

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, MARCH 19, 2013

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, MARCH 19, 2013 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

SALE NUMBER 1

By virtue of a Writ of Execution filed to No. 4968 Civil 2012, THE BANK OF NEW YORK MELLON vs. ABDELLAH ESSMIDI, owner(s) of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, being 10 Drummond Avenue, Carbondale, PA 18407.

Front: Irregular Depth: Irregular

Property Identification Number: 04510-030-020

Assessed Value: \$9,600.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$58,796.03

Kevin P. Diskin, Esq.

Attorney

SALE NUMBER 2

By virtue of a Writ of Execution filed to No. 2012-02934 U S BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2002-5 HOME EQUITY PASS-THROUGH CERTIFICATES v. KATHIE M. STURDEVANT A/K/A KATHIE STURDEVANT and JAMES F. STURDEVANT owner(s) of property situate in Waverly Township, Lackawanna County, Pennsylvania, Being Road 3 Box 291 Lilly Lake Road aka 1121 Lily Lake Road, Dalton, PA 18414

All that certain piece or parcel of land, situate, lying and being in Abington Township, Lackawanna County, Pennsylvania, bounded and described as follows:

Beginning at a corner in the center of State Road known as Lily Lake Road leading from Waverly to Lily Lake, this corner being North 37 degrees 00 minutes West 250 feet from the corner of land owned by Kenneth Bert; thence through lands of grantors South 55 degrees 00 minutes West 233 feet to a corner; thence through lands of grantors North 38 degrees 00 minutes West 204 feet to corner on the south side of a 50 foot street; thence along the south side of said street North 57 degrees 05 minutes East 237 feet to a corner in center of State Road; thence along center of said road South 33 degrees 30 minutes East 95 feet to corner in center of road; thence along center of road South 37 degrees East 100 feet to corner in center of road to the place of beginning. Containing 1.07 acres of land, be the same more or less. Improved with a 2 story frame dwelling.

Parcel #: 06902-010-002

Property Identification Number: 06902-010-002

Assessed Value: \$21,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$194,407.14, plus interest and costs

Heather Riloff, Esquire

Attorney

SALE NUMBER 3

By virtue of a Writ of Execution No. 12-CV-2296 CITIMORTGAGE, INC. v. DEBRA A. MORDENTE, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 2025 DELAWARE STREET, DUNMORE, PA 18512-2216

Front: 36 feet, Depth: 98 feet, containing 3,528 square feet.

Assessment Map #: 14642020003

Assessed Value: \$11,000.00

Improvements thereon: Residential Property

Judgment Amount: \$94,744.53

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 4

By virtue of a Writ of Execution No. 2010-CV-9205 PHH MORTGAGE CORPORAION v. CHRISTOPHER D. KAYS and LORI A. KAYS, owner(s) of property situate in the NINETEENTH (19TH) WARD, CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1016 BROOK STREET, SCRANTON, PA 18505-2403

Front: 72 feet, Depth: 160 feet, containing 11520 square feet.

Assessment Map #: 16712-040-012

Assessed Value: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$101,066.56

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 5

By virtue of a Writ of Execution No. 12-CV-1880 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 RASC 2004KS7 v. BETTY FELTON, owner(s) of property situate in the TOWNSHIP OF SCOTT, Lackawanna County, Pennsylvania, being 1183 HEART LAKE ROAD, JERMYN, PA 18433-7768

Containing 2.5Acres

Assessment Map #: 05204020014

Assessed Value: \$3,500.00

Improvements thereon: Residential Property

Judgment Amount: \$61,455.94

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 6

By virtue of a Writ of Execution filed to No. 12-CV-5758 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-3 v. SILAS J. SHIFFLER and KIM M. SHIFFLER, owner(s) of property situate in BOROUGH OF MOSCOW, Lackawanna County, Pennsylvania, being 1138 Church Street, Moscow, PA 18444, 19702-010-014,

BEGINNING at a point in the line of lands of now or formerly owned by Harrington (Deed Book 1603 Page 772) said point being the common corner of the parcel herein described and the lands now or formerly owned by Harrington, and being the southeast corner of the parcel herein described; thence North 86 degrees 00 minutes 00 seconds West 60.00 feet to an iron pin for a corner in the line of lands now or formerly owned by P. Kieselowsky (Deed Book 937 Page 108); thence along the lands now or formerly owned by P. Kieselowsky (Deed Book 937 Page 108) North 04 degrees 00 minutes 00 seconds East 101.70 feet to an iron pin for a corner

in the line of lands now or formerly owned by W. Kieselowsky (Deed Book 545 Page 486); thence along the lands now or formerly owned by W. Kieselowsky (Deed Book 545 Page 486) South 86 degrees 00 minutes 00 seconds East 60.00 feet to an iron pin for a corner in the line of lands now or formerly owned by Harrington (Deed Book 1603 Page 772); thence along the lands now or formerly owned by Harrington (Deed Book 1603 Page 772) South 04 degrees 00 minutes 00 seconds West 101.70 feet to an iron pin being the point and place of BEGINNING. CONTAINING 0.14 acres, more or less.

Assessment Map #: 19702-010-014

Assessed Value: \$6,200.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$86,612.11

KML Law Group, P.C.

Attorney

SALE NUMBER 7

By virtue of a Writ of Execution filed to No. 06-CV-179 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. DORSEY WITKOWSKI, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania, being 809 Dundaff Street Dickson City, PA 18519, 11409-010-015,

BEING Lot Number Eight (8) upon a map of lands of Joseph Zabrowski of Dickson City, Lackawanna County, Pennsylvania, made by W. Moir, Civil Engineer, said lot being thirty-eight (38) feet in front upon a street called and known as Scott Road, same width in the rear by one hundred and ninety-five (195) feet in depth on the Northerly side of two hundred and four (204) feet in depth on the Southerly side.

