

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JULY 17, 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, JULY 17, 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. NATIONAL PENN BANK vs. SNO MOUNTAIN, L.P., owner(s) of property situated in Scranton, Lackawanna County, Pennsylvania being at 1000 Montage Mountain Road, Scranton, PA 18507, 388.94 acres

Property Identification Number: 18602-010-001

Assessed Value: \$ 1,305,784.00

Improvements thereon: ski resort and related improvement

Sheriff to collect: \$

Peter S. Clark, II, Esq or Elizabeth McGovern, Esq.

Attorney

SALE NUMBER 2

By virtue of a Writ of Execution No. 11-CV-4586 GREEN TREE CONSUMER DISCOUNT COMPANY v. BRENDA LOCH A/K/A BRENDA A. LOCH and JOSEPH LOCH, owner(s) of property situate in SCRANTON CITY, Lackawanna County, Pennsylvania, being 638 DUNCAN STREET, SCRANTON, PA 18505

Front: 60 feet Depth: 100 feet Containing: 6,000 square feet.

Assessment Map #: 16718020030

Assessed Value: \$15,000.00

Improvements thereon: Residential Property

Judgment Amount: \$71,237.10

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 3

By virtue of a Writ of Execution No. 10 CV 7721 WELLS FARGO BANK, N.A. v. PAUL J. DAVIS and MELANIE E. DAVIS, owner(s) of property situate in CITY OF SCRANTON, 21ST WARD, Lackawanna County, Pennsylvania, being 2656 FRINK STREET, SCRANTON, PA 18504-1310

Front: 50 feet Depth: 170 feet Containing: 8750 square feet.

Assessment Map #: 14412010004

Assessed Value: \$80,000.00

Improvements thereon: Residential Property

Judgment Amount: \$81,713.07

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 4

By virtue of a Writ of Execution No. 2011-6968 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. SUSAN HALLORAN, owner(s) of property situate in the TOWNSHIP OF CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1107 REMINGTON AVENUE, SCRANTON, PA 18505-1510

Front: 34 feet Depth: 120 feet Containing: 4080 square feet.

Assessment Map #: 15619 010 027

Assessed Value: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$51,414.83

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 5

By virtue of a Writ of Execution filed to No. 09-CV-5178 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-2 vs. DANIEL NERKOWSKI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 539 Gibbons Street, assessed as 2030 Prospect Avenue L28, Scranton, PA 18505

50 X 150

Assessment Map #: 167.14-040-024

Assessed Value Figure: \$22,251.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$150,062.16

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 6

By virtue of a Writ of Execution filed to No. 6444 Civil 2010, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES SERIES 2007-MX1 vs. JOHN J. TOPA, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being 124 S. Blakely Street, Dunmore, PA 18512.

Front: 60 feet Depth: 46 feet

Property Identification Number: 14642 020 019.

Assessed Value: \$18,000.00

Improvements thereon: Commercial Real Estate

Sheriff to collect: \$143,756.71

KEVIN P. DISKIN, Esq.

Attorney

SALE NUMBER 7

By virtue of a Writ of Execution No. 10-CV-6291 US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A. (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-1 v. JAMES P. HENEHAN and LOIS HENEHAN, owner(s) of property situate in 13TH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1622 CAPOUSE AVENUE, SCRANTON, PA 18509-1971

Front: 60 feet Depth: 181 feet

Assessment Map #: 1351706002100

Assessed Value: \$15,000.00

Improvements thereon: MULTI DWELLING

Judgment Amount: \$53,902.41

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 8

By virtue of a Writ of Execution No. 10-CV-3266 BANK OF AMERICA, N.A. AS SUCCESOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. CHRISTINE ARMITAGE, owner(s) of property situate in the TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania, being 52-53 LILY LANE A/K/A THORNHURST, COUNTRY CLUB L-53, L52, A/K/A 62 COUNTY CLUB ESTATE 52-53 LILLY LANE, THORNHURST, PA 18424

