

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JULY 19, 2011

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 19, 2011 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 STAYED

By virtue of a Writ of Execution No. 50827-09 MIDVALLEY SCHOOL DISTRICT vs. ANTHONY ZAWADZKI and MARSHA ZAWADZKI, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania, being: 834 E. Lackawanna Avenue

50 X 150

Property Identification No.: 11415-060-013

Assessed Value: \$5,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$4,284.60

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

SALE NUMBER 2 STAYED

By virtue of a Writ of Execution filed to No. 2010-08954 PNC BANK, NATIONAL ASSOCIATION vs. DAVID W. LANE, JR. A/K/A DAVID WILLIAM LANE and ANITA L. LANE A/K/A ANITA LANE, owner(s) of property Situate in TOWNSHIP OF SPRINGBROOK, Lackawanna County, Pennsylvania being 7362 RR7, Springbrook, Pennsylvania 18444

Assessment Map #: 2040101002401

Assessed Value Figure: \$15,000.00

Improvements Thereon: RESIDENTIAL DWELLING

Sheriff to collect: \$106,190.86

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

Attorney

SALE NUMBER 3 SOLD T&C

By virtue of a Writ of Execution filed to No. 11-CV-845 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. BRIAN J. SUMSKI A/K/A BRIAN SUMSKI, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1855 Cusick Avenue, Scranton, PA 18508

Dimensions: 47 ft 8 in x 152 ft.

Assessment Map #: 12319-0030-016

Assessed Value Figure: \$6,000.00

Improvements Thereon: A residential dwelling house

Sheriff to collect: \$55,219.82 (Total amount of Judgment)*

*With costs, interest, late charges and taxes, etc. as may accrue.

Leon P. Haller, Esquire
Purcell, Krug & Haller
Attorney

SALE NUMBER 4 SOLD T&C

By virtue of a Writ of Execution filed to No. 11-CV-962 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. PAUL A. IACAVAZZI, owner(s) of property situate in the City of Scranton / 2nd Ward, Lackawanna County, Pennsylvania being 117 Putnam Street, Scranton, PA 18508

Dimensions: 84 x 50

See Deed Book 518, Page 420

Assessment Map #: 13412-040-051

Assessed Value Figure: \$12,000.00

Improvements Thereon: A residential dwelling house

Sheriff to collect: \$58,357.10 (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 5 HIGH BID THIRD PARTY

By virtue of a Writ of Execution filed to No. BANCO POPULAR NORTH AMERICA v. NILA R. CASTRO, owner(s) of property situate in the Township of Old Forge, Lackawanna County, Pennsylvania being 154 North Main Street, Old Forge, Pennsylvania. Said lot fronting on Main Street, upon said plot, and being fifty (50) feet in width, upon said Street, fifty (50) feet in width in the rear and one hundred fifty (150) feet in depth as fully shown upon said plot, recorded as aforesaid.

Property Identification Number: 17512-070-058

Assessed Value Figure: \$18,000.00.

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$227,312.58 (total amount of judgment)*

*With costs, interest, late charges and taxes, etc. as may accrue.

Barry W. Krengel, Esquire
Jonathan M. Peterson, Esquire
Dolchin, Slotkin & Todd, P.C.
One Commerce Square – 24th Floor
2005 Market Street
Philadelphia, PA 19103
(215)665-3506
Attorney

SALE NUMBER 6 SOLD T&C

By virtue of a Writ of Execution filed to No. 2010-07937-CIVIL THE HONESDALE NATIONAL BANK vs. R & T REALTY, INC., owner(s) of property situate in Archbald Borough, Lackawanna County, Pennsylvania being 233 Simpson Street, Eynon, PA

44 x 90

Property Identification Number: 09401040026

Assessed Value Figure: \$4,000.00

Improvements thereon:

Sheriff to Collect: \$31,090.98

John J. Martin
Attorney

SALE NUMBER 7 STAYED

By virtue of a Writ of Execution filed to No. 10-CV-8587 MIDFIRST BANK vs. JANET O. WENTUM, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 711 Harrison Avenue, Scranton, PA 18510

