

**SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JUNE 7, 2011**

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, JUNE 7, 2011 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

**SALE NUMBER 1 CONT 10/4/11**

By virtue of a Writ of Execution filed to No. 10-CV-6853 ONEWEST BANK, FSB vs. WILLIAM A. GNALL, JR.; DEBRA A. GNALL, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania. being 106 El Drive, Taylor, PA 18517

80 X 102

Assessment Map #: 15514-050-030

Assessed Value: \$16,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$179,161.46

Michael J. Clark, Esquire

Attorney

**SALE NUMBER 2 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10 CV 8064 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, N.A. vs. IAN CASTROGIOVANNI, owner(s) of property Situate in Borough of Clarks Summit, LACKAWANNA COUNTY, PENNSYLVANIA BEING 316 Summit Avenue, Clarks Summit, Pennsylvania 18411

ALL those two certain lots, pieces or parcels of land situate in the Borough of Clarks Summit, County of Lackawanna and State of Pennsylvania, bounded and more fully described in Deed dated February 11, 2002 and recorded February 11, 2002 in Deed Book 601, Page 658.

DWELLING KNOWN AS: 316 SUMMIT AVENUE, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 09018-050-01300

Title to said premises is vested in Ian Castrogiovanni by deed from MARY J. MASSETTI dated February 11, 2002 and recorded February 11, 2002 in Deed Book 601, Page 658.

Assessment Map #: 09018-050-01300

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$71,642.50

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 3 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 2009 CIV 6475, FAIRWAY CONSUMER DISCOUNT COMPANY vs. PAUL DESANDO and LISA DESANDO, HIS WIFE, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 634 Bednar Street, Dunmore Borough.

Dimensions: 29 feet by 112-1/2 feet and 38 feet by 112-1/2 feet respectively.

Assessment Map #: 14705-020-058 and 14705-020-05701, respectively.

Assessed Value Figure: \$8,800.00 and \$3,700.00, respectively.

Improvements Thereon: IMPROVED with a single family dwelling

Sheriff to collect: \$35,100.38 plus costs as of June 7, 2011.

CHARITON, SCHWAGER & MALAK

Attorney

#### **SALE NUMBER 4 HIGH BID \$107,301.00**

By virtue of a Writ of Execution filed to No. 10 CV 7925 CITIMORTGAGE, INC. vs. JENNIFER SERENA and KEVIN SERENA, owner(s) of property situate in TOWNSHIPS OF SPRINGBROOK, Lackawanna County, Pennsylvania, being L-20 Joni Drive a/k/a 7332 Joni Drive Moscow, PA 18444, 20401-010-01408, BEGINNING at a point on the westerly side line of Joni Drive on the dividing line between lots #19 and #20; thence north 80 degrees 49 minutes west, along said dividing line 214.04 feet to a point; thence north 7 degrees 55 minutes east, along the rear line of lot #20, 180 feet to a point in the dividing line between lots #20 and #21; thence south 80 degrees 49 minutes east, along said dividing line, 217.41 feet to the westerly side line of Joni Drive; thence south 9 degrees 11 minutes west, 180 feet to the place of the beginning. Containing 38,740 square feet of land, more or less.

Assessment Map #: 20401-010-01408

Assessed Value: \$17,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$156,331.61

Goldbeck McCafferty & McKeever

Attorney

#### **SALE NUMBER 5 SOLD FOR TAXES AND COSTS**

HAVING erected thereon a dwelling house KNOWN AND NUMBERED: 1738 Bundy Street Scranton, PA 18508

MAP BLOCK/LOT # N/A

TAX MAP # 13411-030-011

ASSESSED VALUE \$7,000.00

The same having been sold by me, the said Sheriff to the said Grantee, on June 7, 2011 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on March 1, 2011 out of the Court of Common Pleas of the said County of Lackawanna at the suit of:

WELLS FARGO BANK, NA AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC 2005-OP1 MTG. PASS-THROUGH CERTIFICATES, SERIES 2005-OP1 vs. KATHLEEN GRANKO LACKAWANNA COUNTY C.C.P. NO. 08-1225

to satisfy the judgment in the sum of \$83,428.25, plus interest and costs.

UDREN LAW OFFICE, P.C.

Alan M. Minato, Esquire

Attorney

#### **SALE NUMBER 6 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10-CV-8947 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY. vs. DAVID K. HARVEY and JESSICA M. PAIESKI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 615 Wintermantle Avenue, Scranton, PA 18505

See Instrument No. 2006-22901

Assessment Map #: 16805-040-005

Assessed Value Figure: \$7,000.00

Improvements thereon: a residential dwelling house

Sheriff to Collect: \$92,531.61 (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 7 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10 CV 4837 WELLS FARGO BANK, N.A. v. JAMES UTTER A/K/A JAMES ALAN UTTER and BRENDA UTTER A/K/A BRENDA JEAN UTTER, owner(s) of property situate in the BOROUGH OF JERMYN, Lackawanna County, Pennsylvania, being 312 FRANKLIN STREET, JERMYN, PA 18433-1621

Assessment Map #: 0731203004001

Assessed Value Figure: \$47,000.00

Improvements thereon: Residential Property

Judgment Amount: \$147,857.69

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 8 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10 CV 7341 PHH MORTGAGE CORPORATION, F/K/A COLDWELL BANKER MORTGAGE v. ENRIQUE A. GONZALEZ, owner(s) of property situate in the TOWNSHIP OF CITY OF SCRANTON, SECOND, Lackawanna County, Pennsylvania, being 1206 PHILO STREET, SCRANTON, PA 18508-2115

Front: 55 feet Depth: 150 feet

Assessment Map #: 13415-030-022

Assessed Value Figure: \$12,000.00

Improvements thereon: Residential Property

Judgment Amount: \$123,126.25

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 9 CONT 7/19/11**

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. DINO FERRA and DEE FERRA, owner(s) of property Situate in 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, bounded and described more fully in Deed Book Instrument No. 200509398.

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

TAX PARCEL NUMBER: 14670-020-014

Title to said premises is vested in Dino Ferra and Dee Ferra, husband and wife, by deed from CHARLES HIBBLE AND RONALD FISH dated March 30, 2005 and recorded April 14, 2005 in Deed Book Instrument No. 200509398.

Assessment Map #: 14670-020-014

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 10 STAYED**

By virtue of a Writ of Execution No. 51098-09 NORTH POCONO SCHOOL DISTRICT vs. ROBERT WOOD, owner(s) of property situate in Thornhurst Twp., Lackawanna County, Pennsylvania being: T. C. C. E. L-356 Sec 2

80 x 125

Property Identification #: 24103-030-007

Assessed Value Figure: \$16,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$6,160.70

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

**SALE NUMBER 11 CONT 7/19/11**

By virtue of a Writ of Execution No. 10-CV-5135 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR RAMP 2006RS3 v. PAUL MADUS, JR A/K/A PAUL MADUE, JR, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1520-1522 LUZERNE STREET, SCRANTON, PA 18504-2342

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

Assessment Map #: 14517-020-011

Assessed Value Figure: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$115,664.60

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 12 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 2010 CIV 3776 FIDELITY DEPOSIT AND DISCOUNT BANK vs. CHRISTOPHER R. STECIK and AMBER L. STECIK, owner(s) of property situate in Old Forge, Lackawanna County, Pennsylvania, being 217 Bubernak Blvd., Old Forge, PA 18518

Being 95x287x40x177x54x110

Assessment Map #: 16520-020-049

Assessed Value Figure:

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$316,001.45 plus interest, taxes, costs and attorneys' fees. Judgment filed to Docket No. 2010 CIV 3776 Writ of Execution issued March 3, 2011

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christopher R. Stecik and Amber L. Stecik Paul A. Kelly, Jr.