Dimensions: 81x156x80x153

Assessment Map #: 24103050015

Assessed Value: \$19,000.00

Improvements thereon: Residential Property

Dimensions: 80x162x80x156

Assessment Map #: 24103050016

Assessed Value: \$3,000.00

Improvements thereon: Vacant Lot

Judgment Amount: \$140,744.99

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 9

By virtue of a Writ of Execution filed to No. 11-cv-3388 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-8 vs. UNKNOWN HEIRS OF DOMINIC CACCAVALE, DECEASED, MICHAEL CACCAVALE, SR., SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF DOMINIC CACCAVALE, DECEASED AND LINDA CACCAVLE, SOLELY IN HER CAPACITY AS HEIR TO THE ESTATE OF DOMINIC CACCAVALE, DECEASED, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 420 East Market Street Scranton, PA 18509, 13513-010-010,

BEGINNING at a point on the Southwesterly side of East Market Street said point beginning being 78 feet from the Southwesterly corner of Von Storch Avenue, and East Market Street, thence from said point of beginning in a Northwesterly direction along the dividing line between lots 8 and 10 in block "D" of the Von Storch Plot a distance of 100 feet to a corner; thence in a Southeasterly direction along the dividing line between lots 9 and 10 in said plot a distance of 22 feet to a corner; thence in a Northeasterly direction of 100 feet to East Market Street and 22 feet to the place of beginning. Being part of Lot 10 in Block "D" on the Von Storch Plot aforesaid.

COMMONLY KNOWN AS 420 East Market Street, Scranton PA 18509.

ALSO a strip of land 10 feet wide of adjoining said above described premises on its eastern boundary and running from thence Southeasterly to the Northwesterly side of Von Storch Avenue.

Property Identification Number: 13513-010-010

Assessed Value: \$71,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$103,097.75

KML Law Group, P.C.

Attorney

SALE NUMBER 10

By virtue of a Writ of Execution filed to No. 11-CV-7581 WELLS FARGO BANK, NA ET AL vs. MELISSA A. JAMES, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania Being 115-117 S. Sumner Avenue

50 x 142 x 50 x 138

Property Identification Number: 14518-010-050

Assessed Value Figure: \$5,000.00

Improvements thereon: Multi Dwelling
Sheriff to collect: \$152,476.96
Katherine E. Knowlton, Esquire
Attorney

SALE NUMBER 11

By virtue of a Writ of Execution filed to No. 10-CV-8887 WELLS FARGO BANK, NA ET AL vs. FRANCINE SHERIDAN and GOMULKA SHERIDAN, owner(s) of property situate in South Abington Township, Lackawanna County, Pennsylvania Being 175 Edgewood Drive
90 X 125 X 67 X 53 X 125
Property Identification Number: 111.02-010-037.30
Assessed Value Figure: \$23,000.00
Improvements thereon: Single Dwelling
Sheriff to collect: \$303,076.61
Katherine E. Knowlton, Esquire
Attorney

SALE NUMBER 12

By virtue of a Writ of Execution No. 08-CV-976 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. LORI DERENICK, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 820 OAK STREET, SCRANTON, PA 18508-1255
Front: 40 feet Depth: 100 feet.
Assessment Map #: 1231902002001
Assessed Value: \$7,000.00
Improvements thereon: Residential Property
Judgment Amount: \$140,613.96
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 13

By virtue of a Writ of Execution No. 11-CV-5054 WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. RAYMOND M. MERCADO, JR. and DAWN MERCADO, owner(s) of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 428 CYPRESS STREET, THROOP, PA 18512-1133
Front: 45 feet Depth: 151 feet, containing 6795 square feet.
Assessment Map #: 12517-040-056
Assessed Value: \$9,500.00
Improvements thereon: Residential Property
Judgment Amount: \$94,600.65
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 14

