

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JUNE 12, 2012

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, JUNE 12, 2012 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE AFTERNOON OF SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.

SALE NUMBER 1

By virtue of a Writ of Execution No. 11-CV-5270 ONEWEST BANK, FSB v. LYNN MARIE ELNITSKY A/K/A LYNN M. ELNITSKY A/K/A LYNN ELNITSKY
ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF ARCHBALD, LACKAWANNA COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 187 Handley Street, Eynon, PA 18403
PARCEL NUMBER: 09413-050-00201
IMPROVEMENTS: Residential Property
Paige M. Bellino, Esquire
Udren Law Offices, P.C.
Attorney

SALE NUMBER 2

By virtue of a Writ of Execution No. 11-CV-6700 HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1 v. STEPHANIE GAWEL
ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 842 Hemlock Street, Scranton, PA 18505
PARCEL NUMBER: 15761020030
IMPROVEMENTS: Residential Property
Paige M. Bellino, Esquire
Udren Law Offices, P.C.
Attorney

SALE NUMBER 3

By virtue of a Writ of Execution filed to No. 11-CV-4431 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005 MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-4 vs. TARA BASILE and TIMOTHY A. BASILE, owner(s) of property situate in Borough of Winton, Lackawanna County, Pennsylvania. Being: 117 River Street, (Winton Borough), Jessup, PA 18434
Dimensions: 50X150
Assessment Map #: 10417-030-010
Assessed Value: \$ 8,500.00

Improvements thereon: Improved w/single family dwelling
Sheriff to collect: \$101,789.54
Udren Law Offices, P.C.
Attorney

SALE NUMBER 4

By virtue of a Writ of Execution filed to No. 236 Civil 2011, HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. FRED A. COMEGYS JR., and HEATHER H. COMEGYS, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania, being 814 Jane Lane Clarks Summit, PA 18411.

Front: 50ft. Depth: Irregular
Property Identification #: 10111-060-013
Assessed Value Figure: \$17,000.00
Improvements Thereon: Residential Real Estate
Sheriff to collect: \$157,571.26
STEVEN K. EISENBERG, Esq.
Attorney

SALE NUMBER 5

By virtue of a Writ of Execution filed to No. 2008-03298 PENNSYLVANIA STATE EMPLOYEES CREDIT UNION vs. JAMES J. BONK and ANGELA BONK, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being 22 Old Lake Road, Lake Ariel, PA .02484 / 10818.2174 (Dimensions of Parcel, Square Footage and/or Acreage)

Property Identification #: 13802-030-047
Assessed Value Figure: \$15,000.00
Improvements Thereon: Dwelling house
Sheriff to collect: \$139,842.65 plus continuing interest after May 11, 2011 at a rate of \$17.58 per diem, plus continuing late charges, attorneys' fees and costs
Shawn M. Long, Esquire
Attorney

SALE NUMBER 6

By virtue of a Writ of Execution No. 11-CV-5704 BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, L.P. v. DAVID B. LOSCOMBE, owner(s) of property situate in 4TH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1916 LAFAYETTE STREET, SCRANTON, PA 18504-1794

Front: 50 feet Depth: 110 feet Containing: 5,500 square feet.
Assessment Map #: 14509020027
Assessed Value: \$13,000.00
Improvements thereon: Residential Property
Judgment Amount: \$119,193.06
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 7

BY VIRTUE OF A WRIT OF EXECUTION FILED BY FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. v. CARL REYNOLDS and KRISTINE A. REYNOLDS, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania

11-CV-5370
Being: 513 Beech St. and 829-831 Pittston Avenue
Dimensions: 190 x 50

Assessment Map #: 15619 060 014
Assessed Value: \$35,500.00
Improvements thereon: single dwelling
Sheriff to collect: \$230,023.26, plus costs
Hourigan, Kluger & Quinn, PC
600 Third Avenue
Kingston, PA 18704
Attorney

SALE NUMBER 8

By virtue of a Writ of Execution filed to No. 11-CV-5798 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ET AL. vs. BARBARA A. MALYSZ, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being 109 Homestead Street, Dunmore, PA 18512

Land Dimensions: 33x89

Assessment Map #: 14643-010-018

Assessed Value: \$9,500.00

Improvements thereon: A single family dwelling

Sheriff to collect: \$61,917.06

Kristine M. Anthon

Attorney

SALE NUMBER 9

By virtue of a Writ of Execution No. 10-CV-2912 US BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANC OF AMERICA FUNDING 2008-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-FT1 v. MARGARET RICCOBALDI CAPP A/K/A MARGARET CAPP A, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 2427 PITTSTON AVENUE, SCRANTON, PA 18505-3213

Front: 120 feet Depth: 150 feet

Assessment Map #: 16714020016

Assessed Value: \$11,000.00

Improvements thereon: Residential Property

Judgment Amount: \$86,270.21

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 10

By virtue of a Writ of Execution filed to No. 11-CV-5715 WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, N.A. S/B/M TO WACHOVIA BANK, N.A. vs. ESTATE OF THOMAS A. NOONE, DECEASED AND HIS HEIRS BOTH KNOWN AND UNKNOWN, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 2233-2235 Jackson Street

50 x 150

Assessment Map #: 14412020071

Assessed Value Figure: \$9,000.00

Improvements thereon: multi family dwelling

Sheriff to collect: \$53,638.43 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE

NORRIS MCLAUGHLIN & MARCUS, P.A.

PENNSYLVANIA OFFICE

1611 POND ROAD, SUITE 300

ALLENTOWN, PA 18104

Attorney

SALE NUMBER 11

By virtue of a Writ of Execution filed to No. 11-CV-6667 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSION BY MERGER TO COMMUNITY BANK & TRUST CO, PLAINTIFF vs. ROBIN NICOLE WALL and THOMAS MATTHEW WALL, DECEASED, DEFENDANTS, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1805-1813 Jackson Street, Scranton, PA 18504

Front: 25 feet, Depth: 150 feet, containing 3,750 square feet.

Property Identification #: 145.13-060-023 & 145.13-060-022

Assessed Value Figure: \$2,500.00 (Land) + \$0.00 (Bldg) = \$2, 500.00

Improvements thereon: N/A

Sheriff to collect: \$287,595.68, plus interest, tax and costs

Scott A. Dietterick, Esquire

Attorney

SALE NUMBER 12

By virtue of a Writ of Execution filed to No. 10 CV 2733 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-ABC1 vs. JOHANNA CRUZ and RYDER W. WHITE, owner(s) of property Situate in the First Ward City of Scranton, Lackawanna County, Pennsylvania, being, 2917 Marvine Avenue, Scranton, PA 18505, 124.03-020-007,

CONTAINING a front of sixty (60) feet southeastward on Marvine Street, bounded southwestward at right angles to said street one hundred fifty (150) feet or thereabout by Lot Fifteen (15); northwestward in the rear by a line bounding the lands now or late of George C. Genet bearing South fifty-two degrees and twenty-four minutes East forty-six feet (S 52° 24' E 46') or thereabout to a stone post corner, and north twenty-five degrees East fifty and four-tenths feet (N 25° E 50.4') or thereabout to the southwesterly line of Lot Nineteen (19) on Marvine Street, and bounded northeastward at right angles to Marvine Street one hundred thirty-nine (139) feet by Lot Nineteen (19) aforesaid.

COMPRISING Lot Seventeen (17) on Marvine Street as the same is represented and designated on map of building lots on lands of C.S. Weston known as the "Clark Mill Property".

Assessment Map #: 124.03-020-007

Assessed Value Figure: \$11,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$107,361.13

KML Law Group, P.C.

Attorney

SALE NUMBER 13

By virtue of a Writ of Execution filed to No. 11-CV-3964 AMERIPRISE BANK FSB vs. PATRICK JOYCE; UNITED STATES OF AMERICA. owner(s) of property situated in Clarks Summit Borough, Lackawanna County, Pennsylvania being 518 Waverly Avenue, Clarks Summit, PA 18411

100X145X109X145

Assessment Map #: 09011-010-01500

Assessed Value Figure: \$12,560.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$63,810.18

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 14

By virtue of a Writ of Execution No. 11-CV-4266 WELLS FARGO BANK, N.A. v. THOMAS J. SCOTT, owner(s) of property situate in the 20TH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 624 FIG STREET, SCRANTON, PA 18505-1733

Front: 40 feet, Depth: 160 feet, Containing: 6,400 square feet.