Attorney

**SALE NUMBER 13 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 07-145 WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2 vs. JANET FISNE, owner(s) of property Situate in TOWNSHIP OF NEWTON, Lackawanna County, Pennsylvania being 1612 Summit Lake Road Clarks Summit, PA 18411, 11103-010-010,

BEGINNING AT A CORNER IN THE CENTER OF STATE ROAD LEADING FROM SCRANTON TO MILWAUKEE, CORNER OF LAND OWNED BY HENIGHAN; THENCE ALONG CENTER OF SAID ROAD NORTH THIRTY-NINE (39) DEGREES EAST ONE HUNDRED TWENTY-ONE (121) FEET TO CORNER IN CENTER OF ROAD; THENCE SOUTH EIGHTY-THREE (83) DEGREES FORTY-FIVE (45)

MINUTES WEST THIRTY-THREE (33) TO CORNER IN CENTER OF DIRT TOWNSHIP ROAD KNOWN AS VALLEY VIEW DRIVE; THENCE ALONG LINE OF ALBERT HELLER AND JAMES DAVIS SOUTH FIFTY-EIGHT (58) DEGREES FORTY-FIVE (45) MINUTES WEST THREE HUNDRED EIGHTY-FOUR (384) FEET TO AN IRON PIN CORNER; THENCE THROUGH LANDS OF GRANTOR SOUTH FORTY-FOUR (44) DEGREES FIFTEEN (15) MINUTES EAST ONE HUNDRED FORTY-FIVE AND SIX TENTHS (145.6) FEET TO CORNER IN CENTER STATE ROAD; THENCE ALONG CENTER OF SAID ROAD NORTH THIRTY-NINE (39) DEGREES EAST TWO HUNDRED EIGHTY-FIVE AND THREE TENTHS (285.3) FEET TO CORNER IN CENTER OF ROAD PLACE OF BEGINNING. CONTAINING 29,650 SQUARE FEET OF LAND BE THE SAME MORE OR LESS.

Assessment Map #: 11103-010-010

Assessed Value Figure: \$8,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$114,396.50

Goldbeck McCafferty & McKeever

Attorney

### **SALE NUMBER 14 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10-CV-6198 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 vs. MELISSA LANNAK and THOMAS MISIURA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 534 Orchard Street Scranton, PA 18505, 15660-010-006,

BEING the Northwesterly part of Lot Number Eighteen (18) in Square or Block Number Eighty-three (83), said fraction being twenty-two (22) feet front on Orchard Street and one hundred fifty-two (152) feet deep to an alley in the rear sixteen (16) feet wide for public use. With the privilege of using ten (10) feet in front of the front line of said piece of land on Orchard Street for yard, vault, porch, piazza, cellarway and bay windows, but for no other purpose. Containing 24, 450 square feet of land. SUBJECT to the same exceptions and reservations contained in former deeds in the chain of title to said premises.

Property Identification #: 15660-010-006

Assessed Value Figure: \$6,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$68,406.79

Goldbeck McCafferty & McKeever

Attorney

### **SALE NUMBER 15 STAYED**

HAVING erected thereon a dwelling house KNOWN AND NUMBERED: 1021 Crown Avenue Scranton, PA 18505

MAP BLOCK/LOT # N/A

TAX MAP # 16708050003

ASSESSED VALUE \$6,000.00

The same having been sold by me, the said Sheriff to the said Grantee, on June 7, 2011 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on March 8, 2011 out of the Court of Common Pleas of the said County of Lackawanna at the suit of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE SECURITIZATION SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2007 STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC2 vs. LINDA E. WINTERS

LACKAWANNA COUNTY C.C.P. NO. 11-CV-310 to satisfy the judgment in the sum of \$108,149.19, plus interest and costs.

UDREN LAW OFFICES, P.C.

Daniel S. Siedman, Esquire

PA ID 306534

## **Attorney**

### **SALE NUMBER 16 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10 CV 6938 EMBRACE HOME LOANS vs. ANGELA ZANGHI and ROSS P. ZANGHI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being, 1008 Clearview Street Scranton, PA 18508, 134.16-030-013,

Being Lot Number Five (5) in Block Number One (1) of "Thurstons Addition to the City of Scranton"; said lot is located on Jones Street, now known as Clearview Street, near the Peoples lines of Street Railway, on the West side of Lackawanna River, and is fifty (50) feet wide in front and rear and one hundred (100) feet in depth, be the same more or less.

Assessment Map #: 134.16-030-013

Assessed Value Figure: \$7,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$93,199.35

Goldbeck McCafferty & McKeever

Attorney

### **SALE NUMBER 17 STAYED**

By virtue of a Writ of Execution filed to No. 08 CV 6300 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-2 vs. EDWARD J. MILLER and DIANE T. MILLER, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania being, RR 1 Box 560 Olyphant, PA 18447, 08301-020-004,

BEGINNING at a point in the centerline of SR 0632, said point being South forty-nine degrees thirty minutes East (S 49° 30' E) a distant of three hundred twenty-five feet along the centerline from the intersection of the centerline of SR 0632 and SR 1029; said point also being the Southerly corner of lands conveyed to Thomas & Joan Petrucci by deed dated May 24, 1960 recorded in Lackawanna County Recorder of Deeds Office in Deed Book 578, Page 230.

Assessment Map #: 08301-020-004

Assessed Value Figure: \$0.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$243,483.73

Goldbeck McCafferty & McKeever

Attorney

### **SALE NUMBER 18 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10-CV-7352 ONEWEST BANK, FSB vs. CLARENCE C. FELDNER JR., owner(s) of property Situate in City of Carbondale, LACKAWANNA COUNTY, PENNSYLVANIA BEING 152 Fallbrook Street, Carbondale, Pennsylvania 18407

ALL THAT CERTAIN piece or parcel of land situate in the City of Carbondale, County of Lackawanna and State of Pennsylvania, bounded and more fully described in Deed Book Instrument Number 200811232

DWELLING KNOWN AS: 152 FALLBROOK STREET, CARBONDALE, PENNSYLVANIA 18407.

TAX PARCEL NUMBER: 04412020045

Title to said premises is vested in Clarence C. Feldner Jr. by deed from Ann Marie Crawford, John Crawford, and Kimberely A. Crawford dated May 6, 2008 and recorded May 13, 2008 in Deed Book Instrument Number 200811232.

Assessment Map #: 04412020045

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$94,776.18

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 19 CONT 10/4/11**

By virtue of a Writ of Execution filed to No. 2010-CV-1042 SRMOF 2009-1 TRUST v. LORI REILLY LEWIS, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania Being 908-910 Harrison Avenue, Scranton, PA 18510

ALL THAT CERTAIN lot, piece, parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

BEING a portion of Lot No. four (4) in Square or Block No. One Hundred Seventy-Nine (179) on the plot of Lackawanna Iron and Coal Company in the City of Scranton, forty (40) feet in width, front and rear, and one hundred nineteen (119) feet in depth, including the ten (10) foot privilege in front of said lot on Harrison Avenue.

TAX PARCEL NUMBER: 15706-060-27

Property Identification #: 15706-060-027

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$89,391.01, plus interest and costs

Martha E. Von Rosenstiel, Esquire

Attorney

**SALE NUMBER 20 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10-CV-4764 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF EQUIFIRST MORTGAGE LOAN TRUST 2003-1, ASSET-BACKED CERTIFICATES, SERIES 2003-1 vs. CYNTHIA MCANDREW and MICHAEL MCANDREW, owner(s) of property situate in Borough of Mayfield, Lackawanna County, Pennsylvania being, 426 Depew Avenue Mayfield, PA 18433, 07405-010-026,

BEGINNING at a point ten (10) feet distant southerly from the division line between lots numbered 23 and 24 in Block Number 3 of the Gardner and Whitmore Tract on Second Street as described on a Map of said tract; said point being ten (10) feet distant from the rear corner of said Lot Number 23; thence in a northwesterly direction and parallel with said division line one hundred fifty (150) feet to Second Street, leaving a strip of land ten (10) feet wide between said lots 23 and 24; title to which strip is now, or formerly was, in Peter Silarno; thence in a southwesterly direction along said Second Street forty (40) feet to the line of Lot Number 22; thence in a southeasterly direction along the division line between Lots Numbered 22 and 23 a distance of one hundred forty-five and one-half (145 ½) feet to a point; and thence in a northeasterly direction forty (40) feet, more or less, to the place of BEGINNING.

COMPRIMISING part of Lot Number 23 in Block 3, fronting on Second Street, as shown on the Map of Gardner and Whitmore's Addition to Mayfield.

SAID LOT is bounded on the West by Second Street; on the North by lands now or formerly of Peter Silarno, also known as Peter Solomon; on the East by the right-of-way of the New York, Ontario and Western Railroad; on the South by lands now or formerly of John Takarczyk.

