

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, MARCH 20, 2012

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, MARCH 20, 2012 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

SALE NUMBER 1

By virtue of a Writ of Execution No. 2011 CIVIL 2735 SCRANTON NEIGHBORHOOD HOUSING SERVICES, INC. vs. THE ESTATE OF BETTY REIDENBACK, C/O BRIANNE MERRIT, ADMINISTRATRIX

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

BEGINNING at a point on the northerly fence line of Laurel Street, said point being common to the lands now or formerly owned by the Gilbert Estate; thence along the northerly fence line of Laurel Street, North thirty-one degrees West (N. 31° W.) sixty-eight and five tenths (68.5) feet to a point; thence across the lands of Mary Sholas, North fifty-nine degrees thirteen minutes East (N. 59 ° 13' E.) sixty-two (62) feet to a point; thence North eighty-four degrees fifty-six minutes East (N. 84 ° 56' E.) fifty-one (51) feet to a point; thence South twenty degrees forty-four minutes East (S. 20 ° 44' E.) twenty-seven (27) feet to a point; thence South eighty-five degrees sixteen minutes West (S. 85 ° 16' W.) forty (40) feet to a point; thence South thirty-nine degrees forty-one minutes East (S. 39 ° 41' E.) thirty-nine and six tenths (39.6) feet to a point on the line of lands now or formerly owned by the Gilbert Estate; thence along said line South sixty degrees forty minutes West (S. 60 ° 40' W.) seventy-two and eight tenths (72.8) feet to the point of beginning, said parcel containing the easterly portion of lot number twelve (12) in block number nine (9) of David Coughlin's survey, and the easterly part of the southerly portion of lot number twelve (12) in block number eighty-four (84) as shown on the Map of Scranton published by the L.J. Richards Co., 1888.

PIN NO. 13408-010-056

BEING the same premises which Robert F. Ruddy, Individually and as Executor of the Estate of Betty L. Ruddy, deceased, Paul B. Ruddy, Stephen D. Ruddy, Patricia Roman and Sharon Beckage, by Deed dated 10-20-99 and recorded 11-05-99 in the Office of the Recorder of Deeds in and for the County of Lackawanna in Record Book 172 Page 4, granted and conveyed unto Betty Reidenbach.

AND THE SAID Betty Reidenback a/k/a Betty Leona Reidenbach, has since departed this life on 03-13-08, intestate, whereupon Letters of Administration were granted to Brianne Merritt on 03-20-08 by virtue of a petition for Grant of Letters duly filed and probated to No. 35-08-327 in the Office of the Register of Wills of Lackawanna County.

Lackawanna County Map Number 13408010056

Assessment Map #: 15660-010-024

Assessed Value: \$8,000.00

Improvements thereon: Single Dwelling

SALE NUMBER 2

By virtue of a Writ of Execution filed to No. 2011-04611 PNC BANK, NATIONAL ASSOCIATION vs. KERRI A. BEST, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1003 Luzerne Street, Scranton, Pennsylvania 18504

56X61X63X68

Assessment Map #: 15606040026

Assessed Value: \$8,000.00

Improvements thereon: RESIDENTIAL DWELLING

Sheriff to collect: \$95,081.69

BRETT A. SOLOMON, ESQ.

MICHAEL C. MAZACK, ESQ.

TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 3

By virtue of a Writ of Execution filed to No. 2007-1095 CITIFINANCIAL SERVICES, INC. vs. MARY ANN SCARFO and SCOTT T. SCARFO, owner(s) of property situate in TOWNSHIP OF SOUTH ABINGTON, Lackawanna County, Pennsylvania, being 435 Edella Road, Clarks Summit, PA 18411 435 Edella Road, Clarks Summit, PA 18411, 10101-020-020

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF GRIFFIN LAKE AND EDELLA ROAD, SAID POINT BEING THE DIVIDING LINE BETWEEN LOTS NUMBERED 7 AND 8, AS REPRESENTED AND DESIGNATED ON MAP OF STONEHURST HEIGHTS:

THENCE NORTH (N. 50° 50' W) FIFTY DEGREES FIFTY MINUTES WEST ALONG SAID DIVIDING LINE A DISTANCE OF TWO HUNDRED TWENTY FIVE (225) FEET TO A POINT, SAID POINT BEING A CORNER OF LOTS NUMBERED 7,8,38 AND 39 ON THE AFORESAID MAP OR PLOT;

THENCE SOUTH (S 50 DEGREES 50'e) FIFTY DEGREES MINUTES EAST ALONG THE DIVIDING LINE OF LOTS NUMBERED 9 AND 10, A DISTANCE OF TWO HUNDRED TWENTY-FIVE (225) FEET TO THE NORTHWESTERLY SIDE LINE OF SAID GRIFFIN LAKE AND EDELLA ROAD;

THENCE ALONG THE NORTHWESTERLY SIDE LINE OF GRIFFIN LAKE EDELLA ROAD NORTH (N. 39 DEGREES 10' E.) THIRTY-NINE DEGREES TEN MINUTES EAST A DISTANCE OF ONE HUNDRED (100) FEET TO A POINT, THE PLACE OF BEGINNING.

Assessment Map #: 10101-020-020

Assessed Value: \$ 0.00 \$9,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$155,648.41

KML Law Group, P.C.