Assessment Map #: 16711050014
Assessed Value Figure: \$7,000.00
Improvements thereon: Residential Property
Judgment Amount: \$66,761.38
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 15

By virtue of a Writ of Execution No. 11-CV-4720 WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. JOSEPH R. MAURO and MARY ANN MAURO A/K/A MARY ANN M. MAURO, owner(s) of property situate in the BOROUGH OF JERMYN, Lackawanna County, Pennsylvania, being 309 ELM STREET, JERMYN, PA 18433-1414

Front: 75 feet, Depth: 50 feet, Containing: 3,750 square feet.

Assessment Map #: 07417050011
Assessed Value Figure: \$6,000.00
Improvements thereon: Residential Property
Judgment Amount: \$57,787.45
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 16

By virtue of a Writ of Execution No. 11-CV-3535 PHH MORTGAGE CORPORATION v. JOSEPH M. KRZYWIEC, JR A/K/A JOSEPH M. KRZYWIEC, owner(s) of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 110 BELLMAN STREET, THROOP, PA 18512-3301

Front: 25 feet, Depth: 165 feet, Containing: 4,125 square feet.

Assessment Map #: 12415030034
Assessed Value Figure: \$4,500.00
Improvements thereon: Residential Property
Judgment Amount: \$55,988.81
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 17

By virtue of a Writ of Execution No. 11 CV 4147 CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. v. SAMUEL LITTLE, owner(s) of property situate in the TOWNSHIP OF FELL, Lackawanna County, Pennsylvania, being 723 MAIN ST REAR, SIMPSON, PA 18407-1236

Dimensions: 40 X 80 X 40 X 76 feet, containing 6,240 square feet.

Assessment Map #: 0351501001001
Assessed Value Figure: \$5,500.00
Improvements thereon: Residential Property
Judgment Amount: \$36,778.53
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 18

By virtue of a Writ of Execution No. 11-CV-6351 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. LYNNE HUNT-BOBB, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1008 OLIVE STREET, SCRANTON, PA 18510-1750

Front: 27 feet, Depth: 90 feet, Containing: 2,673 square feet.

Assessment Map #: 15721 020 039

Assessed Value Figure: \$13,000.00
Improvements thereon: Residential Property
Judgment Amount: \$86,070.73
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 19

By virtue of a Writ of Execution filed to No. 11-CV-1620 BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. CHRISTOPHER KNIGHT and MARY KNIGHT, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania. Being: 624 Sanderson Avenue, Olyphant, PA 18447
Dimensions: 50X150
Assessment Map #: 11418-04-003
Assessed Value Figure: \$6,000.00
Improvements thereon: Improved w/single family dwelling
Sheriff to collect: \$148,400.02
Udren Law Offices, P.C.
Attorney

SALE NUMBER 20

By virtue of a Writ of Execution filed to No. 11-CV-4502 FIRST HORIZON HOME LOAN CORPORATION D/B/A MNC MORTGAGE CORPORATION v. THOMAS J. SCHIEL, owner(s) of property situate in Borough of Thornhurst, Lackawanna County, Pennsylvania being 92 Fern Drive, Thornhurst, PA 18424
11,775 square feet more or less
Property Identification #: 24103060002
Assessed Value Figure: \$6,000 + \$13,000 = \$19,000
Improvements Thereon: single family dwelling
Sheriff to collect: \$111,932.86
Joel A. Ackerman, Esquire
Attorney

SALE NUMBER 21

By virtue of a Writ of Execution filed to No. 11-CV-5970 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2006-1 vs. MARIA KUNDA, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 4 Pen-Y-Bryn Drive Scranton, PA 18505, 15716-010-030
BEGINNING at a point on the easterly side of Pen-Y-Bryn Drive, said point being in the dividing line of Lots Nos. 1 and 2 on plot of lots laid out for Oakmont Manor, Inc., by Franklin S. Swartz, Jr., Registered Engineer on April 24, 1953, a copy of which map is on file in the Office of Oakmont Manor, Inc., in the City of Scranton, which map has been duly recorded in the Office of the Recorder of Deeds of Lackawanna County, Pennsylvania (said map was revised June 12, 1953); THENCE south eighty-three (83) degrees fifty-three (53) minutes east one hundred twenty-seven and eighty-six one hundredths (127.86) feet to the rear dividing line of Lots Nos. 1 and 2 aforesaid; THENCE north ten (10) degrees twenty-six (26) minutes east eighty (80) feet to the dividing line of Lots Nos. 2 and 3; THENCE north seventy-five (75) degrees eleven (11) minutes west one hundred eighteen (118) feet to the easterly line of Pen-y-Bryn Drive aforesaid; THENCE south sixteen (16) degrees eight (08) minutes west ninety-eight and fifty-eight one hundredths (98.58) feet to the place of beginning. BEING all of Lot No. 2 on plot of lots aforesaid and being improved with a single dwelling known as No. 4 Pen-Y-Bryn Drive.
Assessment Map #: 15716-010-030
Assessed Value Figure: \$24,500.00
Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$100,060.76

KML Law Group, P.C.
Attorney

SALE NUMBER 22

By virtue of a Writ of Execution filed to No. 2011-CV-7276 FIDELITY DEPOSIT AND DISCOUNT BANK vs. ROBERT C. CORDARO, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, PA being 57 Tiffany Drive, Dunmore, Pennsylvania 18505

DIMENSIONS OF THE PARCEL: 192X94X57X150X184

Property Identification #: 1580301001309

Assessed Value Figure: \$34,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$1,416,173.00

Frank J. Bolock, Jr., Esquire

212 Front St.

Clarks Summit, PA 18411

Attorney

SALE NUMBER 23

By virtue of a Writ of Execution No. 10-CV-7026 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. LAWRENCE J. RIZZITANO, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 909-911 MADISON AVENUE, SCRANTON, PA 18510-1019

Dimensions: 45x160

Assessment Map #: 14662-020-013

Assessed Value Figure: \$14,000.00

Improvements thereon: Residential Property

Judgment Amount: \$144,641.59

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 24

By virtue of a Writ of Execution No. 09 CV 6872 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP vs. ERIC C. MINUTES, owner(s) of property situate in the SOUTH ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 138 BURCHER AVENUE A/K/A 138 BURCHER STREET, SOUTH ABINGTON TOWNSHIP, PA 18411-9081

Dimensions: 75 X 151 X 94 X 150

Assessment Map #: 11206020028

Assessed Value Figure: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$139,005.00

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 25

By virtue of a Writ of Execution filed to No. 2010-05483 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JASON HYLER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 2922 Pittston Avenue

See Instrument No. 2009-31289

Dimensions: 60 x 150

Assessment Map #: 16717-020-023

Assessed Value Figure: \$8,000.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$110,358.90 (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 26

By virtue of a Writ of Execution filed to No. 11-CV-5937 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. CODY TABER and HEATHER TABER, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania being 312 Susquehanna Avenue, Olyphant, PA 18447

See Deed Book 2006, Page 08814

Assessment Map #: 11406-080-024

Assessed Value Figure: \$14,600.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$118,885.84 (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 27

By virtue of a Writ of Execution filed to No. 07-CV-5299 THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS ASSET-BACKED NOTES TRUST 2007-SD1 vs. MICHAEL TUCKER and AMY TUCKER, owner(s) of property Situate in Fifteenth Ward of the City of Scranton, County of Lackawanna, Pennsylvania BEING 821 South 9th Avenue, Scranton, Pennsylvania 18504

ALL that certain piece or parcel of land, situate in the Fifteenth Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

Being Lot Number One (1) in Square or Block Number Five Hundred and Nine (509) and situate upon street called and known as Ninth Avenue upon a plot entitled. The Fair View Park Land Company's Addition to the City of Scranton, duly registered and recorded in Map Book 2 at Page 21; said lot being forty-three (43) feet in front and one hundred ten and five tenths (110.5) feet in depth; said lot is rectangular in shape and begins at the Southeast corner of Ninth Avenue and West Locust Street; thence East along said Locust Street to a corner one hundred ten and five tenths (110.5) feet; thence North in rear line of lot, forty-three (43) feet to a corner; thence West one hundred ten and five tenths (110.5) feet to corner; thence South along Ninth Avenue forty-three (43) feet to a corner, the place of beginning.