Assessment Map #: 07405-010-026

Assessed Value Figure: \$44,100.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$118,770.31

Goldbeck McCafferty & McKeever

Attorney

**SALE NUMBER 21 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10-CV-7497 AMERICAN GENERAL CONSUMER DISCOUNT COMPANY vs. EDWARD D. SMITH, JR. (REAL OWNER); ROSEMARY E. LORD, ADMINISTRATOR OF THE ESTATE OF CATHERINE SMITH A/K/A CATHERINE M. SMITH, DECEASED; UNITED STATE OF AMERICA, owner(s) of property situated in City of Scranton, Ward 13, Lackawanna County, Pennsylvania being 105 New York Street, Scranton, PA 18509

60 X 105

Assessment Map #: 14605-040-005  
Assessed Value Figure: \$8,500.00  
Improvements Thereon: a residential dwelling  
Sheriff to Collect: \$79,414.76  
Michael J. Clark, Esquire  
Attorney

**SALE NUMBER 22 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 2010 CIV 8767, FAIRWAY CONSUMER DISCOUNT COMPANY vs. RUTH ANN WHEELAND A/K/A RUTH ANN KELLOGG, owner(s) of property situate in Covington Township, Lackawanna County, Pennsylvania being R.D. #3, Box 3055A, Moscow.

Acreage: 5 acres +/-.

Assessment Map #: 21901-010-00102

Assessed Value Figure: \$3,000.00

Improvements Thereon: UNIMPROVED premises

Sheriff to Collect: \$8,703.88 plus costs as of June 7, 2011.

CHARITON, SCHWAGER & MALAK

Attorney

**SALE NUMBER 23 SOLD FOR TAXES AND COSTS**

HAVING erected thereon a dwelling house KNOWN AND NUMBERED:

460 Willowbrook Road

Clarks Summit, PA 18411

MAP BLOCK/LOT # N/A

TAX MAP # 09103-030-013

ASSESSED VALUE \$23,500.00

The same having been sold by me, the said Sheriff to the said Grantee, on June 7, 2011 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on 01/04/2011 out of the Court of Common Pleas of the said County of Lackawanna at the suit of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR AMERIQUEST MORTGAGE SECURITIES TRUST 2005-R11, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R11 vs. GARY RICHARD DIXON and DEBORAH ANN DIXON

LACKAWANNA COUNTY C.C.P. NO. 09CV7357 to satisfy the judgment in the sum of \$265,008.38, plus interest and costs.

UDREN LAW OFFICE, P.C.

Daniel S. Siedman, Esquire

PA ID 306534

Attorney

**SALE NUMBER 24 SOLD FOR TAXES AND COSTS**

HAVING erected thereon a dwelling house KNOWN AND NUMBERED:

613 Willow Street

Scranton, PA 18505

MAP BLOCK/LOT # N/A

TAX MAP # 15620-030-023

ASSESSED VALUE \$12,650.00

The same having been sold by me, the said Sheriff to the said Grantee, on June 7, 2011 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on 01/04/2011 out of the Court of Common Pleas of the said County of Lackawanna at the suit of: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC 2005-OP2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OP2 vs. JOSEPH ROSS



LACKAWANNA COUNTY C.C.P. NO. 10-CV-1043 to satisfy the judgment in the sum of \$92,842.86, plus interest and costs.

UDREN LAW OFFICE, P.C.

Daniel S. Siedman, Esquire

PA ID 306534

Attorney

**SALE NUMBER 25 SOLD FOR TAXES AND COSTS**

HAVING erected thereon a dwelling house KNOWN AND NUMBERED:

735-737 Willow Street

Scranton, PA 18505

MAP BLOCK/LOT # N/A

TAX MAP # 15620-050-018

ASSESSED VALUE \$14,000.00

The same having been sold by me, the said Sheriff to the said Grantee, on June 7, 2011 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on 01/28/2011 out of the Court of Common Pleas of the said County of Lackawanna at the suit of: ONEWEST BANK, FSB vs. NATALIYA PRIBYSH and BORIS PRIBYSH

LACKAWANNA COUNTY C.C.P. NO. 10-CV-4622 to satisfy the judgment in the sum of \$88,086.12, plus interest and costs.

UDREN LAW OFFICE, P.C.

Daniel S. Siedman, Esquire

PA ID 306534

Attorney

**SALE NUMBER 26 STAYED**

By virtue of a Writ of Execution filed to No. 10-CV-1550 EQUICREDIT CORPORATION OF AMERICA v. CHRISTOPHER B. RICHARDSON and MARYLOU A. RICHARDSON, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 716 WHEELER AVENUE, SCRANTON, PA 18510  
4800 square feet

Property Identification #: 15710-060-010

Assessed Value Figure: \$2,450.00 + \$11,050.00 = \$13,500.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$167,211.92

Joel A. Ackerman, Esquire

Attorney

**SALE NUMBER 28 STAYED**

By virtue of a Writ of Execution filed to No. 10 CV 2471 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. LINDA MILLS and RAYMOND MILLS, JR, DECEASED, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 130 East Elm Street, Dunmore, PA 18512

Front: 40 feet, Depth 118 feet

Assessment Map #: 14818-020-034

Assessed Value Figure: \$5,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$98,684.47

Patrick J. Wesner, Esquire

Attorney

**SALE NUMBER 29 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10-CV-1985 PENNY MAC LOAN SERVICES, LLC vs. DAVID L. PRATT and MELANIE S. PRATT, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania being 409 Brookview Lane, Clarks Summit, PA 18411

Front: 61.15 feet, Depth 150 feet

Assessment Map #: 09101-010-00708

Assessed Value Figure: \$28,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$230,707.53

Patrick J. Wesner, Esquire

Attorney

**SALE NUMBER 30 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10-CV-7372 HSBC MORTGAGE SERVICES, INC. vs. MICHAEL CZANKNER A/K/A MICHAEL J. CZANKNER and MICHELE CZANKNER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 105 Mary Lane, Scranton, PA 18505

Front: 100 feet, Depth 100 feet

Assessment Map #: 16810-020-030

Assessed Value Figure: \$13,500.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$204,217.94

Patrick J. Wesner, Esquire

Attorney

**SALE NUMBER 31 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed at No. 108-CV-6894 EFRAIN GONZALEZ and LIDIASUZY VILLAGOMEZ vs. JOHN TALVY ENTERPRISES, LLC, owner(s) of property situate in Covington Township, Lackawanna County, Pennsylvania being 1417 Route 435 South, Gouldsboro, Pennsylvania 18424 and consisting of 1.34 acres.

Property Identification #: 21904010007

Assessed Value Figure: \$17,000.00

Improvements Thereon: Single structure - commercial

Sheriff to Collect: \$192,307.68

Geoffrey S. Worthington, Esq.

ROYLE & DURNEY

Suite 8, Merchants Plaza

P.O. Box 536

Tannersville, PA 18372

(570) 620-0320

(570) 620-0390 (fax)

Attorney

**SALE NUMBER 32 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 09-CV-6637 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-30CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-30CB vs. MARIA BALDASSARI and WILLIAM BALDASSARI, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 225 Lemon Street, Scranton, Pennsylvania 18508

All that surface or right of soil of all that certain lot, piece, parcel or tract of land situate, lying and being in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, bounded and more fully

described in Deed Book 323, Page 68, Instrument # 2000-022636 dated October 12, 2000 and recorded October 12, 2000.

TAX I.D. #: 12403010012

DWELLING KNOWN AS: 225 LEMON STREET, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 12403010012

Title to said premises is vested in Maria Baldassari and William A Baldassari by deed from Deborah S. Reynolds dated October 12, 2000 and recorded October 12, 2000 in Deed Book 323, Page 68 Instrument # 2000-022636.