Attorney

SALE NUMBER 4

By virtue of a Writ of Execution filed to No. 07 CV 193 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC 2004-DO2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-DO2 vs. SHARON A. ROSIECKI and WALTER R. ROSIECKI, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 557 Chestnut Street Scranton, PA 18512, 14620-020-036,

BEING Lots No. 36 and 38 on Chestnut Street in the Borough of Dunmore as per Map in the Pennsylvania Coal Company's office, the portion of said map showing said lots being recorded with Deed from the said Pennsylvania Coal Company to P.J. Horan, dated December 23, 1876, in Deed Book No. 2 page 151. Said lots being fifty feet in front on the Southeasterly side of Chestnut Street, the said width in rear and one-hundred fifty feet in depth.

Assessment Map #: 14620-020-036

Assessed Value Figure: \$13,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$201,283.65

KML Law Group, P.C.

Attorney

SALE NUMBER 5

By virtue of a Writ of Execution filed to No. 08 CV 5398 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF GSAMP TRUST 2004-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR1 vs. JEFFREY DARGATIS and NORAJEAN DARGATIS, owner(s) of property situate in 15th Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 1125 Luzerne Street Scranton, PA 18504, 15605-060-032,

BEGINNING at a point on Luzerne Street at the northeast corner of other lands now or formerly of John Von Welsenfluh; said point being ninety-three and one-half (93 ½) feet distant from Hyde Park Avenue; THENCE running in a southerly direction one hundred (100 feet) feet more or less, along said land of said John Von Welsenfluh to a point on lands now or formerly of Kevin Forgarty; THENCE running along said lands of Forgarty in an easterly direction thirty-seven (37 feet) feet, more or less, to land now or formerly of George Schweitzer; THENCE running in a northerly direction along said land of said George Schweitzer one hundred (100 feet) feet, more or less, to said Luzerne Street; THENCE running along said Luzerne Street in a westerly direction thirty-seven (37 feet) feet, more or less, to the place of beginning.

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

Assessment Map #: 15605-060-032

Assessed Value Figure: \$10,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$153,122.24

KML Law Group, P.C.

Attorney

SALE NUMBER 6

By virtue of a Writ of Execution No. 50893-08 ABINGTON HEIGHTS SCHOOL DISTRICT vs. PATRICK JOYCE, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being: 518 Waverly Avenue

100 x 145 x 109 x 145

Property Identification #: 09011-010-01500

Assessed Value: \$12,560.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,930.93

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 7

By virtue of a Writ of Execution No. 51016-10 NORTH POCONO SCHOOL DISTRICT vs. CHRISTOPHER SHOEMAKER, owner(s) of property situate in Jefferson Twp., Lackawanna County, Pennsylvania, being: Cor Mt. Cobb Road & S.R. 348

115 x 200 x 115 x 200

Property Identification #: 15003-020-038

Assessed Value: \$10,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,254.30

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 8

By virtue of a Writ of Execution No. 52406-10 NORTH POCONO SCHOOL DISTRICT vs. V.M.E.C. ENTERPRISES, INC., owner(s) of property situate in Elmhurst Twp., Lackawanna County, Pennsylvania, being: Elmhurst Pa

2.64 acres

Property Identification #: 17117-010-013

Assessed Value: \$40,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$7,874.94

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 9

By virtue of a Writ of Execution No. 51676-07 ABINGTON HEIGHTS SCHOOL DISTRICT vs. PETER O'MALLEY, owner(s) of property situate in Waverly Twp, Lackawanna County, Pennsylvania, being: 301 N. Abington Road

Property Identification #: 08004-010-003

Assessed Value: \$15,000.00

Improvements thereon: SINGLE PROPERTY

Sheriff to collect: \$6,331.09

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 10

By virtue of a Writ of Execution No. 10-CV-8139 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. PAUL MADUS, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1614-1616 ACADEMY STREET, SCRANTON, PA 18504-2307

Front: 30 feet, Depth: 134 feet, containing 4020 square feet.

Assessment Map #: 14517-030-051

Assessed Value Figure: \$12,000.00

Improvements thereon: Residential Property

Judgment Amount: \$121,195.19

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 11

By virtue of a Writ of Execution No. 10-CV-4383 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. KELLY KANAS and JOSHUA KANAS A/K/A JOSUHA KANAS, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 122 SOUTH LINCOLN AVENUE, SCRANTON, PA 18504-2418

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

Assessment Map #: 1451705003300

Assessed Value Figure: \$9,400.00

Improvements thereon: Residential Property

Judgment Amount: \$92,707.04
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 12

By virtue of a Writ of Execution No. 09-CV-8490 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3 v. LYNN KNOCH and CHRISTOPHER KNOCH, owner(s) of property Situate in the Lackawanna County, Pennsylvania, being 539 NORTH IRVING AVENUE, SCRANTON, PA 18510-2237

Dimensions: 35 x 105
Assessment Map #: 15709050003
Assessed Value Figure: \$9,500.00
Improvements thereon: Residential Property
Judgment Amount: \$104,987.96
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 13

By virtue of a Writ of Execution filed to No. 10CV8559 WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-1 vs. CHRISTINA GALAYDICK owner(s) of property Situate in Township of Glenburn, County of Lackawanna, PENNSYLVANIA BEING 427 S Turnpike Road, Dalton, Pennsylvania 18414

ALL THAT CERTAIN LOT PIECE OR PARCEL situate lying and being in the Township of Glenburn, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 427 South Turnpike Road, DALTON, PENNSYLVANIA 18414.

TAX PARCEL NUMBER: 07902-040-012

Title to said premises is vested in Christina M. Galaydick, by deed from JASON KISHBACH, EXECUTOR OF THE ESTATE OF CINDY M. TRUESDALE, DECEASED, dated October 5, 2005 and recorded October 13, 2005 in Deed Book, as Instrument Number 200528525.