DWELLING KNOWN AS: 821 SOUTH 9TH AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 15610-040-070

Title to said premises is vested in Michael Tucker and Amy Tucker, husband and wife, by deed from ANGELO CECCHETELLI AND AUDREY CECCHETELLI, HIS WIFE, dated August 4, 2006 and recorded August 4, 2006 as Instrument No. 200621894.

Assessment Map #: 15610-040-070

Assessed Value Figure: \$14,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$86,866.40

McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 28

By virtue of a Writ of Execution filed to No. 11 cv 5465 WELLS FARGO DELAWARE TRUST COMPANY, N.A., AS TRUSTEE FOR VERICREST OPPORTUNITY LOAN TRUST 2011-NPL1 C/O VERICREST FINANCIAL INC vs. AARON D. LEWIS and AMY L. LEWIS, owner(s) of property Situate in the Township

of S. Abington, LACKAWANNA COUNTY, PENNSYLVANIA BEING 410 Willow Brook Road, Clarks Summit, Pennsylvania 18411

ALL that certain piece or parcel of land situate in the Township of S. Abington, Lackawanna County, Pennsylvania, being more fully described in a deed dated October 4, 2002 and recorded October 10, 2002.

DWELLING KNOWN AS: 410 WILLOW BROOK ROAD, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 10101-020-011

Title to said premises is vested in Aaron D. Lewis and Amy L. Lewis, his wife, by deed from KHNOM KORDZADEH MOHAMMADZAD, WIDOW, dated October 4, 2002 and recorded October 10, 2002 in Deed Book 769, Page 652.

Assessment Map #: 10101-020-011

Assessed Value Figure: \$9,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$109,168.27

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 29

By virtue of a Writ of Execution filed to No. 09 CV 5074 ARCH BAY HOLDINGS, LLC vs. BARBARA ANN MANLEY and ROBERT M. MANLEY, owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania being, 6 & 8 Cleveland Avenue Carbondale, PA 18407, 05506-020-029; 05506-020-030; 05506-020-031.

FIRST LOT: Being Lot No. Ten (10) in Square or Block No. One (1) on a certain plot of land entitled, "The East Park Land Company's Addition to Carbondale", said lot being fifty (50) feet in width in front on Cleveland Avenue and one hundred forty (140) feet in depth. Improved with a dwelling thereon and other structures.

SECOND LOT: Being Lot No. Nine (9) in Square or Block No. One (1) on a certain plot of land entitled, "The East Park Land Company's Addition to Carbondale", said lot being fifty (50) feet in width in front on Cleveland Avenue and one hundred forty (140) feet in depth.

THIRD LOT: Being Lot No. Eleven (11) in Square or Block No. One (1) on the aforesaid plot of land entitled, "The East Park Land Company's Addition to Carbondale", said lot being fifty (50) feet in width in front on Cleveland Avenue and one hundred forty (140) feet in depth.

This conveyance is made under and subject to all the restrictions, reservations, conditions and exceptions contained in prior deed in the chain of title.

Assessment Map #: 05506-020-029;05506-020-030;05506-020-031

Assessed Value Figure: \$5,600.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$87,112.39

KML Law Group, P.C.

Attorney

SALE NUMBER 30

By virtue of a Writ of Execution filed to No. 9130 Civil 2010, HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. JOSEPH MARIANELLI and PATRICIA MARIANELLI, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 140 S. Lincoln Avenue 142, a/k/a 142 S. Lincoln Avenue, Scranton, PA 18504.

Front: 50ft. Depth: Irregular

Property Identification Number: 14517-050-027

Assessed Value Figure: \$12,242.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$154,126.40

STEVEN K. EISENBERG, Esq.

Attorney

SALE NUMBER 31

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

Front: 50 feet, Depth: 150 feet

Assessment Map #: 03502010021

Assessed Value Figure: \$4,428.00

Improvements thereon: Residential Property

Judgment Amount: \$45,663.71

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 32

By virtue of a Writ of Execution No. 10-CV-2914 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2007KS1 v. EDWARD J. CHOMKO, JR., owner(s) of property situate in the Fifth Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 141-143 SOUTH VAN BUREN AVENUE, SCRANTON, PA 18504-2447

Front: 50 feet, Depth: 119 feet

Assessment Map #: 14513030027

Assessed Value Figure: \$10,000.00

Improvements thereon: Residential Property: MULTI DWELLING

Judgment Amount: \$160,646.39

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 33

By virtue of a Writ of Execution No. 11-CV-5394 WELLS FARGO BANK, N.A. v. ANNA OSTROWSKI, owner(s) of property situate in TOWNSHIP OF MAYFIELD, Lackawanna County, Pennsylvania, being 528 HILL ST, MAYFIELD, PA 18433

Front: 51 feet, Depth: 130 feet, containing 6,630 square feet.

Assessment Map #: 07405 070 020

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$87,369.72

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 34

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 Township, 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 Figure: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$54,463.32

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution filed to No. 2270-Civil-2010 CNB REALTY TRUST, ASSIGNEE OF PENNSTAR BANK, A DIVISION OF NBT BANK, NATIONAL ASSOCIATION vs. CHARLES K. SINGER and BONNI J. SINGER, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 206 Manning Road, Waverly, PA 18471

11.3 Acres

Assessment Map #: 05002-020-005

Assessed Value Figure: \$19,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$96,392.44

David M. Gregory, Esquire

Attorney

SALE NUMBER 36

By virtue of a Writ of Execution filed to No. 11-CV-6759 WELLS FARGO BANK, N.A., AS TRUSTEE POOLING FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 2005 ABFC ASSET-BACKED CERTIFICATES, SERIES 2005-WMC1 vs. JOSEPH M. DUCEY, owner(s) of property situated in Nineteenth Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 623 Beech Street, Scranton, PA 18505

Dimensions: 40X160

Assessment Map #: 15620010053

Assessed Value Figure: \$10,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$112,659.03

Udren Law Offices, P.C.

Attorney

SALE NUMBER 37

BY VIRTUE OF A WRIT OF EXECUTION FILED TO NO. 11-CV-6875 PENN SECURITY BANK AND TRUST COMPANY (PLAINTIFF) vs. RAYMOND J. DENTE, A/K/A RAYMOND JOSEPH DENTE, and CRISTINA M. WEHNER, AS THE ADMINISTRATOR OF THE ESTATE OF RAYMOND JOSEPH DENTE, DECEASED, AND THE UNITED STATES OF AMERICA (DEFENDANTS), owner(s) of property situate in Old Forge, Lackawanna County, Pennsylvania being known as 712-714 Fallon Street being a triangular lot and containing sixty-three hundred (6300) square feet of land, be the same more or less.

Assessment Map #: 17520-010-021.

Assessed Value Figure: \$12,900.00

Improvements thereon: a two-story, two unit dwelling

Sheriff to Collect: \$61,920.45 plus interest, taxes and attorney's fees.

CARL J. GRECO, P.C.

Carl J. Greco, Esquire

Attorney

SALE NUMBER 38

By virtue of a Writ of Execution filed to No. 11 cv 5425 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, N.A. vs. KELLY GARRITY, KNOWN SURVIVING HEIR OF ANN T. FAZIO, DECEASED MORTGAGOR AND REAL OWNER, JOSEPH FAZIO, KNOWN SURVIVING HEIR OF ANN T. FAZIO, DECEASED MORTGAGOR AND REAL OWNER, MICHAEL FAZIO, KNOWN SURVIVING HEIR OF ANN T. FAZIO, DECEASED MORTGAGOR AND REAL OWNER, JAMES FAZIO, KNOWN SURVIVING HEIR OF ANN T. FAZIO, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURIVIVING HEIRS OF ANN T. FAZIO, DECEASED MORTGAGOR AND REAL OWNER, owner(s) of property Situate in Borough of Dunmore, Lackawanna County, Pennsylvania BEING 1742 Madison Avenue, Dunmore, Pennsylvania 18509

All the surface and right of soil only of and to the following lot, piece or parcel of land, situate, lying and being in the Borough of Dunmore, Lackawanna County, Pennsylvania.

DWELLING KNOWN AS: 1742 MADISON AVENUE, DUNMORE, PENNSYLVANIA 18509.