Assessment Map #: 12403010012

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$86,335.33

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 33 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10 CV 4570, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-7 vs. CHRISTOPHER LORENZETTI and KELI JEAN LORENZETTI, owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania, being 716 Murray Street, Throop, PA 18512

Front: 40 feet Depth: 120 feet

Assessment Map #: 12513-060-033

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$124,455.44

Patrick J. Wesner, Esquire

Attorney

### **SALE NUMBER 34 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10 CV 6906 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. LINDA S. HECKMAN, owner(s) of property situate in 2<sup>nd</sup> Ward, City of Scranton, Lackawanna County, Pennsylvania being 1426 Church Avenue, Scranton, PA 18508

Front: 40 feet, Depth 132 feet

Assessment Map #: 13416 020 038

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$37,746.23

Patrick J. Wesner, Esquire

Attorney

### **SALE NUMBER 35 STAYED**

By virtue of a Writ of Execution filed to No. 10 CV 7786 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. EDMUND JOHN KOLESAR A/K/A EDMUND J. KOLESAR, owner(s) of property situate in Borough of Jessup, Lackawanna County, Pennsylvania being 134 Palmer Drive, Jessup, PA 18434

Front: 70 feet, Depth 123 feet

Assessment Map #: 10418-010-018

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$126,880.89

Patrick J. Wesner, Esquire

Attorney

**SALE NUMBER 36 STAYED**

By virtue of a Writ of Execution filed to No. 10-CV-7913 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, N.A. vs. LISA ZIMINSKAS A/K/A LISA MATZ and CLEMENT W. MATZ, owner(s) of property Situate in Borough of Jessup, LACKAWANNA COUNTY, PENNSYLVANIA BEING 914 Hilltop Drive, Jessup, Pennsylvania 18434

ALL right, title and interest in and to all that certain lot, piece or parcel of land situate, lying and being in the Borough of Jessup (formerly Winton), County of Lackawanna and State of Pennsylvania, being bounded and more fully described in Deed Book 1614, Page 485.

BEING all of Lot 9 and the adjoining westerly 14 feet of Lot 7 in Block D, in the map above referenced to.

DWELLING KNOWN AS: 914 HILLTOP DRIVE, JESSUP, PENNSYLVANIA 18434.

TAX PARCEL NUMBER: 11503-020-019

Title to said premises is vested in Lisa Ziminskas a/k/a Lisa Matz and Clement W. Matz, husband and wife, by deed from Marie L. Baltz, Executrix of the Estate of Olga Cassani, Deceased dated January 30, 1998 and recorded February 13, 1998 in Deed Book 1614, Page 485.

Assessment Map #: 11503-020-019

Assessed Value Figure: \$17,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$110,226.71

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 37 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10CV3148 BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, FORMERLY KNOWN AS LASALLE NATIONAL BANK, IN ITS CAPACITY AS INDENTURE TRUSTEE UNDER THAT CERTAIN SALE AND SERVICING AGREEMENT DATED JUNE 1, 2000 AMONG AFC TRUST SERIES 2000-2, AS ISSUER SUPERIOR BANK FSB, AS SELLER AND SERVICER, AND LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AFC MORTGAGE LOAN ASSET BACKED NOTES SERIES 2000-2 vs. BARBARA LEGG and JOHN L. LEGG, owner(s) of property Situate in Dickson City, LACKAWANNA COUNTY, PENNSYLVANIA BEING 619 Ash Street, Dickson City, Pennsylvania 18519

ALL THAT CERTAIN piece or parcel or lot of land, situate, lying and being in the Borough of Dickson City, County of Lackawanna Commonwealth of Pennsylvania, bounded and more fully described in Deed Book 251, Page 748.

DWELLING KNOWN AS: 619 ASH STREET, DICKSON CITY, PENNSYLVANIA 18519

TAX PARCEL NUMBER: 12408-030-029

Title to said premises is vested in Barbara Legg and John L. Legg, husband and wife, by deed from BARBARA LEGG, FORMERLY KNOW AS BARBARA KRUKOSKI dated May 9, 2000 and recorded May 17, 2000 in Deed Book 251, Page 748.

Assessment Map #: 12408-030-029

Assessed Value Figure: \$5,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$58,630.14

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 39 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10-CV-3179 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. MARY KAY SEARS and JEFFREY R. SEARS, owner(s) of property situate in

the 4<sup>th</sup> Ward, City of Carbondale, Lackawanna County, Pennsylvania, being 19 Pearl Street, Carbondale, PA 18407

Front: 55 feet Depth: 150 feet

Assessment Map #: 05509-020-005

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$99,623.58

Patrick J. Wesner, Esquire

Attorney

#### **SALE NUMBER 40 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10-CV-7745 AURORA LOAN SERVICES, LLC v MONICA LOPEZ and ISIDRO LOPEZ, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being 521 Throop Street, Scranton, PA 18512 a/k/a 521 Throop Street, Dunmore, PA 18512

10,980 square feet

Property Identification #: 14608050061

Assessed Value Figure: \$1,250.00 + \$9,050.00 = \$10,300.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$147,263.69

Joel A. Ackerman, Esquire

Attorney

#### **SALE NUMBER 41 CONT 7/19/11**

HAVING erected thereon a dwelling house KNOWN AND NUMBERED:

1741-1743 Sanderson Avenue

Scranton, PA 18509

MAP BLOCK/LOT # N/A

TAX MAP # 13513-030-053

ASSESSED VALUE \$11,000.00

The same having been sold by me, the said Sheriff to the said Grantee, on June 7, 2011 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on February 21, 2011 out of the Court of Common Pleas of the said County of Lackawanna at the suit of: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2006 MORGAN STANLEY CAPITAL I INC. TRUST 2006 HE2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 HE2 vs. FRANK PEPERNO and JOHN THOMAS LACKAWANNA COUNTY C.C.P. NO. 09 CV 3659 to satisfy the judgment in the sum of \$82,099.80, plus interest and costs.

UDREN LAW OFFICE, P.C.

Sherri J. Braunstein, Esquire

PA ID 90675

Attorney

#### **SALE NUMBER 42 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10-CV-6846 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2006-WL3 vs. LUKE J. BERARDIS and REBECCA L. BERARDIS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being, 3245-3 Pittston Avenue Scranton, PA 18505, 17608-030-050,

?????

Follows, to wit: Beginning at the intersection of the Southeasterly side of Anthracite Avenue with the westerly corner of lot numbered five (5) said lot having been conveyed to John McDonough by deed bearing date August first (1<sup>st</sup>), eighteen hundred and ninety-eight (1898) thence in a Southwesterly direction along the Southeasterly line of said Avenue about one hundred (100) feet to its intersection with the Northerly corner of lot numbered

eight (8), said lot numbered eight (8) having been conveyed to Stanley Sadufski by deed bearing date August fifteenth (15<sup>th</sup>) Nineteen hundred and one (1901); thence in a Southeasterly direction along the Northeasterly line of said lot number eight (8) about one hundred and fifty (150) feet to its intersection with the Northwesterly line of an alley; thence in a Northeasterly direction along the said line of said alley about one hundred (100) feet to its intersection with the Southerly corner of lot numbered five (5) aforesaid; thence in a Northwesterly direction along the Southwesterly line of said lot numbered five (5) about one hundred and fifty (150) feet to the place of beginning. Being lot numbered six (6) and seven (7) in block numbered seventeen (17) situate in Lackawanna Township as shown on the Greenwood Plot of Lots as surveyed by C.W. Thompson, Jr. using the same lots of land sold and conveyed to Briget McDonough aforesaid by W.A. Nay, et al. Trustees by deed dated the 28<sup>th</sup> day of July A.D. 1909.

Property Identification #: 17608-030-050

Assessed Value Figure: \$10,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$160,820.29

Goldbeck McCafferty & McKeever

Attorney

#### **SALE NUMBER 43 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 09CV8674 COMMUNITY BANK, N.A. vs. MICHAEL A. TALDO and DAWN M TALDO A/K/A DAWN TALDO A/K/A DAWN MARIE TALDO, owner(s) of property Situate in Mayfield, LACKAWANNA COUNTY, PENNSYLVANIA BEING 203 Main Street, Mayfield, Pennsylvania 18433

ALL THAT surface or right of soil of and to all that certain piece, parcel of lot of land situate, lying and being in the Borough of Mayfield, County of Lackawanna and Commonwealth of Pennsylvania, bounded and more fully described in Deed Book 138, Page 535.

DWELLING KNOWN AS: 203 MAIN STREET, MAYFIELD, PENNSYLVANIA 18433.

TAX PARCEL NUMBER: 07312-080-007

Title to said premises is vested in Michael A Taldo and Dawn M Taldo a/k/a Dawn Taldo a/k/a Dawn Marie Taldo, husband and wife, by deed from DAVID J. HOWEY AND DIANE M. HOWEY N/K/A DIANA M. HOWEY dated August 14, 1999 and recorded August 31, 1999 in Deed Book 138, Page 535.