Assessment Map #: 07902-040-012
Assessed Value Figure: \$18,400.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$94,281.00
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 14

By virtue of a Writ of Execution filed to No. 11-cv-5440 FANNIE MAE (“FEDERAL NATIONAL MORTGAGE ASSOCIATION”) vs. IGOR BRADARIC and SUNCICA BRADARIC, owner(s) of property Situate in City of Scranton, County of Lackawanna, PENNSYLVANIA BEING 1028-1030 Diamond Avenue, Scranton, Pennsylvania 18508

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

DWELLING KNOWN AS: 1028-1030 DIAMOND AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 145.08-010-006

Title to said premises is vested in Igor Bradaric and Suncica Bradaric, husband and wife, by deed from MARIO GALETOVIC, SINGLE, dated July 3, 2007 and recorded July 9, 2007 in Deed Book, as Instrument Number - 200718109.

Assessment Map #: 145.08-010-006
Assessed Value Figure: \$9,000.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$139,498.58

McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 15

By virtue of a Writ of Execution filed to No. 2010 CV 7221 HSBC MORTGAGE SERVICES INC vs. BRIAN S. CAPWELL, owner(s) of property Situate in City of Scranton, County of Lackawanna, PENNSYLVANIA BEING 1345 Bryn Mawr Street, Scranton, Pennsylvania 18504

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING ON THE SOUTHWESTERLY SIDE OF BRYN MAWR STREET BETWEEN DESALES AND WEST PARK AVENUE, BEING THE SECOND LOT SOUTH FROM DESALES AVENUE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA.

DWELLING KNOWN AS: 1345 BRYN MAWR STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 15609-030-00601

Title to said premises is vested in Brian S. Capwell, single by deed from LEONARD E. LICATA AND SHARON MARIE LICATA dated September 23, 2005 and recorded September 28, 2005 in Deed Book 200526911.

Assessment Map #: 15609-030-00601

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$81,753.98

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 16

By virtue of a Writ of Execution filed to No. 2011 Civil 727, HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. MATTHEW ZALUSKI, owner(s) of property situate in the Borough of Archbald, Lackawanna County, Pennsylvania being 703 Third Street, Archbald, PA 18403.

Front: Irregular Depth: Irregular

Property Identification Number: 094.14-040-009

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$168,406.95

STEVEN K. EISENBERG, Esq.

Attorney

SALE NUMBER 17

By virtue of a Writ of Execution filed to No. 11 CV 4335 PNC BANK, N.A. vs. KEVIN D. FISHER A/K/A KEVIN FISHER, owner(s) of property situate in Olyphant Boro, Lackawanna County, Pennsylvania, being 229 South Valley Avenue, Olyphant Boro, PA 18447

720square feet / .017 acres

Assessment Map #: 11414-030-012

Assessed Value Figure: \$7,000.00

Improvements thereon: A dwelling

Sheriff to Collect: \$46,529.46

Patrick Thomas Woodman

Attorney

SALE NUMBER 18

By virtue of a Writ of Execution filed to No. 2011-CV-03730 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JILL MAAS and WALTER

MAAS, owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania, being 510 Chapman Lake Road, Scott Township, PA 18433

See Instrument No. 200622318

Assessment Map #: 05204-020--1901

Assessed Value Figure: \$14,000.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$83,215.85 (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 19

By virtue of a Writ of Execution No. 10 CV 1109 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. SARA LEE MALLORY, owner(s) of property Situate in CITY OF SCRANTON, 15TH, Lackawanna County, Pennsylvania, being 416 13TH AVENUE, A/K/A 416 13TH AVENUE, LOT 22, SCRANTON, PA 18504-2202

Front: 150 feet, Depth: 50 feet.

Assessment Map #: 15605020010

Assessed Value Figure: \$17,000.00

Improvements thereon: Residential Property

Judgment Amount: \$132,995.11

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 20

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 BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania being 1243 FRIEDA STREET, DICKSON CITY, PA 18519-1306

Dimensions: 67 x 70 x 57 x 71

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 21

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

Front: 44 feet, Depth: 67 feet.

Assessment Map #: 15710-010-002

Assessed Value Figure: \$9,100.00

Improvements Thereon: Residential Property

Judgment Amount: \$72,020.57

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 22

By virtue of a Writ of Execution No. 10-CV-5457 WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v. MICHAEL KLAPATCH, owner(s) of property situate in BOROUGH OF

CLARKS SUMMIT, Lackawanna County, Pennsylvania being 327 GREENWOOD AVENUE, CLARKS SUMMIT, PA 18411-1411

Dimensions: 60 x 123 x 60 x 122

Assessment Map #: 09018 050 00300

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$109,139.14

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 23

By virtue of a Writ of Execution filed to No. 11-CIV-5641 FIRST NATIONAL COMMUNITY BANK vs. JOSEPH V. FOX, owner(s) of property situate in Scranton, County of Lackawanna, Pennsylvania being 1505 Kozy Drive, Scranton, Pennsylvania 18504

Lot 149, Village at Tripp Park

Property Identification Number: 134.15-050-001.49

Assessed Value Figure: \$29,400.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$165,952.99

