

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, NOVEMBER 13, 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, NOVEMBER 13, 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 filed to No. 10-CV-2398 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. JOSEPH VALDEZ and MONICA VALDEZ, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania being 404 Main Street Dickson City, PA 18519, 12411-030-040, BEGINNING at a point in the line of Carbondale Turnpike forty-two (42) feet northerly from its intersection with an alley twenty (20) feet wide, which adjoins the original southerly line of lot number thirty-two (32):

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

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

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

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

Assessment Map #: 124.11-030-040

Assessed Value: \$10,600.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$154,534.91

KML Law Group, P.C.

Attorney

SALE NUMBER 2

By virtue of a Writ of Execution filed to No. 12CV3214 EMBRACE HOME LOANS, INC. vs. ROSS P. ZANGHI and ANGELA ZANGHI, owner(s) of property Situate in City of Scranton, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1008 Clearview Street, Scranton, Pennsylvania 18508

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

DWELLING KNOWN AS: 1008 CLEARVIEW STREET, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 134-16-030-013

Title to said premises is vested in Ross P. Zanghi and Angela Zanghi, his wife, by deed from LUCY M. ZANGHI, WIDOW, dated June 1, 2007 and recorded June 5, 2007 in Deed Book, as instrument No. 200714912.

Assessment Map #: 134-16-030-013

Assessed Value Figure: \$7,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$105,496.17

McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 3

By virtue of a Writ of Execution filed to No. 10-CV-1259 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC vs. ROBERT H. BASHORE, JR.: PATRICIA A. MARCELIS-BASHORE, owner of property situated in Township of Roaring Brook, Lackawanna County, Pennsylvania, being 2221 Velview Drive, Moscow, PA 18444

Assessment Map #: 18901-020-012

Assessed Value: \$19,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$263,485.07

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 4

By virtue of a Writ of Execution filed to No. 12-CV-2060 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2005-1 vs. GEORGE GULA, MARY JANE GULA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 517-519 Broadway Street, Scranton, PA 18505

Dimensions: 50x125x54x100

Assessment Map #: 15640-030-009

Assessed Value: \$9,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$57,513.19

Udren Law Offices, P.C.

Attorney

SALE NUMBER 5

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Rafael Gonzalez

PLAINTIFF/SELLER: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2007 EQUIFIRST LOAN SECURITIZATION TRUST 2007-1

DEFENDANT(S): Rafael Gonzalez

PROPERTY: 333 Second Street

Blakely, PA 18447

(Improvements erected thereon)

JUDGMENT AMOUNT: \$129,675.18

LACKAWANNA COUNTY

No.: 11 CV 6822

The above captioned property is scheduled to be sold at Sheriff's Sale on **November 13, 2012 at 10:00 am** in the Office of the Sheriff, Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, PA 18503. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within 10 days after the filing of the schedule.

Sincerely,

Patrick J. Wesner, Esquire

MILSTEAD & ASSOCIATES, LLC

Woodland Falls Corporate Park

220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002

SALE NUMBER 6

By virtue of a Writ of Execution filed to No. 11-CV-7507 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. MATTHEW R. JOHNSON, SR., owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1720 Dorothy Street, Scranton, PA 18504

Dimensions: 50 x 112

See Deed Instrument: #2007-11238

Assessment Map #: 13418-040-003

Assessed Value: \$9,500.00

Improvements thereon: a residential dwelling house

Sheriff to Collect: \$78,193.58 (Total amount of Judgment)*

*With costs, interest, late charges and taxes, etc. as may accrue.

Leon P. Haller, Esquire

Purcell, Krug & Haller

Attorney

SALE NUMBER 7

By virtue of a Writ of Execution No. 10-CV-6953 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST COMPANY v. CARL REYNOLDS and KRISTINE A. REYNOLDS A/K/A KRISTINE REYNOLDS, owner(s) of property situate in the TOWNSHIP OF SOUTH ABINGTON, Lackawanna County, Pennsylvania, being 1005 WESTWOOD DRIVE A/K/A LOTS 2, 3, & 4 ON THE WESTWOOD SUBDIVISION MAP, CLARKS SUMMIT, PA 18411

Parcel 1:

Acreage: 1.72

Assessment Map #: 1000101001403

Assessed Value: \$27,000.00

Parcel 2:

Front: 96 feet, Depth: 333 feet

Assessment Map #: 1000101001402

Assessed Value: \$3,000.00

Improvements thereon: Residential Property

Judgment Amount: \$282,884.16

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 8

By virtue of a Writ of Execution filed to No. 12-CV-1666 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17 C/O BANK OF AMERICA, N.A. vs. DAVID B. SMITH, GEORGE GLENN SMITH, WILLIAM W. SMITH and JACQUELINE M. SMITH, owner(s) of property Situate in Borough of Old Forge, County of Lackawanna and State of Pennsylvania BEING 485 Milwaukee Avenue, Old Forge, Pennsylvania 18518

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

DWELLING KNOWN AS: 485 MILWAUKEE AVENUE, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 17511 010 021

Title to said premises is vested in George and David B. Smith, as Joint Tenants with Right of Survivorship by deed from GEORGE GLENN SMITH, DAVID B. SMITH AND WILLIAM W. SMITH, AS JOINT

TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT TENANTS IN COMMON, dated October 31, 2005 and recorded November 22, 2005 in Deed Book as Instrument No. 200533044.