TAX PARCEL NUMBER: 13518-060-046

Title to said premises is vested in Joseph Nicholas Fazio and Ann T. Fazio, his wife, by deed from ESTER H. MUNROE, EXECUTRIX OF THE ESTATE OF IMOGENE H. WICKHAM, DECEASED, AND ESTER H. MUNROE, INDIVIDUALLY, AND JOHN H. MUNROE, HER HUSBAND, dated December 17, 1968 and recorded December 17, 1968 in Deed Book 675, Page 595.

Joseph Nicholas departed this life on May 13, 2009 whereupon title to said premises solely vested in Ann T. Fazio, by operations of law.

Ann T. Fazio departed this life on June 1, 2010. No administration has been opened as a result of the demise of Ann T. Fazio whereupon title to said premises solely vested AND thereafter Joseph Fazio, Known Surviving Heir of Ann T. Fazio, Deceased Mortgagor and Real Owner, All Unknown Surviving Heirs of Ann T. Fazio, Deceased Mortgagor and Real Owner, Michael Fazio, Known Surviving Heir of Ann T. Fazio, Deceased Mortgagor and Real Owner, Kelly Garrity, Known Surviving Heir of Ann T. Fazio, Deceased Mortgagor and Real Owner and James Fazio, Known Surviving Heir of Ann T. Fazio, Deceased Mortgagor and Real Owner, by operations of law.

Assessment Map #: 13518-060-046

Assessed Value Figure: \$12,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$141,591.43

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 39

By virtue of a Writ of Execution No. 2010-02946 REGIONS BANK v. BARBARA JEAN WILLIAMS and GARY JOSEPH WILLIAMS, owner(s) of property situate in the 11TH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 820 PITTSTON AVENUE, SCRANTON, PA 18505-4105

Front: 24 feet, Depth: 110 feet, containing square feet.

Assessment Map #: 15619030033

Assessed Value Figure: \$8,600.00

Improvements thereon: Residential Property

Judgment Amount: \$101,308.71

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 40

By virtue of a Writ of Execution filed to No. 10-CV-3231 PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY vs. SUSAN C. MOZELESKI and RICHARD J. MOZELESKI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 619 Orchard Street, Scranton, PA 18505, 15660-020-052,

Situate upon a street called and known as Orchard Street, said Lot being rectangular, 40 feet in front of 1.152 feet in depth, to an alley in the rear for public use according to the plots of Lots of the Lackawanna Iron & Steel Company, duly recorded in Lackawanna County in Map Book 1 Pages 84 and 85.

Being Lot No. 11 in Square or Block 10.88.

Under and Subject to certain restrictions as now of record.

Together with the privilege of using 10 feet in front of the front line of said Lot for yard, porch, cellarway or bay-windows, but for no other purpose.

Assessment Map #: 15660-020-052,

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$45,790.63

KML Law Group, P.C.

Attorney

SALE NUMBER 41

By virtue of a Writ of Execution No. 10-CV-4400 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. FRANK J. KACVINSKY owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 1205 MONROE AVENUE, DUNMORE, PA 18509-2807

Assessment Map #: 1461401000610

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$181,011.36

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 42

By virtue of a Writ of Execution filed to No. 11-CV-4355 PNC BNAK, N.A. vs KEVIN D. FISHER A/K/A KEVIN FISHER, owner(s) of property situate in OLYPHANT BORO, Lackawanna County, Pennsylvania, being 229 SOUTH VALLEY AVENUE, OLYPHANT BORO, PA 18447

720 Sq. Ft. / .017 Acres

Assessment Map #: 11414-030-012

Assessed Value Figure: \$7,000.00

Improvements thereon: dwelling

Sheriff to collect: \$46,529.46

Patrick Thomas Woodman

Attorney

SALE NUMBER 43

By virtue of a Writ of Execution filed to No. 11 cv 1437 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, N.A. vs. NICHOLAS A. MARTIN and LILLIAN MARTIN, owner(s) of property Situate in City of Scranton, County of Lackawanna, Pennsylvania BEING 1505 Washburn Street, Scranton, Pennsylvania 18504 ALL the interest in the westerly one-half of all the surfaces or right of soil of a certain piece or parcel of land, lying and being in the Fifth Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

Bounded on the North by Washburn Street, on the East by lands of William J. Reese, on the South by an alley, on the West by land of William Hopkins.

Containing in front on said Washburn Street Forty-two (42) feet more or less by same in rear and One Hundred Thirty-four (134) feet in depth.

SUBJECT to the same exceptions, restrictions, reservations and conditions as are contained in all prior Deeds forming the chain of title.

DWELLING KNOWN AS: 1505 WASHBURN STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14517-060-004

Title to said premises is vested in Nicholas A. Martin and Lillian Martin by deed from Carlos Martin and LILLIAN Martin, his wife, dated March 10, 2010 and recorded May 27, 2010 in Deed Book, as Instrument No. 201009470.

Assessment Map #: 14517-060-004

Assessed Value Figure: \$6,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$116,487.25

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 44

By virtue of a Writ of Execution filed to No. 7292-cv-2011, FIRST NATIONAL BANK OF PENNSYLVANIA S/B/M FROM COMMUNITY BANK AND TRUST COMPANY v. DANIEL MCDONOUGH and ANNETTE DEPIETRO MCDONOUGH, owner(s) of property situate in SOUTH ABINGTON TOWNSHIP (CHINCHILLA), Lackawanna County, Pennsylvania, being Rear 308 Shady Lane Road, South Abington Township, PA 18411, containing approximately 2 ¾ acres.

Property Identification #: 11201-010-003

Assessed Value Figure: \$15,400.00

Improvements thereon: Commercial greenhouse building

Brice C. Paul, Esquire

Nogi Appleton Weinberger & Wren

415 Wyoming Avenue

Scranton, PA 18503

(570) 963-8880

Attorney

SALE NUMBER 45

By virtue of a Writ of Execution filed to No. 11-CV-3855 FEDERAL NATIONAL MORTGAGE ASSOCIATION v. DANIEL ROBERT KILBOURNE and PAMELA ANN KILBOURNE, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 140 ½ S. Church Street, Carbondale, PA 18407.

Size of Lot approximately 3,250 sq. ft.

Property Identification #: 05509040051

Assessed Value Figure: \$7,300.00

Improvements thereon: Residential Property

Sheriff to Collect: \$112,760.02

Gregory Javardian, Esquire

Attorney

SALE NUMBER 46

By virtue of a Writ of Execution No. 2011-03054 CITIFINANCIAL MORTGAGE COMPANY F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY v. JOANN L. DIEHL, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 620 DUNCAN STREET, SCRANTON, PA 18505-3408

Front: 72 feet, Depth: 125 feet, containing 9,000 square feet.

Assessment Map #: 16718020020

Assessed Value Figure: \$12,000.00

Improvements thereon: Residential Property

Judgment Amount: \$90,355.22

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 47

By virtue of a Writ of Execution No. 10-CV-3816 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-11 v. WILLIAM M. RODITSKI and ALYSON L. RODITSKI, owner(s) of property situate in the TOWNSHIP OF SOUTH ABINGTON, Lackawanna County, Pennsylvania, being 216 ADAMS AVE, SOUTH ABINGTON TOWNSHIP, PA 18411-1614

Front: 100 feet, Depth: 160 feet

Assessment Map #: 10113010013

Assessed Value Figure: \$17,000.00

Improvements thereon: Residential Property
Judgment Amount: \$136,697.04
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 48

By virtue of a Writ of Execution filed to No. 11-CV-6444 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, N.A. vs. EDWARD A. BUISCH and SARAH E. BUISCH, owner(s) of property Situate in Borough of Clarks Summit, LACKAWANNA COUNTY, PENNSYLVANIA BEING 214 Ashmore Avenue, Clarks Summit, Pennsylvania 18411

All that certain piece or parcel of land situate in the Borough of Clarks Summit, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated September 28, 2000 and recorded September 29, 2000.

DWELLING KNOWN AS: 214 ASHMORE AVENUE, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 09020-010-0080

Title to said premises is vested in Edward A. Buisch and Sarah E. Buisch, husband and wife, by deed from JODI S. CRIMMEL, EXECUTRIC OF THE ESTATE OF GEORGE W. SCHAUTZ, DECEASED, dated September 28, 2000 and recorded September 29, 2000 in Deed Book 317, Page 138.