Assessment Map #: 11409-010-015

Assessed Value: \$7,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$64,097.57

KML Law Group, P.C.

Attorney

SALE NUMBER 8

By virtue of a Writ of Execution filed to No. 12-CV-2760 BANK OF AMERICA, N.A., S/B/M BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING L.P. v. JOHN LOSCOMBE A/K/A JOHN LOSCOMBE, JR. and SUSAN LOSCOMBE, owner(s) of property situate in 21st Ward, City of Scranton, Lackawanna County, Pennsylvania, being 3115 Parallel Drive, Scranton, PA 18504.

Size of Lot 4,788 square feet

Property Identification Number: 13304-010-039

Assessed Value: \$18,450.00

Improvements thereon: Residential Property

Judgment Amount: \$356,951.31

Gregory Javardian, Esquire

Attorney

SALE NUMBER 9

By virtue of a Writ of Execution filed to No. 12-3017 EMC MORTGAGE, LLC v ANTHONY ORZEL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 911 East Lackawanna Avenue, Olyphant, PA 18447-1047

50X126X50X128

Property Identification Number: 11419020015

Assessed Value Figure: \$0 + \$0 = \$4,000.00

Improvements thereon: Single Family Dwelling

Sheriff to Collect: \$67,084.10

Jaime R. Ackerman, Esquire

Attorney

SALE NUMBER 10

By virtue of a Writ of Execution filed to No. 11-CV-5757 WELLS FARGO BANK, N.A. v ROY D. MADEIRA and TERESA ANTAL MADEIRA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 2215 Riverside Drive, Scranton, PA 18509

24 x 70 = 1680 square feet, 0.03 acre

Property Identification Number: 135.10-020-003

Assessed Value Figure: \$350.00 + \$2,650.00 = \$3,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$42,563.39

Ashleigh L. Marin, Esquire

Attorney

SALE NUMBER 11

By virtue of a Writ of Execution No. 12-CV-1775 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP v. MIGUEL A. NIEVES A/K/A MIGUEL NIEVES, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 333 5TH AVENUE, SCRANTON, PA 18505-1022

Front: 23 feet, Depth: 150 feet

Assessment Map #: 15648020004

Assessed Value: \$5,500.00

Improvements thereon: Residential Property

Judgment Amount: \$73,698.02

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 12

By virtue of a Writ of Execution No. 11 CV 7687 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. JULIE PAPALIA, owner(s) of property situate in the FIRST WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 134 BELMONT TERRACE, SCRANTON, PA 18508-2025

Front: 50 feet, Depth: 135 feet, containing 6750 square feet.

Assessment Map #: 13505-050-029

Assessed Value: \$11,000.00

Improvements thereon: Residential Property

Judgment Amount: \$88,698.17

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 13

By virtue of a Writ of Execution No. 12-CV-1711 WELLS FARGO BANK, N.A. v. ISETAN NANRA A/K/A ISETAN H.S NANRA and MEITA NANRA A/K/A MEITA K.S. NANRA, owner(s) of property situate in the SOUTH ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 102 ECHO DRIVE, SOUTH ABINGTON TOWNSHIP, PA 18411-1307

Front: 110 feet, Depth: 115 feet, containing 12650 square feet.

Assessment Map #: 0910302004415

Assessed Value: \$24,000.00

Improvements thereon: Residential Property

Judgment Amount: \$230,687.24

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 14

By virtue of a Writ of Execution filed to No. 10-CV-5333 WELLS FARGO BANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY AS TRUSTEE FOR RMAC REMIC TRUST, SERIES 2009-3 vs. SHARON E. EVANS, owner(s) of property situate Moosic Borough, Lackawanna County, Pennsylvania being, 615 3rd Street Moosic, PA 18507 615 3rd Street Moosic, PA 18507, 18509-010-033,

BEGINNING at a point on the northwesterly side of Third Street, which point is one hundred fifty (150) feet North 43° 5' East of the intersection of the northeasterly boundary of Minooka Avenue and the northwesterly boundary of Third Street;

THENCE along the northwesterly side of Third Street, North 43° 5' east, a distance of seventy-three (73) feet to a point;

THENCE north 47° 10' west for a distance of one hundred (100) feet to a point in the rear line of Lot No. 29 in Block 3 of Hutchings Moosic Plot 1913 as recorded in Lackawanna County in Map Book 4 Page 24;

THENCE south 43° 5' west along the rear line of Lots Nos 29 and 30 in said Block 3 for a distance of seventy-three (73) feet to a point, said point being the easterly corner of Lot No. 36 in said Block 3;

THENCE south 47° 10' East for a distance of one hundred (100) feet to the place of beginning.

BEING all of Lot No. 33 and part of Lot 32 of the Hutchings Moosic Plot 1913, recorded in Lackawanna County Map Book 4 Page 24.

Assessment Map #: 18509-010-033

Assessed Value Figure: \$7,400.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$154,349.88

KML Law Group, P.C.

