, APRIL S. WERNER, owner(s) of property situate in SCRANTON CITY, 5TH WARD, Lackawanna County, Pennsylvania, being 1704 ACADEMY STREET, SCRANTON, PA 18504-2309

Assessment Map #: 14517030007

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$77,594.66

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 26

By virtue of a Writ of Execution filed to No. 11-CV6815 WELLS FARGO BANK, N.A. v MILDRED M. LEISY; CINDEE COLLINS, DECEASED, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 1127 Farr Street, Scranton, PA 18504-1117

40 x 136

Property Identification Number: 14507-020-044

Assessed Value Figure: \$1,150.00 + \$7,850.00 = \$9,000.00

Improvements Thereon: single family dwelling

Sheriff to collect:

Ashleigh L. Marin, Esquire

Attorney

SALE NUMBER 27

By virtue of a Writ of Execution No. 2012-04354 WELLS FARGO BANK, N.A. v. FUNG CHAN and ZONG YAN CHEN, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 2040 MARGARET AVENUE A/K/A 2040-2042 MARGARET AVENUE, SCRANTON, PA 18508-2047

Dimensions: 27 X 155 X 23 X 156

Assessment Map #: 13505030007

Assessed Value: \$12,000.00

Improvements thereon: Residential Property

Judgment Amount: \$25,100.53

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 28

By virtue of a Writ of Execution No. 12-CV-5837 FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION") v. KYLE F. REED owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 292 MERIDIAN AVENUE, SCRANTON, PA 18504-2011

Dimensions: 40 X 150

Assessment Map #: 1560603000111

Assessed Value: \$11,000.00

Improvements thereon: Residential Property

Judgment Amount: \$101,164.09

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 29

By virtue of a Writ of Execution filed to No. 12CV1546 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1 vs. HILDA A. JOUBERT, owner(s) of property situated in City of Carbondale, Lackawanna County, Pennsylvania being 44 Hospital Street, Carbondale, PA 18407

30X123X30X122

Assessment Map #: 044.16-030-050

Assessed Value Figure: \$5,500.00

Improvements Thereon: a residential dwelling

Sheriff to Collect: \$84,171.73

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 30

By virtue of a Writ of Execution filed to No. 2010-2379 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-WL1 v. JOEY WEST; BONNIE WEST owner(s) of property situate in the Township of Fell, Lackawanna County, Pennsylvania being 751 Main Street, Simpson, PA 18407

7,500 square feet

Property Identification Number: 03515010001

Assessed Value Figure: \$0 + \$0 = \$8,500.00

Improvements Thereon: Two-story dwelling and garage

Sheriff to Collect: \$76,059.96

Jaime R. Ackerman, Esquire

Attorney

SALE NUMBER 31

By virtue of a Writ of Execution No. 12-CV-5712 WELLS FARGO BANK, N.A. v. DAVID MOYER A/K/A DAVID R. MOYER and VALERIE MOYER, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 723-725 BEECH STREET A/K/A 723 BEECH STREET # 725, SCRANTON, PA 18505-1951

Dimensions: 40 X 160

Assessment Map #: 15620040014

Assessed Value: \$9,000.00

Improvements thereon: Residential Property

Judgment Amount: \$176,425.47

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 32

By virtue of a Writ of Execution No. 12-CV-5397 PHH MORTGAGE CORPORATION. v. DAVID P. STINSON A/K/A DAVID STINSON, owner(s) of property situate in TAYLOR BOROUGH, Lackawanna County, Pennsylvania, being 400 LINCOLN STREET, TAYLOR, PA 18517-1930

Front: 40 feet, Depth: 150 feet, containing 6,000 square feet.