See Record Book 367 Page 93

Assessment Map #: 15706-030-032

Assessed Value Figure: \$10,000.00

Improvements Thereon: A residential dwelling house

Sheriff to collect: \$59,223.29 (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 8 STAYED

By virtue of a Writ of Execution No. 09-8760 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006KS9 v. ANGELA HOWELLS, owner(s) of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 1231 MAIN STREET, DICKSON CITY, PA 18519-1314

Front: 50 feet Depth: 165 feet

Assessment Map #: 11409060022

Assessed Value Figure: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$103,721.04

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 9 CONT 10/4/11

By virtue of a Writ of Execution No. 10-CV-6291 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO ALTERNATIVE LOAN TRUST, SERIES 2002-1 v. JAMES P. HENEHAN and LOIS HENEHAN, owner(s) of property situate in the 13TH, Lackawanna County, Pennsylvania, being 1622 CAPOUSE AVENUE, SCRANTON, PA 18509-1971

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

Assessment Map #: 135.17-060-02100

Assessed Value Figure: \$15,000.00

Improvements thereon: Residential Property

Judgment Amount: \$53,902.41

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 10 CONT 10/4/11

By virtue of a Writ of Execution filed to No. 11-CV-483 WELLS FARGO BANK, NA v. FELIPE G. RODRIGUEZ and IRACY SEMIDEY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 530 Hickory Street, Scranton, PA 18505

3400 square feet

Property Identification Number: 15616040027

Assessed Value Figure: \$2950.00 + \$7050.00 = \$10,000.00

Improvements Thereon: multi dwelling

Sheriff to collect: \$79,878.91

Ashleigh L. Levy, Esquire

Attorney

SALE NUMBER 11 HIGH BID THIRD PARTY

By virtue of a Writ of Execution filed to No. 3789-CV-2010 THE HONESDALE NATIONAL BANK vs. MICHAEL ROGAN and JOHN J. MUNLEY, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania being 240 Main Street, Peckville, PA 18452-2438
80x115x81x117

Property Identification Number: 104 140 40042

Assessed Value Figure: \$15,000.00

Improvements thereon: Combo store/Apt

Sheriff to Collect: \$181,939.14

John J. Martin, Esquire

Attorney

SALE NUMBER 12 CONT 10/4/11

By virtue of a Writ of Execution No. 10-CV-3499 WELLS FARGO BANK, N.A. v. RICHARD POWELL and, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania, being 1605 PROSPECT AVENUE, SCRANTON, PA 18505-4015

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

Assessment Map #: 16711-030-033

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$45,215.76

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 13 HIGH BID THIRD PARTY

By virtue of a Writ of Execution filed to No. 2011-CV-979, PENN SECURITY BANK & TRUST COMPANY vs. DALTON RIDGE, LLC, owner(s) of property situate in Dalton, Lackawanna County, Pennsylvania, being known as 10.28 acres off West Main Street, Dalton, Lackawanna County, Pennsylvania 18414.

Consisting of: 10.28 acres

Assessment Map #: 68.11-010-008

Assessed Value Figure: \$7,200.00

Improvements thereon: Partially constructed townhouses.

Sheriff to Collect: \$1,770,631.67 PLUS TAXES, COSTS, EXPENSES AND ATTORNEY'S FEES

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

Myles R. Wren, Esquire

415 Wyoming Avenue

Scranton, PA 18503

Attorney

SALE NUMBER 14 STAYED

By virtue of a Writ of Execution No. 10-CV-8681 WELLS FARGO BANK, N.A. v. BRIAN J. MILES, owner(s) of property situate in the TOWNSHIP OF CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 642 PRESCOTT AVENUE, SCRANTON, PA 18510-1966

Front: 44 feet Depth: 67 feet, containing 2948 square feet.

