

## **SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JUNE 11, 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, JUNE 11, 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 2008 PHH MORTGAGE CORPORATION F/K/A CENDANT MORTGAGE CORPORATION vs. PATRICK LAVELLE and LAUREN A. LAVELLE A/K/A LAURIE A. LAVELLE, owner(s) of property situate in the BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania, being 321 WAYNE STREET, ARCHBALD, PA 18403-2240

Front:53 feet, Depth: 60 feet, containing square feet.

Assessment Map #: 09517030019

Assessed Value: \$7,500.00

Improvements thereon: Residential Property

Judgment Amount: \$94,776.04

PHELAN HALLINAN, LLP

Attorney

### **SALE NUMBER 2**

By virtue of a Writ of Execution filed to No. 09 CV 8361 JPMORGAN CHASE BANK, N.A., AS ACQUIRER OF CERTAIN ASSETS AND LIABILITIES OF WASHINGTON MUTUAL BANK FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION ACTING AS RECEIVER vs. JENNIFER A O'CONNOR and CLAUDE R. O'CONNOR JR., owner(s) of property situate in Spring Brook Township, Lackawanna County, Pennsylvania, being RR 3 BOX 3375D, A/K/A 71 Bowens Road Moscow, PA 18444 71 Bowens Road Spring Brook Twp, PA 18444, 21001-010-01301,

BEGINNING at a pine tree on the lands of the Estate of Morgan Bowen, late of Lackawanna County, deceased, twenty-one (21) and seven (7) feet South from the center of the township road leading from Spring Brook to Moosic, thence at right angles from said pine tree in the easterly direction, eleven (11) rods to line of lands of Richard Jones; thence in a northerly direction along the line of lands of said Richard Jones, twenty-nine (29) rods and one (1) foot to a corner in line of lands of the Estate of Morgan Bowen and of the said Richard Jones; thence in a westerly direction along the line of lands of the Estate of Morgan Bowen, eleven (11) rods to a corner, thence at right angles in a southerly direction along line of lands of the Estate of the said Morgan Bowen and across the said township road, twenty-nine (29) rods and one (1) foot to a corner, the pine tree above mentioned, the place of BEGINNING.

EXCEPTING AND RESERVING to the former Grantors, in chain of title all that portion of the aforementioned described place or parcel of land North of Bowen's Road and more particularly described as follows:

BEGINNING at a point in the Northeasterly center of the above mentioned Bowen's Road and proceeding in a Northerly direction 117 feet, more or less, along other lands of Bowen to a point; thence proceeding in a Northeasterly direction 100 feet more or less, to a point; thence in a southerly direction along other lands of one of the former Grantors herein, George A. Ward, et ux., and parallel with the Northwesterly line described herein

110 feet, more or less, to a point in the center of said Bown's Road; thence in a westerly direction along said Bowen's Road 110 feet, more or less, to the place of BEGINNING.

Assessment Map #: 21001-010-01301

Assessed Value: \$8,000.00 \$0.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$67,663.80

KML Law Group, P.C.

Attorney

### **SALE NUMBER 3**

By virtue of a Writ of Execution filed to No. 11-CV-188 WELLS FARGO, NA v. JOHN SIDAROVICH, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 112 South Lincoln Avenue a/k/a Lincoln Avenue, Scranton, PA 18504

5000 square feet.

Property Identification #: 14517050040

Assessed Value: \$2,200.00 + \$5,800.00 = \$8,000.00

Improvements thereon: multi dwelling

Sheriff to Collect: \$86,060.14

Jaime R. Ackerman, Esquire

Attorney

### **SALE NUMBER 4**

By virtue of a Writ of Execution No. 12-CV-1527 BANK OF AMERICA, N.A. v. LARAE KRUSHINSKI A/K/A LARAE L. KRUSHINSKI, owner(s) of property situate in the TOWNSHIP OF COVINGTON, Lackawanna County, Pennsylvania, being 367 DALEVILLE HIGHWAY, AKA RR9 BOX 9207 SR502, COVINGTON TOWNSHIP, PA 18444-7834

Dimensions: 4.4A

Assessment Map #: 21201-030-029

Assessed Value: \$3,000.00

Dimensions: 47 X 377 X 65 X 373

Assessment Map #: 21201-030-024

Assessed Value: \$20,000.00

Improvements thereon: Residential Property

Judgment Amount: \$197,857.35

PHELAN HALLINAN, LLP

Attorney

### **SALE NUMBER 5**

By virtue of a Writ of Execution No. 12 CV 4513 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3 v. ROBERT SEBASTIAN, owner(s) of property situate in the 21<sup>ST</sup> WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 747-749 ROBERTS COURT, SCRANTON, PA 18504-1539

Front: 50 feet, Depth: 50 feet, containing 2500 square feet.

Assessment Map #: 14510050032

Assessed Value: \$7,500.00

Improvements thereon: Residential Property

Judgment Amount: \$85,275.90

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 6**

By virtue of a Writ of Execution No. 12-CV-5273 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC vs. ALBERT J. IZZO, owner(s) of property situate in the TAYLOR BOROUGH, Lackawanna County, Pennsylvania, being 1111 WATKINS STREET, TAYLOR, PA 18517-2051

Front:50 feet, Depth: 150 feet

Assessment Map #: 16617010014

Assessed Value: \$16,000.00

Improvements thereon: Residential Property

Judgment Amount: \$153,313.27

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 7**

By virtue of a Writ of Execution filed to No. 5469 Civil 2012, U.S. BANK NATIONAL ASSOCIATION, ET AL vs. TIMOTHY STEWART, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 332 Charles Street, Scranton, PA 18508.

Front: Irregular Depth: Irregular

Property Identification #: 124-13-030-018

Assessed Value: \$5,500.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$80,885.83

Kevin P. Diskin, Esq.

Attorney

**SALE NUMBER 8**

By virtue of a Writ of Execution filed to No. 12CV4595 NATIONSTAR MORTGAGE LLC vs. PETER J. SZUMSKI, owner(s) of property situate in TOWNSHIP OF BENTON, Lackawanna County, Pennsylvania, being 180 Franklin Valley Road Dalton, PA 18414, 04004 020 009, BEGINNING at a point in the center line of Township Road #445, earth road known as the Jordan Hollow Road;

THENCE along the division line of Eugene Decker property, North seventy-three degrees eighteen minutes West (N73° 18' W) a distance of two hundred twenty and thirty-three hundredths (220.33) feet to steel nail in center line of State Highway LR 322;

THENCE along the center line of said highway, North five degrees thirteen minutes fifty-five seconds East (N 5° 13' 55" E) a distance of four hundred four and eighty-eight hundredths (404.88) feet to a steel nail corner in center line of said highway;

THENCE along the division line now or formerly of Ragni property South sixty-six degrees thirty minutes East (S 66 ° 30' E) a distance of two hundred and fifty-four and forty-four hundredths (254.44) feet to a large nail in the center line of said Township Road #445;

THENCE along the center line of said Township Road, South fourteen degrees, fourteen minutes West (S 14° 14' W) a distance of one hundred (100) feet to a large nail in the center line of said Township Road;

THENCE along said Township Road, South nine degrees twenty-seven minutes West (S 09° 27' W) a distance of one hundred (100) feet to large nail in the center line of said road;

THENCE along said Township Road, South six degrees eight minutes West (S 6° 8' W) a distance of one hundred seventy and forty-five hundredths (170.45) feet to a large nail corner, the place of beginning.

Property Identification Number: 04004 020 009

Assessed Value: \$15,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$101,894.32

KML Law Group, P.C.

Attorney

**SALE NUMBER 9**

By virtue of a Writ of Execution No. 12-CV-2460 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. TERESA VELARDI, owner(s) of property situate in the BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania, being 612 SUNSET STREET, CLARKS SUMMIT, PA 18411-2705

Assessment Map #: 1001402001502

Assessed Value: \$21,000.00

Improvements thereon: Residential Property

Judgment Amount: \$193,111.11

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 10**

By virtue of a Writ of Execution No. 12-CV-5270 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. DAVID MINOSKE and WENDY MINOSKE, owner(s) of property situate in the DICKSON CITY BOROUGH, Lackawanna County, Pennsylvania, being 821 MEEHAN STREET, DICKSON CITY, PA 18519-1447

Front: 40 feet, Depth: 180 feet, containing 7,200 square feet.

Assessment Map #: 1132001001000

Assessed Value: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$109,547.92

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 11**

By virtue of a Writ of Execution No. 2012-06732 JPMORGAN CHASE BANK, N.A. v. ROBERT F. BURKHART and LISA M. BURKHART, owner(s) of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 1040 WEST OAK STREET, OLD FORGE, PA 18518-1139

Front: 50 feet, Depth: 112 feet, containing 5600 square feet.

Assessment Map #: 1651901001102

Assessed Value: \$14,000.00

Improvements thereon: Residential Property

Judgment Amount: \$154,825.69

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 12**

By virtue of a Writ of Execution No. 12-CV-4811 JPMORGAN CHASE BANK, N.A. v. KELLY TIGHE, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 216-218 WILLOW STREET, DUNMORE, PA 18512-2461

Parcel no. 1:

Front: 30 feet, Depth: 75 feet, containing 2250 square feet.

Assessment Map #: 14651020011

Assessed Value: \$700.00

Parcel no. 2:

Front: 30 feet, Depth: 75 feet, containing 2250 square feet.

Assessment Map #: 14651020012

Assessed Value: \$6500.00

Parcel no. 3:

Front: 30 feet, Depth: 75 feet, containing 2250 square feet.

Assessment Map #: 14651020015

Assessed Value: \$7500.00

Improvements thereon: Residential Property

Judgment Amount: \$113,975.26

PHELAN HALLINAN, LLP

Attorney

### **SALE NUMBER 13**

By virtue of a Writ of Execution No. 12-CV-5775 METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. v. JAMES J. MUNLEY and CAROL MUNLEY, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 924-926 CORBETT AVENUE, SCRANTON, PA 18504-3138

Front: 40 feet, Depth: 100 feet, containing 4,000 square feet.