By virtue of a Writ of Execution filed to No. 11-cv-7457 EVERBANK S/B/M/T EVERHOME MORTGAGE COMPANY vs. GARY FLETCHER, owner(s) of property Situate in Borough of Olyphant, County of Lackawanna, Pennsylvania BEING 310 Susquehanna Avenue, Olyphant, Pennsylvania 18447
All that certain lot, piece or parcel of land, situate in the Borough of Olyphant, County of Lackawanna and State of Pennsylvania.
DWELLING KNOWN AS: 310 SUSQUEHANNA AVENUE, OLYPHANT, PENNSYLVANIA 18447.
TAX PARCEL NUMBER: 11406-080-025

Title to said premises is vested in Gary Fletcher by deed from IRENE KOSYDAR, dated March 23, 2007 and recorded April 27, 2007 in Deed Book as Instrument No. 200710992.

Assessment Map #: 11406-080-025

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$107,756.82

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 15

PLAINTIFF: SUSQUEHANNA BANK, successor to Community Banks

DEFENDANTS: JB USA REALTY & MANAGEMENT, INC. and MUMON22 LLC and ROZALLEA LLC and BINYON22 LLC

ATTORNEY FOR PLAINTIFF: EUGENE E. PEPINSKY, JR. ESQ. (717) 255-8051

JUDGMENT AMOUNT: \$248,480.06

All that certain lot, piece or parcel of land situate in the Township of South Abington, County of Lackawanna, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the stone wall corner located at the northeasterly side of S.R. 307 (Morgan Highway) and being a common corner to lands now or formerly of Joseph & Alice Lewkowicz;

THENCE along said lands now or formerly of Joseph & Alice Lewkowicz, North 44 degrees 30 minutes 00 second East, 783.10 feet to an iron pin corner;

THENCE along lands now or formerly of THE NEW YORK TIMES COMPANY, South 45 degrees 44 minutes 46 seconds East, 408.02 feet to an iron pin corner;

THENCE along lands now or formerly of Lucilee E. Drozdick, South 44 degrees 30 minutes 00 seconds West, 783.10 feet to an iron pin corner;

THENCE along said northeasterly side of S.R. 307 (Morgan Highway) North 45 degrees 44 minutes 47 seconds West, 408.02 feet to the place of BEGINNING.

STREET ADDRESS: 616 MORGAN HIGHWAY, CLARKS SUMMIT, PENNSYLVANIA

MUNICIPALITY/COUNTY/STATE: S. ABINGTON TOWNSHIP, LACKAWANNA COUNTY, PENNSYLVANIA

TAX PARCEL NO.: 11203-010-007

BEING THE SAME PREMISES WHICH JB USA REALTY & MANAGEMENT, INC., BY DEED DATED MARCH 3, 2010, AND RECORDED ON APRIL 30, 2010, AT LACKAWANNA COUNTY INSTRUMENT NO. 201007533, GRANTED AND CONVEYED UNTO JB USA REALTY & MANAGEMENT, INC. AND MUMON22 LLC and ROZALLEA LLC and BINYON22 LLC

SEIZED AND TO BE SOLD AS THE PROPERTY OF JB USA REALTY & MANAGEMENT, INC. and MUMON22 LLC and ROZALLEA LLC and BINYON22 LLC UNDER JUDGMENT NO. 2011-01180.

SALE NUMBER 16

By virtue of a Writ of Execution No. 11 CV 7300 AURORA LOAN SERVICES, LLC v. SANDY D. ASTON, owner(s) of property situate in the TOWNSHIP OF SPRINGBROOK, Lackawanna County, Pennsylvania, being 31 SIDE HILL ACRES DRIVE AKA RR 2 ASTON MOUNTAIN ROAD AKA SW CORNER J. PRESSINGER WARRANT L 1, SPRINGBROOK TOWNSHIP, AVOCA, PA 18641

Containing 10.21 acres

Assessment Map #: 208-00-010-02317

Assessed Value Figure: \$18,750.00

Improvements thereon: Residential Property

Judgment Amount: \$142,511.76

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 17

By virtue of a Writ of Execution No. 11-CV-5457 CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE COMPANY, INC., S/B/M CITIFINANCIAL MORTGAGE CONSUMER DISCOUNT COMPANY v. MELISSA A. SEELYE, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF CYTHIA A. OCCHIPINTI, JEFFREY D. OCCHIPINTI, IN HIS CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF CYNTHIA A. OCCHIPINTI and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CYNTHIA A. OCCHIPINTI, DECEASED, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 927 WOODLAWN STREET, SCRANTON, PA 18509-1401