Daniel L. Penetar, Jr., Esquire

Attorney

SALE NUMBER 24

By virtue of a Writ of Execution filed to No. 6626 CV 2011 WAYNE BANK, ASSIGNMENT NORTH PENN BANK vs. TAYLOR CLASSIC CAR WASH & LUBE, LLC, ANTHONY W. TERRINONI and GERILYNN M. TERRINONI, owner(s) of property Situate in the Borough of Taylor, Lackawanna County, Pennsylvania being 901 S. Main Street, Taylor, PA 18517

5.647 A

Property Identification Number: 1760601000201

Assessed Value Figure: \$53,000.00

Improvements thereon: Commercial Building

Sheriff to Collect: \$581,370.90

John J. Martin, Esquire

Attorney

SALE NUMBER 25

By virtue of a Writ of Execution filed to No. 09cv4716 JPMC SPECIALTY MORTGAGE LLC vs. BETTY A SCHLEGEL AKA BETTY ANN SCHLEGEL BETTY A. CRANDALL AKA BETTY ANN CRANDALL, owner(s) of property Situate in Borough of Jermyn, LACKAWANNA COUNTY, PENNSYLVANIA BEING 454 Madison Avenue, Jermyn, Pennsylvania 18433

ALL the surface or right of soil of all that certain lot, piece or parcel of land, situate, lying and being in the Borough of Jermyn, County of Lackawanna and State of Pennsylvania, improved with a two story frame dwelling, commonly known as 454 Madison Avenue, bounded and described as follows, to wit:

BEING Lot Number 15 in Square or Block Number Two, situate upon the Street, and laid down as Second Street, now Madison Avenue, upon the Plot of the said Borough, intended to be duly recorded as by reference to which Plot it will more fully appear. The said Lot is Fifty (50) Feet in front and One Hundred Seventy (170) Feet in Depth.

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

DWELLING KNOWN AS: 454 MADISON AVENUE, JERMYN, PENNSYLVANIA 18433.

TAX PARCEL NUMBER: 07316 070 02600

Title to said premises is vested in Betty Ann Crandall by deed from EUGENE P. CRANDALL AND BETTY ANN CRANDALL, HIS WIFE, dated October 29, 1988 and recorded November 3, 1988 in Deed Book 1266, Page 339.

Assessment Map #: 07316 070 02600

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$74,036.29

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 26

By virtue of a Writ of Execution filed to No. 11 cv 2088 FINANCIAL FREEDOM ACQUISITION LLC TO ONEWEST BANK, FSB (D/B/A FINANCIAL FREEDOM, A DIVISION OF ONEWEST BANK, FSB) vs. MICHAEL FUGEE, KNOWN SURVIVING HEIR OF CHARLES J. FUGEE, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF CHARLES J. FUGEE, DECEASED MORTGAGOR AND REAL OWNER, owner(s) of property Situate in Township of Clifton, County of Lackawanna, PENNSYLVANIA BEING 1155 North Lehigh River Road, Gouldsboro, Pennsylvania 18424

ALL THAT CERTAIN piece, parcel or tract of land Situate in the Township of Clifton, County of Lackawanna and Commonwealth of Pennsylvania, being LOT # 1155 on the Map of Section H of Bass Lake.

DWELLING KNOWN AS: 1155 NORTH LEHIGH RIVER ROAD, GOULDSBORO, PENNSYLVANIA 18424.

TAX PARCEL NUMBER: 23304 080 019; Block 30 Lot 121

Title to said premises is vested in Charles J. Fugee by deed from Vincenza D. Zarro, dated November 8, 1985 and recorded November 12, 1985 in Deed Book 1153, Page 566.

And thereafter Charles J. Fugee departed this life on January 15, 2010 whereupon title to said premises is vested in Michael Fugee, Known Surviving Heir of Charles J. Fugee, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Charles J. Fugee, Deceased Mortgagor and Real Owner, by operation of law.

Assessment Map #: 23304 080 019; Block 30 Lot 121

Assessed Value Figure: \$33,250.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$85,020.57

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 28

By virtue of a Writ of Execution No. 51475-10 NORTH POCONO SCHOOL DISTRICT. vs. MICHAEL KOHANSKI T/A K&K PROPERTIES and JOHN M. KERNOSCHAK T/A K&K PROPERTIES, owner(s) of property situate in Roaring Brook, Lackawanna County, Pennsylvania being: S.R. 348 L. 2

3.52 acres

Property Identification Number: 16001-020-00502

Assessed Value Figure: \$14,570.00

Improvements Thereon: VACANT LOT

Sheriff to collect: \$5,911.72

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 29

By virtue of a Writ of Execution No. 52960-10 MID VALLEY SCHOOL DISTRICT. vs. DIANE CLARK, EXECUTRIX OF THE ESTATE OF WILLIAM CLARK, owner(s) of property situate in Throop, Lackawanna County, Pennsylvania being: 811 Murray Street

60 x 120

Property Identification Number: 12513-060-021

Assessed Value Figure: \$6,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,422.97

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 30

By virtue of a Writ of Execution No. 52169-10 MID VALLEY SCHOOL DISTRICT. vs. JENNIFER THOMAS WILSON and BRANDON PATRICK WILSON, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being: 811-813 S. Valley Avenue

60 x 150

Property Identification Number: 11418-050-043

Assessed Value Figure: \$13,814.00

Improvements Thereon: MULTI-DWELLING PROPERTY

Sheriff to collect: \$5,298.08

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 31

By virtue of a Writ of Execution No. 51675-10 NORTH POCONO SCHOOL DISTRICT. vs. PATRICIA PATTERSON, owner(s) of property situate in Clifton Twp., Lackawanna County, Pennsylvania being: Lyman Lane F-906