Assessment Map #: 15614010038

Assessed Value: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$47,166.27

PHELAN HALLINAN, LLP

Attorney

### **SALE NUMBER 14**

By virtue of a Writ of Execution filed to No. 12-CV-1633 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. STEPHANIE C. EVANS and DANIEL W. EVANS, owner(s) of property situate in Clarks Summit Borough, Lackawanna County, Pennsylvania being 519 Winola Road, Clarks Summit, PA 18411

See Deed Book 1491, Page 0387

Assessment Map #: 10006-050-01900

Assessed Value Figure: \$12,000.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$58,459.03 (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 15**

By virtue of a Writ of Execution filed to No. 12-CV-5321 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. NICOLE L. HEPLER, owner(s) of property situate in Township of Thornhurst, Lackawanna County, Pennsylvania being 76 Fern Lane, Thornhurst, PA 18424

Dimensions: 83 x 150

See Instrument No. 2009-31195

Assessment Map #: 24601-020-010

Assessed Value Figure: \$17,000.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$115,997.18 (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 16**

By virtue of a Writ of Execution No. 2012-CV-173 CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. AMINA SOSA owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 2109 LUZERNE STREET, SCRANTON, PA 18504-2353

Front: 50 feet, Depth: 100 feet, containing

Assessment Map #: 14420010005

Assessed Value: \$7,751.00

Improvements thereon: Residential Property

Judgment Amount: \$108,313.63

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 17**

By virtue of a Writ of Execution No. 12-CV-2115 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2006-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 v. EVERETT WHITE A/K/A EVERETT P. WHITE and ANN WHITE, A/K/A ANNE WHITE, owner(s) of property situate in the OLD FORGE, Lackawanna County, Pennsylvania, being 134 TAROLI STREET, OLD FORGE, PA 18518-1953

Front: 50 feet, Depth: 94.31 feet containing 4715.5 square feet.

Assessment Map #: 17520020036

Assessed Value: \$14,000.00

Improvements thereon: Residential Property

Judgment Amount: \$153,703.27

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 18**

By virtue of a Writ of Execution No. 12-CV-4995 PHH MORTGAGE CORPORATION v. DONNA M. BALDI and ANNA M. BALDI, owner(s) of property situate in DICKSON CITY, Lackawanna County, Pennsylvania, being 104 GLENSTONE ROAD, DICKSON CITY, PA 18519-1149

Front: 125 feet, Depth: 100 feet, containing 12,500 square feet.

Assessment Map #: 1140501000503

Assessed Value: \$24,270.00

Improvements thereon: Residential Property

Judgment Amount: \$265,756.10

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 19**

By virtue of a Writ of Execution No. 09-4063 BANK OF AMERICA, N.A. v. CARLA T. GASHI and JOSEPH J. GASHI, owner(s) of property situate in BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania being 103 ROSALIE STREET, OLD FORGE, PA 18518-2042

Dimensions: 65 X 135

Assessment Map #: 17520030029

Assessed Value Figure: \$22,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$241,710.14

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 20**

By virtue of a Writ of Execution No. 10-CV-4894 BANK OF AMERICA, N.A. v. WILLIAM R. CAMPBELL, owner(s) of property situate in the BOROUGH OF MOOSIC, Lackawanna County, Pennsylvania, being 228 MAIN STREET A/K/A 230 MAIN STREET, MOOSIC, PA 18507-1014

Dimensions: 75 X 140 X 75 X 144

Assessment Map #: 18416020009

Assessed Value: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$62,455.51

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 21**

HAVING erected thereon a dwelling house KNOWN AND NUMBERED:

1613-1615 Vine Street, Scranton, PA 18510

TAX MAP # 15710-020-050

ASSESSED VALUE \$14,000.00

The same having been sold by me, the said Sheriff to the said Grantee, on or after June 11, 2013 after due advertisement, according to the law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on or after February 18, 2013 out of the Court of Common Pleas of the said County of Lackawanna at the suit of:

MTGLQ Investors, L.P.

vs.

JACK E. LUNDY, STACY VERAMENDI,

LACKAWANNA COUNTY C.C.P. NO. 12-CV-6566

to satisfy the judgment in the sum of \$91,956.22, plus interest and costs.

UDREN LAW OFFICES, P.C.

NICHOLAS M. GAUNCE, ESQUIRE

Attorney

**SALE NUMBER 22**

By virtue of a Writ of Execution filed to No. 3818-Civil-2012, CITIZENS SAVINGS BANK vs. SUSANNE EVANS, KNOWN SURVIVING HEIR OF MARCIA J. MANNS, DECEASED MORTGAGOR AND REAL OWNER, AND ALL UNKNOWN HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, PERSONAL REPRESENTATIVES, GRANTEES, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS OR LEGAL ENTITIES CLAIMING RIGHT, TITLE OR INTEREST FROM UNDER OR THROUGH MARCIA J. MANNS, DECEASED, REAL OWNER OF THE PROPERTY SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA BEING 932 ALDER STREET

Dimensions of parcel: 40 x 162

Assessment Map #: 15620070091

Assessed Value Figure: Land \$1,400.00

Improvement Value \$13,600.00

Total Value \$15,000.00

Improvements Thereon: Multi Dwelling

Sheriff to Collect: \*\$94,137.73

\*Plus additional interest, attorney's fees, late charges costs and escrow advances through the date of payment in full.

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

Attorney

**SALE NUMBER 23**

By virtue of a Writ of Execution No. 09-CV-7130 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2007KS2 v. ROBERT I. PAYNE, JR, owner(s) of property situate in TOWNSHIP OF BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 803 KOSSUTH AVENUE A/K/A 803 KOSSUTH STREET, THROOP, PA 18512-1026

Dimensions: 40 X 60

Assessment Map #: 12509010011

Assessed Value: \$4,500.00

Improvements thereon: Residential Property

Judgment Amount: \$133,378.15

PHELAN HALLINAN LLP.

Attorney

**SALE NUMBER 24**

By virtue of a Writ of Execution No. 10-CV-8555 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF NOMURA ASSET ACCEPTANCE CORPORATION ALTERNATIVE LOAN TRUST SERIES 2005-WF1 v. JOHN MATTHEW SEILER, JR and DIANE SEILER, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 1499-1501 ELECTRIC STREET, DUNMORE, PA 18509-2016

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

Assessment Map #: 13519010005

Assessed Value: \$22,000.00

Improvements thereon: Residential Property

Judgment Amount: \$122,684.20

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 25**

By virtue of a Writ of Execution No. 12-CV-4812 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. BETTY JEAN WHEELER, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being known 560 BACK STREET, SCRANTON, PA 18504-3132

Front: 55 feet, Depth: 100 feet, containing 5500 square feet.

Assessment Map #: 15614020042

Assessed Value Figure: \$6,000.00

Improvements thereon: Multi Dwelling Property

Judgment Amount: \$28,479.47

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 26**

By virtue of a Writ of Execution filed to No. 12-CV-7023 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs KEITH J. ROSLER and SARAH ROSLER, DEFENDANTS, owner(s) of property situated in City of Carbondale, Lackawanna County, Pennsylvania being 139 Spring Street, Carbondale, PA 18407

35 x 75 x 30 x 75

Assessment Map #: 05505-050-056

Assessed Value Figure: \$6,000.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$90,033.47

Christopher A. DeNardo, Esquire

Attorney

**SALE NUMBER 27**



By virtue of a Writ of Execution filed to No. 12 CV 4044 U.S. BANK NATIONAL ASSOCIATION ND, S/B/M FIRSTAR BANK, NATIONAL ASSOCIATION v. JONATHAN PENMAN, owner(s) of properties situate in 4<sup>th</sup> Ward, City of Scranton, Lackawanna County, Pennsylvania being 1132 Lafayette Street, Scranton, PA 18504. Size of Lot 3,655 square feet  
Property Identification Number: 14514-070-032  
Assessed Value Figure: \$17,000.00  
Improvements Thereon: Residential property  
Sheriff to collect: \$110,478.43  
Gregory Javardian, Esquire  
Attorney

### **SALE NUMBER 28**

By virtue of a Writ of Execution No. 12-CV-4939 WELLS FARGO BANK, N.A. v. RONALD M. MASCARO, JR owner(s) of property situate in the CLARKS SUMMIT BOROUGH, Lackawanna County, Pennsylvania, being 507 HAVEN LANE, CLARKS SUMMIT, PA 18411-1431  
Front: 95 feet, Depth: 184 feet, containing 17480 square feet.  
Assessment Map #: 1000601001300  
Assessed Value: \$15,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$171,873.76  
PHELAN HALLINAN, LLP  
Attorney

### **SALE NUMBER 29**

By virtue of a Writ of Execution No. 12-CV-4879 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA v. ERNEST R. CORTESE A/K/A ERNEST R. CORTEZ and ELAINE C. CORTESE A/K/A ELAINE C. CORTEZ, owner(s) of property situate in the Borough of Elmhurst, Lackawanna County, Pennsylvania being 82 MAPLE STREET, ELMHURST, PA 18416-0000  
Dimensions: 100X223X100X207  
Assessment Map #: 1800203033  
Assessed Value Figure: \$17,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$116,984.83  
PHELAN HALLINAN, LLP  
Attorney

### **SALE NUMBER 30**

By virtue of a Writ of Execution No. 12-CV-4284 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. MARILYN ZIMOROWICZ owner(s) of property situate in the BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania being 325 CELLI DRIVE, ARCHBALD, PA 18403-1474  
DIMENSIONS: 105X125X105X125  
Assessment Map #: 1040601000131  
Assessed Value Figure: \$33,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$341,199.22  
PHELAN HALLINAN, LLP  
Attorney

**SALE NUMBER 31**

By virtue of a Writ of Execution filed to No. 12-CV-7039 FIRST NATIONAL BANK OF PENNSYLVANIA SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO, PLAINTIFF vs. THERESA A.M. GRAZIANO, DECEASED, SALVATORE A. GRAZIANO AND PHILOMENA KOVALESKI GRAZIANO, DEFENDANTS. owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 127 Eighth Avenue, Carbondale, PA 18407

Property Identification #: 05505-070-013

Assessed Value Figure:

Improvements Thereon: single family dwelling

Sheriff to Collect: \$46,701.67, plus interest, tax and costs

Scott A. Dietterick, Esquire

Attorney

**SALE NUMBER 32**

By virtue of a Writ of Execution filed to No. 2010-00857 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AFC TRUST SERIES 1999-3 vs. JUDITH A. GRUNZA and BRIAN K. GRUNZA, owner(s) of property situate in BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania, being 108 West Mountain Road Olyphant, PA 18447, 10202-010-005,

BEGINNING at a corner in the center of an old abandoned township road leading from Justus, this corner being north twenty-four (24) degrees forty-two (42) minutes east eighty-five (85) feet from the north corner of house owned by Harold and Julia Smith; thence along center of said road north twenty-three (23) degrees west one hundred twenty (120) feet to a corner in the center of road; thence through lands of Harold Smith south fifty-eight (58) degrees thirty (30) minutes west two hundred (200) feet more or less to an iron pin corner in line of land owned by William Jones; thence along line of William Jones south twenty-three (23) degrees east one hundred twenty (120) feet to an iron pin corner; thence through lands of Harold Smith north fifty-eight (58) degrees thirty (30) minutes east two hundred (200) feet more or less to corner in center of township road place of beginning. Containing 24,000 square feet of land, be the same more or less.