Dimensions: 40X150X40X62X80X209

Assessment Map #: 13510090039

Assessed Value Figure: \$12,000.00

Improvements thereon: Residential Property

Judgment Amount: \$136,117.31

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Attorney

SALE NUMBER 18

By virtue of a Writ of Execution filed to No. 6924 Civil 2011, DEUTSCHE BANK NATIONAL TRUST COMPANY vs. STEPHEN YANICK and GAIL A. YANICK, owner(s) of property situate in the Borough of Dickson City, Lackawanna County, Pennsylvania, being 227 Maple Street, Dickson City, PA 18519.

Front: 40 ft. Depth: 150 ft.

Property Identification Number: 12412-030-012

Assessed Value Figure: \$73,000.00

Improvements thereon: Residential Real Estate

Sheriff to collect: \$122,605.95

KEVIN P. DISKIN, Esq.

Attorney

SALE NUMBER 19

By virtue of a Writ of Execution filed to No. 12-CV-23 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ETAL. vs. DAREN J. TRYGAR, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 533 Cherry Street, Scranton, PA 18505

6,000 square feet

Assessment Map #: 16707-030-024

Assessed Value Figure: \$9,000.00

Improvements thereon: A single family dwelling

Sheriff to collect: \$66,150.80

Kristine M. Anthon

Attorney

SALE NUMBER 20

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 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 21

By virtue of a Writ of Execution filed to No. 12-CV-94 FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. JOLENE WERNER, owner(s) of property Situate in City of Scranton, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 725 Eynon Street, Scranton, Pennsylvania 18504

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

DWELLING KNOWN AS: 725 EYNON STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 15610-040-021

Title to said premises is vested in Jolene Werner, unmarried, by deed from LORETTA M. SOKOLOWSKY, EXECUTRIX OF THE ESTATE OF BERT R. NESGODA, ALSO KNOWN AS BRONIA NESGODA, dated July 25, 2006 and recorded December 20, 2006 in Deed Book as Instrument No. 200636258.

Assessment Map #: 15610-040-021

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$68,416.63

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 22

By virtue of a Writ of Execution filed to No. 11 CV 3050 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, N.A. vs. EDWARD WOLCZAK JR. and GARY S. WOLCZAK, owner(s) of property Situate in Borough of Old Forge, County of Lackawanna, Pennsylvania, BEING 622 Oak Street, Old Forge, Pennsylvania 18518

ALL THAT CERTAIN piece or parcel of land lying and being on the Westerly side of Oak Street in the Borough of Old Forge, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 622 OAK STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 17512-010-035

Title to said premises is vested in Edward Wolczak Jr. and Gary S. Wolczak, by deed from EDWARD WOLCZAK JR., dated June 20, 2008 and recorded July 9, 2008 in Deed Book Instrument No. 200816919.

Assessment Map #: 17512-010-035

Assessed Value Figure: \$4,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$77,606.75

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 23

By virtue of a Writ of Execution No. 11-CV-6320 GMAC MORTGAGE, LLC v. FERNANDO MEJIA and MANUELA MEJIA, owner(s) of property situate in SCRANTON CITY, Lackawanna County, Pennsylvania, being 606 TAYLOR AVENUE #608 A/K/A 606-608 TAYLOR AVENUE, SCRANTON, PA 18510-1817

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

Assessment Map #: 15705030022

Assessed Value Figure: \$15,000.00

Improvements thereon: MULTI DWELLING

Judgment Amount: \$135,346.38

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 24

By virtue of a Writ of Execution No. 11-CV-2637 FIDELITY DEPOSIT & DISCOUNT BANK v. JAMES R. ELLIOTT, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1331 DARTMOUTH STREET, SCRANTON, PA 18504

Front: 40 feet, Depth: 125 feet, containing 5000 square feet.