98 x 222

Property Identification Number: 23302-080-010

Assessed Value Figure: \$25,200.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$7,646.10

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 32

By virtue of a Writ of Execution No. 10-CV-5330 BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP v. MATILDA KAUFMAN A/K/A MATILDE KAUFMAN and JOSEPH KAUFMAN, owner(s) of property Situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 315-317 LARCH STREET, SCRANTON, PA 18509-2811

Front: 60 feet, Depth: 90 feet

Assessment Map #: 14605070043

Assessed Value Figure: \$11,500.00

Improvements thereon: Residential Property

Judgment Amount: \$216,173.88

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 33

By virtue of a Writ of Execution No. 2010-CV-9206 PHH MORTGAGE CORPORATION, F/K/A PHH MORTGAGE SERVICES v. HENRY P. MAGDON, owner(s) of property Situate in BOROUGH OF WINTON, Lackawanna County, Pennsylvania, being 206 POWDER MILL ROAD, JESSUP, PA 18434-1431

Dimensions 98x 108 x 108 x 5

Assessment Map #: 11505-030-002

Assessed Value Figure: \$5,000.00

Improvements thereon: Residential Property

Judgment Amount: \$79,539.48

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 34

By virtue of a Writ of Execution No. 09-CV-5824 CITIMORTGAGE, INC. v. WILLIAM J. HUGHES, MELISSA HUGHES and WILLIAM RANIELLO, SR A/K/A WILLIAM RANELLO, SR owner(s) of property situate in the FIRST WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 2223 KELLY AVENUE, SCRANTON, PA 18508-1633

Dimensions: 109 X 150 X 100 X 150.

Assessment Map #: 12320010032

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$61,535.08

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution filed to No.11-CV-5439 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. PLAINTIFF v ROBERT J. VAIL, JR., PATRICIA VAIL AND THE UNITED STATES OF AMERICA, owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania, being 1335 Chapman Lake Road, Jermyn, PA 18433

Four and Thirty-Seven Hundredths (4.37) Acres

Property Identification Number: 06202-010-00213

Assessed Value Figure: \$4,700.00 (Land) + \$17,000.00 (Bldg) = \$21,700.00

Improvements thereon: N/A

Sheriff to Collect: \$118,589.79, plus interest, tax and costs

Scott A. Dietterick, Esquire

Attorney

SALE NUMBER 36

By virtue of a Writ of Execution filed to No. 2011-05601 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2007-A UNDER THE POOLING AND SERVICING AGREEMENT DATED MAR 1, 2007. vs. JOSEPH C. TALUTTO, JR. AS EXECUTOR OF THE ESTATE OF JOSEPH C. TALUTTO, owner(s) of property situated in ***PROP CITY_TWP_VILLAGE_NAME*** Lackawanna County, Pennsylvania being 118 Smith Street, Dunmore, PA 18512

30X138

Assessment Map #: 14652-020-038 & 14652-020-037

Assessed Value Figure: \$9,500.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$119,001.27

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 37

By virtue of a Writ of Execution filed to No. 11-CV-3305 CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION vs. STANLEY R. WRZESZEWSKI and DENISE R. TRAVER A/K/A DENISE A. TRAVER, owner(s) of property situated in 20th Ward of the City of Scranton Lackawanna County, Pennsylvania being 539 Fig Street, Scranton, PA 18505
42X75

Assessment Map #: 16707-040-002
Assessed Value Figure: \$14,000.00
Improvements thereon: a residential dwelling
Sheriff to Collect: \$66,414.28
Christopher A. DeNardo, Esquire
Attorney

SALE NUMBER 38

By virtue of a Writ of Execution filed to No. 11 CV 5534 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, N.A. vs. LAWRENCE N. ENDERLINE and LAURA R. ENDERLINE, owner(s) of property Situate in Borough of Old Forge, County of Lackawanna, PENNSYLVANIA BEING 153 Third Street, Old Forge, Pennsylvania 18518

All that certain piece or parcel of land situate in the Borough of Old Forge, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 153 THIRD STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 17512-070-066

Title to said premises is vested in Lawrence N. Enderline and Laura R. Enderline, husband and wife, by deed from WILLIAM LESH AND STACEY LESH, HIS WIFE, dated August 14, 2002 and recorded October 15, 2002 in Deed Book 0772, Page 106, as Instrument Number 2002-032604.

Assessment Map #: 17512-070-066
Assessed Value Figure: \$10,000.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$82,583.02
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 39

By virtue of a Writ of Execution filed to No. 11-CV-6389 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-6 vs. CATHY HAZELTON A/K/A CATHY A HAZELTON, owner(s) of property Situate in CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA BEING 717-719 South Main Avenue, Scranton, Pennsylvania 18504

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

DWELLING KNOWN AS: 717-719 SOUTH MAIN AVENUE, SCRANTON, PENNSYLVANIA 18504

TAX PARCEL NUMBER: 15609-080-044

Title to said premises is vested in Cathy Hazelton a/k/a Cathy A Hazelton by deed from CHARLES A. VISCOMI, SINGLE, dated November 5, 1999 and recorded November 30, 1999 in Deed Book 181, Page 468.