Surveyed June 11, 1970, by Kenneth C. Seamans, Factoryville, Pennsylvania.

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

Assessment Map #: 102.02-010-005

Assessed Value: \$12,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$56,946.95

KML Law Group, P.C.

Attorney

**SALE NUMBER 33**

By virtue of a Writ of Execution filed to No. 6324 Civil 2012, THE BANK OF NEW YORK MELLON, ET AL vs. LAURE STASIK, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 426 13<sup>th</sup> Avenue, Scranton, PA 18504.

Front: Irregular Depth: Irregular

Property Identification Number: 15605-020-016

Assessed Value: \$13,000.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$133,582.51

Kevin P. Diskin, Esq.

Attorney

**SALE NUMBER 34**

By virtue of a Writ of Execution filed to No. 12-CV-3191 BANK OF AMERICA, N.A. vs. KRISTIE MARIE OZARK, RAYMOND G. PERRINS, JR., owner(s) of property situate in Township of Lehigh N/K/A Thornhurs, Lackawanna County, Pennsylvania. Being: 91 Fern Drive, Thornhurst, PA 18424

Dimensions: 84X150

Assessment Map #: 24103-060-003

Assessed Value Figure: \$17,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$111,410.53

Udren Law Offices, P.C.

Attorney

**SALE NUMBER 35**

By virtue of a Writ of Execution filed to No. 10-CV-5219 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2006, FREMONT HOME LOAN TRUST 2006-A vs. MARJER, INC., JESSE M. MCDERMOTT, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania. Being: 608-610 Academy Street, Peckville, PA 18452

Dimensions: 40X150

Assessment Map #: 10316-030-006

Assessed Value Figure: \$7,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$97,318.64

Udren Law Offices, P.C.

Attorney

**SALE NUMBER 36**

By virtue of a Writ of Execution filed to No. 12-CV-7227 MIDFIRST BANK vs. RANDY FELTON, owner(s) of property situate in 4<sup>th</sup> Ward City of Scranton, Lackawanna County, Pennsylvania being 125 North Bromley Avenue, Scranton, PA 18504

Dimensions: 44 x 145

See Deed Book. 0736, Page 0561

Assessment Map #: 14518-010-030

Assessed Value Figure: \$6,000.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$34,471.91 (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 37**

By virtue of a Writ of Execution No. 12-CV-5755 CITIFINANCIAL SERVICES, INC. v. DEBBIE MARIE ROKITA, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 412 GILBERT STREET, SCRANTON, PA 18508-1626

Assessment Map #: 12320060049

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$118,272.50

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 38**

By virtue of a Writ of Execution No. 12-CV-5995 FLAGSTAR BANK, FSB v. MATTHEW J. TALERICO and MICHELE TALERICO, owner(s) of property situate in the MOOSIC BOROUGH, Lackawanna County, Pennsylvania, being 906 SPRING STREET, A/K/A 906 EAST SPRING STREET, MOOSIC, PA 18507-1216  
Front: 50 feet, Depth: 150 feet, containing 7,500 square feet.

Assessment Map #: 18517020003

Assessed Value: \$14,000.00

Improvements thereon: Residential Property

Judgment Amount: \$162,830.04

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 39**

By virtue of a Writ of Execution No. 10-CV-5972 DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE RALI 2005-QS6 v. STERE GICU, ANATOLIY KAMENETSKIY and RODICA GICU, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1520-1522 LINDEN STREET, SCRANTON, PA 18510-2565

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

Assessment Map #: 15754-010-014

Assessed Value: \$11,000.00

Improvements thereon: Residential Property

Judgment Amount: \$130,324.19

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 40**

By virtue of a Writ of Execution No. 12-CV-1362 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-WF1 v. MOHAMMAD ABDULLAH, owner(s) of property situate in the SIXTH WARD OF THE BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 1610 ELECTRIC STREET, DUNMORE, PA 18509-2120

Front: 52 feet, Depth: 63 feet containing 3276 square feet.

Front: 51 feet, Depth: 63 feet containing 3213 square feet.

Assessment Map #: 1351901004001

Assessed Value Figure: \$16,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$267,824.82

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 41**

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

Dimensions: 177X52X169X52

Assessment Map #: 14608020018

Assessed Value: \$9,000.00

Improvements thereon: Residential Property

Judgment Amount: \$52,472.39

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 42**

By virtue of a Writ of Execution filed to No. 10-CV-6290 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC vs. RAYMOND H. CALL, owner(s) of property situated in Borough of Dunmore, Lackawanna County, Pennsylvania, being 618 Throop Street, Dunmore, PA 18512

32 x 187

Assessment Map #: 14709-040-008

Assessed Value Figure: \$8,800.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$162,451.70

Christopher A. DeNardo, Esquire

Attorney

**SALE NUMBER 43**

By virtue of a Writ of Execution No. 12-CV-5271 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. JULIO A. RODRIGUEZ, owner(s) of property situate in the 19<sup>TH</sup> WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 513 PROSPECT AVENUE, SCRANTON, PA 18505-1331

Front: 40 feet, Depth: 140 feet, containing 5600 square feet.

Assessment Map #: 15616040078

Assessed Value: \$8,500.00

Improvements thereon: Residential Property

Judgment Amount: \$43,858.19

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 44**

By virtue of a Writ of Execution filed to No. 12-CV-6191 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. RENZO SILVA LEON, owner(s) of property situate in Township of Thornhurst, Lackawanna County, Pennsylvania being 244 LAUREL LANE, A/K/A LOT 244, SECTION 1 LAUREL LANE, THORNHURST, PA 18424

See Instrument No. 2007-34741

Assessment Map #: 24601-030-002

Assessed Value Figure: \$24,714.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$188,913.90 (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 45**

By virtue of a Writ of Execution filed to No. 2012-CV-6611, FIDELITY DEPOSIT & DISCOUNT BANK, PLAINTIFF vs. EDMUND J. YASKULSKI and CAROLYN YASKULSKI, DEFENDANTS and owner(s) of property situate in Township of Elmhurst, Lackawanna County, Pennsylvania being Lots Number 14 and 15 upon the Plot of Miller Heights recorded in Map Book 8 at page 61. The Dimensions of such property are 160 feet X 175 feet more or less.

Property Identification #: 181.05-020-028

Assessed Value Figure: \$25,000.00

Improvements thereon: Improved with a Residential Dwelling

Sheriff to Collect: \$203,319.74

Carl J. Greco, Esquire  
Attorney

**SALE NUMBER 46**

By virtue of a Writ of Execution filed to No. 11-CV-6062 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, N.A. vs. DAVID S. THOMAS, BETTY THOMAS and DAVID S. THOMAS AS TRUSTEE OF THOMAS FAMILY BEECH ST TRUST, owner(s) of property Situate in the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 713 Beech Street, Scranton, Pennsylvania 18505

**LEGAL DESCRIPTION**

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

DWELLING KNOWN AS: 715 BEECH STREET, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 156200040012

Title to said premises is vested in David S. Thomas, Betty Thomas and David S. Thomas as Trustee of Thomas Family Beech St. Trust by deed from DAVID S THOMAS, DAVID S. THOMAS AS TRUSTEE OF THOMAS FAMILY BEACH ST. TRUST dated January 19, 2007 and recorded April 3, 2007, Instrument No. 200708391.

Assessment Map #: 156200040012

Assessed Value Figure: \$16,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$117,266.06

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 47**

By virtue of a Writ of Execution filed to No. 09-CV-2839 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN MORTGA vs. MARY E. LEOPARD A/K/A MARY ELLEN LEOPARD, owner(s) of property Situate in Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1232 Diamond Avenue, Scranton, Pennsylvania 18508

**LEGAL DESCRIPTION**

All the surface of the following described piece or parcel of land situate in "Winan's Addition to the City of Scranton, now known as Park Place", being more fully described in a deed dated February 28, 1992 and recorded April 30, 1992.

DWELLING KNOWN AS: 1232 DIAMOND AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 13420020062

Title to said premises is vested in Mary E. Leopard a/k/a Mary Ellen Leopard by deed from MICHAEL LEOPARD dated February 28, 1992 and recorded April 30, 1992 in Deed Book 1395, Page 261 as Instrument No. 199209101.

Assessment Map #: 13420020062

Assessed Value Figure: \$12,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$102,556.61

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 48**

By virtue of a Writ of Execution filed to No. 10-CV-3280 JPMORGAN CHASE BANK, NA vs. RADHAMES B RODRIGUEZ, owner(s) of property Situate in Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 543 Wheeler Avenue, Scranton, Pennsylvania 18510

**LEGAL DESCRIPTION**

ALL THAT SURFACE or right of soil, in and to all that certain lot, piece or parcel of land, situate on the Northwestern side of a right line parallel with and distance northwestwardly 55 feet from the middle line of a certain street called and known as Wheeler Avenue in the said City of Scranton.