Assessment Map #: 15609020016

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$53,141.33

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 25

By virtue of a Writ of Execution No. 11-CV-1754 WELLS FARGO BANK, N.A. AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST SERIES 2011-1 ASSET BACKED PASS-THROUGH CERTIFICATES v. ALEXANDER J. LEGGAT, IV, owner(s) of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 1124 FREIDA STREET, DICKSON CITY, PA 18519-1305

Dimensions: 40X100X40X100X19X100X11X13X90

Assessment Map #: 11413040027

Assessed Value: \$5,500.00

Improvements thereon: Residential Property

Judgment Amount: \$113,764.85

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 26

By virtue of a Writ of Execution No. 11 CV 7032 WELLS FARGO BANK, N.A. v. ROSE M. COSTA, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 128 CROWN AVENUE, SCRANTON, PA 18505-2003

Front: 27 feet Depth: 90 feet, containing: 2430 square feet.

Assessment Map #: 15761040011

Assessed Value: \$9,500.00

Improvements thereon: Residential Property

Judgment Amount: \$83,713.11

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 27

By virtue of a Writ of Execution No. 11-CV-6726 CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. COSMO BUTTITTA and MONICA BUTTITTA, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania, being 1115 ELECTRIC STREET, SCRANTON, PA 18509-1952

Front: 40 feet, Depth: 193 feet, & Front: 40 feet, Depth: 195 feet, containing 15,520 square feet.

Assessment Map #: 13518010024

Assessed Value: \$23,000.00

Improvements thereon: Residential Property

Judgment Amount: \$198,866.02

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 28

By virtue of a Writ of Execution No. 11 CV 1109 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. SARA LEE MALLORY, owner(s) of property situate in the Fifteenth Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 416 13TH AVENUE, A/K/A 416 13TH AVENUE, LOT 22, SCRANTON, PA 18504-2202

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

Assessment Map #: 15605020010

Assessed Value: \$17,000.00

Improvements thereon: Residential Property

Judgment Amount: \$132,995.11

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 29

By virtue of a Writ of Execution No. 11-CV-6028 WELLS FARGO BANK, N.A. v. MARTIN G. FRANK A/K/A MARTIN FRANK, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 113 EAST WARREN STREET, DUNMORE, PA 18512-2463

Front: 177 feet, Depth: 52 feet, containing 9204 square feet.

Assessment Map #: 14608020018

Assessed Value: \$9,000.00

Improvements thereon: Residential Property

Judgment Amount: \$52,472.39

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 30

By virtue of a Writ of Execution filed to No. 2012-01133, COMMUNITY BANK, NATIONAL ASSOCIATION D/B/A FIRST LIBERTY BANK & TRUST, PLAINTIFF vs. BRIAN KENNEDY and LISA KENNEDY, DEFENDANTS, owner(s) of property situate in Taylor, Lackawanna County, Pennsylvania being 407 ROCK STREET, TAYLOR, LACKAWANNA COUNTY, PENNSYLVANIA.

Consisting of approximately 100 feet x 101 feet, more or less, being the same property described by Lackawanna County Deed recorded by Instrument number 200439945.

Assessment Map #: 16607-010-01804

Assessed Value Figure: \$14,000.00

Improvements Thereon: Single Family Dwelling

Sheriff to collect: \$103,721.73 PLUS COSTS, EXPENSES, ATTORNEY'S FEES AND INTEREST

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

John Murphy, Esquire

Attorney

SALE NUMBER 31

By virtue of a Writ of Execution filed to No. 11-CV-6729 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. MICHELLE NATISHAK, owner(s) of property situate in Vandling Borough, Lackawanna County, Pennsylvania, being 444 Main Street, Vandling, PA 18421

Dimensions: 20 x 145

See Deed Book 2007-18198

Assessment Map #: 01608-030-009

Assessed Value Figure: \$10,500.00

Improvements thereon: A residential dwelling house

Sheriff to collect: \$54,355.60 (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 32