Assessment Map #: 15710-010-002

Assessed Value Figure: \$9,100.00

Improvements thereon: Residential Property

Judgment Amount: \$72,020.57

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 15 CONT 10/4/11

By virtue of a Writ of Execution No. 10 CV 7674 WELLS FARGO BANK, N.A. v. ALEXANDER MARTINEZ and KENGIRIA LOPEZ, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1433 OLIVE STREET, SCRANTON, PA 18510-1826

Front: 24 feet Depth: 90 feet

Assessment Map #: 15706 020 035

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$80,454.70

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 16 SOLD T&C

By virtue of a Writ of Execution filed to No. 2267-CV-2011 THE HONESDALE NATIONAL BANK vs. CHRISTOPHER PIECHOCKI and CHRISTOPHER C. JACOBY A/K/A CHRISTOPHER P. JACOBY, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being, 1424-1426 Monsey Avenue, Scranton, PA

60 x 120

Property Identification Number: 14605040009

Assessed Value Figure: \$12,000.00

Improvements Thereon: Dwelling

Sheriff to collect: \$78,181.37

John J. Martin

Attorney

SALE NUMBER 17 SOLD T&C

By virtue of a Writ of Execution filed to No. 12067-CV-2011 THE HONESDALE NATIONAL BANK vs. CHRISTOPHER PIECHOCKI, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being, 349-351 E. Elm Street, Scranton, PA 18505

Property Identification Number: 15619-020-035

Assessed Value Figure: \$10,800.00

Improvements Thereon: Mulit Dwelling

Sheriff to collect: \$57,913.99

John J. Martin, Esquire

Attorney

SALE NUMBER 18 CONT 10/4/11

By virtue of a Writ of Execution filed to No. 10-5209 FLAGSTAR BANK, FSB vs. ESTHER PERLMUTTER, BENJAMIN FRIEDMAN and JOSPEH KAUFMAN, owner(s) of property Situate in The 5th Ward of City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1925 Jackson Street, Scranton, Pennsylvania 18504

DWELLING KNOWN AS: 1925 JACKSON STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14513-030-005

Title to said premises is vested in Esther Perlmutter, Benjamin Friedman and Joseph Kaufman by deed from DAWN M. AYERS AND RICHARD AYERS dated November 20, 2007 and recorded December 21, 2007 in Deed Book Instrument No. 200734684.

Assessment Map #: 14513-030-005

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$81,524.30
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 19 SOLD T&C

By virtue of a Writ of Execution No. 09-CV-5091 LITTON LOAN SERVICING, L.P. v. JOHN GRZYWACZ and SUSAN GRZYWACZ, owner(s) of property situate in the BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania, being 126 ASH STREET, OLYPHANT, PA 18447-1402

Dimensions: 30 X 5 X 121 X 28 X 102

Assessment Map #: 114.10.030-024

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$147,656.50

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 20 STAYED

By virtue of a Writ of Execution filed to No. 2010-Civil-7551, CITIZENS SAVINGS BANK vs. ALLEN F. BRINK, owner(s) of property situate in the City of Scranton, Lackawanna County, and the Commonwealth of Pennsylvania being on 1016-1018 Diamond Avenue, Scranton, Lackawanna County, and the Commonwealth of Pennsylvania

Dimensions of parcel: 40x150

Assessment Map #: 14508010010

Assessed Value Figure: \$12,500.00

Improvements Thereon: Residential dwelling

Sheriff to collect: \$63,297.85*

*Plus additional interest, attorneys' fees, late charges, costs, miscellaneous fees, and escrow advances through date of payment in full.

KREDER BROOKS HAILSTONE, LLP, by David K. Brown, Esq.

Attorney

SALE NUMBER 21 CONT 10/4/11

By virtue of a Writ of Execution filed to No. 11CV1009 WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2002-2, ASSET-BACKED CERTIFICATES, SERIES 2002-2 3 ADA vs. PEGGY GAY and JODIE A. GAY, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1920 Rosanna Avenue, Scranton, Pennsylvania 18509

DWELLING KNOWN AS: 1920 ROSANNA AVENUE, SCRANTON, PENNSYLVANIA 18509.

TAX PARCEL NUMBER: 13509-020-037

Title to said premises is vested in Peggy Gay and Jodie A. Gay by deed from PEGGY GENTILEZZA, NOW BY MARRIAGE PEGGY M. GAY dated January 31, 2002 and recorded February 25, 2002 in Deed Book 0610, Page 779.