DWELLING KNOWN AS: 543 WHEELER AVENUE, SCRANTON, PENNSYLVANIA 18510.

TAX PARCEL NUMBER: 15710-020-054

Title to said premises is vested in Radhames B. Rodriguez by deed from GEOFFREY L. MACGREGOR AND DOROTHY M. MACGREGOR dated November 3, 2006 and recorded November 8, 2006, Page Instrument No. 200631962.

Assessment Map #: 15710-020-054

Assessed Value Figure: \$12,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$145,217.86

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 49**

By virtue of a Writ of Execution filed to No. 12-CV-7036 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA vs. APRIL J. HOLDEN, owner(s) of property Situate in the fifth Ward of the City, LACKAWANNA COUNTY, PENNSYLVANIA BEING 222 South Hyde Park Avenue, Scranton, Pennsylvania 18504

#### **LEGAL DESCRIPTION**

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

DWELLING KNOWN AS: 222 SOUTH HYDE PARK AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14517060049

Title to said premises is vested in April J. Holden by deed from DOMINICK SCARTELLI SR. DOMINICK SCARTELLI JR, RALPH SCARTELLI & CARL SCARTELLI, dated December 30, 2002 and recorded January 3, 2003 in Deed Book 0832, Page 896 as Instrument No. 2003-00189.

Assessment Map #: 14517060049

Assessed Value Figure: \$8,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$62,408.17

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 50**

By virtue of a Writ of Execution filed to No. 12-CV-7228 JPMC SPECIALTY MORTGAGE LLC vs. JOSEPH SWEDER, III, and AMY M. SWEDER, owner(s) of property Situate in the City of Carbondale, LACKAWANNA COUNTY, PENNSYLVANIA BEING 59 Copeland Avenue, Carbondale, Pennsylvania 18407

#### **LEGAL DESCRIPTION**

ALL that certain lot of land in the City of Carbondale, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 59 COPELAND AVENUE, CARBONDALE, PENNSYLVANIA 18407.

TAX PARCEL NUMBER: 04514-030-011

Title to said premises is vested in Joseph Sweder, III, and Amy M. Sweder by deed from AMY M. YESAVAGE AKA AMY M. SWEDER AND JOHN YESAVAGE, HER GRANDFATHER (NOW DECEASED) dated August 21, 2004 and recorded September 24, 2004 Instrument No. 200436184.

Assessment Map #: 04514-030-011

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Dwelling  
Sheriff to Collect: \$79,013.90  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 51**

By virtue of a Writ of Execution No. 12-CV-5772 GMAC MORTGAGE, LLC v. ANTHONY C. BERNARDI, JR and OLIVIA N. BERNARDI, owner(s) of property situate in the SOUTH ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 307 EDELLA ROAD, CLARKS SUMMIT, PA 18411-1631  
Front: 50 feet, Depth: 200 feet.  
Assessment Map #: 10113010032  
Assessed Value: \$14,500.00  
Improvements thereon: Residential Property  
Judgment Amount: \$139,658.93  
PHELAN HALLINAN, LLP  
Attorney

**SALE NUMBER 52**

By virtue of a Writ of Execution No. 2012 CV 170 WELLS FARGO BANK, N.A. v. ANTHONY CECCACCI A/K/A ANTHONY J. CECCACCI and ALICIA SETZER-CECCACCI A/K/A ALICIA CECCACCI, owner(s) of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 198 COPPERNICK STREET, THROOP, PA 18512-1361  
Front: 40 feet, Depth: 140 feet, containing 5600 square feet.  
Assessment Map #: 12517020051  
Assessed Value: \$9,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$198,706.02  
PHELAN HALLINAN, LLP  
Attorney

**SALE NUMBER 53**

By virtue of a Writ of Execution No. 11-CV-6516 WELLS FARBO BANK, N.A. v. LISA DEVOLL, owner(s) of property situate in the TOWNSHIP OF GREENFIELD, Lackawanna County, Pennsylvania, being 509 ROUTE 247 AKA ROUTE 247 FINCH, HILL ROAD 272 L 7, GREENFIELD TOWNSHIP, PA 18407-3813  
Dimensions: 150X297X150X289  
Assessment Map #: 0140406000107  
Assessed Value: \$25,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$189,050.87  
PHELAN HALLINAN, LLP  
Attorney

**SALE NUMBER 54**

By virtue of a Writ of Execution filed to No. 10 CV 5123 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2006-HE7 vs. JULIUS PITTMAN and ALICE J. PITTMAN, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 706-708 Pittston Avenue Scranton, PA 18505, 15615-030-054,  
BEING Lot number twenty-two (22) in Square or Block number seventy-eight (78) upon street called and known as Pittston Avenue, upon the Town Plot of Scranton, a map of which is duly recorded in the Office of



Recorder of Deeds of Lackawanna County in Map Book #2 at pages 14 and 15, said lot being forty (40) feet in front and one hundred forty (140) feet in depth. This lot is rectangular with an alley in rear sixteen (16) feet wide for public use, and with the privilege of using ten (10) feet in front of the front line of said lot for yard, vault, porch, piazza, cellarway and bay window, but for not other purpose.

Assessment Map #: 15615-030-054

Assessed Value Figure: \$11,200.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$118,341.64

KML Law Group, P.C.

Attorney

### **SALE NUMBER 55**

By virtue of a Writ of Execution filed to No. 1212 - CV -2012 IN THE CASE OF THE HONESDALE NATIONAL BANK vs. CHAD BACKUS and AMY BACKUS, DEFENDANTS and owner(s) of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania being 159 Electric Street, Peckville, Pennsylvania. Said property is also known as Lot Number 17, Block No. 7 in Mott Haven, bounded in front by Academy Street, and being fifty feet (50') by one hundred and fifty feet (150').

Property Identification #: 10316 050 038

Assessed Value Figure: \$6,500.00

Improvements Thereon: Single Dwelling

Sheriff to collect: \$37,820.87 plus additional costs to be added

Ronald M. Bugaj, Esq. for plaintiff

P.O. Box 390, Honesdale, PA 18431

570-253-3021

Attorney

### **SALE NUMBER 56**

By virtue of a Writ of Execution filed to No. 09-CV-5397 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AFC TRUST SERIES 2000-1 vs. SALVATORE J. STIVALA, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 322 North Evans Court Scranton, PA 18504, 14514-060-023,

BEING lot No. 124 In William Swetland's plot of lots in the Borough of Hyde Park, now City of Scranton, beginning at a corner on Second Avenue and in line between Lots Nos. 123 & 124; thence along said Avenue North 37 ½ degrees, East 50 feet to a corner in line between Lots Nos. 124 & 156; thence along said line South 52 ½ degrees, East 150 feet to a corner on an alley running parallel with the above mentioned Avenue; thence along said alley 37 ½ degrees West 50 feet to a corner in line between Lots Nos. 124 & 123; thence along said line North 52 ½ degrees West 150 feet to the place of beginning. CONTAINING 7,500.00 square feet more or less.

ADDRESS: 322 North Evans Court; Scranton, PA 18504.

BEING Parcel No. 14514060023.

RESERVING AND EXCEPTING OUT THEREFROM the following land as in Deed Book 1071, page 72. ALL THAT CERTAIN lot or piece of ground, Situate in the City of Scranton, County of Lackawanna, and State of Pennsylvania, bounded and described as follows:

BEING the Northwesterly one half of Lot 124 in William Swetland's plot of lots in the Borough of Hyde Park, now the City of Scranton, and more particularly beginning at a corner on Second Avenue, now North Bromley Avenue in line between Lots 123 & 124; thence along said Avenue North 37 ½ degrees East, 50 feet to a corner in line between Lots Nos. 124 & 156; thence along said line South 52 ½ degrees East 75 feet to a point on said line; thence South 37 ½ degrees West across Lot No.124, a distance of 50 feet to a point in line between lots 124 & 123; Thence along said North 52 ½ Degrees West, 75 feet to the place of beginning. CONTAINING 3750 square feet of land, be the same more or less.

TOGETHER with the right to continue to use the sewer line which runs from the home erected and existing on the premises herein conveyed to Evans Court and through the portion of said Lot 124 being retained by the seller.

Assessment Map #: 14514-060-023

Assessed Value Figure: \$5,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$56,520.91

KML Law Group, P.C.

Attorney

#### **SALE NUMBER 57**

By virtue of a Writ of Execution No. 12-CV-709 WELLS FARBO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v. MARIA AMBROGI, owner(s) of property situate in the BOROUGH OF JESSUP, Lackawanna County, Pennsylvania, being REAR 111 FRONT STREET, A/K/A 111 REAR FRONT ST, JESSUP, PA 18434-1619

Dimensions: 80x17x53x90x133x103

Assessment Map #: 11507020010

Assessed Value: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$45,358.31

PHELAN HALLINAN, LLP

Attorney

#### **SALE NUMBER 58**

By virtue of a Writ of Execution No. 12-CV-5740 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. S WILLIAMS MONTAGNE, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1517-1519 MULBERRY STREET, SCRANTON, PA 18510-2307

Front: 39 feet, Depth: 90 feet, containing 3510 square feet.

Assessment Map #: 15709060056

Assessed Value: \$13,000.00

Improvements thereon: Residential Property

Judgment Amount: \$156,812.78

PHELAN HALLINAN, LLP

Attorney

#### **SALE NUMBER 59**

By virtue of a Writ of Execution No. 12-CV-4102 WELLS FARBO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. THOMAS J. SMITH and BRITTANY A. SMITH, owner(s) of property situate in SCRANTON CITY, Lackawanna County, Pennsylvania, being 1311 SANDERSON AVENUE, SCRANTON, PA 18509-2233

Front: 42 feet, Depth: 89 feet, containing 3,738 square feet.