By virtue of a Writ of Execution filed to No. 09-CV-3644 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-3 vs. KEVIN L. GRIFFITHS., owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 202 Wilbur Street, Scranton, PA 18508

55 X 150 X 55 X 150

Assessment Map #: 12417-020-006

Assessed Value Figure: \$12,000.00

Improvements thereon: a residential dwelling

Sheriff to collect: \$86,087.21

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 33

By virtue of a Writ of Execution filed to No. 2012-00227 EVERBANK vs. JUAN GARCIA and OLGA O. GARCIA., owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 532 Gibbons Street, Scranton, PA 18505

40 X 160

Assessment Map #: 16714-040-013

Assessed Value Figure: \$8,500.00

Improvements thereon: a residential dwelling

Sheriff to collect: \$93,920.07

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 34

By virtue of a Writ of Execution filed to No. 11-CV-6572, WELLS FARGO BANK, N.A., AS CERTIFICATE TRUSTEE (NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE), IN TRUST FOR REGISTERED HOLDERS OF VNT TRUST SERIES 2010-1, C/O ACQURA LOAN SERVICES v. LEONARD R. DOTTLER and DONNA L. DOTTLER, owner(s) of property situate in Township of Fell, Lackawanna Township, Lackawanna County, Pennsylvania, being 262 Dundaff Street

All the surface or right of soil of all that lot, piece or parcel of land situate in the city of Carbondale and Township of Fell County of Lackawanna and State of Pennsylvania, being all of Lot No. 92 on Dundaff Street, and part of Lot No. 90 on said Dundaff Street, as shown on a map of outlots of the Delaware and Hudson Canal Company on a tract of land, in the warrantee name of Peter Porter, and more particularly bounded and described as follows:

Beginning at the Southwesterly corner of Outlot No. 93, which point is also the Northwesterly corner of Outlot No. 92 on Dundaff Street, thence along Outlot No. 93 aid North 78°40' East 184.2 feet to a roadway; thence along said roadway; South 70°, 34' East 60.9 feet, more or less, to a point in said roadway; thence South 82°20' West 10.2 feet to a corner; thence South 04° 43' East 18.2 feet to a point along said roadway thence 12° 10' East 26.3 feet along said roadway to land now or formerly of Anthony Mazza; thence along the said land, now or formerly of Anthony Mazza, South 79° 53' West 169.7 feet, to a point on the Easterly side of Dundaff Street; thence along said street, North 10° 32' West 101.2 feet, more or less, to the place of beginning. Improved with a dwelling, known as 262 Dundaff Street, Carbondale, Pennsylvania.

This conveyance is made under and subject to the same conditions, reservations, restrictions and exceptions as are contained in deeds in the chain of title.

Assessment Map No. 04509-030-001.

BEING the same premises that Martin A. Zobel, by Deed Poll dated 01/06/1990 and recorded 01/18/1990 in the office of the Recorder of Deeds in and for the County of Lackawanna in Record Book 1312 Page 796, granted and conveyed unto Leonard R. Dottle and Donna Lee Dottle.

Property Identification Number: 04509-030-001

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$52,926.76

Thomas M. Federman, Esquire

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution filed to No. 11 CV 6876 FIDELITY DEPOSIT & DISCOUNT BANK vs. JOSEPH W. LOFTUS and LAUREN LOFTUS, owner(s) of property situated in Scranton, Lackawanna County, PA 18508 being 236 Putnam Street, Scranton, PA.

24x93x28x18x114

Property Identification Number: 134.12-050-016.

Assessed Value Figure: \$4,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$57,117.78, plus additional interest from March 20, 2012 at the per diem rate as reflected in the Writ, plus late charges, costs, actual attorney's fees, unpaid 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 36

By virtue of a Writ of Execution filed to No. 12 CV 1137 FIDELITY DEPOSIT & DISCOUNT BANK vs. GEORGE SEMIAN, owner(s) of property situate in Taylor, Lackawanna County, PA 18517 being 412 Jefferson Street, Taylor, PA 18517.