Assessment Map #: 07312-080-007

#### **SALE NUMBER 44 CONT 10/4/11**

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

55X150X55X150

Assessment Map #: 12417-020-006

Assessed Value Figure: \$12,000.00

Improvements Thereon: a residential dwelling

Sheriff to Collect: \$79,183.18

Michael J. Clark, Esquire

Attorney

#### **SALE NUMBER 45 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10 CV 8588 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-OP1, ASSET BACKED PASS-THROUGH CERTIFICATES vs. MICHAEL SALVATORI and DIANE SALVATORI, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 530 Maple Street, Scranton, Pennsylvania 18505

DWELLING KNOWN AS: 530 MAPLE STREET, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 156.19-050-047

Title to said premises is vested in Michael Salvatori and Diane Salvatori, husband and wife, by deed from ROBERT R. SCHUSTER, ESQ., ADMINISTRATOR OF THE ESTATE OF ANTHONY MASCARO, JR. AS A TENANT IN COMMON AND OWNER OF AN UNDIVIDED ONE-HALF INTEREST, AND MICHAEL SALVATORI, EXECUTOR OF THE ESTATE OF MADELINE SALVATORI, AS A TENANT IN COMMON AND OWNER OF UNDIVIDED ONE-HALF INTEREST dated January 13, 2006 and recorded January 26, 2006 in Deed Book Instrument Number 200602473.

Assessment Map #: 156.19-050-047

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$92,078.05

McCabe, Weisberg and Conway, P.C.

Attorney

#### **SALE NUMBER 46 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-7810 CITIMORTGAGE, INC. v. HENRY S. KRIEG, SR and MARIANNE CAPWELL, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 717 REAR ELM STREET, SCRANTON, PA 18505

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

Assessment Map #: 16708-010-033

Assessed Value Figure: \$6,550.00

Improvements Thereon: Residential Property

Judgment Amount: \$98,079.65

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 47 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 2010 CIV 3858 FIDELITY DEPOSIT AND DISCOUNT BANK vs. JEAN MARIE SMITH-HOUSER, owner(s) of property situate in Archbald, Lackawanna County, Pennsylvania being 6 Railroad Street, Archbald, PA 18403

Being 50 feet by 150 feet

Assessment Map #: 10416-040-005

Improvements thereon: Residential Dwelling

Sheriff to collect: \$28,328.06 plus interest, taxes, costs and attorneys' fees.

Judgment filed to Docket No. 2010 CIV 3858

Writ of Execution issued March 3, 2011

Paul A. Kelly, Jr.

Attorney

#### **SALE NUMBER 48 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 2010 CIV 5703 FIDELITY DEPOSIT AND DISCOUNT BANK vs. THEODORE BIERYLA, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 806 Hampton Street, Scranton, PA 18504

Being 25 feet by 133 feet

Assessment Map #: 15610-030-040

Improvements thereon: Residential Dwelling

Sheriff to collect: \$42,808.40 plus interest, taxes, costs and attorneys' fees.

Judgment filed to Docket No. 2010 CIV 5703

Writ of Execution issued March 3, 2011

Paul A. Kelly, Jr.

Attorney

**SALE NUMBER 49 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 2010-CV-3893 WELLS FARGO BANK, N.A. v. JAMES K. SABLE, II A/K/A JAMES SABLE and HELENA R. SCHNEIDER A/K/A HELENA SCHNEIDER, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 449 PHELPS STREET, SCRANTON, PA 18509-3225

Dimensions: 40x140

Assessment Map #: 14653020007

Assessed Value Figure: \$9,500.00

Improvements thereon: Residential Property

Judgment Amount: \$50,844.00

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 50 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-7768 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2006-1 v. ANNE GIORDANO and LAWRENCE J. GIORDANO, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1413 DARTMOUTH STREET, SCRANTON, PA 18504-2725

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

Assessment Map #: 15609020005

Assessed Value Figure: \$5,500.00

Improvements thereon: Residential Property

Judgment Amount: \$91,981.88

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 51 CONE 10/4/11**

By virtue of a Writ of Execution No. 10 CV 469 CHASE HOME FINANCE LLC v. CHRISTIE L. HILLER and MARK HILLER, owner(s) of property situate in the 14<sup>TH</sup> WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 529 PLEASANT AVENUE, SCRANTON, PA 18504-3606

Front: 36 feet, Depth: 130 feet, containing 4,680 square feet.

Assessment Map #: 14514090002

Assessed Value Figure: \$7,300.00

Improvements thereon: Residential Property

Judgment Amount: \$82,319.73

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 52 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-7122 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE3 v. REBECCA COLARUSSO A/K/A REBECCA L. COLARUSSO, owner(s) of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 1081 CARMALT STREET, DICKSON CITY, PA 18519-1201

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

Assessment Map #: 11312 070 027

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$103,325.52

PHELAN HALLINAN & SCHMIEG, LLP

Attorney



**SALE NUMBER 53 STAYED**

By virtue of a Writ of Execution No. 10-CV-7562 WELLS FARGO BANK, N.A. v. JACQUELINE A. MOASE, owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 142 SPRING STREET, CARBONDALE, PA 18407-2455

Front: 75 feet, Depth 90 feet, containing 6750 square feet.

Assessment Map #: 05505-060-007

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$74,489.52

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 54 CONT 10/4/11**

By virtue of a Writ of Execution No. 10 CV 6225 WELLS FARGO BANK, N.A. v. MICHAEL J. KISH and GWENLYN H. KISH, owner(s) of property situate in 5<sup>th</sup> Ward of the City of SCRANTON, Lackawanna County, Pennsylvania, being 128-130 SOUTH LINCOLN AVENUE A/K/A 128 SOUTH LINCOLN STREET A/K/A 128 SOUTH LINCOLN STREET UNIT 130 A/K/A, 128 SOUTH LINCOLN AVENUE UNIT 130, SCRANTON, PA 18504-2418

Front: 50 feet, Depth: 150 feet

Assessment Map #: 14517 050 031

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$61,430.93

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 55 CONT 7/19/11**

By virtue of a Writ of Execution No. 10-CV-6681 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR RASC 2003KS10 v. BRUCE J. MEHALL and GERMAINE T. MEHALL, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 907 WOOD STREET, SCRANTON, PA 18508-2239

Dimensions: 52x146x43x30x6x120

Assessment Map #: 13420010038

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$99,675.82

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 56 CONT 7/19/11**

By virtue of a Writ of Execution No. 08-7359 CITIMORTGAGE, INC. v. EDIMAR GONCALVES, owner(s) of property situate in the Lackawanna County, Pennsylvania being 1427 AND 1429 NORTH MAIN AVENUE, SCRANTON, PA 18508-1822

Front: 40 feet, Depth: 132 feet, containing 5,680.00 square feet.

Assessment Map #: 134-16-020-053

Assessed Value Figure: \$13,700.00

Improvements Thereon: Residential Property

Judgment Amount: \$106,317.64

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 57 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 2009-CV-8154 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2005-FA8 30YR, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER, IN ITS CAPACITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT v. VINCENT SCIALPI, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1107 WATSON STREET, SCRANTON, PA 18508

5800 square feet

Property Identification #: 156-17-070-013

Assessed Value Figure: \$1,600.00 + \$13,000.00 = \$14,600.00

Improvements Thereon: Multi Dwelling

Sheriff to Collect: \$109,859.16

Joel A. Ackerman, Esquire

Attorney

**SALE NUMBER 58 SOLD FOR TAXES AND COSTS**

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. vs. RAYMOND RUIZ, DECEASED BY AND THROUGH HIS PERSONAL REPRESENTATIVE, TRACY APPLGATE, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF RAYMOND RUIZ, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being: 835 Beech St., Scranton, PA 18505

Dimensions: 40 x 80

Assessment Map #: 16708 040 028

Assessed Value Figure: \$7,500.00

Improvements Thereon: single dwelling

Sheriff to collect: \$43,460.18 Plus costs

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

**SALE NUMBER 59 STAYED**

By virtue of a Writ of Execution filed to No. 09 cv 4169 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 vs. VINCE MARINARO A/K/A VINCENT MARINARO, owner(s) of property Situate in Township of Abington, LACKAWANNA COUNTY, PENNSYLVANIA BEING 552 Deerfield Drive, Clarks Summit, Pennsylvania 18411

ALL that certain lot, piece or parcel of land, lying, being and situate in the Township of South Abington, County of Lackawanna and State of Pennsylvania, more particularly described in Deed Instrument # 2006035324.