Assessment Map #: 14605010006

Assessed Value: \$9,000.00

Improvements thereon: Residential Property

Judgment Amount: \$43,758.89

PHELAN HALLINAN, LLP

Attorney

#### **SALE NUMBER 60**

By virtue of a Writ of Execution No. 11-CV-7664 WELLS FARGO BANK, N.A. v. KEVIN SALMON and STEVIE LA RUSSO A/K/A STEVIE SALMON, owner(s) of property situate in the CITY OF SCRANTON,

Lackawanna County, Pennsylvania, being 1301 AMHERST STREET, A/K/A 1301 AMHERST AVENUE, SCRANTON, PA 18504-3004

Front: 50 feet, Depth: 125 feet, containing 6250 square feet.

Assessment Map #: 15613010021

Assessed Value: \$6,500.00

Improvements thereon: Residential Property

Judgment Amount: \$91,211.88

PHELAN HALLINAN, LLP

Attorney

### **SALE NUMBER 61**

By virtue of a Writ of Execution No. 11-CV-6514 WELLS FARBO BANK, N.A. v. EDWARD J. DUNN A/K/A EDWARD JASON DUNN and SHARI A. DUNN A/K/A SHARI ANN DUNN, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1925 CEDAR AVENUE, SCRANTON, PA 18505-4657

Front: 150 feet, Depth: 49 feet, containing square feet.

Assessment Map #: 167-10-030-001

Assessed Value: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$39,789.64

PHELAN HALLINAN, LLP

Attorney

### **SALE NUMBER 62**

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY DREW J. BEDNAR VS. THOMAS L. MUNLEY (NO. 2012 CV 7476) Thomas L. Munley the owner of property situate in the Township of Greenfield, Lackawanna County, Pennsylvania being: RUTHLAND AVENUE, GREENFIELD TWP, PA 18407 (Lots 168, 169, 170, 171 & 172)

Parcel 1

Dimensions: 90 x 120

Assessment Map #: 01419-030-026

Assessed Value: \$2,000.00

Improvements thereon: Vacant (Lots 168, 169 & 170)

Parcel 2

Dimensions: 80 x 190 x 180 x 190

Assessment Map #: 01419-030-027

Assessed Value: \$3,000.00

Improvements thereon: Vacant (Lots 171 & 172)

Sheriff to Collect: \$9,999.73 Plus Costs

Drew J. Bednar

218 Sunset Avenue

Greenfield Township, PA 18407

Plaintiff/Attorney

### **SALE NUMBER 63**

By virtue of a Writ of Execution filed to No. 6126 of 2010 LANDMARK COMMUNITY BANK, vs. JAMES C. EVANS and MICHELE ANDREJKO-EVANS, owner(s) of property situate in 885 Rock Street Archbald, PA 18403 Archbald Lackawanna County, Pennsylvania being 885 Rock Street, Archbald, PA 18403

Single Dwelling, 60X190, Subdivision: John P. Farnham EST

Property Identification #: 095.06-010-012

Assessed Value Figure: \$204,000.00

Improvements Thereon: Single Family Residential Dwelling

Sheriff to collect: \$170,808.44 with daily interest from 12/8/2010 of \$25.41 until final payment

Lewis W. Wetzel, Esquire

Attorney

**SALE NUMBER 64**

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. V. MICHAEL MCLAUGHLIN, JOSEPH MCLAUGHLIN, VIRIGINIA MCLAUGHLIN Michael McLaughlin was the owner of property situate in the Scranton, Lackawanna County, Pennsylvania

12-CV-5748

Being: 937 Farber Court, Scranton, PA 18510

Dimensions: 68 x 40

Assessment Map #: 14618 070 03701

Assessed Value Figure: \$67,000.00

Improvements Thereon: Residential Home

Sheriff to collect: \$23,410.47 (Plus interest and costs)

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

**SALE NUMBER 65**

By virtue of a Writ of Execution No. 12-CV-4512 GMAC MORTGAGE, LLC v. CAROL A. PROVINZANO and FRANCIS A. PROVINZANO, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 807 THROOP STREET, DUNMORE, PA 18512-2525

Front: 36 feet, Depth: 100 feet, containing 3600 square feet.

Assessment Map #: 14709020037

Assessed Value: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$52,062.45

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 66**

By virtue of a Writ of Execution No. 12-CV-5224 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2006-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3 v. EDWARD OLEXA and ELIZABETH OLEXA, owner(s) of property situate in the BOROUGH OF TAYLOR, Lackawanna County, Pennsylvania, being 406 – 408 SOUTH MAIN STREET, TAYLOR, PA 18517

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

Assessment Map #: 16618020048

Assessed Value: \$15,000.00

Improvements thereon: Residential Property

Judgment Amount: \$145,572.26

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 67**

By virtue of a Writ of Execution filed to No. 11-CV-6395 WELLS FARGO BANK, N.A. v RYAN JEZORWSKI, DANIEL JEZORWSKI, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 105 Walnut Street, Dunmore, PA 18512

4720 square feet

Property Identification #: 14616-020-065  
Assessed Value Figure: \$1,100.00 + \$4,900.00 = \$6,000.00  
Improvements Thereon: single dwelling  
Sheriff to collect: \$103,201.62  
Jaime R. Ackerman, Esquire  
Attorney

**SALE NUMBER 68**

By virtue of a Writ of Execution filed to No. 07-CV-5323 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2004-3, ASSET-BACKED CERTIFICATES, SERIES 2004-3 vs. BELINDA MORGANTINI and ANTHONY DOMINIC MORGANTINI, JR., owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania. Being: 18 Fallbrook Street, Carbondale, PA 18407  
Dimensions: 53x7x20x50x90x77  
Assessment Map #: 04513-020-01301  
Assessed Value Figure: \$10,000.00  
Improvements Thereon: Improved w/single family dwelling  
Sheriff to collect: \$157,183.44  
Udren Law Offices, P.C.  
Attorney

**SALE NUMBER 69**

By virtue of a Writ of Execution filed to No. 12-CV-2874 PNC BANK, NATIONAL ASSOCIATION vs. MARION GRIFFITHS and RICHARD T. GRIFFITHS, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania. Being: 1230 Dundaff Street, Dickson City, PA 18519  
Dimensions: 40x180  
Assessment Map #: 114.09-020-015  
Assessed Value Figure: \$4,000.00  
Improvements Thereon: Improved w/single family dwelling  
Sheriff to collect: \$51,559.25  
Udren Law Offices, P.C.  
Attorney

**SALE NUMBER 70**

By virtue of a Writ of Execution No. 09-CV-617 LSF7 NPL II TRUST, BY VERICREST FINANCIAL, INC. SOLEY IN ITS CAPACITY AS SERVICER v. MARK D. DEPRIMO, owner(s) of property situate in the BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania, being 308 CEMETERY STREET, PEKCVILLE, PA 18452  
Front: 74 feet, Depth: 60 feet, containing 4440 square feet.  
Assessment Map #: 10413050033  
Assessed Value: \$7,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$116,719.61  
PHELAN HALLINAN, LLP  
Attorney

**SALE NUMBER 71**

By virtue of a Writ of Execution filed to No. 11 CV 7724 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8 vs. GARY LANCIA and HELEN LANCIA, owner(s) of property Situate in the First Ward of the Borough of Dunmore, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2019 Electric Street, Dunmore, Pennsylvania 18512

## LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, situate, lying and being in the First Ward of the Borough of Dunmore, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 2019 ELECTRIC STREET, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 146.34-030-025

Title to said premises is vested in Gary Lancia and Helen Lancia, husband and wife, by deed from EXECUTRIX OF THE LAST WILL AND TESTAMENT OF SARAH WASSEL DECEASED, NAMED ANGELA WASSEL AS EXECUTRIX OF HER ESTATE dated October 8, 1986 and recorded November 22, 1986 in Deed Book 1185, Page 36.

Assessment Map #: 146.34-030-025

Assessed Value Figure: \$11,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$148,198.87

McCabe, Weisberg and Conway, P.C.

Attorney

## SALE NUMBER 72

By virtue of a Writ of Execution No. 12-CV-3846 NATIONSTAR MORTGAGE, LLC v. WILLIAM P. PADULA and KATHRYN A. PADULA, owner(s) of property situate in the Township of North Abington in the Lackawanna County, Pennsylvania, being RR#1 BOX 366, A/K/A 212 GROUSE HILL ROAD, DALTON, PA 18414

Containing 71,600 sq ft./1.8A

Assessment Map #: 07002020013

Assessed Value: \$29,000.00

Improvements thereon: Residential Property

Judgment Amount: \$399,892.49

PHELAN HALLINAN, LLP

Attorney

## SALE NUMBER 73

By virtue of a Writ of Execution No. 10-CV-5431 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. MARTIN FRANK, owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1221 SOUTH MAIN AVENUE, SCRANTON, PA 18504-2930

32 x 100 x 30 x 100

Assessment Map #: 15613080013

Assessed Value: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$84,799.20

PHELAN HALLINAN, LLP

Attorney

## SALE NUMBER 74

By virtue of a Writ of Execution No. 08-CV-368 JPMORGAN CHASE BANK, N.A., SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK, F/K/A WASHINGTON MUTUAL BANK, FA, SUCCESSOR IN INTEREST TO PNC MORTGAGE CORP. OF AMERICA v. ESTATE OF JEAN M. SANTORO A/K/A JEAN M. ALU KEVIN J. ALU, EXECUTOR OF THE ESTATE OF JEAN M. TORO A/K/A JEAN M. ALU, BENJAMIN G. SANTORO, DEVISEE OF THE ESTATE OF JEAN M. SANTORO A/K/A JEAN M. ALU and VINSON A. SANTORO, DEVISEE OF THE ESTATE OF JEAN M. SANTORO A/K/A JEAN M. ALU owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1410 PINE STREET, SCRANTON, PA 18510

Front: 34 feet, Depth: 50 feet, containing 1700 square feet.