Assessment Map #: 16614030017

Assessed Value: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$72,342.77

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 33

By virtue of a Writ of Execution filed to No. 13-CIV-0625 CNB REALTY TRUST, ASSIGNEE OF PENNSTAR BANK, A DIVISION OF NBT BANK, N.A. vs. ESTATE OF EDWARD F. MOFFITT, DECEASED – MICHAEL W. PARK, EXECUTOR AND TRUSTEE, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being 120 Park Street

58 feet by 154 feet (8,932 square feet)

Property Identification Number: 055.09-090-004

Assessed Value: \$12,000.00

Improvements thereon: Single Family Dwelling

Sheriff to Collect: \$30,687.42

Daniel L. Penetar, Jr., Esquire

Attorney

SALE NUMBER 34

By virtue of a Writ of Execution No. 12-CV-3212 WELLS FARGO BANK, N.A. v. ROBERT J. ZYBLICKI, IN HIS CAPACITY AS ADMINSTRATOR AND HEIR OF THE ESTATE OF ERNEST KOZLOWSKI, SOPHIE ZYBLICKI, IN HER CAPACITY AS HEIR OF THE ESTATE OF ERNEST KOZLOWSKI, MICHAEL STEPANOVICH, IN HIS CAPACITY AS HEIR OF LUCILLE STIPANOVICH, DECEASED HEIR OF ERNEST KOZLOWSKI, KATHY ANN TURNEY, IN HER CAPACITY AS HEIR OF LUCILLE STIPANOVICH, DECEASED HEIR OF ERNEST KOZLOWSKI, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERNEST KOZLOWSKI, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LUCILLE STIPANOVICH, DECEASED HEIR OF THE ESTATE OF ERNEST KOZLOWSKI, DECEASED, owner(s) of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 904 WEST OAK STREET, OLD FORGE, PA 18518-1104

Front: 193 feet, Depth: 185 feet, containing square feet

Front: 68 feet, Depth: 157 feet, containing square feet

Assessment Map #: 16519040031

Assessed Value: \$9,500.00

Improvements thereon: Residential Property

Judgment Amount: \$60,156.32

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution filed to No. 12-CV-5272 CITIFINANCIAL SERVICES,INC v. FRANCES C. AZZARELLI A/K/A FRANCES C. GENTILE, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1024 WILLOW STREET, SCRANTON, PA 18505-2520

Parcel No. 1:

Front: 40 feet, Depth: 160 feet, containing 6400 square feet.

Assessment Map #: 16805010017

Assessed Value Figure: \$7,000.00

Parcel No. 2:

Front: 40 feet, Depth: 160 feet, containing 6400 square feet.

Assessment Map #: 16805010016,

Assessed Value Figure: \$800.00

Improvements thereon: Residential Property

Judgment Amount: \$39,746.65

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 36

By virtue of a Writ of Execution No. 13-CV-564 FIFTH THIRD MORTGAGE COMPANY v. MARION COLLIER, owner(s) of property situate in the CLINTON TOWNSHIP, Lackawanna County, Pennsylvania, being 77 KEYSTONE ROAD, CLIFTON TOWNSHIP, PA 18424

DIMENSIONS: 128 X 155 X 144 X 165

Assessment Map #: 23901010017

Assessed Value: \$2,500.00

Improvements thereon: Residential Property

Judgment Amount: \$64,884.28

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 37

By virtue of a Writ of Execution filed to No. 2013-00459 PARKE BANK vs. MAIN STREET PECKVILLE, LP, owner(s) of property situate in PECKVILLE, BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania being 1500 MAIN STREET, PECKVILLE, PA 18452

6.2 acres of land

Property Identification Number: 10318-060-017

Assessed Value Figure: \$530,500.00

Improvements Thereon:

Sheriff to Collect: \$5,707,924.23

Benjamin A. Garber, Esq.

Braverman Kaskey P.C.

Attorney

SALE NUMBER 38

By virtue of a Writ of Execution filed to No. 11-CV-5446, CITIFINANCIAL SERVICES, INC., A PENNSYLVANIA CORPORATION v. SOPHIE A. SMITH, owner(s) of property situate in Township of Fell, Lackawanna County, Pennsylvania, being known as 796 Main Street, Simpson, PA 18407.

Dimensions of Parcel, square footage and/or acreage: 77x83x154x103x81x115

Property Identification Number: 03511020021

Assessed Value: \$4,800.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$59,731.91

Richard M. Squire & Associates, LLC

Attorney

SALE NUMBER 39

By virtue of a Writ of Execution filed to No. 12-CV-4727 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ET AL. vs. JEFFREY D. EMMETT, owner(s) of property situate in Township of Fell, Lackawanna County, Pennsylvania, being 56 Midland Street, Simpson, PA 18407

Assessment Map #: 03515-010-025

Assessed Value: \$4,000.00

Improvements thereon: A single family dwelling.