Assessment Map #: 13509-020-037

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$106,197.67

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 22 STAYED

By virtue of a Writ of Execution filed to No. 09 CV 8784 CITIBANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED SECURITIES SERIES

2007-HE2 vs. ANGELA COLBORN and ERIC COLBORN, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being, 309 North Apple Street Dunmore, PA 18512, 14635-010-009,

BEGINNING AT A POINT ON THE WESTERLY SIDE OF APPLE STREET, ONE HUNDRED (100) FEET NORTHEASTERLY FROM THE NORTHERLY CORNER OF APPLE AND ANDREW STREET;

THENCE NORTH FORTY-ONE (41) DEGREES THIRTY (30) MINUTES WEST, ONE HUNDRED AND FIFTY (150) FEET, MORE OR LESS, TO LAND NOW OR FORMERLY OF ROBERT MCMILLAN;

THENCE NORTH FORTY-EIGHT (48) DEGREES THIRTY (30) MINUTES EAST, TWENTY-FIVE (25) FEET TO OTHER LAND NOW OR FORMERLY OF N.R. SWINGLE;

THENCE SOUTH FORTY-ONE (41) DEGREES THIRTY (30) MINUTES EAST, ALONG SAID LAND, ONE HUNDRED AND FIFTY (150) FEET, MORE OR LESS, TO THE WESTERLY SIDE OF APPLE STREET;

THENCE SOUTH FORTY-EIGHT (48) DEGREES THIRTY (30) MINUTES WEST ALONG THE WESTERLY SIDE OF SAID STREET, TWENTY-FIVE (25) FEET TO THE PLACE OF BEGINNING.

Assessment Map #: 14635-010-009

Assessed Value Figure: \$12,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$218,857.00

Goldbeck McCafferty & McKeever

Attorney

SALE NUMBER 23 CONT 10/4/11

By virtue of a Writ of Execution No. 10 CV 4530 CITIMORTGAGE, INC. v. DONNA F. HAYES, owner(s) of property situate in the 5TH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 338 SOUTH HYDE PARK AVENUE, SCRANTON, PA 18504-2565

Front: 28 feet Depth: 72 feet

Assessment Map #: 15605-050-023

Assessed Value Figure: \$5,500.00

Improvements thereon: Residential Property

Judgment Amount: \$56,701.91

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 24 STAYED

By virtue of a Writ of Execution filed to No. 08 CV 4317 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2006-2 vs. JOHN C. DIPPEL, owner(s) of property situate in Township of Benton, Lackawanna County, Pennsylvania being, RD 1 Box 118 Dalton, PA 18414, 03004-010-007,

BEGINNING at a corner in the center of the State Road Route #107 leading from Fleetville to Tompkinsville, this corner being South twenty one (21) degrees, thirty (30) minutes East three hundred forty six (346) feet from the intersection of the center line of State Road Route #107 with the center line of a dirt township road leading to the home of Russell S. Gow; thence along center of State Road Route #107 South twenty one (21) degrees thirty (30) minutes East one hundred fifty (150) feet to corner in center of road; thence through lands of Grantors North sixty eight (68) degrees thirty (30) minutes East two hundred ninety one (291) feet to an iron pin corner; thence through lands of Grantors North twenty one (21) degrees thirty (30) minutes West one hundred fifty (150) feet to an iron pin corner; thence through lands of Grantors South sixty eight (68) degrees thirty (30) minutes West two hundred ninety one (291) feet to corner in center of State Road, place of BEGINNING.

Assessment Map #: 03004-010-007

Assessed Value Figure: \$18,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$64,405.94

Goldbeck McCafferty & McKeever

Attorney

SALE NUMBER 25 CONT 10/4/11

By virtue of a Writ of Execution filed to No. 11-CV-825 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W4 vs. YVONNE M. SMITH, owner(s) of property situate in Township of West Abington, Lackawanna County, Pennsylvania. Being: RR 3 Box 20 Locust Drive a/k/a RR 3 Box 20 Dalton, PA 18414

Dimensions: 20A

Assessment Map #: 0670402000700

Assessed Value Figure: \$4,900.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$247,540.41

Mark J. Udren, Esquire

Attorney

SALE NUMBER 26 CONT 10/4/11

By virtue of a Writ of Execution filed to No. 10 CV 1533 THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-3 vs. JOSEPH E SHERIDAN and JOANNE M SHERIDAN, owner(s) of property Situate in Borough of Olyphant, LACKAWANNA COUNTY, PENNSYLVANIA BEING 626 Sanderson Avenue, Olyphant, Pennsylvania 18447

Title to said premises is vested in Joseph E Sheridan and Joanne M Sheridan, husband and wife, by deed from DAVID LONG AND JOANNE LONG F/K/A JOANNE ANTINARI dated November 21, 1989 and recorded November 22, 1989 in Deed Book 308, Page 59.