Assessment Map #: 09020-010-0080

Assessed Value Figure: \$13,028.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$114,894.27

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 49

By virtue of a Writ of Execution filed to No. 2011-01040 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA") v. CARL R. CHECKO, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania Being 1241 Mowrey Street, Old Forge, PA 18518

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Old Forge, County of Lackawanna, and State of Pennsylvania, bounded and described as follows, to wit:

BEING lots number one (1) and two (2) in a block of lots as shown by a map or plot of lots laid out and made by Frank G. Wolfe, Civil Engineer, of Scranton, Pennsylvania, said lots being one hundred and five (105) feet in front, on street known and called Austin Avenue and about one hundred and fifty (150) feet in depth to an alley for public use, seventeen and one-fourth (17 ¼) feet in width. Said lots are rectangular in shape and are part of a larger tract of land conveyed by J.F. Smith, et al, to the said Austin Coal Company, by deed bearing date the 29th day of November, 1890, and is of record in the proper office for recording deeds, etc., in and for said County of Lackawanna, in Deed Book No. 69, at Page 555, as be reference thereto, and willfully and at large appear.

ALSO, a certain piece, parcel or lot of land situate, lying and being in said Borough of Old Forge, County of Lackawanna, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner common to Harry Taylor and J. Frank Smith, the same being the Southwest corner of lot purchased by Harry Taylor from the Austin Coal Company by Deed dated January 20, 1904, and being in the "Austin Heights" Section of Old Forge Borough, thence South thirty-eight (38) degrees, fifteen (15') minutes East fifty (50) feet, thence North forty-nine (49) degrees, forty (40') minutes East, one hundred and fifty (150) feet. Thence North thirty-eight (38) degrees, fifteen (15') minutes West, fifty (50) feet. Thence South forty-nine (49) degrees forty (40) minutes West, one hundred and fifty (150) feet to the place of beginning.

Property Identification Number: 16519-020-003

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$163,754.37, plus interest and costs

Jacqueline F. McNally, Esquire

Attorney

SALE NUMBER 50

By virtue of a Writ of Execution filed to No. 11-CV-5533 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2007 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007 BR-2 vs. VAUGHN CARPENTER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 1401-1403 Pittston Avenue, Scranton, PA 18505

Dimensions: 37X75

Assessment Map #: 16707030014

Assessed Value Figure: \$13,600.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$151,226.26

Udren Law Offices, P.C.

Attorney

SALE NUMBER 51

By virtue of a Writ of Execution No. 09-CV-3508 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2007KS1 v. MIROSLAV KOVALCIK, owner(s) of property situate in the CITY OF SCRANTON, 12TH WARD, Lackawanna County, Pennsylvania, being 15 SNOOK STREET, SCRANTON, PA 18505-2810

Front: 210 feet, Depth: 127 feet

Assessment Map #: 15719020038

Assessed Value Figure: \$19,000.00

Improvements thereon: Residential Property

Judgment Amount: \$127,622.95

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 52

By virtue of a Writ of Execution No. 2011-Civil-6991, issued out of the Court of Common Please of Lackawanna County, directed to me, there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash, in the Courthouse, in Scranton, Lackawanna County, Pennsylvania, all rights, title and interest of the Defendants in and to:

ALL THAT CERTAIN lot, parcel or piece of land situate in the City of Scranton, Lackawanna County, Pennsylvania, Commonwealth of Pennsylvania, located at 445 Harrison Avenue, as recorded in the Lackawanna County Recorder of Deeds in Deed Book 0807 at page 288.

BEING the same premises which Dorothy Grambo, widow, conveyed to Shmuel Rimler by Deed dated November 25, 2002, and recorded in Deed Book 0807 at page 288.

DIMENSIONS: 40X160

PIN NO: 15709-060-042

ASSESSED VALUE FIGURE:

Land Value: \$4850

Improvement Value 8150

Total Value: \$13000

KNOWN AS 445 Harrison Avenue, Scranton, Lackawanna County, Pennsylvania 18510.

IMPROVEMENTS THEREON CONSIST OF a residence and four car garage known as 445 Harrison Avenue, Scranton, Lackawanna County, Pennsylvania 18510.

SEIZED AND TAKEN into execution at the suit of Citizens Savings Bank against Shmuel Rimler and Michal Rimler for the Sheriff to collect \$97,859.91

*Plus additional interest, attorneys' fees, late charges and costs.

The lien of this money judgment pursuant to which real estate execution is issued relates back to the lien of a Mortgage from Shmuel Rimler and Michal Rimler in favor of Citizens Savings Bank dated June 12, 2009, and recorded in Lackawanna County Mortgage Book at Instrument Number 200915494, and the purpose of this real estate execution is to foreclose the lien of said Mortgage.

KREDER BROOKS HAILSTONE LLP

DAVID K. BROWN, ESQUIRE

Attorney

SALE NUMBER 53

By virtue of a Writ of Execution filed to No. 2011-01221 PNC BANK, NATIONAL ASSOCIATION vs. MAURO F. DIMAURO, owner(s) of property situate in BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania being 724 S. Main Street, Old Forge, PA 18518

36 X 135 X 55 X 100

Assessment Map #: 17519-060-033

Assessed Value Figure: \$15,500.00

Improvements Thereon: RESIDENTIAL DWELLING

Sheriff to collect: \$22,141.27

BRETT A. SOLOMON, ESQ.

MICHAEL C. MAZACK, ESQ.

TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 54

By virtue of a Writ of Execution filed to No. 2011-4297 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2006-1 vs. JOSEPH G GILHOOLEY and MARY THERESA GILHOLLEY, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1541 East Mountain Road Scranton, PA 18505, 16806-010-024; 16806-010-025 & 16806-010-026

BEING Lots 16 and 17 in Block E, otherwise known as Block 53, as shown on the map of the Bliss and Davis Addition to the Twelfth Ward of the City of Scranton, recorded in Lackawanna County Map Book 2, Page 102, and also Lots 14 and 15 in Square or Block E, formerly Block 53 upon the Bliss and Davis Plot of lots recorded in Lackawanna County Map Book 2, Page 102, and also Lots 14 and 15 in Square or Block E, formerly Block 53 upon the Bliss and Davis Plot of lots recorded in Lackawanna County Map Book 2 Page 102. Said Lots 14 and 15 being contiguous and each being forty (40') feet in front on East Mountain Road and forty (40') feet in rear, Lot 14 being one hundred forty-six and two-tenths (146.2') feet in depth on its southerly boundary line and one hundred forty-four and three-tenths (143.2') feet, more or less in depth on its northerly boundary line and said Lot 15 being one hundred forty-four and three-tenths (144.3') feet, more or less in depth on its southerly boundary line and one hundred forty-two and four-tenths (142.4') feet, more or less on its northerly boundary line.

BEING Lot No. 13 in Block No. 53 otherwise known as Block E on the Bliss and Davis Addition to the said City of Scranton, as recorded in Lackawanna County Map Book 2, Page 102; said Lot No. 13 being forty and five hundredths (40.05') feet in front on East Mountain Road and the same width in the rear and one hundred forty-nine and one-tenths (149.1') feet, more or less in depth.

The Second Thereof:

BEING the northerly one-half of Lot No. 12 in Block No. 53, otherwise known as Block E of the Bliss and Davis Addition to the said City of Scranton, as recorded in Lackawanna County Map Book 2, Page 102; said northerly one-half of Lot No. 12 adjoins Lot No. 13 in said Block No. 53, otherwise known as Block E and is twenty (20') feet in front on East Mountain Road, the same width in the rear and one hundred forty-nine and one-tenth (149.1') feet, more or less, in depth.

BEGINNING at a point on Terrace Street, said point being the dividing line between Lots 39 and 40 in Block E according to Davis and Bliss Addition to the City of Scranton, thence along Terrace Street South thirteen

degrees zero minutes East (S. 13° 00' E.) a distance of approximately three hundred twenty (320') feet, more or less, to a point in the easterly line of Lot 47 in Block E; thence along the easterly side of said Lot 47 in Block E, and parallel with Linwood Avenue a distance of one hundred ninety-three and seven-tenths (193.7') feet, more or less, to a point; thence North seventeen degrees two minutes West (N. 17 ° 02' W.) a distance of four hundred eighteen (418') feet, more or less to a point in the division line between Lots 39 and 40 aforesaid extended; thence in a northeasterly direction along the division line between Lots 39 and 40 extended, a distance of one hundred ninety-two and nine-tenths (192.9') feet to a point on Terrace Street, the place of beginning.