Assessment Map #: 15609-080-044
Assessed Value Figure: \$13,142.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$105,813.57
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 40

By virtue of a Writ of Execution filed to No. 07-CV-7319 THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS, CWABS INC., ASSET-BACKED CERTIFICATES SERIES 2007-10 vs. CHARLOTTE N. BANNON and EUGENE J. BANNON, owner(s) of property Situate in Fourth Ward of The City of Scranton, County of Lackawanna, PENNSYLVANIA BEING 548 North Fillmore Avenue, Scranton, Pennsylvania 18504

All the surface or right of soil of all that certain lot, piece or parcel of land situate in the Fourth Ward of The City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 548 NORTH FILLMORE AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14510-010-001

Title to said premises is vested in Charlotte N. Bannon and Eugene J. Bannon, husband and wife, by deed from ROSE DIXON dated August 4, 1997 and recorded August 11, 1997 in Deed Book 1594, Page 749.

Assessment Map #: 14510-010-001

Assessed Value Figure: \$10,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$193,434.04

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 41

By virtue of a Writ of Execution No. 10-CV-7343 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. GIADA GROSSI, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF CATHERINE M. CACCIAMANI, JOSEPH LORENZETTI, IN HIS CAPACITY AS ADMINSTRATRIX OF THE ESTATE OF CATHERINE M. CACCIAMANI, FLAVIA LORENZETTI, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF CATHERINE M. CACCIAMANI and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CATHERINE CACCIAMANI, DECEASED owner(s) of property situate in the BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania, being 301 2ND STREET, PECKVILLE, PA 18452-1519

Front: 40 feet, Depth: 100 feet, containing 400 square feet.

Assessment Map #: 10315-020-030

Assessed Value Figure: \$14,000.00

Improvements thereon: Residential Property

Judgment Amount: \$167,098.62

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 42

By virtue of a Writ of Execution No. 2010-CV-9205 PHH MORTGAGE CORPORATION v. CHRISTOPHER D. KAYS and LORI A. KAYS, owner(s) of property situate in the 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 Figure: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$98,320.72

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 43

By virtue of a Writ of Execution No. 08-CV-3076 GREEN TREE SERVICING, LLC v. BARBARA A. CUTLER A/K/A BARBARA CUTLER and EUGENE J. CUTLER, JR., DECEASED, owner(s) of property Situate in BOROUGH OF DALTON, Lackawanna County, Pennsylvania, being 116 BROOKSIDE ROAD, DALTON, PA 18414

Front: 110 feet, Depth: 300 feet.

Assessment Map #: 0580301001600

Assessed Value Figure: \$11,994.00

Improvements thereon: Residential Property

Judgment Amount: \$212,259.20

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 44

By virtue of a Writ of Execution No. 11-CV-4008 CITIMORTGAGE INC., S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. v. DENNIS M. EDGAR and CHRISTINE A. EDGAR, owner(s) of property situate in CARBONDALE CITY, Lackawanna County, Pennsylvania, being 19 ARCHBALD STREET, CARBONDALE, PA 18407-2502

Front: 48 feet, Depth: 190 feet, containing 9,120 square feet.

Assessment Map #: 05505070035

Assessed Value Figure: \$10,800.00

Improvements thereon: Residential Property

Judgment Amount: \$75,131.50

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 45

BY VIRTUE OF A WRIT OF EXECUTION FILED TO NO. 10 CV 4524 PENN SECURITY BANK AND TRUST COMPANY (PLAINTIFF) vs. DAVID G. VERESPY and KAREN A. VERESPY (DEFENDANTS), owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being Lot 95 on a plan titled "ACORN HILL ESTATES RESIDENTIAL SUBDIVISION – SITE LAYOUT PLAN", also known as 112 Acorn Hill Drive, containing 13,720 square feet of land being the same more or less.

Assessment Map #: 25.02-090-001.95

Assessed Value Figure: \$24,000.00

Improvements Thereon: Single family dwelling

Sheriff to collect: \$76,235.77 plus interest, taxes and attorney's fees

CARL J. GRECO, P.C.

Carl J. Greco, Esquire

Attorney

SALE NUMBER 46

BY VIRTUE OF A WRIT OF EXECUTION FILED TO NO. 11-CV-2518 PENN SECURITY BANK AND TRUST COMPANY (PLAINTIFF) vs. JOHN ROHLAND and ROXANNE ROHLAND (DEFENDANTS), owner(s) of property situate in Old Forge, Lackawanna County, Pennsylvania being Lot 27, Sonny Drive, containing an area of eight thousand two hundred fifty (8,250) square feet more or less.

Assessment Map #: 165.03-020-00131

Assessed Value Figure: \$2,000.00

Improvements Thereon: NO IMPROVEMENTS

Sheriff to collect: \$26,161.10, plus interest, taxes and attorney's fees

CARL J. GRECO, P.C.

Carl J. Greco, Esquire

Attorney

SALE NUMBER 47

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

1680 square feet

Property Identification Number: 135.10-020-003

Assessed Value Figure: \$350 + \$2,650 = \$3000

Improvements thereon: single family dwelling

Sheriff to Collect: \$42,563.39

Ashleigh L. Marin, Esquire

Attorney

SALE NUMBER 48

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 Borough of Moosic, Lackawanna County, Pennsylvania being 1310 Springbrook Avenue a/k/a 1310 Springbrook Avenue, Taylor, PA 18517

6,793 square feet, more or less

Property Identification Number: 1850303001301

Assessed Value Figure: \$2,000 + \$4,500 = \$6,500

Improvements thereon: single family dwelling

Sheriff to Collect: \$109,909.58

Ashleigh L. Marin, Esquire

Attorney

SALE NUMBER 49

By virtue of a Writ of Execution filed to No. 11-CV-5229 WELLS FARGO BANK, N.A. v ERIC SHENISE AKA ERIC W. SHENISE and TINA M. SHENISE, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania being 1015 South Main Street a/k/a 1015 Main Street, Taylor, PA 18517