Assessment Map #: 15706020017  
Assessed Value: \$10,500.00  
Improvements thereon: Residential Property  
Judgment Amount: \$52,591.69  
PHELAN HALLINAN, LLP  
Attorney

**SALE NUMBER 75**

By virtue of a Writ of Execution No. 11-CV-6679 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. KARL E. BLIGHT and AMBER Z. HERBST, owner(s) of property situate in the BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania, being 602 TIMBER LANE, CLARKS SUMMIT, PA 18411-2406

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

Assessment Map #: 1000103004200  
Assessed Value: \$19,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$120,275.67  
PHELAN HALLINAN, LLP  
Attorney

**SALE NUMBER 60**

By virtue of a Writ of Execution No. 11-CV-7664 WELLS FARBO BANK, N.A. v. KEVIN SALMON and STEVIE LA RUSSO A/K/A STEVIE SALMON, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1301 AMHERST STREET, A/K/A 1301 AMHERST AVENUE, SCRANTON, PA 18504-3004

Front: 50 feet, Depth: 125 feet, containing 6250 square feet.

Assessment Map #: 15613010021  
Assessed Value: \$6,500.00  
Improvements thereon: Residential Property  
Judgment Amount: \$91,211.88  
PHELAN HALLINAN, LLP  
Attorney

**SALE NUMBER 76**

By virtue of a Writ of Execution No. 11-CV-5460 BANK OF AMERICA, N.A. v. JACQUELINE M. BLASKO and ROBERT BLASKO, owner(s) of property situate in the BOROUGH OF TAYLOR, Lackawanna County, Pennsylvania, being 96 LAUREL LANE, TAYLOR, PA 18517-1208

Front: 98 feet, Depth: 102 feet, containing 9996 square feet.

Assessment Map #: 15513010006  
Assessed Value: \$16,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$135,626.47  
PHELAN HALLINAN, LLP  
Attorney

**SALE NUMBER 77**

By virtue of a Writ of Execution filed to No. 12-CV-4816 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. CHRISTINE J. SHELL A/K/A CHRISTINE SHELL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1608 Roselyn Street, Scranton, Pennsylvania 18510

LEGAL DESCRIPTION

30X95X30X94

Assessment Map #: 15754-020-032  
Assessed Value Figure: \$11,251.00  
Improvements thereon: A single family dwelling  
Sheriff to Collect: \$60,173.26  
Kristine M. Anthon  
Attorney

**SALE NUMBER 78**

By virtue of a Writ of Execution filed to No. 07-CV-6256 JPMORGAN CHASE, ET AL vs. ROSE ANNE SCARFALLOTO, NICOLO SCARFALLOTO and RICHARD VITO Richard Vito, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 14 Sago Street, Carbondale, Pennsylvania 18407

50X185X28X24X193

Assessment Map #: 04416-020-009  
Assessed Value Figure: \$3,750.00  
Improvements thereon: A single family dwelling  
Sheriff to Collect: \$61,754.50  
Kristine M. Anthon  
Attorney

**SALE NUMBER 79**

By virtue of a Writ of Execution filed to No. 2012-CV-780 REGENCY FINANCE COMPANY, PLAINTIFF AND AGAINST MATTHEW COLACHINO and RUTHANN COLACHINO, DEFENDANTS, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania being 13 Ontario Street, Simpson, County of Lackawanna, Pennsylvania, with approximate dimensions of 50 X 150 feet of land, more or less.

Tax Map #: 03519-050-010

Assessed Value Figure: \$7,860.00  
Improvements thereon: Residential Dwelling  
Sheriff to Collect: \$51,471.035 plus costs and interest  
Jill M. Spott, Esquire  
Attorney

**SALE NUMBER 80**

By virtue of a Writ of Execution filed to No. 2012-CV-2048 FIRST NATIONAL COMMUNITY BANK, PLAINTIFF AND AGAINST KENNETH SIMTH, DEFENDANT, owner(s) of property situate in DUNMORE, Lackawanna County, Pennsylvania being 1631 Electric Street, Dunmore, County of Lackawanna, Pennsylvania, with approximate dimensions of 40 X 150.

Tax Map #: 13519-010-057

Assessed Value Figure: \$15,000.00  
Improvements thereon: Residential  
Sheriff to Collect: \$117,594.86 plus costs and interest  
Robert P. Sheils, Esquire  
Attorney

**SALE NUMBER 81**

By virtue of a Writ of Execution filed to No. 10CV6759 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MTA TRUST 2005-AR2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR2 vs. DEE FERRA and DINO FERRA, owner(s) of property Situate in the Ninth Ward of the City of Scranton, Lackawanna County, Pennsylvania BEING 929 Monroe Avenue, Scranton, Pennsylvania 18510



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

DWELLING KNOWN AS: 929 MONROE AVENUE, L 20, SCRANTON, PENNSYLVANIA 18510.

TAX PARCEL NUMBER: 14670-020-014

Title to said premises is vested in Dee Ferra and Dino Ferra, husband and wife, by deed from CHARLES HIBBLE AND RONALD FISH dated March 30, 2005 and recorded April 14, 2005 in Deed Book, as Instrument #200509398.

Assessment Map #: 14670020014

Assessed Value Figure: \$15,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$168,989.15

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 82**

By virtue of a Writ of Execution No. 12-CV-5655 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC v. BRADLEY P. SCHREINER, owner(s) of property situate in the BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania, being 306 EDGAR STREET, OLYPHANT, PA 18447-2013

Assessment Map #: 12501040012

Assessed Value: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$107,089.21

PHELAN HALLINAN, LLP

Attorney

### **SALE NUMBER 83**

By virtue of a Writ of Execution No. 12-CV-4725 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC v. ANGEL 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: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$139,420.42

PHELAN HALLINAN, LLP

Attorney

### **SALE NUMBER 84**

By virtue of a Writ of Execution No. 12-CV-5557 FLAGSTAR BANK F.S.B. v. SUSAN HETZEL A/K/A SUSAN M. HETZEL and JEFF HETZEL A/K/A JEFFREY L. HETZEL, owner(s) of property situate in the TOWNSHIP OF SOUTH ABINGTON, Lackawanna County, Pennsylvania, being 343 BAILEY STREET, CLARKS SUMMIT, PA 18411-8968

Front: 63 feet, Depth: 150 feet

Assessment Map #: 11201010013

Assessed Value: \$2,028.00

Improvements thereon: Residential Property

Judgment Amount: \$110,096.97

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 85**

By virtue of a Writ of Execution No. 12-CV-5754 SUNTRUST MORTGAGE, INC. v. JOSEPH M. BEST A/K/A JOSEPH M. BEST, JR and CYNTHIA M. BEST, owner(s) of property situate in the BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania, being 525 SUMMIT AVENUE, CLARKS SUMMIT, PA 18411-1467

Assessment Map #: 1000602002400

Front: 60 feet, Depth: 125 feet, containing 7500 square feet.

Assessed Value: \$10,500.00

Assessment Map #: 1000602002300

Front: 60 feet, Depth: 125 feet, containing 7500 square feet.

Assessed Value: \$1,200.00

Improvements thereon: Residential Property

Judgment Amount: \$286,032.20

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 86**

By virtue of a Writ of Execution filed to No. 09 CV 4814 FORECLOSURE AND REO VESTING WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY CA vs. KIMBERLY L. BOYLE, owner(s) of property Situate in Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1325 South Irving Avenue, Scranton, Pennsylvania 18505

**LEGAL DESCRIPTION**

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

DWELLING KNOWN AS: 1325 SOUTH IRVING AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16712 010 003

Title to said premises is vested in Kimberly L. Boyle by deed from KIMBERLY L. ORLOWSKI, NOW BY MARRIAGE KIMBERLY L. BOYLE, dated August 24, 2004 and recorded September 23, 2004, Page Instrument # 200436103.

Assessment Map #: 16712 010 003

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$92,877.85

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 87**

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

**LEGAL DESCRIPTION**

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

DWELLING KNOWN AS: 612 GLADIOLA DRIVE, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 10016-030-01100

Title to said premises is vested in Anthony Andrush (Deceased) and Carol Andrush a/k/a Carol T. Andrush by deed from LOCK HAVEN SAVING BANK, dated November 5, 1993 and recorded March 7, 1994 in Deed Book 1562, Page 355, Also see Deed Book 806, page 848.

Assessment Map #: 10016-030-01100

Assessed Value Figure: \$20,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$138,064.50  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 88**

By virtue of a Writ of Execution filed to No. 12CV5476 JPMORGAN CHASE BANK, N.A., AS ACQUIRER OF CERTAIN ASSETS AND LIABILITIES OF WASHINGTON MUTUAL BANK FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION ACITNG AS RECEIVER vs. JOHN WESLEY SEBRING, JR., owner(s) of property situate in TOWNSHIP OF SOUTH ABINGTON, Lackawanna County, Pennsylvania being 423 Scott Road Clarks Summit, PA 18411, 10118-040-007,

BEGINNING at corner formed by the intersection of the Westerly side of Scott Street and the Southerly side of Hill Street; thence along the Westerly side of Scott Street south Forty One Degrees Fifteen Minutes West Forty-Five (S. 41 degrees 15' W 45) feet to a corner in the division line between Lots No. 15 and 16 in Block "A" of the aforesaid plot; thence along said division line North Fifty One Degrees Fifteen Minutes Feet 111.52 degrees 15 FT. 150" feet to a corner in the division line between said Lots No. 16 and 17 in said Block "D" aforesaid; thence along said division line in a Northeasterly direction twenty-five (25) feet to a corner on the Southerly side of hill tract; thence along the Southerly side of Hill Street South Fifty Seven Degrees Forty Minutes more or less, to the place of BEGINNING

Assessment Map #: 10118-040-007

Assessed Value Figure: \$13,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$112,762.40

KML Law Group, P.C.