Attorney

SALE NUMBER 15

By virtue of a Writ of Execution filed to No. 09 CV 7216 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2004-1 vs. DIANE F. LOFTUS and JEROME LOFTUS A/K/A JEROME X. LOFTUS JR., owner(s) of property situate in BOROUGH OF MOSCOW, Lackawanna County, Pennsylvania being, 926 Apple Tree Road Moscow, PA 18444, 19801-010-00150,

BEGINNING at a point on the Northerly Fifty (50') foot right-of-way line of Apple Tree Road, at the southwesterly corner of Lot 51; thence, along said Apple Tree Road, North Eighty-nine (89°) degrees Sixteen (16') minutes Twenty-five (25'') seconds West, a distance of One hundred three (103.00') feet in the southeasterly corner of Lot 49, thence, along the easterly property line of said Lot 49, North Zero (00°) degrees Forty-three (43') minutes Thirty-five (35'') seconds East, One hundred ninety and fifty hundredths (190.50') feet to a point common to Lots 49, 50, 69 and 70; thence, along the southerly property line of said Lot 69, South Eighty-nine (89°) degrees Sixteen (16') minutes Twenty-five (25'') seconds East, a distance of One hundred three (103.00') feet to a point common to Lots 50, 51, 68 and 69; thence, along the westerly property line of said Lot 51, South Zero (00°) degrees Forty-three (43') minutes Thirty-five (35'') seconds West, a distance of One hundred ninety and fifty hundredths (190.50') feet to the place of beginning.

CONTAINING 19,622 square feet of land, more or less, and being all of Lot 50, as shown on a Lot Layout Plan, Harmony Hills, Inc., June 15, 1988, by Harold W. Rist, P.E./P.L.S., Penna. Regis. Nos. PE-7071-E and SU-925-A; respectively.

UNDER AND SUBJECT is the Declaration of Covenants pertaining to land of Harmony Hills, Inc., dated April 5, 1988, recorded in Lackawanna County Deed book 1242 at page 395, and as amended on August 22, 1988, recorded in Lackawanna County Deed Book 1258 at page 1.

Assessment Map #: 19801-010-00150

Assessed Value Figure: \$26,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$17,381.17

KML Law Group, P.C.
Attorney

SALE NUMBER 16

By virtue of a Writ of Execution filed to No. 11-CV-4722 PENNSTAR REALTY TRUST AS ASSIGNEE OF PENNSTAR BANK (PLAINTIFF) vs. THE MACCIOCCO CORPORATION A/K/A MACCIOCCO CORP., UNITED STATES OF AMERICA, THE CITY OF SCRANTON, THE SCRANTON SEWER AUTHORITY AND JOHN DOES AND/OR JANE DOES "1" THROUGH "5" (DEFENDANTS), owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1610 Washburn Street

Dimensions: 150 x 145

Property Identification Number: 145.17-040-029

Assessed Value Figure: \$25,000.00

Improvements Thereon: Multi-Dwelling

Sheriff to Collect: \$

Kimberly M. Kostun, Esquire

Hinman, Howard & Kattell, LLP

Attorney

SALE NUMBER 17

By virtue of a Writ of Execution filed to No. 11-CV-4723 PENNSTAR REALTY TRUST, AS ASSIGNEE OF PENNSTAR BANK, A DIVISION OF NBT BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO PIONEER AMERICAN BANK, N.A. vs. JOSEPH MACCIOCCO, JR., UNITED STATES OF AMERICA, COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF LABOR AND INDUSTRY, CITY OF SCRANTON AND SCRANTON SEWER AUTHORITY AND JOHN DOES AND/OR JANE DOES "1" THROUGH "5", owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1259 Bryn Mawr Street, being Lot Number Fifteen (15) and being fifty four (54) feet in front on Bryn Mawr Street and one hundred twenty five (125) feet in depth to an alley and being rectangular in shape.

Property Identification Number: 156.09-070-052.

Assessed Value Figure: \$12,000.00

Improvements Thereon: Multi-Dwelling

Sheriff to Collect: \$

Kimberly M. Kostun, Esquire

Hinman, Howard & Kattell, LLP

321 Spruce St., Ste. 705 Bank Towers

Scranton, Pennsylvania 18503

Telephone: (570) 558-5931

Facsimile: (570) 558-5936

Attorney

SALE NUMBER 18

By virtue of a Writ of Execution filed to No. 6672-CV-2012 THE HONESDALE NATIONAL BANK vs. DOUGLAS M. ROBBINS and KATHY M. ROBBINS, owner(s) of property situate in Carbondale City, Lackawanna County, Pennsylvania being 26 Belmont Street, Carbondale, PA 18407

60 x 150

Assessment Map #: 04514 020 019

Assessed Value Figure: \$22,000.00

Improvements thereon: Multi Dwelling

Sheriff to Collect: \$75,093.36

John J. Martin

Attorney

SALE NUMBER 19

By virtue of a Writ of Execution No. 12-CV-825 CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. COSMO BUTTITTA and MONICA BUTTITTA, owner(s) of property situate in SCRANTON CITY, Lackawanna County, Pennsylvania being 509-511 PRESCOTT AVENUE, SCRANTON, PA 18510-2315

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

Assessment Map #: 15709050053

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$114,134.64

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 20

By virtue of a Writ of Execution No. 12-CV-2984 NATIONSTAR MORTGAGE, LLC v. DAVID MARTIN and LISA MARTIN, owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 136-138 TERRACE STREET, CARBONDALE, PA 18407

Dimensions: 89X43X88X41

Assessment Map #: 05505040052

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$89,605.29

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 21

By virtue of a Writ of Execution No. 12-CV-3083 GMAC MORTGAGE, LLC v. HARRY K. WEISSER and JOSEPHINE J. AURELI-WEISSER A/K/A JOSEPHINE AURELI WEISSER, owner(s) of property situate in the FOURTH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 316 NORTH GARFIELD AVENUE, SCRANTON, PA 18504-1780

Front: 22 feet, Depth: 83 feet, containing 1826 square feet.