Assessment Map #: 11418-040-004

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$111,717.71

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 27 CONT 10/4/11

By virtue of a Writ of Execution No. 51616-09 NORTH POCONO SCHOOL DISTRICT vs. CJS DEVELOPMENT, INC. M & O PROPERTIES, A PA GEN. PTN., owner(s) of property situate in Jefferson Twp., Lackawanna County, Pennsylvania being: Kizers Lake
108.75 Acres

Property Identification Number: 12901-010-004

Assessed Value Figure: \$37,180.00

Improvements Thereon: VACANT PROPERTY

Sheriff to Collect: \$8,651.70

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

SALE NUMBER 28 STAYED

By virtue of a Writ of Execution filed to No. 11-1140 WELLS FARGO BANK, N.A. vs. DAVID A. RICHARDSON and MONICA B. RICHARDSON, owner(s) of property situate in Borough of Vandling, LACKAWANNA COUNTY, PENNSYLVANIA BEING 315 Clinton Street, Forest City, Pennsylvania 18421
DWELLING KNOWN AS: 315 CLINTON STREET, FOREST CITY, PENNSYLVANIA 18421.

TAX PARCEL NUMBER: 01612020035 & 01612030011

Title to said premises is vested in David A. Richardson and Monica B. Richardson, husband and wife, by deed from TAX CLAIM BUREAU, OF THE COUNTY OF LACKAWANNA, PA dated March 5, 2010 and recorded July 22, 2010 in Deed Book Instrument No. 201013854.

Assessment Map #: 01612020035 & 01612030011

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$54,014.81

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 29 CONT 10/4/11

By virtue of a Writ of Execution No. 10-CV-6635 CHASE HOME FINANCE LLC v. JOHN J. SIBIO, owner(s) of property situate in TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania being 913 LUZERNE STREET, SCRANTON, PA 18504-2645

Dimensions: 50 X 90 X 51 X 93

Assessment Map #: 15606-040-028

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$100,870.39

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 31 SOLD T&C

By virtue of a Writ of Execution filed at No. 10 CV 9369 FCDB SNPWL TRUST vs. PAUL M. BLOOM, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 908 Myrtle Street Scranton, PA 18510, 14670-030-011,

THE FIRST THEREOF: Being lot lettered "D" on S.H. Swingle's Subdivision of lots eleven (11) and twelve (12) in block 211 on Jone's Addition to the City of Scranton, map of said subdivision being recorded in the Recorder's Office of Lackawanna County in Map Book 2, page 59; said lot lettered "D" being thirty-five (35) feet in front on Myrtle Street; same width in rear and eighty (80) feet in depth, with the privilege of using ten (10) feet in front of the front line of said lot lettered "D" on Myrtle Street for yard, porch, piazza, bay-window or vault, but for no other purpose. In no case shall said vault be higher than the sidewalk in front of same.

THE SECOND THEREOF: Being lot lettered "C" on S.H. Swingle's Subdivision of lots eleven (11) and twelve (12) in block 211 on Jone's Addition to the City of Scranton; map of said subdivision being recorded in the Recorder's Office of Lackawanna County in Map Book 2, page 59; said lot lettered "C" being ten (10) feet in front on Myrtle Street; same width in rear and eighty (80) feet in depth, with the privilege of using ten (10) feet in front of the front line of said lot lettered "C" on Myrtle Street for yard, porch, piazza, bay-window or vault but for no other purpose. In no case shall said vault be higher than the sidewalk in front of same.