115x92.

Property Identification Number: 16614 010 036.

Assessed Value Figure: \$15,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$353,924.30, plus additional interest from April 12, 2012 at the per diem rate as reflected in the Writ, plus late charges, costs, actual attorney's fees, unpaid 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 37

By virtue of a Writ of Execution filed to No. 11 CV 3840 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT2 ASSET-BACKED CERTIFICATES, SERIES 2006-OPT2 vs. MAHER F. SAAD and TAMMY J. NORRIS, owner(s) of property Situate in Borough of Vandling, County of Lackawanna County, Pennsylvania, BEING 340-34 Main Street, Vandling, Pennsylvania 18421

All the surface or right of soil of all that certain lot, piece or parcel of land situate on the easterly side of Main Street, in the Borough of Vandling, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 340-34 MAIN STREET, VANDLING, PENNSYLVANIA 18421.

TAX PARCEL NUMBER: 016-12-020-021

Title to said premises is vested in Maher F. Saad and Tammy J. Norris by deed from JEFFREY A. PAVLOVICH, dated February 3, 2006 and recorded February 22, 2006 in Deed Book 2006, Page 4851.

Assessment Map #: 016-12-020-021

Assessed Value Figure: \$8,380.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$88,175.07

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 38

By virtue of a Writ of Execution filed to No. 12-CV-1507 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R4 vs. PAULA KRAKOWSKI, owner(s) of property Situate in Borough of Old Forge, Lackawanna County, Pennsylvania. Being: 505 Hickory Street, Old Forge, PA 18518

50 X 150

Assessment Map #: 1174-130

Assessed Value Figure: \$10,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$102,801.15

Udren Law Offices, P.C.

Attorney

SALE NUMBER 39

By virtue of a Writ of Execution filed to No. 10-CV-6445 BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2007, GSAMP TRUST 2007-HE2 vs. KIMBERLY COGGINS, owner(s) of property situate in First Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 832 Raines Street, Scranton, PA 18509

40 X 150

Assessment Map #: 13501-060-044

Assessed Value Figure: \$10,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$97,580.60

Udren Law Offices, P.C.

Attorney

SALE NUMBER 40

By virtue of a Writ of Execution filed to No. 11-CV-4430 THE BANK OF NEW YORK MELLON TRUST CO, N.A, AS TRUSTEE FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-HS1, ASSET BACKED PASS-THROUGH CERTIFICATES vs. JANET HOUDERSHIELDT, owner(s) of property situate in Township of Fell, Lackawanna County, Pennsylvania. Being: 3-5 Reservoir Street, Fell Township, PA 18407

50 X 150 & 50X138X59X150

Assessment Map #: 035.15-030-015 & 035.15-030-016

Assessed Value Figure: \$785.00 & \$12,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$64,215.84

Udren Law Offices, P.C.

Attorney

SALE NUMBER 41

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. v. ALFRED S. JASKULSKI, LAURA A. JASKULSKI and CATHERINE JASKULSKI, CATHERINE JASKULSKI was owner of property situate in the Clarks Summit, Lackawanna County, Pennsylvania 2011-7460 being: 306 Highland Avenue Clarks Summit, PA 18411

50x174x50x165

Assessment Map #: 09015 060 00300

Assessed Value Figure: \$15,000.00

Improvements thereon: single dwelling

Sheriff to collect: \$96,202.19 Plus costs

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 42

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. v. MENACHEM MENDEL BARTOV, MENACHEM MENDEL BARTOV was owner of property situate in the Scranton, Lackawanna County, Pennsylvania 2011-7119 being: 616 Taylor Avenue, Scranton, PA 18510

40 x 60

Assessment Map #: 15705030020

Assessed Value Figure: \$17,700.00

Improvements thereon: single dwelling

Sheriff to collect: \$138,239.32 Plus costs

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

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 AUGUST 17, 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

APRIL 23, 2012