Assessment Map #: 14513090040

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$79,436.79

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 22

By virtue of a Writ of Execution filed to No. 12CV5553 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2004-1 v. LISA A. CHARLES and THOMAS J. CHARLES JR, owner(s) of property situate in TWENTY-FIRST WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being, 1123 Eureka Avenue, Scranton, PA 18508, 13419-040-029,

BEGINNING at a point on the northwesterly side of Eureka Avenue, which point forms the southeasterly corner of Lot No. Fifty in Eureka lawn and extending North from said point forty-six degrees fifty-nine minutes West (N. 46° 59' W.) one hundred and twenty-five one thousandths (100-025') feet to a corner; thence North forty-one degrees forty-five minutes East (N. 41° 45' E) forty (40') feet to a corner; thence South forty-six degrees fifty-nine minutes East (s. 46° 59' E.) one hundred and twenty-five one thousandths (100.025') feet to a corner in the northwesterly side line of Eureka Avenue and thence South forty-one degrees forty-five minutes West (S. 41° 45' W.) forty (40') feet to the place of beginning. Being known and designated as Lot No. Fifty-one in said Eureka Lawn.

SECOND PARCEL:

ALL that certain lot, piece or parcel of land situate, lying and being in the Twenty-first Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, designated and known as Lot No. Fifty-two (52) on Plot of Eureka Lawn, intended to be duly recorded. Said lot is Forty (40') feet in width in front on Eureka Avenue, one hundred and twenty-five one thousandths (100.025') feet in depth and rectangular in shape.

THIRD PARCEL:

ALL those certain lots of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, being a portion of the plot known as Eureka Lawn, a map of which is duly recorded in the Office of Recorder of Deeds of Lackawanna County, said lot being described as follows:

BEING Lots Number Fifty-three and Fifty-four and Fifty-five on Eureka Lawn. Said lots adjoin and have a combined frontage of one hundred (100') feet on Los Robles Street, and extend in depth from Los Robles Street in front to the northeasterly boundary line of Lot Number Fifty-two on said plot; the said boundary line of Lot Fifty-two constitutes the rear boundary line of each of the lots conveyed herein.

Assessment Map #: 13419-040-029

Assessed Value Figure: \$23,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$138,500.92

KML Law Group, P.C.

Attorney

SALE NUMBER 23

By virtue of a Writ of Execution filed to No. 2004-04027 U.S. BANK NATIONAL ASSOCIATION, AS OWNER TRUSTEE OF THE SN 2011-REO TRUST vsDONALD GURNARI and SHARON GURNARI, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1025 Mount Vernon Avenue, Scranton, PA 18508, 14507-040-036,

BEING Lot Numbers Forty-seven (47) and Forty-eight (48), as described and laid out on the plot or map entitled "Plot of Lots of the Mount Vernon Land Company of Scranton, Pennsylvania", which said plot or map is recorded in the Office for the Recording of Deeds in and for Lackawanna County, in Map Book Volume 1, Page 102. Said Lots Number Forty-seven (47) and Forty-eight (48) being each thirty (30) feet in front, on Mount Vernon Avenue, as shown by said recorded map, and being each ninety (90) feet in depth, to an alley called Martha Court. Said Lots being designated on the Scranton City Assessment Map as Lots Number Twenty-four (24) and Twenty-five (25) in Block Number Ninety-two (92).

THE above described premises consists of improved residential property and is that certain lot, piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania and more commonly identified and also known as 1025 Mount Vernon Avenue, Scranton, Pennsylvania.

Assessment Map #: 14507-040-036

Assessed Value: \$8,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$80,676.26

KML Law Group, P.C.

Attorney

SALE NUMBER 24

By virtue of a Writ of Execution filed to No. 12-CV-5176 PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES LLC., SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC. F/K/A NATIONAL CITY MORTGAGE COMPANY vs. MICHAEL C. COHOWICZ and MICHELE SURIANO, owner(s) of property situate in BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 153 Casper Street Old Forge, PA 18518, 16519-040-015,

BEGINNING at an iron peg on the easterly side of Casper Street, the said point being on Casper Street where leaseholds designated as #4962 and #6198 meet; thence proceeding in a northerly direction along said easterly side of Casper Street for a distance of one hundred (100) feet to a point; thence in an easterly direction through

lands now or formerly of Barbara Toplonsky Porpora, for a distance of one hundred eighty (180) feet to a point designated by an iron peg; thence in a southerly direction through lands now or formerly of Barbara Toplonsky Porpora, for a distance of one hundred two (102) feet to a point six (6) feet within leasehold #4962; thence in a westerly direction in a straight line within and through leasehold #4962 for a distance of one hundred forty-five (145) feet to a point; thence in a northwesterly direction within leasehold #4962 to a point on the northerly side of the said leasehold for a distance of four (4) feet; thence along the northerly side of leasehold #4962 for a distance of thirty-two (32) feet to the point of beginning. Containing 18,000 square feet of land, all dimensions, distances and areas being more or less accurate.

Assessment Map #: 16519-040-015

Assessed Value: \$5,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$180,859.65

KML Law Group, P.C.