7500 square feet, 0.172 acre

Property Identification Number: 17605-040-009

Assessed Value Figure: \$0 + \$0 = \$11,000.00

Improvements thereon: single dwelling

Sheriff to Collect: \$125,298.03

Ashleigh L. Marin, Esquire

Attorney

SALE NUMBER 50

By virtue of a Writ of Execution filed to No. 11-CV-5230 WELLS FARGO BANK, N.A. v MARY WARUNEK, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being 156 Stewart Street, Old Forge, PA 18518

3450 square feet

Property Identification Number: 17512-070-031

Assessed Value Figure: \$0 + \$0 = \$4,000

Improvements thereon: single family dwelling

Sheriff to Collect: \$91,440.68

Jaime R. Ackerman, Esquire

Attorney

SALE NUMBER 51

By virtue of a Writ of Execution filed to No. 11-CV-1139 ONEWEST BANK, FSB (D/B/A FINANCIAL FREEDOM, A DIVISION OF ONEWEST BANK, FSB) vs. JAYNE SCHROEDER, KNOWN SURVIVING HEIR OF PEARL MARION SCHROEDER, DECEASED MORTGAGOR AND REAL OWNER, RICHARD SCHROEDER, KNOWN SURVIVING HEIR OF PEARL MARION SCHROEDER, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF PEARL MARION SCHROEDER, DECEASED MORTGAGOR AND REAL OWNER owner(s) of property Situate in Township of Roaring Brook, County of LACKAWANNA, PENNSYLVANIA BEING RR 2 Box 2018 A/K/A 105 Edgebrook Drive, Roaring Brook Township, Pennsylvania 18444

ALL that certain lot, piece or parcel of Land situate, lying and being in the Township of Roaring Brook, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: RR 2 BOX 2018 A/K/A 105 EDGEBROOK DRIVE, ROARING BROOK TOWNSHIP, PENNSYLVANIA 18444.

TAX PARCEL NUMBER: 18004-030-018

Title to said premises is vested in Philip Richard Schroeder and Pearl Marion Schroeder, his wife by deed from Jack C. Alder and Olwen Alder, his wife, dated May 3, 1957 and recorded May 28, 1957 in Deed Book 540-497.

And thereafter Pearl Schroeder, widow departed this life on June 19, 2010 whereupon title to said premises is solely vested in Jayne Schroeder, Known Surviving Heir of Pearl Marion Schroeder, Deceased Mortgagor and Real Owner, Richard Schroeder, Known Surviving Heir of Pearl Marion Schroeder, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Pearl Marion Schroeder, Deceased Mortgagor and Real Owner, by operation of law.

Assessment Map #: 18004-030-018

Assessed Value Figure: \$17,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$162,235.31

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 52

By virtue of a Writ of Execution filed to No. 11-CV-5855 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, NATIONAL ASSOCIATION vs. NEAL SMULOVITZ A/K/A NEAL L. SMULOVITZ, owner(s) of property Situate in City of Scranton, County of Lackawanna, LACAKAWANNA COUNTY, PENNSYLVANIA BEING 102 Yesu Drive, Scranton, Pennsylvania 18505

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

DWELLING KNOWN AS: 102 YESU DRIVE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16810-020-051

Title to said premises is vested in Neal Smulovitz by deed from YETTA SMULOVITZ, WIDOW dated February 28, 2003 and recorded June 14, 2006 in Deed Book 0929, Page 002, as Instrument Number 200616530.

Assessment Map #: 16810-020-051

Assessed Value Figure: \$25,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$56,488.22

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 53

By virtue of a Writ of Execution filed to No. 2011-CV-239 PEOPLES NEIGHBORHOOD BANK, PLAINTIFF vs. SHALE HOLDINGS INC. A/K/A SHALE HOLDINGS, INC., DEFENDANTS, owner(s) of property

situate in Scranton, Lackawanna County, Pennsylvania being 1003 North Keyser Avenue, Scranton, County of Lackawanna, Pennsylvania, with approximate dimensions of 1.21 acres of land more or less.

Dimensions: 6.14A

Tax Map Number: 13401 010 001.04

Assessed Value Figure: \$110,000.00

Improvements Thereon: Commercial Bldg

Sheriff to collect: \$981,519.76 plus costs and interest

Robert P. Sheils, Jr., Esquire

Attorney

SALE NUMBER 54

By virtue of a Writ of Execution filed to No. 2011-CV- PEOPLES NEIGHBORHOOD BANK, PLAINTIFF vs. ATLANTIC ACQUISITION GROUP, INC., DEFENDANTS, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania being:

PARCEL ONE: Main Street, Dickson City, County of Lackawanna, Pennsylvania, with approximate dimensions of 9,400 square feet

Tax Map Number: 11413-030-013

Assessed Value Figure: \$2,000.00

Improvements Thereon: Not Improved

PARCEL TWO: 413 Dundaff St., Dickson City, County of Lackawanna Pennsylvania, with Lot 1 having approximate dimensions of 3,476 square feet and with Lot 2 having approximate dimensions of 5,913 square feet and with Lot 3 having approximate dimensions of 2,000 square feet

Tax Map Number: 11413-030-067

Assessed Value Figure: \$15,000.00

Improvements Thereon: Commercial

PARCEL THREE: Rear Main Street and Dundaff Street, Dickson City, County of Lackawanna, Pennsylvania, with approximate dimensions of 0.691 acres

Tax Map Number: 11413-030-071

Assessed Value Figure: \$4,100.00

Improvements Thereon: Not Improved

Sheriff to collect: \$148,869.82 plus costs and interest

Robert P. Sheils, Jr., Esquire

Attorney

SALE NUMBER 55

By virtue of a Writ of Execution filed to No. 11-CV-5727 FIDELITY DEPOSIT AND DISCOUNT BANK vs. REAL PROPERTIES OF PENNSYLVANIA, LLC, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 746-748 River Street, Scranton, PA 18505

100' by 85'

Property Identification Number: 15620-060-022

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Structure and garage

Sheriff to collect: \$84,088.58

Frank J. Bolock, Jr.