Sheriff to Collect: \$114,888.14.

Kristine M. Anthon

Attorney

SALE NUMBER 40

By virtue of a Writ of Execution filed to No. 12-CV-3304 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. MARY LYNN MCHALE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1111 Silver Maple Drive, Clarks Summit, PA 18411

Assessment Map #: 13505-020-015

Assessed Value: \$9,200.00

Improvements thereon: A single family dwelling.

Sheriff to Collect: \$74,832.23.

Kristine M. Anthon

Attorney

SALE NUMBER 41

By virtue of a Writ of Execution No. 09-CV-1315 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, 2006-GEL2 v. JOHN THOMAS, JILL THOMAS, owner(s) of property situate in the CITY

OF SCRANTON, Lackawanna County, Pennsylvania, being 109 LARCH STREET, SCRANTON, PA 18509-2804

Front: 66 feet, Depth: 50 feet, containing 3300 square feet.

Assessment Map #: 14605-020-054

Assessed Value: \$9,000.00

Improvements thereon: Residential Property

Judgment Amount: \$78,475.68

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 42

By virtue of a Writ of Execution filed to No. 12-CV-5327 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. DENICE C. FARRELL, owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania, being 1111 Silver Maple Drive, Clarks Summit, PA 18411

Assessment Map #: 08203-020-004

Assessed Value Figure: \$13,000.00

Improvements thereon: a single family dwelling

Sheriff to Collect: \$192,796.62

Kristine M. Anthon

Attorney

SALE NUMBER 43

By virtue of a Writ of Execution filed to No. 2013 CIV 384 Civil 2012, FAIRWAY CONSUMER DISCOUNT COMPANY vs. JASON BURKE, owner(s) of property situate in Dunmore Borough, Lackawanna County, Pennsylvania, being 915 Meade Street.

Acreage: 7,500 square feet.

Assessment Map #: 14620-020-052

Assessed Value Figure: \$15,000.00

Improvements thereon: IMPROVED with a single frame dwelling

Sheriff to Collect: \$44,168.10, plus costs as of July 16, 2013

CHARITON, SCHWAGER & MALAK

Attorney

SALE NUMBER 44

BY VIRTUE OF A WRIT OF EXECUTION FILED BY THE DIME BANK AGAINST MARINO J. ZAZZERA, JR. AND JACQUELINE ZAZZERA

Marino J. Zazzera, Jr. and Jacqueline Zazzera are the owners of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania.

12 CV 5871

Being: 978 Main Street, Peckville, PA 18452

Dimensions: 100 x 152 x 100 x 153

Assessment Map #: 10316 060 050

Assessed Value Figure: \$20,000.00

Improvements thereon: single dwelling

Sheriff to Collect: \$452,635.80, plus costs

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 45

By virtue of a Writ of Execution filed to No. 09-CV-2474 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. DAVID VANDERVELDE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 700-702 Prescott Avenue a/k/a 700 Prescott Avenue, Scranton, Pennsylvania 18505

s.f.

Property Identification Number: 15706-030-018

Assessed Value Figure: \$4,150.00 + \$5,850.00 = \$10,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$57,407.20

Ashleigh L. Marin, Esquire

Attorney

SALE NUMBER 46

By virtue of a Writ of Execution No. 10-CV-6951 PHH MORTGAGE CORPORATION v. THOMAS D. BASS and MICHELLE M. BASS, owner(s) of property situate in the BOROUGH OF Archabld, Lackawanna County, Pennsylvania, being 209 LAWRENCE STREET, ARCHBALD, PA 18403-1923

Containing 36X144X38X73X144 square feet.

Assessment Map #: 09517040019

Assessed Value: \$4,000.00

Improvements thereon: Residential Property

Judgment Amount: \$111,967.81

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 47

By virtue of a Writ of Execution No. 2010-02698 NATIONSTAR MORTGAGE, LLC v. CAROL A. CIRBA, owner(s) of property situate in the JESSUP BOROUGH, Lackawanna County, Pennsylvania, being 326 DOLPH STREET, JESSUP, PA 18434-1008

Front: 50 feet, Depth: 150 feet.