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

BEING the same premises conveyed to William F. Lamberti and Amelia M. Lamberti, his wife, by deed dated January 25, 1965 and recorded in Lackawanna County Deed Book 619, Page 77.

Property Identification #: 16806-010-024; 16806-010-025 & 16806-010-026

Assessed Value Figure: \$17,400.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$114,205.21

KML Law Group, P.C.

Attorney

SALE NUMBER 55

By virtue of a Writ of Execution No. 10-CV-5311 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. ROBERT J. HIVNER, owner(s) of property situate in the TOWNSHIP OF SOUTH ABINGTON, Lackawanna County, Pennsylvania, being 210 LAYTON ROAD, CLARKS SUMMIT, PA 18411-9032

Dimensions: 65 X 13 X 75 X 140

Assessment Map #: 11206020039

Assessed Value Figure: \$18,500.00

Improvements thereon: Residential Property

Judgment Amount: \$160,054.70

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 56

By virtue of a Writ of Execution filed to No. 11-CV-4423, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-2 v. MICHAEL J. MALIA AND LISA B. MALIA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 937 Harrison Avenue.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TENTH WARD OF THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF HARRISON AVENUE, SAID POINT BEING THIRTY-TWO (32) FEET EASTERLY FROM THE DIVISION LINE BETWEEN LOTS NUMBERS TWENTY (20) AND TWENTY-ONE (21) IN SQUARE OF BLOCK NUMBER ONE HUNDRED SEVENTY-FIVE (175) ACCORDING TO THE LACKAWANNA IRON & COAL COMPANY'S MAP OF A PART OF SCRANTON, AND SAID POINT BEING ALSO THE EASTERLY CORNER OF LAND HERETOFORE CONVEYED TO EDWARD GOETZ, ET, UX, THENCE IN A NORTHERLY DIRECTION ALONG THE LINE OF LAND CONVEYED TO THE SAID EDWARD GOETZ, ET, UX., SIXTY-THREE AND FIVE TENTHS (63.5) FEET TO A POINT ON SAID LINE WHICH SAID POINT IS ALSO THE CORNER OF A CONCRETE AND IRON FENCE, WHICH EXTENDS ACROSS THE REAR OF THE LOT HEREBY CONVEYED; THENCE IN AN EASTERLY DIRECTION ALONG THE SAID FENCE LINE A DISTANCE OF FIFTY-SIX (56) FEET MORE OR LESS, TO A POINT ON AN ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG SAID ALLEY SIXTY-FOUR AND, THREE TENTHS (64.3) FEET TO

A POINT; THENCE IN A SOUTHWESTERLY DIRECTION PARALLEL WITH HARRISON AVENUE A DISTANCE OF SIXTYTWO AND EIGHT TENTHS (62.8) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING, TOGETHER WITH THE PRIVILEGE OF USING (10) FEET IN FRONT OF THE FRONT LINE OF SAID LOT OF LAND ON HARRISON AVENUE FOR YARD, PORCH, PIAZZA, BAY WINDOW OR VAULT, BUT FOR NO OTHER PURPOSE, BEING PARTS OF LOTS NUMBER TWENTY-ONE (21) AND TWENTY-TWO (22) IN SQUARE OR BLOCK NUMBER ONE HUNDRED SEVENTY-FIVE (175) OF THE LACAKAWANNA IRON & COAL COMPANY'S MAP AFORESAID.

PIN # 15706-050-057

Property Identification Number: 15706-050-057

Assessed Value Figure: \$11,253.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$

Danielle Boyle-Ebersole, Esquire

Attorney

SALE NUMBER 57

By virtue of a Writ of Execution filed to No. 11-CV-5852 ONEWEST BANK, FSB vs. JOSEPH TANANA A/K/A JOSEPH A. TANANA, , owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania. Being: 811 Washington Street, Throop, PA 18512

Dimensions: 50X130X50X131

Assessment Map #: 12513-070-056

Assessed Value: \$11,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to collect: \$218,697.44

Udren Law Offices, P.C.

Attorney

SALE NUMBER 58

By virtue of a Writ of Execution filed to No.4314-CV-2010 PENN SECURITY BANK AND TRUST COMPANY, PLAINTIFF vs. WASHINGTON REALTY ASSOCIATES, A PARTNERSHIP, owner(s) of property situate in SCRANTON, Lackawanna County, Pennsylvania being 324 North Washington Avenue, Scranton, County of Lackawanna, Pennsylvania, with approximate dimensions of 20' x 160'.

Tax Map #: 15627-020-029

Assessed Value Figure: \$30,000.00

Improvements Thereon: Commercial Building

Sheriff to collect: \$161,761.52, plus attorney's fees, costs and interest

Brice C. Paul, Esquire

Attorney

SALE NUMBER 59

By virtue of a Writ of Execution filed to No. 11CV5710 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2005-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2005-B UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2005, BY ONEWEST BANK FSB AS ATTORNEY IN FACT C/O INDY MAC vs. MICHAEL BASALYGA, owner(s) of property Situate in Borough of Clarks Summit, County of Lackawanna, Pennsylvania BEING 801 Walnut Street, Clarks Summit, Pennsylvania 18411

ALL that certain lot or piece of land situate in the Borough of Clarks Summit, County of Lackawanna and Commonwealth of Pennsylvania being lot number twenty-four (24) in Block "G" as designated and laid out in a map or plot of lots known as the "Re-allotment of Landsdowne Park" as surveyed by Gehen & Stone, Engineers, dated March 22, 1913, and duly recorded in the proper office in Lackawanna County said lot being

fifty (50) feet in front on Walnut Street, same width in rear and one hundred eight (180) feet in depth along Parke Avenue and rectangular.

SUBJECT to the same restrictions, reservations, conditions and exceptions as are contained in the chain of title.
DWELLING KNOWN AS: 801 WALNUT STREET, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 10008-030-00100

Title to said premises is vested in Michael Basalyga, single by deed from ROBERT JOSEPH RUSSELL & PAMELA A. NYSTRAND, HIS WIFE, dated June 9, 2005 and recorded November 17, 2005 in Deed Book as Instrument No. 200532524.

Assessment Map #: 10008-030-00100

Assessed Value Figure: \$9,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$132,313.66

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 60

By virtue of a Writ of Execution filed to No. 11-CV-1132 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JODI A. WHITE and GENE R. WHITE., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being: 1225 South Main Avenue, Scranton, PA 18504

Part of Lot 13, Block 1

Keystone Land Company "Lincoln Heights Annex"

See Deed Book 175, Page 862

Assessment Map #: 15613-080-014

Assessed Value Figure: \$8,000.00

Improvements Thereon: a residential dwelling house

Sheriff to collect: \$51,553.38 (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 61

By virtue of a Writ of Execution filed to No. 6010 Civil 2011, THE BANK OF NEW YORK MELLON vs. DONALD ROBBINS and LISA ROBBINS, owner(s) of property situate in the Village of Priceburg, Borough of Dickson City, Lackawanna County, Pennsylvania, being 811 Walker Street, Dickson City, PA 18519.

Front: 45 feet, Depth: 179.5 feet

Property Identification #: 11320-010-030

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Real Estate

Sheriff to collect: \$85,027.76

KEVIN P. DISKIN, Esq.

Attorney

SALE NUMBER 62

By virtue of a Writ of Execution filed to No. 10 CV 5655 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. JENNIFER THOMAS and ERIC N. THOMAS, owner(s) of property situate in 15TH WARD CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 532 Eynon Street, Scranton, PA 18504, 15610-050-042,

ALL THAT CERTAIN lot of land in the fifteenth (15th) Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows: BEING the northwesterly one-half of Lot

Number One Forty One (141) on Eynon Street on the Alfred Hand addition to the City of Scranton, as shown on the Atlas of the City of Scranton and Borough of Dunmore, published by Volk and Kuehis in 1918, being also designated on the said Atlas as Lot Number Twenty One (21) in City Assessment Block Number Four (4); said Lot being Twenty Seven and one-half (27 ½) feet in front and One Hundred Thirty-Three (133) feet in depth.

Property Identification #: 15610-050-042

Assessed Value Figure: \$6,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$96,790.83

KML Law Group, P.C.