Attorney

**SALE NUMBER 89**

By virtue of a Writ of Execution filed to No. 12-CV-6424 FEDERAL NATIONAL MORTGAGE ASSOCIATION v. JASON MCCLAIN and CARLY WOJCIECHOWSKI, owner(s) of property situate in Madison Township, Lackawanna County, Pennsylvania Being 2140 Madisonville Road, Moscow, PA 18444

ALL THAT CERTAIN lot, piece, or parcel of land situate, lying and being in the Township of Madison, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the center of the road running from Moscow to Madisonville, on the line between the lands of Warren Anderson and Albert Miller, thence South thirty-five degrees fifteen minutes West (S. 35° 15' W.) two hundred ninety-five (295.0) feet along said road to a corner in the center of said road on the line between the lands of Warren Anderson and Peter Perko, thence South fifty degrees eighteen minutes East (S. 50° 18' E.) three hundred twenty-seven and five hundredths (327.05) feet along the line between the lands of Warren Anderson and Peter Perko to a corner in the lands of said Anderson and Perko, thence North thirty-six degrees four minutes East (N. 36° 04' E.) three hundred sixteen (316.0) feet along the line between the land of Warren Anderson and Peter Perko to a corner in the lands of said Andreson and Perko and Albert Miller, thence North fifty-three degrees fifty-seven minutes West (N. 53° 57" W.) three hundred thirty and fifty-six hundredths (330.56) feet along the line between the lands of Warren Andreson and Albert Miller to the place of beginning, containing two and three tenths (2.3) Acres, be the same more or less.

SUBJECT to the same conditions, exceptions, and reservations as are set forth in prior deed forming the chain of title.

Property Identification #: 19102-040-018

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$206,321.02, plus interest and costs

Heather Riloff, Esquire

Attorney

**SALE NUMBER 90**

By virtue of a Writ of Execution No. 12-CV-2320 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, 2005-6 v. LARRY H. MINKOFF and MAZAL F. MINKOFF, owner(s) of property situate in SCRANTON CITY, Lackawanna County, Pennsylvania, being 823 MONROE AVENUE, A/K/A 821-823 MONROE AVENUE, SCRANTON, PA 18510-1106

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

Assessment Map #: 14670010046

Assessed Value: \$16,000.00

Improvements thereon: Residential Property

Judgment Amount: \$151,034.32

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 91**

By virtue of a Writ of Execution No. 08 CV 3735 WELLS FARGO BANK, NA v. ROBERTO MAZARIEGOS and TIFFANIE MAZARIEGOS, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 321 SOUTH 9<sup>TH</sup> AVENUE, A/K/A 321 SOUTH NINTH STREET, SCRANTON, PA 18504

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

Assessment Map #: 156.06-050-050

Assessed Value: \$5,800.00

Improvements thereon: Residential Property

Judgment Amount: \$77,456.03

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 92**

By virtue of a Writ of Execution No. 12 CV 4682 WELLS FARGO BANK, N.A. v. FRANK A. DEPIETRO and JENNIFER A. DEPIETRO, owner(s) of property situate in DUNMORE BOROUGH, Lackawanna County, Pennsylvania, being 1305 GRANDVIEW STREET, DUNMORE, PA 18509-1522

Front: 51 feet, Depth: 125 feet, containing 6,375 square feet.

Assessment Map #: 1351501003201

Assessed Value: \$18,150.00

Improvements thereon: Residential Property

Judgment Amount: \$277,238.78

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 93**

By virtue of a Writ of Execution No. 12-CV-4594 CITIFINANCIAL SERVICES, INC. v. MARY K. DOHERTY, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1024 BENNETT STREET, SCRANTON, PA 18508-1214

Dimensions: 50 X 120

Assessment Map #: 12315020006

Assessed Value: \$5,000.00

Improvements thereon: Residential Property

Judgment Amount: \$24,489.23

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 94**

By virtue of a Writ of Execution No. 12-CV-3887 NATIONSTAR MORTGAGE, LLC v. SALLY A. HEIM and ROBERT HEIM, owner(s) of property situate in the ARCHBALD BOROUGH, Lackawanna County, Pennsylvania, being 104 LISA AVENUE, A/K/A 104 LISA DRIVE, ARCHBALD, PA 18403-1606

Square feet: 10,077

Assessment Map #: 1040702000209

Assessed Value: \$18,000.00

Improvements thereon: Residential Property

Judgment Amount: \$132,229.99

PHELAN HALLINAN, LLP

Attorney

**NOTICE****SALE NUMBER 95**

By virtue of a Writ of Execution filed to No. 12CV4673 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-8 vs. JOHN WAYNE COLWELL and KELLY J. COLWELL, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2903 Frink Street, Scranton, Pennsylvania 18504

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

DWELLING KNOWN AS: 2903 FRINK STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14402-040-014

Title to said premises is vested in John Wayne Colwell and Kelly J. Colwell, his wife by deed from ILENE M. KERSTEN, EXECUTRIX OF THE ESTATE OF WILLIAM H. ARMITAGE, DECEASED, dated April 7, 2004 and recorded April 8, 2004 in Deed Book 1198, Page 318, as Instrument No. 2004-010548.

Assessment Map #: 14402-040-014

Assessed Value Figure: \$38,430.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$123,735.42

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 96**

By virtue of a Writ of Execution filed to No. 10-CV-2398 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. JOSEPH VALDEZ and MONICA VALDEZ, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania being 404 Main Street Dickson City, PA 18519, 12411-030-040,

BEGINNING at a point in the line of Carbondale Turnpike forty-two (42) feet northerly from its intersection with an alley twenty (20) feet wide, which adjoins the original southerly line of lot number thirty-two (32);

Thence northerly along line of said Turnpike twenty-eight (28) feet;

Thence easterly parallel with the original division line between lots Nos. 351 and 352 one hundred and fifty (150) feet to an alley;

Thence southerly along said alley twenty-eight (28) feet; and

Thence westerly parallel with said division line one hundred and fifty (150) feet to the place of beginning.

BEING the southwesterly twenty (20) feet of Lot No. 351 and the adjoining northerly eight (8) feet of Lot No. 352 in block No. 13 as per Plot No. 1 of lands of the D.L.W. R.R. Co., at Priceville as recorded in Map Book 1, page 61 and 62.

Assessment Map #: 12411-030-040

Assessed Value Figure: \$10,600.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$154,534.91

KML Law Group, P.C.  
Attorney

**SALE NUMBER 97**

By virtue of a Writ of Execution No. 06-CV-4299 LASALLE BANK NATIONAL ASSOCIATION, TRUSTEE v. JOHN F. LEESE and DARLENE GOLDYND LEESE, owner(s) of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 721 JACKSON STREET, DICKSON CITY, PA 18519-1466

Front: 50 feet, Depth: 165 feet, containing 8250 square feet.

Assessment Map #: 11316 030 014

Assessed Value: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$133,203.93

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 98**

By virtue of a Writ of Execution filed to No. 8029 Civil 2011 DEUTSCHE BANK NATIONAL TRUST COMPANY, ET AL vs. RICHARD and VICTORIA ATTENBOROUGH, owner(s) of property situate in the Borough of Moosic, Lackawanna County, Pennsylvania, being 104 Ryan Drive, Moosic, PA 18507.

Front: Irregular, Depth: Irregular

Property Identification #: 176-04-020-012-29

Assessed Value: \$31,000.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$353,635.36

Kevin P. Diskin, Esq.

Attorney

**SALE NUMBER 99**

By virtue of a Writ of Execution No. 06-CV-862 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC v. ALBERT C. MIHALISIN, PAULINE M. MIHALSIN and RICHELE T. HURTADO A/K/A RICHELE T. MIHALISIN, owner(s) of property situate in the BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania, being 238 MAIN STREET, OLYPHANT, PA 18447

Front: 100 feet, Depth: 175 feet, containing 17500 square feet.

Assessment Map #: 09304030012

Assessed Value: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$103,496.69

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 100**

By virtue of a Writ of Execution file to No. 2012-06122 THE BANK OF NEW YORK MELLON, ET AL vs. GLENN COSGROVE, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being 312 S. Keyser Avenue, Old Forge, PA 18518

45 X 148

Property Identification #: 16502040015

Assessed Value Figure: \$8,000.00

Improvements Thereon: Single Dwelling

Sheriff to collect: \$82,520.91

Chandra M. Arkema/Parker McCay PA

Attorney

**SALE NUMBER 101**

By virtue of a Writ of Execution No. 11-CV-5705 DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RALI 2005QS13 v. ELIEZER RUBINSTEIN and ISAAC BAR-HORIN, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 601-603 WHEELER AVENUE, SCRANTON, PA 18510-1935

Dimensions: 60 X 82

Assessment Map #: 15710010082

Assessed Value: \$13,950.00

Improvements thereon: Residential Property

Judgment Amount: \$119,442.43

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 102**

By virtue of a Writ of Execution No. 12-CV-4592 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. ANDREW P. BARTUCCA and CHARLOTTE E. BARTUCCA, owner(s) of property situate in THORNHURST TOWNSHIP, Lackawanna County, Pennsylvania, being 233 A PINE GROVE ROAD, THORNHURST, PA 18424

Acreage: 1.66A

Assessment Map #: 24604020012

Assessed Value: \$5,450.00

Improvements thereon: Residential Property

Judgment Amount: \$147,648.38

PHELAN HALLINAN, LLP

Attorney

**SALE NUMBER 103**

By virtue of a Writ of Execution filed to No. 12-CV-5753 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-2 vs. JOSEPH J. SHIELDS and ANN M. SHIELDS, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 409 South Webster Avenue Scranton, PA 18505

40 x 45

Assessment Map #: 15668-030-024

Assessed Value Figure: \$10,000.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$143,103.27

Christopher A. DeNardo, Esquire

Attorney

**SALE NUMBER 104**

By virtue of a Writ of Execution filed to No. 11-CV-7562, CITIMORTGAGE, INC. vs. FRANK COLEMAN and CONSTANCE A. COLEMAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 828 Maple Street, Scranton, PA 18505

Size of Lot 40 feet x 150 feet = 6,000 sq. ft.