Assessment Map #: 11506050035

Assessed Value: \$4,500.00

Improvements thereon: Residential Property

Judgment Amount: \$121,238.12

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 48

By virtue of a Writ of Execution filed to No. 2012 CV 1679 FIDELITY DEPOSIT & DISCOUNT BANK vs. ROBERT H. LAMBERT and ROBERT H. LAMBERT, FAMILY TRUST, owner(s) of property situate in Scranton, Lackawanna County, PA 18505 being 137 South Lakeview Avenue, Scranton, PA 18505.

Dimensions of parcel, square footage and/or acreage: 29,674.80 square feet or 0.68 acres of land.

Property Identification Number: 16802020016

Assessed Value Figure: \$37,400.00

Improvements thereon: Residential dwelling

Sheriff to Collect: \$696,579.51, plus additional interest from April 19, 2013 at the per diem rate as reflected in the Writ, plus late charges, costs, actual attorney's fees, unpaid realty taxes and costs of suit on the mortgaged property to which Plaintiff may be entitled until the delivery of the Sheriff's Deed to Plaintiff or the successful bidder at Sheriff's Sale.

Richard K. Hodges, Esquire

O'Malley, Harris, Durkin & Perry, P.C.

Attorney

SALE NUMBER 49

By virtue of a Writ of Execution filed to No. 2013 CIV 707, FAIRWAY CONSUMER DISCOUNT COMPANY vs. COLE ALEXANDER FINANCIAL, LTD., owner(s) of property situate on Finch Hill Road, Greenfield Township, Lackawanna County, Pennsylvania.

Acreage: 3.95 acres

Assessment Map #: 023.04-070-005

Assessed Value Figure: \$25,000.00

Improvements thereon: IMPROVED with a commercial structure

Sheriff to Collect: \$86,542.15, plus costs as of July 16, 2013

CHARITON, SCHWAGER & MALAK

Attorney

SALE NUMBER 50

By virtue of a Writ of Execution filed to No. 09-CV-1693 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v DAVID Z. VANDERVELDE A/K/A DAVID VANDERVELDE, owner(s) of property Situate in the City of Scranton, Lackawanna County, Pennsylvania being 444-446 WHEELER AVENUE A/K/A 444 WHEELER AVENUE, SCRANTON, PA 18510

8,000 square feet 0.183 acre

Property Identification Number: 15710-030-036

Assessed Value Figure: \$8,150.00 + \$10,850.00 = \$19,000.00

Improvements thereon: multi-family dwelling

Sheriff to Collect: \$132,447.53

Jaime R. Ackerman, Esquire

Attorney

SALE NUMBER 51

By virtue of a Writ of Execution filed to No. 10-CV-8854 VERICREST OPPORTUNITY LOAN TRUST 2011-NPL2 BY VERICREST FINANCIAL, INC. SOLELY IN ITS CAPACITY AS SERVICER vs. ALLEN JOSEPH EXETER, JR, owner(s) of property Situate in the Borough of Old Forge, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1 Fred Street, Old Forge, Pennsylvania 18518

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, situate, lying and being in the Borough of Old Forge, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the easterly side of Fred Street, said point being seventy-five (75) feet distance from the intersection of Fred Street with Carbon Street;

Thence South one degree three minutes zero seconds West (S 1° 03' 00" W) along the easterly side of Fred Street a distance of one hundred fifty (150) feet to a point on the dividing line between Lot numbers 1 and 2 of the Anthony G. Calabrese and Ann M. Calabrese Subdivision;

Thence along said dividing line North eighty-eight degrees seven minutes zero seconds West (N 88° 07' 00" W) a distance of one hundred forty (140) feet to a point common to the lands of Louis Pagnotti, Jr.;

Thence along said Pagnotti lands North one degree three minutes zero seconds East (N 1° 03' 00" E) a distance of one hundred fifty (150) feet to a point at the dividing line of Lot number 2 and 3 of the Calabrese Subdivision;

Thence South eighty-eight degrees seven minutes zero seconds East (S 88° 07' 00" E) a distance of one hundred forty (140) feet along the dividing line between Lot numbers 2 and 3 of the Calabrese Subdivision to a point on the Easterly side of Fred Street, said point being the place of beginning.