Attorney

SALE NUMBER 63

By virtue of a Writ of Execution filed to No. 2011-CV-3841 FIDELITY DEPOSIT AND DISCOUNT BANK vs. ARMAND GALEA, JR. and GINA GALEA, HIS WIFE, owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania, being 41 Ollendike Street, Throop, PA 18512

80X153X80X158

Property Identification #: 13605 050 024

Assessed Value Figure: \$28,700.00

Improvements thereon: Single residential dwelling

Sheriff to Collect: \$185,651.64

Frank J. Bolock, Jr., Esquire

212 Front St.

Clarks Summit, PA 18411

Attorney

SALE NUMBER 64

By virtue of a Writ of Execution filed to No. 4334-Civil-2010 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. vs. JMK EDUCATION LLC, KATHRYN A. KEENAN and JOHN P. KEENAN, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania, being: 401 Brook Street, Peckville, PA 18452

104 x 152 x 89 x 98 x 29 x 98 x 152 x 268

Assessment Map #: 10316-090-00101

Assessed Value Figure: \$38,500.00

Improvements thereon: Commercial Building

Sheriff to Collect: \$211,821.47

David M. Gregory, Esquire

Attorney

SALE NUMBER 65

By virtue of a Writ of Execution filed to No. 3897-Civil-2010 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. vs. CALJEAN VENDING MACHINE SERVICE, INCORPORATED, ROBERT CALJEAN and ELAINE CALJEAN, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being: 446 Main Street, Archbald, PA 18403

50 x 195

Assessment Map #: 09513-010-032

Assessed Value Figure: \$27,500.00

Improvements thereon: Commercial Building

Sheriff to Collect: \$307,915.38

David M. Gregory, Esquire

Attorney

*****2ND PAGE TO SALE NUMBER 65*****

By virtue of a Writ of Execution filed to No. 3897-Civil-2010 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. vs. CALJEAN VENDING MACHINE SERVICE, INCORPORATED, ROBERT CALJEAN and ELAINE CALJEAN, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania, being: vacant parcel located along LR 35048, Moosic Mountain, PA

Less than 10 acres

Assessment Map #: 1603-010-00233

Assessed Value Figure: \$2,251.00

Improvements thereon: vacant parcel

Sheriff to Collect: \$307,915.38

David M. Gregory, Esquire

Attorney

SALE NUMBER 66

By virtue of a Writ of Execution filed to No. 11-CV-2235 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR TO COMMUNITY BANK & TRUST CO., PLAINTIFF vs. TIMOTHY HART and TERESA M. HART, DEFENDANTS,

AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974, 41 P.S. 101, ET. SEQ. AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

SS: Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared James F. Grenen, Esquire, attorney for the Plaintiff, who being duly sworn according to law deposes and says that on December 23, 2010, Defendants were mailed Notices of Homeowner's Emergency Assistance Act of 1983 and Act 6 Notices of Intention to Foreclose by certified mail, return receipt requested, and first class U.S. Mail.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6TH DAY OF MARCH, 2012.

Joanne M. Wehner, Notary Public

SALE NUMBER 67

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK AND TRUST COMPANY (PLAINTIFF) V. PETER J. BARROWS and BRENDA L. BARROWS, owner(s) of property situate in Madison Township, Lackawanna County, Pennsylvania 11CV4705

Being: 4600 Dawn Acres, Moscow, PA 18444

Dimensions: 2 Acres

Assessment Map #: 19802 100 00330

Assessed Value Figure: \$21,500.00

Improvements thereon: single dwelling

Sheriff to Collect: \$203,778.26, plus costs

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 68

By virtue of a Writ of Execution filed to No. 08-CV-1220 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LEHMAN BROTHERS-STRUCTURED ASSET INVESTMENT LOAN TRUST 2004-SAIL-1 vs. JOSEPH LEONARD, owner(s) of property Situate in Township of Spring Brook, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA BEING RR 3 Box 3413 Route 690, Moscow, Pennsylvania 18444

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Spring Brook, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: RR 3 BOX 3413 ROUTE 690, MOSCOW, PENNSYLVANIA 18444.

TAX PARCEL NUMBER: 20304-010-01303

Title to said premises is vested in Joseph Leonard, single by deed from EMILY L. SLOCUM, WIDOW, dated September 10, 1984 and recorded September 11, 1984 in Deed Book 1117, Page 167.

Assessment Map #: 20304-010-01303

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$79,679.72

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 69

By virtue of a Writ of Execution filed to No. 11-CIV-7405 FIRST NATIONAL COMMUNITY BANK vs. STEVEN P. PERFILIO and MARGUERITE E. PERFILIO, owner(s) of property situate in South Abington Township, Lackawanna County, Pennsylvania, being 643 Edella Road

2,537 Square Feet

Property Identification #: 091.03-010-028.06

Assessed Value Figure: \$18,000.00

Improvements thereon: Residential

Sheriff to Collect: \$73,445.64

Daniel L. Penetar, Jr., Esquire

Attorney

SALE NUMBER 70

By virtue of a Writ of Execution filed to No. 2012-Civ-88 WAYNE BANK vs. KENNETH J. WITKOWSKI and HOPE BOSTON, owner(s) of property situate in Olyphant Borough, Lackawanna County, Pennsylvania, being 114 West Line Street, Olyphant, PA

3.914 SQUARE FEET

Assessment Map #: 11418-050-00301

Assessed Value Figure: \$16,900.00

Improvements thereon: SINGLE FAMILY RESIDENCE

Sheriff to Collect: \$159,007.92

John R. O'Brien

Oliver, Price & Rhodes

Attorney

SALE NUMBER 71

HAVING erected thereon a dwelling house KNOWN AND NUMBERED:

182 East Street

Archbald, PA 18403

MAP BLOCK/LOT # N/A

TAX MAP # 09413-050-016

ASSESSED VALUE \$5,500.00

The same having been sold by me, the said Sheriff to the said Grantee, on June 12, 2012 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on 03/12/2012 out of the Court of Common Pleas of the said County of Lackawanna at the suit of:

OneWest Bank, FSB vs. Chester Fritsch and Melissa A. Pinto

LACKAWANNA COUNTY C.C.P. NO. 09Cv8061

To satisfy the judgment in the sum of \$144,136.09, plus interest and costs.

UDREN LAW OFFICES, P.C.

Paige M. Bellino, Esquire
Attorney

SALE NUMBER 72

By virtue of a Writ of Execution filed to No. 10 CV 4886 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. WALTER LICHTENEGGER A/K/A WALTER LICHTENEGGER, owner(s) of property situate in TOWNSHIP OF CLIFTON, Lackawanna County, Pennsylvania, being 1300 South Lehigh River Drive a/k/a S. Lehigh River Drive, J-1300 Gouldsboro, PA 18424, 233.04-120-004,

BEGINNING at a point in the westerly line of South Lehigh River Drive and at the northeasterly corner of Lot No. 1299; thence North 2° 36' 20" West along the westerly line of South Lehigh River Drive for a distance of 30 feet to a point of curvature; thence continuing northwardly along the westerly line of South Lehigh River Drive by a curve to the left having a radius of 275 feet for an arc distance of 130.65 feet to a point, the easternmost corner of Lot No. 1301; thence South 60° 10' 21" West along the southeasterly line of Lot No. 1301 for a distance of 210.90 feet to a point; thence South 2° 36' 20" East for a distance of 59.32 feet to a point; thence North 87° 23' 04" East along the Northerly line of Lot No. 1299 for a distance of 218 feet to a point, the place of BEGINNING.

Assessment Map #: 233.04-120-004

Assessed Value Figure: \$24,800.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$298,374.17

KML Law Group, P.C.

Attorney

SALE NUMBER 73

By virtue of a Writ of Execution filed to No. 10 CV 3138 PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK vs. IRENE SEKELSKY KILLIANY A/K/A IRENE KILLIANY, owner(s) of property situate in BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania, being 708 East Lackawanna Street Olyphant, PA 18447, 11415-020-054,

THE FIRST BEING LOT NUMBER FIFTY (50) IN BLOCK NUMBER (1), AND FRONTING ON HILL STREET, BEING FIFTY (50) FEET IN FRONT AND ONE HUNDRED FIFTY (150) FEET IN DEPTH; THE SECOND BEING LOT NUMBER FIFTY TWO (52) IN BLOCK NUMBER ONE (1), AND FRONTING ON HILL STREET, BEING FIFTY (50) FEET IN FRONT AND ONE HUNDRED FIFTY (150) FEET IN DEPTH, AND BEING ADJACENT, AND ALL ACCORDING TO A MAP ENTITLED "THROOP'S ADDITION TO OLYPHANT."