Property Identification #: 14670-030-011

Assessed Value Figure: \$12,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$114,575.01

Goldbeck McCafferty & McKeever

Attorney

SALE NUMBER 32 STAYED

By virtue of a Writ of Execution No. 50304-10 NORTH POCONO SCHOOL DISTRICT vs. RICHARD MOTTER and SALLIE MOTTER, owner(s) of property situate in Moscow, Lackawanna County, Pennsylvania, being: Market Street

50 x 18 x 330 x 66 x 300

Property Identification Number:: 19811-070-011

Assessed Value Figure: \$12,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,632.63

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 33 SOLD T&C

By virtue of a Writ of Execution No. 10-CV-7340 WELLS FARGO BANK, N.A. v. CHRISTOPHER SASDELLI, owner(s) of property situate in the 21ST WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1024 COOPER STREET A/K/A, 1024 COOPER AVENUE, SCRANTON, PA 18508-2310

Front: 39 feet Depth: 67 feet, containing 2613 square feet.

Assessment Map #: 14507 050 014

Assessed Value Figure: \$5,000.00

Improvements thereon: Residential Property

Judgment Amount: \$80,806.81

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 34 HIGH BID THIRD PARTY

By virtue of a Writ of Execution No. 2010-CV-7767 WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v. JOSEPH R. MATOUSHEK A/K/A JOSEPH MATOUSHEK and GINAMARIE MATOUSHEK A/K/A GINA MATOUSHEK, owner(s) of property situate in the BOROUGH OF MOSCOW, Lackawanna County, Pennsylvania, being 606 HIDEAWAY DRIVE, MOSCOW, PA 18444-5102

Dimensions: 0.68 Acres

Assessment Map #: 19004 010 12064

Assessed Value Figure: \$31,000.00

Improvements thereon: Residential Property

Judgment Amount: \$281,727.60

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 35 SOLD T&C

By virtue of a Writ of Execution filed to No. 10-CV-9180 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. STEVEN J. MATECHAK, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania being 516 Layton Road, South Abington Township, PA 18411

See Instrument No. 2007-14589

Assessment Map #: 10118-030-008

Assessed Value Figure: \$10,000.00

Improvements Thereon: A residential dwelling house

Sheriff to Collect: \$159,607.03 (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 SOLD T&C

By virtue of a Writ of Execution filed to No. 11CV174 RESIDENTIAL CREDIT SOLUTIONS, INC. vs. STAN A. MASLOWSKI and LINDA M. MASLOWSKI, owner(s) of property Situate in Township of

Jefferson, LACKAWANNA COUNTY, PENNSYLVANIA BEING RR 2 Box 2190, Lake Ariel, Pennsylvania 18436

DWELLING KNOWN AS: RR 2 BOX 2190, LAKE ARIEL, PENNSYLVANIA 18436.

TAX PARCEL NUMBER: 12-0-0062-0012

Title to said premises is vested in Stan A. Maslowski and Linda M. Maslowski, husband and wife, by deed from LINDA M. SMITH N/K/A LINDA M. MASLOWSKI dated June 5, 2001 and recorded June 22, 2001 in Deed Book 448, Page 873.

Assessment Map #: 12-0-0062-0012

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$155,058.32

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 37 CONT 10/4/11

By virtue of a Writ of Execution No. 08-CV-7214 CITIMORTGAGE, INC. v. LOUISE P. WILLIAMS, ALANA PACKER-WILLIAMS, IN HER CAPACITY AS HEIR OF THE ESTATE OF BRENDA L. WILLIAMS, MYRON WILLIAMS IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF BRENDA L. WILLIAMS and UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA L. WILLIAMS, DECEASED, owner(s) of property Situate in TOWNSHIP OF SCRANTON, Lackawanna County, Pennsylvania being 1216 WOOD STREET A/K/A 1402 1404 SUMNER WOOD L7, SCRANTON, PA 18508-1840

Front: 50 feet, Depth: 118 feet

Assessment Map #: 13416-020-015

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$103,586.78

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 38 CONT 10/4/11

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-HE5 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 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 39 STAYED PER COURT ORDER

By virtue of a Writ of Execution filed to No. 05-CIV-4746 JOHN WILKES vs. JOYCE NOVAK, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania being 1057 Lincoln Street

Property Identification Number: 11413-010-003

Assessed Value Figure: \$15,000.00

Improvements Thereon:

Sheriff to collect: \$162,066.56

Justin J. Sulla, Esquire
Attorney

SALE NUMBER 40 CONT 10/4/11

By virtue of a Writ of Execution No. 2010-CV-9206 PHH MORTGAGE CORPORATION, F/K/A PHH MORTGAGE SERVICES v. HENRY P. MAGDON, owner(s) of property situate in BOROUGH OF WINTON, Lackawanna County, Pennsylvania, being 206 POWDER MILL ROAD, JESSUP, PA 18434-1431
Front: 98feet x 108 feet, Depth: 108 feet x 95 feet, containing 10,422 square feet.