Being all of Lot number 2 on the map of the Subdivision of lands of Anthony G. Calabrese and Ann M. Calabrese, his wife, as prepared by Ceccoli Surveying dated October 22, 1999 recorded at Lackawanna County Map Book 21 Page 103 containing 20,997.78 square feet of land, more or less.

Pin Number 18505-020-028.

DWELLING KNOWN AS: 1 FRED STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 18505-020-028

Title to said premises is vested in ALLEN JOSEPH EXETER, JR by deed from JAMES AVERSA, AGENT FOR ANN M. CALABRESE, WIDOW dated August 31, 2005 and recorded September 8, 2005 as, Instrument No. 200524456.

Assessment Map #: 18505-020-028

Assessed Value Figure: \$16,800.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$264,776.28

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 52

By virtue of a Writ of Execution filed to No. 11-CV-7134 AURORA LOAN SERVICES v. BRIAN M. LANGAN; MARY KELLY LANGAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 329 14th Avenue, Scranton, PA 18504

5,500 square feet, 0.126 acre

Property Identification Number: 14517-020-067

Assessed Value: \$1,353.00 + \$5,147.00 = \$6,500.00

Improvements thereon: single dwelling

Sheriff to Collect: \$164,658.76

Jaime R. Ackerman, Esquire

Attorney

SALE NUMBER 53

By virtue of a Writ of Execution No. 12 CV 4516 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. AMY CASTELLANI and UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MILDRED CASTELLANI, DECEASED, owner(s) of property situate in the, Lackawanna County, Pennsylvania, being 100 BASALYGA STREET, JESSUP, PA 18434-1109

Dimensions: 80X100X81X105

Assessment Map #: 10418030034

Assessed Value: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$109,319.94

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 54

By virtue of a Writ of Execution filed to No. 123 CV 6019, CITIBANK, N.A. v. TAMMY MARION, owner(s) of property situate in PHILADELPHIA, Lackawanna County, Pennsylvania being 290 Main Street, Archbald, PA 18403.

Size of Lot 9,000 sq ft

Property Identification Number: 09420050028

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential property

Sheriff to collect: \$133,309.76

Powers, Kirn & Javardian, LLC

Attorney

SALE NUMBER 55

By virtue of a Writ of Execution filed to No. 12CV6895 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. DAVID A. SEISSEN and DIANA J. SEISSEN, owner(s) of property Situate in Scranton,

LACKAWANNA COUNTY, PENNSYLVANIA BEING 1800 East Mountain Road, Scranton, Pennsylvania 18505

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

BEGINNING at a point on the Southwesterly side of East Mountain Road, said point being on the division line between Lots Four (4) and Five (5) of the Charles and George Schumaker Subdivision;

THENCE, along the said division line South Forty (40) degrees, Twelve (12) minutes West, One Hundred Fifty (150) feet to a point;

THENCE, North Sixty-eight (68) Degrees, Fifty-nine (59) minutes West, Forty-Two and Thirty-five Hundredths (42.35) feet to a point;

THENCE, North Forty (40) degrees, Twelve (12) minutes East, One Hundred Fifty (150) feet to the Southwesterly side of the East Mountain Road;

THENCE, along the Southwesterly side of the East Mountain Road, South Sixty-eight (68) degrees, Fifty-nine (59) minutes East, Forty-two and thirty-five hundredths (42.35) feet to the division line between Lots Four (4) and Five (5) of the plot of aforesaid, the place of beginning.

BEING the major portion of Lot Four (4) of the aforesaid plot.

More commonly known as 1800 East Mountain Road, Scranton, PA 18505.

Tax Map No. 16810-020-003

DWELLING KNOWN AS: 1800 EAST MOUNTAIN ROAD, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16810-020-003

Title to said premises is vested in David A. Seissen and Diana J. Seissen by deed from DAVID K. KENDERDINE, dated April 28, 2006 and recorded May 1, 2006 in Deed Book

Assessment Map #: 16810020003

Assessed Value Figure: \$12,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$136,908.94

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 56

By virtue of a Writ of Execution No. 10-CV-1945 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. DANIEL J. SEDLAK, owner(s) of property situate in the TOWNSHIP OF FELL, Lackawanna County, Pennsylvania, being 845 GEARY STREET, SIMPSON, PA 18407-1206

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

Assessment Map #: 03502010021

Assessed Value: \$4,428.00

Improvements thereon: Residential Property

Judgment Amount: \$55,223.20

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 57

By virtue of a Writ of Execution filed to No. 12-CV-2265 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2007-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE2 vs. DONALD R. PACIORKA, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania. Being: 22-22 Rear Crown Avenue, Scranton, PA 18505

Dimensions: 40X150

Assessment Map #: 15761-030-042

Assessed Value: \$19,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$138,223.94

Udren Law Offices, P.C.