Attorney

SALE NUMBER 56

By virtue of a Writ of Execution filed to No. 4709 CV 2010 THE HONESDALE NATIONAL BANK vs. EDWARD T. ROSAR and TARA M. ROSAR, owner(s) of property situate in Carbondale City, Lackawanna County, Pennsylvania being 45 Salem Avenue Carbondale, PA 18407

24 x 50

Property Identification Number: 045 7801 0006

Assessed Value Figure: \$15,000.00
Improvements Thereon: Comb Store/Apt
Sheriff to collect: \$107,450.67
John J. Martin, Esquire
Attorney

SALE NUMBER 57

By virtue of a Writ of Execution No. 50920-08 ABINGTON HEIGHTS SCHOOL DISTRICT vs. TIMOTHY KELLY and VIVIAN KELLY, owner(s) of property situate in Waverly, Lackawanna County, Pennsylvania, being: 104 Lynnwood Road
90 x 168 x 90 x 165
Property Identification #: 06903-020-029
Assessed Value: \$22,000.00
Improvements thereon: SINGLE DWELLING PROPERTY
Sheriff to collect: \$6,492.39
James R. Wood, Esquire
Portnoff Law Associates, Ltd.
(866) 211-9466
Attorney

SALE NUMBER 58

By virtue of a Writ of Execution filed to No. 2011-05202 VERICREST FINANCIAL, INC. vs. KATHLEEN R. COVEY and ROBERT V. COVEY, owner(s) of property situated in Benton Township, Lackawanna County, Pennsylvania being RR#2 BOX 2128A, Factoryville, PA 18419
135X204X130X210
Assessment Map #: 02804-010-004
Assessed Value Figure: \$13,535.00
Improvements Thereon: a residential dwelling
Sheriff to collect: \$184,597.28
Charles A. DeNardo, Esquire
Attorney

SALE NUMBER 59

By virtue of a Writ of Execution filed to No. 1589-Civil-2011, CNB REALTY TRUST, ASSIGNEE OF PENNSTAR BANK, A DIVISION OF NBT BANK, NATIONAL ASSOCIATION vs. JOSEPH M. GRAB, JR., A/K/A JOSEPH M. GRAB, AS THE LEGAL TITLEHOLDER, AND JENNIFER L. GRAB, HIS WIFE, FOR ANY INTEREST SHE MAY HAVE ACQUIRED BY OPERATION OF LAW, owner(s) of property situate in Township of Thornhurst, Lackawanna County, Pennsylvania being: Kimberly Lane L44, Thornhurst, Pennsylvania 18424
1.3 Acres
Assessment Map #: 24703-010-004
Assessed Value Figure: \$3,900.00
Improvements Thereon: Vacant Lot
Judgment Amount: \$95,260.45
David M. Gregory, Esquire
Attorney

SALE NUMBER 60

By virtue of a Writ of Execution filed to No. 1590-Civil-2011, CNB REALTY TRUST, ASSIGNEE OF PENNSTAR BANK, A DIVISION OF NBT BANK, NATIONAL ASSOCIATION vs. JOSEPH M. GRAB, JR., owner(s) of property situate in Township of Thornhurst, Lackawanna County, Pennsylvania being: 48 Kimberly Lane, Thornhurst, Pennsylvania 18424

1.43 Acres
Assessment Map #: 24701-010-00601
Assessed Value Figure: \$28,900.00
Improvements Thereon: Single Dwelling
Judgment Amount: \$131,695.39
David M. Gregory, Esquire
Attorney

SALE NUMBER 61

ALL that certain lots, pieces or parcel of land situate, lying and being in the Fifteenth Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, being lots numbers, 5,6 and 7, in block number 64 upon J. Heerman's Map of South Hyde Park as revised by survey of P.M. Walsh, bearing date the 23rd day of April, 1863, said lots being each fifty (50) feet in width in front on Eighteenth Street; the same width in rear and one hundred two and five-tenths (102.5) feet in depth.

The said lots together comprise a parcel of land one hundred fifty (150) feet in width and one hundred two and five-tenths (102.5) feet in depth, rectangular in shape, bounded Northwesterly by Eighteenth Street; Northeasterly by Oliver Street; Southeasterly by lots 18,19 and 20, in said block number 64; and Southwesterly by lot number 8 in said block.

Being the sames premises conveyed by Norbert P. Andrzejewski and Ann M. Andrzejewski to Allan Andrew Andrzejewski by deed dated April 20, 2005 and recorded in the Lackawanna County Recorder of Deeds on April 22, 2005 at Instrument No. 200510268.

Lackawanna County Tax Map No.: 14420-030-038
Being also known as 415 18th Street, Scranton, PA 18504

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 20, 2012 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

JOHN SZYMANSKI
SHERIFF OF LACKAWANNA COUNTY

ATTEST:

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

December 20, 2011