Assessment Map #: 11505-030-002

Assessed Value Figure: \$5,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$75,336.14

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 41 CONT 10/4/11

By virtue of a Writ of Execution No. 10-CV-7022 CHASE HOME FINANCE LLC v. ANGELA R. PANTALEON, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 511 BROOK STREET, SCRANTON, PA 18505-1789

Front: 60 feet, Depth: 50 feet, containing 3,000 square feet.

Assessment Map #: 16707030052

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$120,702.17

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 42 STAYED

By virtue of a Writ of Execution filed to No. 07-CV-1731 AMERICAN HOME MORTGAGE SERVICING, INC. vs. LIPA ENGEL and HERSCHEL ENGEL, owner(s) of property situate in 12th Ward - City of Scranton, Lackawanna County, Pennsylvania being, 838 Rear Moosic Street, Scranton, PA 18505

3,331.60 square feet

Assessment Map #: 157.61-030-024

Assessed Value Figure: \$20,000.00

Improvements Thereon: A single family dwelling.

Sheriff to collect: \$164,407.85

Kristine M. Anthon

Attorney

SALE NUMBER 43 CONT 10/4/11

By virtue of a Writ of Execution No. 10-CV-6983 WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. BRUCE C. TAYLOR and DARLENE A. TAYLOR, owner(s) of property situate in the BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania, being 604 OAK LANE, CLARKS SUMMIT, PA 18411-2408

Front: 80 feet, Depth: 125 feet, containing 10,000 square feet.

Assessment Map #: 10001-030-02600

Assessed Value Figure: \$23,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$112,883.08

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 44 SOLD T&C

By virtue of a Writ of Execution No. 2010-CV-8680 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR RAMP 2006 RZ4 vs. DINA M. BERRIOS and CARMELO BERRIOS, JR, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 850 NORTH MAIN AVENUE, SCRANTON, PA 18504-1517

Front: 38 feet, Depth: 145 feet, containing 5510 square feet.

Assessment Map #: 14511020004

Assessed Value Figure: \$11,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$161,006.07

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 45 CONT 10/4/11

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

Dimensions: 99X125X97X125

Assessment Map #: 02304060011

Assessed Value Figure: \$14,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$99,608.92

Mark J. Udren, Esquire

Attorney

SALE NUMBER 46 CONT 10/4/11

By virtue of a Writ of Execution filed to No. 10-CV-8218 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-SEA1 vs. WILLIAM CROOP, JR., owner(s) of property Situate in Township of Scott, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2 RR Box 220 a/k/a 13 Mundro Road, Scott Township, Pennsylvania 18447

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

DWELLING KNOWN AS: 2 RR BOX 220 A/K/A 13 MUNDRO ROAD, SCOTT TOWNSHIP, PENNSYLVANIA 18447.

TAX PARCEL NUMBER: 08201-020-013

Title to said premises is vested in William Croop Jr. by deed from ANNA TYLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD F. TYLER, DECEASED, dated October 30, 2006 and recorded November 2, 2006 in Deed Book Instrument No. 200631468.

Assessment Map #: 08201-020-013

Assessed Value Figure: \$22,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$192,798.00

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 47 STAYED

By virtue of a Writ of Execution filed to No. 2010-07580 COMMUNITY BANK & TRUST COMPANY vs. JOSEPH G. MCDONALD and 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: \$55,743.47

DAVID F. BIANCO, ESQ.

707 MAIN ST

PO BOX 84

FOREST CITY, PA 18421

Attorney

SALE NUMBER 48 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-2876 CITIMORTGAGE, INC. v. PATRICIA A. BURKE, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 827 BEECH STREET, SCRANTON, PA 18505-1929

Front: 25 feet, Depth: 160 feet, containing 4,000 square feet.