Attorney

SALE NUMBER 58

By virtue of a Writ of Execution filed to No. 12-CV-03263 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A vs. LEONARD E. LICATA, SHARON M. LICATA, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania. Being: 1415 Bryn Mawr Street, Scranton, PA 18504

Dimensions: 40X125

Assessment Map #: 15512-030-013

Assessed Value: \$7,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$193,410.84

Udren Law Offices, P.C.

Attorney

SALE NUMBER 59

By virtue of a Writ of Execution filed to No. 12-CV-1839 v. TAMARA RANKOV, owner(s) of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 620 MINERAL, SCRANTON, PA 18509

Size of Lot 1950

Property Identification Number: 14516030036

Assessed Value: \$6,542.00

Improvements thereon: Residential Property

Sheriff to Collect: \$109,981.81

Powers, Kirn & Javardian, LLC

Attorney

SALE NUMBER 60

By virtue of a Writ of Execution No. 10 CV 1796 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. MARK BURRIER and KIMBERLY A. PLUTA, owner(s) of property situate in the TOWNSHIP OF LEHIGH, Lackawanna County, Pennsylvania, being 1066 COUNTRY CLUB DRIVE, GOULDSBORO, PA 18424

Front: 103 feet, Depth: 150 feet, containing 15450 square feet.

Front: 80 feet, Depth: 151 feet, containing 12080 square feet.

Assessment Map #: 245-00-040-028

Assessed Value: \$18,000.00

Improvements thereon: Residential Property

Judgment Amount: \$117,016.26

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 61

By virtue of a Writ of Execution No. 09-CV-3279 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC v. VLADIMIR MITROFANOV, TATYANA MITROFANOV, owner(s) of property situate in the TOWNSHIP OF Clifton, Lackawanna County, Pennsylvania, being 1898 NORTH MOUNT GLEN DRIVE, GOULDSBORO, PA 18424

Front: 100 feet, Depth: 218 feet, containing 21,800 square feet.

Assessment Map #: 233021100061

Assessed Value: \$20,800.00

Improvements thereon: Residential Property

Judgment Amount: \$324,637.11

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 62

By virtue of a Writ of Execution filed to No. 10 CV 563 US BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2006-2 vs. LORI ANN SCHMIDLIN, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 822 Marion Street Scranton, PA 18509, 14605-040-017,

BEGINNING on a corner of Marion Street at the easterly corner of lands now or formerly of D.B. Oaks; thence in a Southwesterly direction along the line of that parcel of land 66 feet more or less, to a corner; thence in a Southwesterly direction and at right angles, 35 feet to a corner; thence in a Northeasterly direction 66 feet to Marion Street, 35 feet to the place of beginning.

Property Identification Number: 14605-040-017

Assessed Value Figure: \$65,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$111,565.07

KML Law Group, P.C.

Attorney

SALE NUMBER 63

By virtue of a Writ of Execution filed to No. 10-CV-7175 ONEWEST BANK, FSB vs. GARY J. MILES, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania. Being: 102-104 Walnut Street, Scranton, PA 18512

Dimensions: 40x118

Assessment Map #: 14616-030-002

Assessed Value Figure: \$8,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$187,383.83

Udren Law Offices, P.C.

Attorney

SALE NUMBER 64

By virtue of a Writ of Execution No. 51013-06 MID VALLEY SCHOOL DISTRICT vs. FRED LEFKOWSKI, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania, being: 1321 Main Street

40 x 140 x 55 x 27 x 195

Property Identification #: 11409-070-028

Assessed Value Figure: \$6,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$8,526.80

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

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 AUGUST 16, 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

APRIL 22, 2013