DWELLING KNOWN AS: 552 DEERFIELD DRIVE, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 09103-020-00103

Title to said premises is vested in Vince Marinaro a/k/a Vincent Marinaro by deed from SHERRILYN STIVALS dated November 30, 2006 and recorded December 11, 2006 in Deed Instrument # 2006035324.

Assessment Map #: 09103-020-00103

Assessed Value Figure: \$21,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$320,435.77

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 60 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 2009 CV 2535 NATIONALOAN INVESTORS, L.P. vs. KIMBERLY A. ALBINO, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania being 478 Bagnick Street, Peckville, PA

1429 AC

Property Identification #: 10409030016

Assessed Value Figure: \$11,000.00

Improvements Thereon: \$9,000.00

Sheriff to collect: \$133,887.01

Robert L. Grundlock Jr.

Attorney

**SALE NUMBER 61 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09-CV-4007 WELLS FARGO BANK, NA v. ROBERT CONDE, owner(s) of property situate in BLAKELY BOROUGH, Lackawanna County, Pennsylvania, being 187 VIRGINIA AVENUE, PECKVILLE, PA 18452-1804

Front: 86 feet, Depth: 89 feet, containing 7,745 square feet.

Assessment Map #: 10413010056

Assessed Value Figure: \$109,226.10

Improvements thereon: Residential Property

Judgment Amount: \$115,449.21

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 62 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 08-CV-4413 PNC BANK, NA vs. TANYA FESTA ADMINISTRATRIX FOR THE ESTATE OF PAUL F. WALSH III, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1037 PAUL AVENUE, SCRANTON, PA 18510 150' X 40'

Assessment Map #: 14619-040-020

Assessed Value Figure: \$14,000.00

Improvements Thereon: a dwelling

Sheriff to Collect: \$61,144.06

Patrick Thomas Woodman

Attorney

**SALE NUMBER 63 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10 CV 374 BBJD VENTURES, LLC vs. JOHN J. KLIMKIEWICZ, owner(s) of property situate in the Township of Fell, Lackawanna County, Pennsylvania being 78 Jefferson Street, Simpson, PA 18407

70 Feet x 50 Feet

Assessment Map #: 03511-040-061

Assessed Value Figure: \$4,857.00

Improvements Thereon: A dwelling

Sheriff to Collect: \$66,055.00

Patrick Thomas Woodman, Esq.

Attorney

**SALE NUMBER 64 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-1558 EVERHOME MORTGAGE COMPANY vs. CAROL LEE-BENSON and LEONARD BENSON A/K/A LEONARD BENSON, JR., owner(s) of property

Situate in Township of Scott, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1985 Heart Lake Road, Jermyn, Pennsylvania 18433

All that certain lot, piece or parcel of land situate partly in the Township of Scott and partly in the Township of Greenfield, County of Lackawanna and State of Pennsylvania, bounded and described more full in Deed Book Instrument No. 200722679.

DWELLING KNOWN AS: 1985 HEART LAKE ROAD, JERMYN, PENNSYLVANIA 18433.

TAX PARCEL NUMBER: 04102010005

Title to said premises is vested in Carol Lee-Benson and Leonard Benson a/k/a Leonard Benson, Jr, husband and wife, by deed from WALTER KOWALINSKI AND LEE A. KOWALINSKI dated August 8, 2007 and recorded August 16, 2007 in Deed Book Instrument No. 200722679.

Assessment Map #: 04102010005

Assessed Value Figure: \$20,600.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$300,276.06

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 65 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-6193 AURORA LOAN SERVICES, LLC v. DANIEL H. SAWKO, owner(s) of property situate in the TOWNSHIP OF SCRANTON, Lackawanna County, Pennsylvania being 1706 ACADEMY STREET, SCRANTON, PA 18504-2309

Front: 27 feet, Depth 92 feet, containing 2484 square feet.

Assessment Map #: 14517 030 008

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$80,959.69

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 66 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 2010-CV-8093 FLAGSTAR BANK F.S.B. v. ROSE ANN APOSTOLICO, owner(s) of property situate in the TOWNSHIP OF CARBONDALE CITY 6TH, Lackawanna County, Pennsylvania being 56 CEMETERY STREET A/K/A, 56-58 CEMETERY STREET, CARBONDALE, PA 18407-1652

Front: 50 feet, Depth 94 feet

Assessment Map #: 04513050024

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$127,172.70

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 67 CONT 7/19/11**

By virtue of a Writ of Execution No. 10-CV-5309 CITIFINANCIAL SERVICES, INC. v. CHRISTINE A. MARCINKO and STEPHEN M. MARCINKO, owner(s) of property situate in the BOROUGH OF WINTON, Lackawanna County, Pennsylvania, being 616 4<sup>TH</sup> AVENUE, JESSUP, PA 18434-1440

Dimensions: 80x135x82x122

Assessment Map #: 115-05-020-027

Assessed Value Figure: \$4,500.00

Improvements thereon: Residential Property

Judgment Amount: \$38,060.01

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 68 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-5526 CITIMORTGAGE, INC. v. STEVEN BOCH and LETECIA P. BOCH, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 619 QUINCY AVENUE, SCRANTON, PA 18510-1722

Front: 40 feet, Depth: 160 feet, containing 64000 square feet.

Assessment Map #: 15721-020-013

Assessed Value Figure: \$15,000.00

Improvements thereon: Residential Property

Judgment Amount: \$110,954.52

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 69 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10-CV-8319 WELLS FARGO BANK, N.A., SBM TO WACHOVIA BANK OF DELAWARE, N.A., F/K/A FIRST UNION NATIONAL BANK OF DELAWARE vs. THOMAS DAVIES, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 161-163 West Parker Street, Scranton, PA 18508

50X150 square feet

Property Identification #: 13505050056

Assessed Value Figure: \$2,500 + \$8,500 = \$11,000

Improvements Thereon: single family dwelling

Sheriff to Collect:

Joel A. Ackerman, Esquire

Attorney

**SALE NUMBER 70 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 2010-CV-7830 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, 2006-EQ1 v. ALLEN J. EXETER, JR., owner(s) of property situate in the Borough of Moosic, Lackawanna County, Pennsylvania being 1310 Springbrook Avenue a/k/a 1310 Springbrook Avenue, Taylor, PA 18517

6000 square feet 0.137 acre

Property Identification #: 1850303001301

Assessed Value Figure: \$2,000.00 + \$4,500.00 = \$6,500.00

Improvements Thereon: single family dwelling

Sheriff to Collect: \$109,909.58

Joel A. Ackerman, Esquire

Attorney

**SALE NUMBER 72 CONT 7/19/11**

By virtue of a Writ of Execution No. 09 CV 5334 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, 2006-BC6 v. JEFFREY WENTOVICH, SR and DONNA WENTOVICH, owner(s) of property situate in the BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania being 1107 EAST FILBERT STREET, ARCHBALD, PA 18403-1718

Front: 50 feet, Depth: 150 feet, containing 7,500 square feet.

Assessment Map #: 10412010016

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$112,304.93

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 73 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-6088 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006KS3 v. ANTHONY P. SOLOSKI A/K/A ANTHONY SOLOSKI and JUNE M. SOLOSKI F/K/A JUNE M. SCARFO F/K/A JUNE MARY SCARFO A/K/A JUNE MARY SOLOSKI, owner(s) of property situate in the, Lackawanna County, Pennsylvania being 319-321 LARCH STREET, SCRANTON, PA 18509-2811

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

Assessment Map #: 146.05-070-044

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$70,933.48

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 74 CONT 10/4/11**

By virtue of a Writ of Execution No. 10 CV 7718 SUNTRUST MORTGAGE, INC. v. THOMAS C. LINKO, JR, owner(s) of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania being 11 OLENDIKE STREET, A/K/A 11- 11 ½ OLENDIKE STREET, THROOP, PA 18512-1414

Dimensions: 87 x 118 x 118 x 121.