Assessment Map #: 16708-040-025

Assessed Value figure: \$7,400.00

Improvements thereon: Residential Property

Judgment Amount: \$71,611.35

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 49 STAYED

By virtue of a Writ of Execution No. 51220-08 ABINGTON HEIGHTS SCHOOL DISTRICT vs. LISA MARIE ADALIAN, owner(s) of property situate in Dalton, Lackawanna County, Pennsylvania, being: RR 1 Box 199, Rte. 35033

67.7 acres

Property Identification Number: 05002-010-005

Assessed Value Figure: \$65,200.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$14,410.73

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 50 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 10-CV-7725 MIDFIRST BANK vs. ANTHONY C. RAVINSKAS, owner(s) of property situate in the Borough of Archbald, Lackawanna County, Pennsylvania, being 264 Main Street, Archbald, PA 18403

Dimensions: 60 x 150

See Instrument No. 2005-18248

Assessment Map #: 09420-050-035

Assessed Value Figure: \$6,000.00

Improvements thereon: a residential dwelling house

Sheriff to Collect: \$95,793.71 (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 51 STAYED

By virtue of a Writ of Execution No. 51128-09 MID VALLEY SCHOOL DISTRICT vs. SAL SCRIMALLI and RITA SCRIMALLI, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania, being: State Highway Route 6

4.3 acres

Property Identification Number: 10204-010-009

Assessed Value Figure: \$7,900.00

Improvements thereon: VACANT LOT

Sheriff to Collect: \$4,669.58

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

SALE NUMBER 52 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-3510 LITTON LOAN SERVICING, L.P. v. MARY LOU BEAM, owner(s) of property situate in the 21ST WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 2765 BRIGGS STREET, SCRANTON, PA 18504-1303

Front: 80 feet, Depth: 165 feet, containing 13,200 square feet.

Assessment Map #: 14408010030

Assessed Value Figure: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$79,624.53

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 53 CONT 10/4/11

By virtue of a Writ of Execution No. 10 CV 1825 GREEN TREE CONSUMER DISCOUNT COMPANY v. ANABELLE VARGAS, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 831 BEECH STREET, SCRANTON, PA 18505-1929

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

Assessment Map #: 16708040027

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$68,732.57

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 54 STAYED

By virtue of a Writ of Execution No. 52043-08 NORTH POCONO SCHOOL DISTRICT vs. JOAN HAEFELE, MICHAEL SLAGUS and JUDY SLAGUS, owner(s) of property situate in Jefferson Twp., Lackawanna County, Pennsylvania, being: Hollisterville Pa

80 x 150

Property Identification Number: 17201-050-005

Assessed Value Figure: \$6,514.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$4,639.56

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

SALE NUMBER 55 STAYED

By virtue of a Writ of Execution No. 50830-09 MID VALLEY SCHOOL DISTRICT vs. MICHAEL SWIERCZEK and DONNA MARIE SWIERCZEK, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania, being: 806 Beechwood Drive
60 x 100

Property Identification Number: 11405-040-00205
Assessed Value Figure: \$16,000.00
Improvements thereon: SINGLE DWELLING PROPERTY
Sheriff to Collect: \$5,555.20
Robert P. Daday, Esquire
Portnoff Law Associates, Ltd.
(866)211-9466
Attorney

SALE NUMBER 56 STAYED

By virtue of a Writ of Execution filed to No. 2009-08989 WATERFALL VICTORIA MASTER FUND 2008-1 GRANTOR TRUST SERIES A vs. PATRICK P. CUSICK and LAURIE CUSICK, DECEASED, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania being 611 Dundaff Street, Dickson City, PA 18519

Front: 40 ft., Depth: 171.72 ft.
Parcel 1 Front: 89.5 ft. Depth: 25.6 ft. (irregular shape)
Parcel 2 Front: 44.6 ft. Depth: 19.46 ft. (irregular shape)
Assessment Map #: 11413-010-01001
Assessed Value Figure: \$8,500.00
Improvements Thereon: Residential Dwelling
Sheriff to Collect: \$186,409.30
Patrick J. Wesner, Esquire
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 19, 2011 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 25, 2011