Attorney

SALE NUMBER 25

By virtue of a Writ of Execution filed to No. 11 CV 5214 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST v. THOMAS VENNERO, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania, being known as 330 Sandra Drive, Lake Ariel, PA 18436

Dimensions of Parcel, square footage and/or acreage: 100 x 197

Property Identification No.: 15004010025

Assessed Value Figure: \$14,000.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$254,135.63

Richard M. Squire & Associates, LLC

Attorney

SALE NUMBER 26

By virtue of a Writ of Execution filed to No. 11-CV-3495 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. PLAINTIFF v MARTHE A. CHINDEMI A/K/A MARTHE A. GRIFFITHS and JOHN J. CHINDEMI, DEFENDANTS, owner(s) of property situate in Greenfield Township, Lackawanna County, Pennsylvania being RD #1 Box 578, Carbondale, PA 18407

Property Identification No.: 01415-030-012

Assessed Value Figure: \$2,000.00 (Land) + \$10,000.00 (Bldg) =\$12,000.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$32,034.71, plus interest, tax and costs

Kimberly A. Bonner, Esquire

Attorney

SALE NUMBER 27

By virtue of a Writ of Execution filed to No. 12-CV-5424, PENNSTAR BANK, A DIVISION OF NBT BANK, NA, EAST STROUDSBURG vs. GARY PHILLIPS and GARY A. PHILLIPS, owner(s) of properties situated in Scott Township, Lackawanna County, Pennsylvania being 240 Rushbrook Road, Scott Township, PA 18433.

Property Identification Number:

Parcel No. 1 – 06202-020-019

Parcel No. 2 – 06202-020-020

Assessed Value Figure:

Parcel No. 1 - \$1,257.00 (Land)

Parcel No. 2 - \$3,100.00 (Land)

Improvements Thereon:

Parcel No. 1 - \$18,170 (Improvement Value)
Parcel No. 2 - \$20,500 (Improvement Value)
Sheriff to collect: \$155,519.49
James F. Mangan, (Koff, Mangan, Vullo & Gartley, PC),
179 S. Wyoming Avenue, Kingston PA 18704
Attorney

SALE NUMBER 28

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 CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1037 Paul Avenue, Scranton, PA 18510
40 x 150
Property Identification Number: 14619-040-020
Assessed Value Figure: \$14,000.00
Improvements Thereon: SINGLE FAMILY DWELLING
Sheriff to collect: \$99,377.49
LORI GIBSON
Attorney

SALE NUMBER 29

By virtue of a Writ of Execution No. 12-CV-3302 SUNTRUST MORTGAGE, INC. v. LORI M. PASCARELLA, owner(s) of property situate in BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania being 361 MAIN STREET, ARCHBALD, PA 18403-1908
Dimensions: 37X93X38X93
Assessment Map #: 09517070018
Assessed Value Figure: \$6,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$86,297.35
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 30

By virtue of a Writ of Execution No. 10 CV 2150 WELLS FARGO BANK, N.A. v. JOHN S. WILLIAMS owner(s) of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania being 1243 FRIEDA STREET, DICKSON CITY, PA 18519-1306
Front: 67x70 feet, Depth: 57x71
Assessment Map #: 11413050011
Assessed Value Figure: \$8,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$80,213.35
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 31

By virtue of a Writ of Execution No. 12 C 4237 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. DOLORES J. PETRITUS, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1250 PHILO STREET, SCRANTON, PA 18508-2115
Front: 100 feet, Depth: 150 feet, containing 15000 square feet.
Assessment Map #: 13415030033
Assessed Value Figure: \$16,000.00
Improvements Thereon: Residential Property

Judgment Amount: \$188,214.39
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 32

By virtue of a Writ of Execution filed to No. 09-1559 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-WL2 vs. HERSCHEL ENGEL and LIPA ENGEL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 515 Alder Street Scranton, PA 18505, 156.16-040-009,

Being forty (40) feet along Alder Street to Hamm Court on the side, thence one hundred two feet along the easterly side of said Hamm Court; then forty (40) feet through the lands of the grantors herein;

Thence one hundred two feet along land now or formerly owned by the City of Scranton to the place of beginning.

Property Identification No.: 156.16-040-009

Assessed Value: \$12,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$198,762.46

KML Law Group, P.C.

Attorney

SALE NUMBER 33

By virtue of a Writ of Execution filed to No. 2012CV2461 BANK OF AMERICA, N.A. vs. SHANEQUA AARON, owner(s) of property situate in BOROUGH OF JESSUP, Lackawanna County, Pennsylvania, being 1014 Constitution Avenue Jessup, PA 18434, 11505-010-001,

Beginning at a corner on the Northerly end of the wing wall of a bridge over Sterrick Creek, and on the Westerly side of Olyphant Road, now Moosic Street; thence North fifty-three (53) degrees (40) minutes East along the Northwest side of said street one hundred eighteen and six-tenths (118.6) feet to a corner; thence North eighty-six (86) degrees six (6) minutes East along said road, thirty and sixty-five hundredths (30.65) feet to a corner; thence North forty-five degrees forty-eight (48) minutes East twenty-six and nine-tenths (26.9) feet to a corner in the Southerly right of way line of the Delaware and Hudson Railroad near the end of the abutment of the bridge over said street; thence North eighty-six (86) degrees thirty-two (32) minutes West along said right of way three hundred twenty-nine and fourth-tenths (329.4) feet to a corner in the David Brown Land line; thence South forty-eight (48) degrees fifty-three (53) minutes West along said Land line, one hundred thirty-eight and seven-tenths (138.7) feet to a corner on the Northerly bank of creek; thence along the Northerly bank of said creek as located October 30th, 1912, the following courses and distances; North seventy-three (73) degrees thirty-eight (38) minutes East, one hundred forty-seven and five-tenths (147.5) feet; South eighty (80) degrees twenty-six (26) minutes East, ninety-six and nine-tenths (96.9) feet; South forty-eight (48) degrees nine (9) minutes East sixty-eight and four-tenths (68.4) feet to the place of beginning. Containing twenty thousand nine hundred and six (20,906) square feet, more or less.