COAL AND MINERALS RESERVED.

IMPROVED WITH A TWO-STORY FRAME DWELLING.

11415-020-054

Assessment Map #: 11415-020-054

Assessed Value Figure: \$9,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$156,536.43

KML Law Group, P.C.

Attorney

SALE NUMBER 74

By virtue of a Writ of Execution filed to No. 8499 Civil 2010, HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. DENNIS M. HAND and ROSEMARY A. HAND, owner(s) of property situate in the Borough of Archbald, Lackawanna County, Pennsylvania, being 403 Jenna Kay Drive, Archbald, PA 18403.

Front: Irregular

Depth: Irregular

Property Identification #: 09404-030-127
Assessed Value Figure: \$25,000.00
Improvements thereon: Residential Real Estate
Sheriff to Collect: \$361,366.42
STEVEN K. EISENBERG, Esq.
Attorney

SALE NUMBER 75

By virtue of a Writ of Execution filed to No. 10CV5988 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. THERESE JAMES and CURTIS E. JAMES, owner(s) of property Situate in Jefferson Township, Lackawanna County, Pennsylvania BEING 106 Stonefield Drive, Lake Ariel, Pennsylvania 18436
ALL THAT CERTAIN piece or parcel of land situate in Jefferson Township, Lackawanna County, Pennsylvania.

DWELLING KNOWN AS: 106 STONEFIELD DRIVE, LAKE ARIEL, PENNSYLVANIA 18436.

TAX PARCEL NUMBER: 151.01-010-010

Title to said premises is vested in Therese James and Curtis E. James, husband and wife, by deed from OUTLOOK PROPERTIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, dated December 29, 2006 and recorded January 3, 2007 in Deed Book, as Instrument No. 200700197.

Assessment Map #: 151.01-010-010

Assessed Value Figure: \$142,740.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$482,387.85

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 76

By virtue of a Writ of Execution No. 10-CV-1919 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. LIZA PACE and JOSHUA WALTON A/K/A JOSHUA J. WALTON, owner(s) of property situate in the BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania, being 707 HICKORY STREET, BLAKELY, PA 18447-2219

Dimensions: 68 x 40

Assessment Map #: 10413030019

Assessed Value Figure: \$7,500.00

Improvements thereon: Residential Property

Judgment Amount: \$111,102.90

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 77

By virtue of a Writ of Execution filed to No. 11-CV-7123 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. PLAINTIFF vs. THOMAS V. PATTARA and BEENA T. PATTARA, DEFENDANTS, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania, being 907 Elaine Circle, Clarks Summit, PA 18411

13,875 square feet

Property Identification #: 09101-020-01204

Assessed Value Figure: \$5,000.00 (Land) + \$22,000.00 (Bldg) = \$27,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$199,427.02, plus interest, tax and costs

Scott A. Dietterick, Esquire

Attorney

SALE NUMBER 78

By virtue of a Writ of Execution filed to No. 11-CV-2684 SRMOF 2009-1 TRUST vs. LISA M. RAGNACCI and RAYMOND R RAGNACCI JR., owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania. Being: 814 Fairview Road, Clarks Summit, PA 18411

Dimensions: 100X133

Assessment Map #: 09101-020-00124

Assessed Value Figure: \$26,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$266,262.41

Udren Law Offices, P.C.

Attorney

SALE NUMBER 79

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

Dimensions: 50X150

Assessment Map #: 13407-040-037

Assessed Value Figure: \$6,000.00

Improvements thereon: Improved w/single famiy dwelling

Sheriff to Collect: \$60,488.01

Mark J. Udren, Esquire

Attorney

SALE NUMBER 80

By virtue of a Writ of Execution filed to No. 386 Civil 2011, HOUSEHOLD FINANCE CONSUMER DISCOUNTY COMPANY vs. OTIS R. CRUISE and DANIEL CRUISE, owner(s) of property situate in the 1st Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 26-28 Dean Street, Scranton, PA 18509.

Front: Irregular Depth: Irregular

Assessment Map #: 13501-020-053

Assessed Value Figure: \$12,500.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$64,690.91

Stern & Eisenberg, PC

Attorney

SALE NUMBER 81

By virtue of a Writ of Execution filed to No. 11-CIV-7472 FIRST NATIONAL COMMUNITY BANK vs. DAVID FELIX, SR., DECEASED, HIS HEIRS AND ASSIGNS AND DAVID FELIX, JR., HEIR, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania, being 326 Phelps Street Easterly portion of Lot 16, Block 19, Scranton City Assessment Map

Property Identification #: 145.16-040-021

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$34,561.52 plus interest from June 12, 2012 plus Sheriff costs

Daniel J. Penetar, Jr., Esquire

Attorney

SALE NUMBER 82

By virtue of a Writ of Execution No. 09-CV-3629 WELLS FARGO BANK, N.A., AS TRUSTEE FOR HOLDERS OF BANK OF AMERICA FUNDING CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5 v. ABRAHAM SCHWARTZ, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1031-1033 NORTH MAIN AVENUE, SCRANTON, PA 18508-2133

Dimensions: 40 X 140 X 40 X 141

Assessment Map #: 13419040042

Assessed Value Figure: \$11,000.00

Improvements thereon: COMBINED STORE/APT

Judgment Amount: \$96,563.46

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 83

BY VIRTUE OF A WRIT OF EXECUTION FILED TO NO. 09-CV- 6912 PENN SECURITY BANK AND TRUST COMPANY (PLAINTIFF) vs. JJ'S SERVICE STATION, INC. JONATHAN J. SEWITSKY (DEFENDANTS), owner(s) of property situate in Peckville, Lackawanna County, Pennsylvania, being 1600 Main Street. Parcel one contains 15,000 square feet of land more or less; Parcel two contains ten one-hundredths (0.10) of an acre of land more or less.

Assessment Map #: 103.18-050-025

Assessed Value Figure: \$22,000.00

Improvements thereon: a commercial garage

Sheriff to Collect: \$160,598.55 plus interest, taxes and attorney's fees.

CARL J. GRECO, P.C. – Carl J. Greco, Esquire

Attorney

SALE NUMBER 84

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

See attached "Legal Description"

Property Identification #: 095.06-010-012

Assessed Value Figure: \$20,400.00

Improvements thereon: land-\$600 Improvements-19,800

Sheriff to Collect: \$170,808.44

Samuel A. Falcone, Jr., Esquire

Attorney

SALE NUMBER 85

By virtue of a Writ of Execution filed to No. 09 CV 6539 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2004 MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC4 vs. HARRY R. CURNOW, III. And TERRI L. CURNOW, owner(s) of property situate in , Lackawanna County, Pennsylvania, being 304 Center Street, Carbondale, PA 18407

Assessment Map #: 02304-050-00908

Assessed Value Figure: \$18,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$299,223.85

Patrick J. Wesner, Esquire

Attorney

SALE NUMBER 86

By virtue of a Writ of Execution filed to No. 2011-02593 THE FIDELITY DEPOSIT & DISCOUNT BANK, ASSIGNEE OF PENNSTAR BANK, A DIVISION OF NBT BANK, N.A., A SUCCESSOR BY MERGER TO PIONEER AMERICAN BANK, PLAINTIFF vs. JOHN J. SLATER, JOSEPH J. SLATER, JR. and MICHAEL J. SLATER, INDIVIDUALLY AND A PARTNER IN S&S REAL ESTATE ASSOC., A GENERAL PARTNERSHIP, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania, being 735 Main St., Dickson City, P A18519; 22x90.

Property Identification #: 113.20-030-046

Assessed Value Figure: \$18,000.00

Improvements thereon: Commercial Dwelling

Sheriff to Collect: \$20,441.86 plus interest and attorney fees

James M. Tressler, TRESSLER LAW, LLC

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 JULY 12, 2012 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

JOHN SZYMANSKI
SHERIFF OF LACKAWANNA COUNTY

ATTEST:

BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S DEPARTMENT
SCRANTON, PA 18503

MARCH 12, 2012