Assessment Map #: 13605 050 017

Assessed Value Figure: \$6,300.00

Improvements Thereon: Residential Property

Judgment Amount: \$59,692.45

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 75 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-1590 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. NANCY MCGUIRE, owner(s) of property situate in 21<sup>st</sup> Ward, City of Scranton, Lackawanna County, Pennsylvania, being 811 North Rebecca Avenue, Scranton, PA 18504

Front: 40 feet Depth: 125.5 feet

Assessment Map #: 14506-030-011

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$110,393.04

Patrick J. Wesner, Esquire

Attorney

**SALE NUMBER 76 CONT 10/4/11**

By virtue of a Writ of Execution filed to No. 2008-03938 THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3 vs. ERIC RUSSELL, owner(s) of property situate in the City of Scranton, County of Lackawanna, and State of Pennsylvania being known as 314 Willow Street Rear, Scranton, PA 18505 situate in the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania.

314 Willow Street Rear, Scranton, PA 18505, 50' x 40 ' x 50' x 40'

Assessment Map #: 156.15-010-028

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential dwelling

Sheriff to Collect: \$93,189.55 + Sheriff's Costs

Martin S. Weisberg, Esq  
Attorney

**SALE NUMBER 77 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-6714 SUNTRUST MORTGAGE, INC. v. DAVID J. WALIGORSKI, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania, being 1610 PENN AVENUE, A/K/A 1610 PENN AVENUE L11, SCRANTON, PA 18509-1926  
Front: 60 feet Depth: 181 feet, containing 10860 square feet.

Assessment Map #: 13518040003

Assessed Value Figure: \$14,742.00

Improvements Thereon: Residential Property

Judgment Amount: \$130,055.13

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 78 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10-CV-7724 WELLS FARGO BANK, NA vs. MICHAEL S. CONNORS, owner(s) of property situate in Borough of Taylor 6<sup>th</sup> Ward, Lackawanna County, Pennsylvania, being 118 Mackie Lane, Taylor, PA 18517

9,690 square feet

Property Identification #: 15517-050-006

Assessed Value Figure: \$3,000.00 + \$13,000.00 = \$16,000.00

Improvements Thereon: single family dwelling

Sheriff to Collect: \$182,777.10

Joel A. Ackerman, Esquire

Attorney

**SALE NUMBER 80 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10-CV-8259 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. EILEEN SPORER, owner(s) of property situate in Borough of Mayfield, Lackawanna County, Pennsylvania, being 506 Hudson Street, Mayfield, PA 18433

Dimensions: 27'4" x 150'

Assessment Map #: 07409-020-008

Assessed Value Figure: \$4,500.00

Improvements Thereon: a residential dwelling house

Sheriff to Collect: \$81,375.27 (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 81 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10-CV-6982, VERICREST FINANCIAL, INC., F/B/O VERICREST OPPORTUNITY REO 2009-PL1, LLC vs. EDWARD J. PATRONICK, SR., A/K/A EDWARD PATRONICK and PHILOMENA PATRONICK, owner(s) of property situate in BOROUGH OF JESSUP, Lackawanna County, Pennsylvania, being 510 2<sup>ND</sup> AVENUE, JESSUP, PA 18434.

Size of Lot 27 ft. x 50 ft. x 2 ft. x 100 ft. x 25 ft. x 150 ft.

Property Identification #: 11506060029

Assessed Value Figure: \$3,785

Improvements Thereon: Residential property

Sheriff to Collect: \$54,379.98

Gregory Javardian, Esquire  
Attorney

**SALE NUMBER 82 STAYED**

By virtue of a Writ of Execution No. 51229-09 NORTH POCONO SCHOOL DISTRICT vs. BRUCE KOBESKI and MARY KOBESKI, owner(s) of property situate in Jefferson Twp., Lackawanna County, Pennsylvania, being: Benjamin Road

180 x 230 x 156 x 83 x 161

Property Identification #: 11803-040-020

Assessed Value Figure: \$19,200.00

Improvements Thereon: SEASONAL DWELLING PROPERTY

Sheriff to Collect: \$6,211.50

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

**SALE NUMBER 83 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10-CV-7785 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. ELAINE ROWLANDS, owner(s) of property situate in City of Carbondale – 6<sup>th</sup> Ward, Lackawanna County, Pennsylvania, being 190 Belmont Street, Carbondale, PA 18407

Instrument No. 2006-18289

Assessment Map #: 04510-050-009

Assessed Value Figure: \$8,000.00

Improvements Thereon: A residential dwelling house

Sheriff to Collect: \$39,722.94 (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 84 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10-CV-8318 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF PRIME MORTGAGE TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 v. RUSSELL FREDERICK, JR. and ELLEN FREDERICK, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 371 North Bromley Avenue, Scranton, PA 18504

4080 square feet 0.02 Acre

Property Identification #: 14514-040-019

Assessed Value Figure: \$2,100.00 + \$6,900.00 = \$9,000.00

Improvements Thereon: Combination Store/Apt

Sheriff to Collect: \$72,345.34

Ashleigh L. Levy, Esquire

Attorney

**SALE NUMBER 85 CONT 7/19/11**

By virtue of a Writ of Execution No. 07-CV-3767 GMAC MORTGAGE, LLC v. ELIZABETH GRIFFITH and ROBERT GRIFFITH, owner(s) of property situate in the TOWNSHIP OF MOOSIC, Lackawanna County, Pennsylvania, being 3901 WYLAM AVENUE, MOOSIC, PA 18507

Dimensions: 62 X 140 X 64 X 148 feet

Assessment Map #: 17611010018



Assessed Value Figure: \$15,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$169,136.24  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 86 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09-CV-6260 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BAFC 2007-4 vs. KENNETH COLES, owner(s) of property situate in the TOWNSHIP OF SCRANTON TOWNSHIP, Lackawanna County, Pennsylvania, being 2010 EDNA AVENUE, SCRANTON, PA 18508-2032  
Dimensions: 51 x 58 x 52 x 47  
Assessment Map #: 13505040002  
Assessed Value Figure: \$8,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$110,970.24  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 87 CONT 7/19/11**

By virtue of a Writ of Execution No. 07-CV-791 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MASTR SPECIALIZED LOAN TRUST 2006-02 v. MICHAEL TODD ROCHE A/K/A MICHAEL TODD ROCHEE, JR. A/K/A TODD ROCHE, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 218 OAK STREET, DUNMORE, PA 18512-000  
Front: 50 feet Depth: 145 feet, containing 7,250 square feet.  
Assessment Map #: 14616 030 038  
Assessed Value Figure: \$8,500.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$86,498.89  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 88 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-6446 PHH MORTGAGE CORPORATION, D/B/A COLDWELL BANKER MORTGAGE v. DEBBY A. HERRON and ROBERT C. HERRON, JR A/K/A ROBERT G. HERRON, owner(s) of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 449 CENTER STREET, AKA 449 CENTER STREET L 20 OLD FORGE, PA 18518-2330  
Front: 40 feet, Depth: 142 feet, containing 5680 square feet.  
Assessment Map #: 18415 010 023  
Assessed Value Figure: \$4,585.00  
Improvements thereon: Residential Property  
Judgment Amount: \$86,344.33  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 89 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-3992 GMAC MORTGAGE, LLC v. MELINDA R. CHIPPS, owner(s) of property situate in the TOWNSHIP OF CARBONDALE, Lackawanna County, Pennsylvania, being 116 CENTER STREET, CARBONDALE, PA 18407-3010  
DIMENSIONS: 118 X 110 X 95 X 100.  
Assessment Map #: 05419040012  
Assessed Value Figure: \$18,000.00

Improvements thereon: Residential Property  
Judgment Amount: \$94,537.49  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 90 STAYED**