Excepting and reserving an approximate 5,221 square foot parcel of land that was conveyed from Roland J. Alunni, Jr., et al., to One Hundred Block, LLC by Deed dated January 31, 2003 and filed in Lackawanna record book 855, page 546.

Property Identification Number: 11505-010-001

Assessed Value: \$6,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$65,580.19

KML Law Group, P.C.

Attorney

SALE NUMBER 34

By virtue of a Writ of Execution filed to No. 2095-CV-2011 THE HONESDALE NATIONAL BANK vs. CHRISTOPHER BECHOCKI and SWINLER REALTY INVESTMENTS LLC, owner(s) of property situate in Throop Borough, Lackawanna County, Pennsylvania being 1116-1118 South Valley Avenue, Throop 60 x 120

Property Identification Number: 12509030017

Assessed Value Figure: \$4,500.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$58,818.48

John J. Martin, Esquire

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution filed to No. 6625-CV-2011 WAYNE BANK, ASSIGNEE OF NORTH PENN BANK vs. ANTHONY W. TERRINONI and GERILYNN TERRINONI AKA GERILYNN M. TERRINONI, owner(s) of property situate in Borough of Dalton, Lackawanna County, Pennsylvania being 118 Weatherly Street Dalton, PA 18414

100 x 100 x 101 x 107 x 200

Property Identification Number: 0681503001700

Assessed Value Figure: \$27,625.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$415,673.14

John J. Martin, Esquire

Attorney

SALE NUMBER 36

By virtue of a Writ of Execution No. 12-CV-2950 BANK OF AMERICA, N.A. v. ADAM MHREZ, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 707 REAR COURT STREET, SCRANTON, PA 18508-2256

Front: 37 feet, Depth: 57 feet, containing 2,109 square feet.

Assessment Map #:

Assessed Value Figure: \$4,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$92,251.17

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 37

By virtue of a Writ of Execution No. 12-CV-2039 WELLS FARGO BANK, N.A. v. DEREK F. KING A/K/A DEREK KING and HEATHER BARTON KING A/K/A HEATHER KING, owner(s) of property situate in DUNMORE BOROUGH, 6TH, Lackawanna County, Pennsylvania being 121 WEST DRINKER STREET, DUNMORE, PA 18512-1940

Dimensions: 37x108x37x113

Assessment Map #: 14634020001

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$156,433.49

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 38

By virtue of a Writ of Execution filed to No. 12-CV-3439 CITIBANK, N.A. AS TRUSTEE FOR WAMU SERIES 2007-HE4 TRUST vs. STANLEY G. BEAL, owner(s) of property situate in TOWNSHIP OF FELL, Lackawanna County, Pennsylvania being, 120 Jefferson Street Simpson, PA 18407, 035.11-040-045

Beginning at a point on Jefferson Street; thence South forty (40) degrees thirty-eight (38) minutes East, one hundred and forty-five (145) feet to a point; thence North seventy-eight (78) degrees forty-eight (48) minutes East seventeen (17) feet to a point; thence North fifty-nine (59) degrees forty-eight (48) minutes East, thirty-seven (37) feet to a point; thence South fifty-nine degrees forty-eight (48) minutes West fifty and eighty-four one-hundredths (50.84) feet to a point and place of beginning.

Containing seven thousand four hundred and sixty-five (7,465) square feet, more or less.

The above-referenced description, due to a typographical error consistent throughout the prior deeds in the chain of title, had a missing course and distance and as a result, said property has been re-surveyed by Frank Gardner, P.L.S., per map of lands of Joseph M. Tabor dated July 2005, which is attached hereto, marked as Exhibit "A", and is incorporated herein by reference, which accurately describes the property as follows:

All the surface or right of soil of that lot of land in the Township of Fell, County of Lackawanna and Commonwealth of Pennsylvania, being distinguished as Lot No. 147 on Village Plot of Lots prepared for the North West Coal Company by G.W. Tappan of Scranton, Pa.

Beginning at a point on the easterly line of Jefferson Street said point being the northwesterly corner of Lot 145; Thence along the line of Lot 145, South forty degrees thirty-eight minutes East (S 40° 38' E) a distance of one hundred forty-five feet (145.00') to a point;

Thence, North seventy-eight degrees forty-eight minutes East (N 78° 48' E) a distance of fifteen and one-tenth (15.10') to a point;

Thence North fifty-nine degrees forty-eight minutes (N 59° 48' E) a distance of thirty-seven and forty-six hundredths feet (37.46') to a corner of Lot 153;

Thence along the line of Lot 153, North forty degrees thirty-eight minutes West (N 40° 38' W) a distance of one hundred fifty feet (150.00') to Jefferson Street;

Thence along Jefferson Street, South fifty-nine degrees forty-eight minutes West (S 59° 48' W) a distance of fifty and eighty-four hundredths (50.84') to the point of beginning.

Containing seven thousand four hundred sixty-seven square feet of land, more or less (7,647 S.F.).

Excepting and reserving the drainage ditch shown on the map which is to remain free and unobstructed at all times. Subject to the same exceptions and reservations as are mentioned and contained in deed from the North West Coal Co. to Mike Varinsky and Anosta Varinsky dated November 8, 1905 and recorded in Lackawanna County in Deed Book 221 at page 65.

Being the same premises conveyed to Daniel Pisanti by virtue of Deed from Patricia A. Panfani, individually and as Executrix of the the Estate of Joseph Tabor a/k/a Joseph M. Tabor, deceased, dated July 28, 2005 and recorded in Lackawanna County to Instrument No. 220520917.