Property Identification #: 16708030029

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential property

Sheriff to collect: \$117,513.25

Powers, Kirn & Javardian, LLC

Attorney

**SALE NUMBER 105**

By virtue of a Writ of Execution filed to No. 12-CV-1991, U.S. BANK NATIONAL ASSOCIATION, ET AL vs. DONALD PACIORKA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 26 Crown Avenue Scranton, PA 18505,  
Property Identification #: 15761030043  
Assessed Value Figure: \$12,000.00  
Improvements Thereon: Residential Single Family Dwelling  
Sheriff to collect: \$181,532.45  
Parker McCay, P.A.  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, NJ 08054-1539  
Attorney

**SALE NUMBER 106**

By virtue of a Writ of Execution No. 11-CV-7665 THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK NA AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS ALT-A TRUST 2005-9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9 v. KATHLEEN A. MACDOWELL A/K/A KATHLEEN A. MACDOWELL, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 229 HILL STREET, SCRANTON, PA 18508-2036  
Front: 24 feet, Depth: 150 feet, containing 3600 square feet.  
Assessment Map #: 13505020035  
Assessed Value: \$7,500.00  
Improvements thereon: Residential Property  
Judgment Amount: \$46,958.75  
PHELAN HALLINAN, LLP  
Attorney

**SALE NUMBER 107**

By virtue of a Writ of Execution filed to No. 12-CV1185, THE BANK OF NEW YORK MELLON, TRUSTEE FOR CSMC 2011-3 TRUST v. JASON BURKE and BILLIE J. BURKE, owner(s) of property situate in Dunmore Borough, Lackawanna County, Pennsylvania being 802 William Street, Dunmore, PA 18510.  
Size of Lot 4,800 square feet  
Property Identification #: 14619-010-046  
Assessed Value Figure: \$5,000.00  
Improvements Thereon: Residential property  
Sheriff to collect: \$116,149.19  
Gregory Javardian, Esquire  
Attorney

**SALE NUMBER 108**

By virtue of a Writ of Execution filed to No. 2011-CV-239 PEOPLES NEIGHBORHOOD BANK, PLAINTIFF, AND AGAINST SHALE HOLDINGS, INC., A/K/A SHALE HOLDINGS, INC., DEFENDANTS, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 1003 North Keyser Avenue, Scranton, County of Lackawanna, Pennsylvania, with approximate dimensions of 1.21 acres of land more or less.  
Tax Map #: 13401 010 001.04  
Assessed Value Figure: \$110,000.00  
Improvements thereon: Commercial Bldg  
Sheriff to Collect: \$881,991.39 plus costs and interest  
Robert P. Sheils, Jr., Esquire



Attorney

**SALE NUMBER 109**

By virtue of a Writ of Execution filed to No. 12-CV-2983 WELLS FARGO BANK, N.A. v KEVIN LICATA, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania being 5896 Collins Avenue L4 a/k/a 5896 Collins Road a/k/a 9 Collins Road, Lake Ariel, PA 18436-3839:

60X179X60X169

Property Identification #: 11803-040-008

Assessed Value Figure: \$430.00 + \$6,370.00 = \$6,800.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$81,057.32

Jaime R. Ackerman, Esquire

Attorney

**SALE NUMBER 110**

By virtue of a Writ of Execution filed to No. 7183 Civil 2009, U.S. BANK NATIONAL ASSOCIATION, ET AL vs. KELLY ROSES, KAYLA ROSES, ALISON ROSES, SCARY ROSES, AND THE UNKNOWN HEIRS OF FRANK P. ROSES, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1018 Wood Street, Scranton, PA 18508

Front: Irregular Depth: Irregular

Property Identification #: 13416-030-04101 & 13416-030-04102

Assessed Value Figure: \$5100 & \$1500

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$125,244.06

Kevin P. Diskin, Esq.

Attorney

**SALE NUMBER 111**

By virtue of a Writ of Execution filed to No. 06614 Civil 2011, DEUTSCHE BANK NATIONAL TRUST COMPANY, ET AL vs. NANCY MUCHA and BRYAN T. MUCHA, owner(s) of property situate in the Borough of Moscow, Lackawanna County, Pennsylvania being 720 Church Street, Moscow, PA 18444.

Front: Irregular Depth: Irregular

Property Identification #: 19810030019

Assessed Value Figure: \$17,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$221,559.22

Kevin P. Diskin, Esq.

Attorney

**SALE NUMBER 112**

By virtue of a Writ of Execution filed to No. 12-CIV-3629 CNB REALTY TRUST, ASSIGNEE OF PENNSTAR BANK, A DIVISION OF NBT BANK, N.A. vs. ROBERT PIERRO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1604 Bulwar Street

4,004.00 square feet

Property Identification #: 134.19-010-060

Assessed Value Figure: \$4,800.00

Improvements Thereon: Single Family Dwelling

Sheriff to collect: \$96,864.23

Daniel L. Penetar, Jr., Esquire

Attorney

**SALE NUMBER 113**

By virtue of a Writ of Execution filed to No. 12-CV-3834 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JOHN VITALI, owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania being 187 Route 438, Scott Township, Pennsylvania 18433

1 acre

Assessment Map #: 04004-030-001

Assessed Value Figure: \$8,000.00

Improvements Thereon: A single family dwelling

Sheriff to collect: \$155,520.58

Kristine M. Anthon

Attorney

**SALE NUMBER 114**

By virtue of a Writ of Execution filed to No. 12-CV-4184 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. ERIC T. USHER A/K/A ERIC USHER, ET AL. ERIC T. USHER A/K/A ERIC USHER and JILLIAN R. USHER A/K/A JILLIAN USHER, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania being 218 South Valley Avenue, Olyphant, Pennsylvania 18447

47X111

Assessment Map #: 11414-020-020

Assessed Value Figure: \$8,500.00

Improvements Thereon: A single family dwelling

Sheriff to collect: \$134,136.19

Kristine M. Anthon

Attorney

**SALE NUMBER 115**

By virtue of a Writ of Execution No. 50465-09 NORTH POCONO SCHOOL DISTRICT vs. ROBERT P. KEELEY, owner(s) of property situate in Thornhurst Twp., Lackawanna County, Pennsylvania being: Pine Grove Road

259 x 158

Property Identification #: 24604-020-008

Assessed Value Figure: \$3,800.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,507.50

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

**SALE NUMBER 116**

By virtue of a Writ of Execution No. 51872-10 ABINGTON HIEGHTS SCHOOL DISTRICT vs. AKINOLA FADAHUNSI, owner(s) of property situate in Clarks Green, Lackawanna County, Pennsylvania being: 218 Ashmore Avenue

1.1 Acres

Property Identification #: 09020-010-008

Assessed Value Figure: \$30,842.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$9,636.24

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

**SALE NUMBER 117**

By virtue of a Writ of Execution No. 51502-09 NORTH POCONO SCHOOL DISTRICT vs. HOLLY M. DERRICK, IN HER CAPACITY AS ADMINISTRATRIX FOR THE ESTATE OF ELEANOR MANNING, DECEASED, ELEANOR L. MANNING, IN HER CAPACITY AS ADMINISTRATRIX FOR THE ESTATE OF ELEANOR MANNING, DECEASED, owner(s) of property situate in Elmhurst Twp., Lackawanna County, Pennsylvania being: Hollisterville Road

137 x 210 x 132 x 230

Property Identification #: 18105-020-013

Assessed Value Figure: \$9,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,898.96

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

**SALE NUMBER 118**

By virtue of a Writ of Execution No. 50783-11 NORTH POCONO SCHOOL DISTRICT vs. JOHN F. ANGERSON, CHERYL ANGERSON, JOHN ANTHONY ANGERSON, ROCKY JOHN ANGERSON, CHRISTOPHER LEE ANGERSON, owner(s) of property situate in Springbrook Twp., Lackawanna County, Pennsylvania being: 83 Bowen Road

200 x 350

Property Identification #: 21001-010-00103

Assessed Value Figure: \$18,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$6,331.19

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

**SALE NUMBER 119**

By virtue of a Writ of Execution No. 51620-11 NORTH POCONO SCHOOL DISTRICT vs. DAVID BIANCO, JEAN BIANCO, owner(s) of property situate in Springbrook Twp., Lackawanna County, Pennsylvania being: Maple Street L. 26 27

180 x 172

Property Identification #: 19703-020-02501

Assessed Value Figure: \$19,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$6,558.81

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

**SALE NUMBER 120**

By virtue of a Writ of Execution filed to 2011-05879 BAYVIEW LOAN SERVICING LLC vs. BRAHIM DJOKOVIC, owner(s) of property situate in 13<sup>TH</sup> WARD OF THE CITY OF SCRANTON, County of Lackawanna, and State of Pennsylvania being, known as 1610-1612 CAPOUSE AVE., L11, SCRANTON, PA 18509 situate in the 13<sup>th</sup> Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania;

All that certain lot or piece or parcel of land in the Thirteenth Ward of the City of Scranton, County of Lackawanna, and Commonwealth of Pennsylvania, and known as Lot No. Eleven (11) in Block or Square No. Twenty-five (25), situate on street called and known as Capouse Avenue, formerly Ninth Street, upon the plot of Sanderson of Green Ridge, as by reference to the said plot will appear. Said lot being sixty (60) feet in width and one hundred seventy-one and one half (171 ½) feet in depth, the measurement of the depth to commence ten (10) feet inside of the sidewalk on Capouse Avenue, together with the right to enclose and occupy said ten (10) feet for cellar way, porch, bay-window, veranda, or shrubbery, but not to erect any buildings thereon. Subject to the same exceptions, reservations, restrictions, conditions, and stipulations as are contained in previous deeds in the chain of title. Improved with a six (6) family apartment house known as 1612 Capouse Avenue, and a single dwelling in rear known as 1610 Capouse Avenue, Scranton, PA. Subject to the same exceptions, reservations and conditions as are found in deeds forming the chain of title to said premises.

PIN: 13517-060-019

BEING the same premises which F.S. Business Properties, L.P. by Deed dated September 9, 2005 and recorded October 27, 2005 in the Office of the Recorder of Deeds in and for Lackawanna County as Instrument No. 200530083, granted and conveyed unto Brahim Djokovic, in fee.

Address: 1610-1612 Capouse Ave., Scranton, PA 18509

Tax Map or Parcel ID #: 13517-060-019

Assessment Map #: 13517-060-019

Assessed Value Figure: \$20,000.00

Improvements Thereon: 6 unit Apartment Bldg.

Sheriff to collect: \$314,791.74

MARTIN S. WEISBERG, Esq

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 **JULY 11, 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

**MARCH 11, 2013**