By virtue of a Writ of Execution No. 08-CV-2528 CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. SANDRA RABEL, owner(s) of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 605 EAST SCOTT STREET, OLYPHANT, PA 18447  
Front: 68X50 feet, Depth: 75X50 feet, containing square feet.  
Assessment Map #: 114.14-040-002  
Assessed Value Figure: \$6,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$75,141.34  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 91 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10 CV 4855 WELLS FARGO BANK, N.A. v. ERYLENE COOKE, owner(s) of property situate in the TOWNSHIP OF SCRANTON, Lackawanna County, Pennsylvania, being 131 PROSPECT AVENUE, SCRANTON, PA 18505-1415  
Front: 55 feet, Depth: 50 feet, containing 2750 square feet.  
Assessment Map #: 15660 030 006  
Assessed Value Figure: \$10,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$72,839.78  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 92 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-5458 FANNIE MAE (“FEDERAL NATIONAL MORTGAGE ASSOCIATION”) v. JOSHUA JURY, owner(s) of property situate in the 13<sup>TH</sup> WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1614 DICKSON AVENUE, SCRANTON, PA 18509-1833  
Front: 25 feet, Depth: 91 feet, containing 2275 square feet.  
Assessment Map #: 13517020028  
Assessed Value Figure: \$8,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$32,674.14  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 93 CONT 7/19/11**

By virtue of a Writ of Execution No. 10CV 7232 CITIMORTGAGE, INC. v. NICHOLAS A. TUNIS, owner(s) of property situate in the BOROUGH OF JESSUP, Lackawanna County, Pennsylvania, being 538 1<sup>ST</sup> AVENUE, JESSUP, PA 18434-1404  
Dwelling type: Single Dwelling  
Assessment Map #: 11506-070-053  
Assessed Value Figure: \$15,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$240,224.65  
PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 95 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10-CV-8144 WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-3, ASSET-BACKED CERTIFICATES, SERIES 2007-3 vs. GEORGE KASHMER and JENNIFER L. KASHMER A/K/A JENNIFER KASHMER, owner(s) of property situate in the Borough of Jermyn, Lackawanna County, Pennsylvania. Being: 110 Moon Road, Jermyn, PA 18433

Dimensions: 131X107X130X89

Assessment Map #: 08408-010-01200

Assessed Value Figure: \$14,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$126,978.56

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 96 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 10-CV-2663 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR AMERIQUEST MORTGAGE SECURITIES TRUST 2005-R8, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R8 vs. SHAWN SMURL, KNOWN SURVIVING HEIR OF HELEN SMURL, DECEASED MORTGAGOR AND REAL OWNER, JOSEPH SMURL, KNOWN SURVIVING HEIR OF HELEN SMURL, DECEASED MORTGAGOR AND REAL OWNER, LORI ANN SIBIO, KNOWN SURVIVING HEIR OF HELEN SMURL, DECEASED MORTGAGOR AND REAL OWNER, KELLI ESGRO, KNOWN SURVIVING HEIR OF HELEN SMURL, DECEASED MORTGAGOR AND REAL OWNER, KIMBERLY SMURL, KNOWN SURVIVING HEIR OF HELEN SMURL, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIR OF HELEN SMURL, DECEASED MORTGAGOR AND REAL OWNER, JAMES SMURL, OWNER AND MORTGAGOR, JAMES SMURL, KNOWN SURVIVING HEIR OF HELEN SMURL, DECEASED MORTGAGOR AND REAL OWNER, GERALD SMURL, KNOWN SURVIVING HEIR OF HELEN SMURL, DECEASED MORTGAGOR AND REAL OWNER, GERALD SMURL, KNOWN SURVIVING HEIR OF HELEN SMURL, DECEASED MORTGAGOR AND REAL OWNER, JAMES SMURL, OWNER AND MORTGAGOR, JAMES SMURL, KNOWN SURVIVING HEIR OF HELEN SMURL, DECEASED MORTGAGOR AND REAL OWNER AND JOSEPH SMURL, KNOWN SURVIVING HEIR OF HELEN SMURL, DECEASED MORTGAGOR AND REAL OWNER, owner(s) of property Situate in LACKAWANNA COUNTY, PENNSYLVANIA BEING 437 Railroad Avenue, Scranton, Pennsylvania 18505

ALL that certain piece or parcel of land situate in the County of Lackawanna and state of Pennsylvania, being bounded and more fully described in Deed dated August 9, 2003 and recorded September 9, 2003 in Deed Book 1036, Page 18.

Title to said premises is vested in Shawn Smurl, Known Surviving Heir of Helen Smurl, Deceased Mortgagor and Real Owner, Joseph Smurl, Known Surviving Heir of Helen Smurl, Deceased Mortgagor and Real Owner, Lori Ann Sibio, Known Surviving Heir of Helen Smurl, Deceased Mortgagor and Real Owner, Kelli Esgró, Known Surviving Heir of Helen Smurl, Deceased Mortgagor and Real Owner, Kimberly Smurl, Known Surviving Heir of Helen Smurl, Deceased Mortgagor and Real Owner, Unknown Surviving Heir of Helen Smurl, Deceased Mortgagor and Real Owner, James Smurl Owner and Mortgagor, James Smurl, Known Surviving Heir of Helen Smurl, Deceased Mortgagor and Real Owner, Gerald Smurl, Known Surviving Heir of Helen Smurl, Deceased Mortgagor and Real Owner, Gerald Smurl, Known Surviving Heir of Helen Smurl, Deceased Mortgagor and Real Owner, James Smurl, Owner and Mortgagor, James Smurl, Known Surviving Heir of Helen Smurl, Deceased Mortgagor and Real Owner and Joseph Smurl, Known Surviving Heir of Helen Smurl, Deceased Mortgagor and Real Owner by deed from HELEN SMURL dated August 9, 2003 and recorded September 9, 2003 in Deed Book 1036, Page 18.

DWELLING KNOWN AS: 437 RAILROAD AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 15648-020-020

Assessment Map #: 15648-020-020

Assessed Value Figure: \$5,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$79,720.03

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 97 SOLD FOR TAXES AND COSTS**

FIRST SAVINGS BANK OF PERKASIE vs. DALE R. WIEAND and CHERYL R. WIEAND TO CASE NO. 2010-07844

**SHERIFF SALE**

BY VIRTUE OF A WRIT OF EXECUTION NO. 2010-07844 issued out of the Court of Common Pleas of Lackawanna County, Pennsylvania to me directed will be sold at Public Sale on June 7, 2011 at 10:00 a.m., prevailing time, in the Lackawanna County Courthouse, 200 North Washington Avenue, Scranton, PA, the following described real estate:

ALL THAT CERTAIN MESSUAGE and piece, parcel or tract of land together with the dwelling now thereon erected, situate in the Township of Clifton, County of Lackawanna and Commonwealth of Pennsylvania, being Lot No. 1019 on the map of Section G of Big Bass Lake, Inc., as appearing in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book No. 6A at Page No. 43, bounded and described as follows, to wit:

BEGINNING at a point in the northerly line of Lyman Lane and at the southeasterly corner of Lot No. 1018; thence North 87 deg. 40 min. 32 sec. East along the northerly line of Lyman Lane for a distance of 100 feet to a point, the southwesterly corner of Lot No. 1020; thence extending of that 100 foot width or breadth (between the easterly line of Lot No. 1018 and the westerly line of Lot No. 1020) in length or depth northwardly and at right angles with Lyman Lane for a distance of 218 feet to a line parallel with Lyman Lane.

BEING THE SAME PREMISES which Big Bass Lake, Inc., a corporation organized and existing under the laws of the State of Delaware, by indenture bearing date the 15<sup>th</sup> day of August 2006, and recorded the 7<sup>th</sup> day of September, 2006 in the Office for the Recording of Deeds in and for the County of Lackawanna at Scranton, Pennsylvania, in Instrument Number 200625517, granted and conveyed unto Dale R. Wieand and Cheryl R. Wieand, his wife, in fee.

PIN: 23302 020 12

PROPERTY SITUATE at 1019 Lyman Lane, Gouldsboro, Clifton Township, Lackawanna County, Pennsylvania.

IMPROVEMENTS THEREON CONSIST OF: A single family residential dwelling with related improvements.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF DALE R. WIEAND and CHERYL R. WIEAND

Real Debt: \$182,455.47

Assessment: \$28,400.00

AND TO BE SOLD BY JOHN SZYMANSKI, SHERIFF

Attorney on the Writ: JEFFREY G. TRAUGER, ESQUIRE

Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944

**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 7, 2011 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

**JOHN SZYMANSKI**  
**SHERIFF OF LACKAWANNA COUNTY**

ATTEST:

**FRAN DiRIENZO**  
REAL ESTATE SGT.

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

MARCH 9, 2011