Assessment Map #: 035.11-040-045

Assessed Value Figure: \$2,700.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$89,752.73

KML Law Group, P.C.

Attorney

SALE NUMBER 39

By virtue of a Writ of Execution filed to No. 09 CV 6889 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. DANUTA KURPIEWSKI, THOMAS KURPIEWSKI and AMY E. KURPIEWSKI, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being, 735 Phillips Clevio Street Old Forge, PA 18518, 18505-020-025,

BEGINNING at a point on Philip Street one hundred (100) feet from the northeasterly corner of Philip and Carbon Streets; thence northerly along the east line of Philip Street one hundred (100) feet to a point in the division line between Lots Nos. twenty-seven (27) and twenty-eight (28); thence easterly along said division

line one hundred ten (110) feet to a point in the rear common to said lots and to Lots Nos. thirty-one (31) and thirty-two (32); thence southerly along rear line of Lot No twenty-seven (27) one hundred (100) feet to a point in the division line between Lots Nos. twenty-seven (27) and twenty-six (26); thence westerly along said line one hundred and ten (110) feet to a point on Philip Street, the division line between Lots No. twenty-seven (27) and twenty-six (26) the place of beginning, as more fully shown on map of Gomer Gealy/Gealy Surveying.

CONTAINING eleven thousand (11,000) square feet of land and being Lot No. twenty-seven (27) upon a plot of lots of a portion of Repp Estate as replotted by Louis Pagnotti, Jr. and Josephine Pagnotti, his wife, intended to be recorded in the office of the Recorder of Deeds in and for Lackawanna County.

TOGETHER with all rights and privileges, and subject to all conditions, exceptions, restrictions and reservations as are contained in the prior deeds forming the chain of title to the above described premises.

Grantors have not disposed of any solid or hazardous waste upon the premises to be conveyed, and the Grantors have no knowledge that such disposal has ever occurred heretofore.

Assessment Map #: 18505-020-025

Assessed Value Figure: \$

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$251,523.84

KML Law Group, P.C.

Attorney

SALE NUMBER 40

By virtue of a Writ of Execution filed to No. 12-CV-5834 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC ASSET BACKED CERTIFICATES, SERIES 2004-HE11 vs. PAMELA K. JACKSON, owner(s) of property situate in Township of Benton, Lackawanna County, Pennsylvania being RR2 Box 2237 Route 407, Factoryville, PA 18419

1.37 acres

Assessment Map #: 02901-020-00401

Assessed Value Figure: \$20,000.00

Improvements Thereon: a residential dwelling

Sheriff to Collect: \$77,049.03

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 41

By virtue of a Writ of Execution filed to No. 12CV4440 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-6 vs. BRIAN J. GRAY and NADINE GRAY, owner(s) of property situated in Borough of Olyphant, Lackawanna County, Pennsylvania being 205 Church Street, Olyphant, PA 18447

Assessment Map #: 11406-080-023

Assessed Value Figure: \$8,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$115,238.38

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 42

By virtue of a Writ of Execution filed to No. 12CV540 U.S. BANK OF AMERICA, N.A. vs. CHRISTOPHER S. BUCHINSKI and TAMMY BUCHINSKI, owner(s) of property Situate in Jermyn Borough, Lackawanna County, Pennsylvania, BEING 509 Hudson Street, Jermyn, Pennsylvania 18433

ALL that surface or right of soil only, of, in and to all those certain two pieces parcels of lots of land on a Plot of Lots of the John P. Farnham Estate on the Jacob Fisher Warrant, situate in the Borough of Archbald on an extension of Hudson Street of Jermyn Borough, which Plot is recorded in Lackawanna County Map Book NO. 4, page 93; said lots being bounded and describes as follows, to wit:

BEING Lots Nos. Three (3) and Four (4). Each of said lots being fifty-two feet in front and rear, and one hundred forty (140) feet in depth. SAID Lot NO 4 extends for its full depth of one hundred forty (140) feet on Hudson Street; Lot NO. 3 adjoins the same on the Northeasterly side.

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

DWELLING KNOWN AS: 509 HUDSON STREET, JERMYN, PENNSYLVANIA 18433.

TAX PARCEL NUMBER: 07417-030-012

Title to said premises is vested in Christopher S. Buchinski and Tammy Buchinski, husband and wife, by deed from IRENE BROCK, ADMINISTRATRIX OF THE ESTATE OF FLORENCE A. BILSKI, DECEASED, dated June 14, 1999 and recorded June 24, 1999 in Deed Book 103, Page 786, as Instrument No. 1999-016680.

Assessment Map #: 07417-030-012

Assessed Value Figure: \$9,285.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$78,500.56

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 43

By virtue of a Writ of Execution No. 51387-10 ABINGTON HEIGHTS SCHOOL DISTRICT vs. LISA MARIE ADALIAN, owner(s) of property situate in N. Abington Twp, Lackawanna County, Pennsylvania, being:

201 Manning Road

67.7 acres

Property Identification Number: 05002-010-005

Assessed Value Figure: \$65,200.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$13,877.58

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 44

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. V. MICHELE M. NORVILAS A/K/A MICHELE M. NORVILAS KAUSMEYER

Michele M. Norvilas is the owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania.

Being: 402 Theodore St., Scranton, PA 18508

Dimensions: 35 x 122

Assessment Map No. 13411 040 043

Assessed Value Figure: \$6,000.00

Improvements thereon: single dwelling

Sheriff to Collect: \$15,356.89, plus costs

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 45

By virtue of a Writ of Execution filed to No. 11-CV-5201, MANUFACTURERS AND TRADERS TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME LOAN EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 1999-1 vs. MATTHEW MARTINES, owner(s) of property situate in Township of Fell, Lackawanna County, Pennsylvania being 509 Hillside Street a/k/a 509 2nd Street

Dimensions of Parcel: 79 X 120

Assessment Map #: 01607020020

Assessed Value Figure: \$5,000.00

Improvements thereon: Single Family Residential Dwelling

Sheriff to Collect: \$100,553.18

Kristen D. Little, Esquire

Attorney

SALE NUMBER 46

By virtue of a Writ of Execution filed to No. 2012 CV 3785, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HOLDERS OF THE CDC MORTGAGE CAPITAL TRUST 2002-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-HE3 vs. JUDITH ROSENKRANS, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania being 89 Mount Bethel Drive f/k/a 1313 Layton Road

Dimensions of Parcel: Unknown

Assessment Map #: 09203-010-02301

Assessed Value Figure: \$18,000.00

Improvements thereon: Detached, Split Level, Single Family Residential Dwelling

Sheriff to Collect: \$196,867.47

Kristen D. Little, Esquire

Attorney

SALE NUMBER 47

By virtue of a Writ of Execution filed to No. 11-CV-5502 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE-1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE-1 vs. EDWARD G. STIVALA and ELEANOR STIVALA, owner(s) of property situate in Borough of Moscow, Lackawanna County, Pennsylvania.

Being: 919 Old Logger Road, Moscow, PA 18444-8615

Dimensions: 116x191x116x191

Assessment Map #: 198.01-010-011.12

Assessed Value Figure: \$25,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$437,228.26

Udren Law Offices, P.C.

Attorney

SALE NUMBER 48

By virtue of a Writ of Execution filed to No. 12-CV-2718 SABR MORTGAGE LOAN 2008-1 REO SUBSIDIARY-1 LLC vs. BRIAN J. GRAY and NADINE M. GRAY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania.

Being: 229 Harrison Avenue, Scranton, PA 18510

Dimensions: 40x160

Assessment Map #: 15754-010-022

Assessed Value Figure: \$24,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$158,049.43

Udren Law Offices, P.C.

Attorney

SALE NUMBER 49

By virtue of a Writ of Execution filed to No. 2012-CV-06048 CAPITAL ONE, N.A. vs. LORI JEAN KARLUK A/K/A LORI J. KARLUK, owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania.

Being: 849 Goodman Street, Throop, PA 18512

Dimensions: 100x93

Assessment Map #: 12503-010-033

Assessed Value Figure: \$8,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$50,430.56

Udren Law Offices, P.C.

Attorney

SALE NUMBER 50

By virtue of a Writ of Execution filed to No. 12-cv-4643, CCO MORTGAGE, A DIVISION OF RBS CITIZENS, N.A. v. MICHAEL F. TIGUE, owner(s) of property situate in Clarks Summit, Township of South Abington, Lackawanna County, Pennsylvania being 1143 Audubon Drive (Lot 11), Clarks Summit, PA 18411 and consisting of 47,227 square feet or 1.06 acres.

PIN NO. 08102-040-003-11

Assessed Value Figure: \$36,825.00

Improvements Thereon: Residential

Sheriff to Collect: \$198,443.03

Louise Melchor, Esq.

Attorney

SALE NUMBER 51

By virtue of a Writ of Execution filed to No. 2006-5915 WELLS FARGO BANK NA, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2004-OPT1 vs. CHARLES POPOVICH, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania.

Being: 204 Washington Street

Carbondale, PA 18407

Dimensions: 33x139x33x135

Assessment Map #: 05509080036

Assessed Value Figure: \$8,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$70,735.77

Mark J. Udren, Esquire

Attorney

SALE NUMBER 52

By virtue of a Writ of Execution filed to No. 10CV1942 ARCH BAY HOLDINGS, LLC SERIES 2009C vs. EDWARD J. MEEHAN and KIMBERLY A. MEEHAN, owner(s) of property situate in Olyphant Borough, Lackawanna County, Pennsylvania.

Being: 821-823 East Lackawanna Avenue

Olyphant, PA 18447

Dimensions: 50x164x50x167

Assessment Map #: 11419-020-032

Assessed Value Figure: \$10,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$94,890.79

Mark J. Udren, Esquire
Attorney

SALE NUMBER 53

By virtue of a Writ of Execution filed to No. 12-CV-5703 ONEWEST BANK, FSB vs. STEVEN BUCCI, owner(s) of property situate in Township of Fell, Lackawanna County, Pennsylvania.

Being: 810 Main Street, Simpson, PA 18407

Dimensions: 60x150

Assessment Map #: 03511-010-011

Assessed Value Figure: \$7,100.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$71,794.62

Udren Law Offices, P.C.

Attorney

SALE NUMBER 54

By virtue of a Writ of Execution filed to No. 10-CV-3841 DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET BACKED CERTIFICATES, SERIES 2006-QS7 vs. ELAINE T. KURILLA, owner(s) of property situate in Township of Madison, Lackawanna County, Pennsylvania.

Being: 551 Madisonville Road, Moscow, PA 18444

Dimensions: N/A

Assessment Map #: 19901-010-00401

Assessed Value Figure: \$20,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$164,628.52

Udren Law Offices, P.C.

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 **APRIL 19, 2013** AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

JOHN SZYMANSKI
SHERIFF OF LACKAWANNA COUNTY

ATTEST:

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

DECEMBER 17, 2012