Assessment Map #: 17511 010 021

Assessed Value Figure: \$8,700.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$138,546.35

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 9

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Keith W. Leonard

Elissa Pompey a/k/a Elissa C. Pompey

Michelle Pompey Leonard

PLAINTIFF/SELLER: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF JANUARY 1, 2007 SECURITIZED ASSET BACKED RECEIVABLES, LLC TRUST 2007-NC-1

DEFENDANT(S): Keith W. Leonard

Elissa Pompey a/k/a Elissa C. Pompey

Michelle Pompey Leonard

PROPERTY: 511 Boulevard Avenue

Dickson City, PA 18519

(Improvements erected thereon)

JUDGMENT AMOUNT: \$139,325.15

LACKAWANNA COUNTY

No.: 11 CV 6657

The above captioned property is scheduled to be sold at Sheriff's Sale on **November 13, 2012 at 10:00 am** in the Office of the Sheriff, Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, PA 18503. You may hold a mortgage or judgment on the property which will extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within 10 days after the filing of the schedule.

Sincerely,

Patrick J. Wesner, Esquire

MILSTEAD & ASSOCIATES, LLC

Woodland Falls Corporate Park

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

SALE NUMBER 10

By virtue of a Writ of Execution filed to No. 12-CV-3371 ONEWEST BANK, FSB vs. JOSEPH SMITH, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania. Being: 901 ½ Meade Street a/k/a 921 Rear Meade Street a/k/a 9015 Meade Street, Scranton, PA 18512

Dimensions: 93x100

Assessment Map #: 1462004001100

Assessed Value Figure: \$9,900.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$105,772.16

Udren Law Offices, P.C.

Attorney

SALE NUMBER 11

By virtue of a Writ of Execution filed to No. 12 CV 1082 PHH MORTGAGE CORPORATION vs. BRADEN RYEA, owner of property situated in Township of Lehigh, Lackawanna County, Pennsylvania, being 269 Hagen Run Drive, Thornhurst, PA 18424

180 x 170

Assessment Map #: 24103-040-00101

Assessed Value: \$24,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$129,656.11

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 12

By virtue of a Writ of Execution filed to No. 2012-CV-2895 FIDELITY DEPOSIT AND DISCOUNT BANK vs. MICHAEL A. VERRASTRO, owner of the property situate in City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania, being 1608 Cedar Avenue, Scranton, PA 18505

Dimensions of parcel, square footage and/or acreage:

80x150x80x150

40x10x39x30x150

40x99x10x99

Property Identification Numbers: 16706020007, 1670602000701, 1670602000702

Assessed Value: \$23,500.00

\$2,600.00

\$4,651.00

Improvements thereon: Single dwelling

Sheriff to Collect: \$150,535.29

Frank J. Bolock, Jr., Esquire

212 Front St., Clarks Summit, PA 18411

Attorney

SALE NUMBER 13

By virtue of a Writ of Execution filed to No. 12-CV-2912 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-5 vs. ELIZABETH M. THOMAS; ROBERT E. TASSIE, JR. A/K/A ROBERT E. TASSIE, owner of property situated in 1st Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 2129 Ballau Avenue, Scranton, PA 18508

30 x 150

Assessment Map #: 12320-050-012

Assessed Value: \$7,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$105,896.94

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 14

By virtue of a Writ of Execution filed to No. 10 CV 6675 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. PEDRO L. NIEVES and JANET CABRERA VEGA, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1330 Sanderson Avenue Scranton, PA 18509, 14605-020-011,

Being the Westerly part of a Lot Number Eight (8) and a portion of the Westerly part of Lot Number Seven (7) in Square or Block No. 302, bounded and described as follows: Beginning at a point on the Easterly side line of Sanderson Avenue, which point is formed by the intersection of the Southerly line of Meylert's Addition to the

City of Scranton with the Easterly line of Sanderson Avenue; thence along Sanderson Avenue in a Southwesterly direction a distance of thirty-four and eight-tenths (34.8) feet to a point; thence South fifty-four degrees, forty-five minutes East a distance of one hundred forty-nine and eighty-five hundredths (149.85) feet to a point; thence North forty-five degrees, thirty minutes East a distance of thirty-eight and eight tenths (38.8) feet along the rear line of Lot No. 8 to a point; thence North fifty-two degrees, thirty-nine minutes West, one hundred sixty (160) feet to the place of beginning. Subject to the same conditions, exceptions and reservations as are contained in prior conveyances in the chain of title to said land.

Property Identification Number: 14605-020-011

Assessed Value: \$7,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$71,602.35

KML Law Group, P.C.

Attorney

SALE NUMBER 15

By virtue of a Writ of Execution filed to No. 11-6613 DEUTSCHE BANK TRUST COMPANY AMERICAS FKA BANKER'S TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2002-1 vs. DAWN HULLFISH and ROBERT J. HULLFISH SR., owner(s) of property situate in BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania, being 264 Laurel Street Archbald, PA 18403, 09517-050-002,

FIRST PARCEL: Containing a front of sixty (60) feet Southeastward on Laurel Street, bounded Southwestward at right angles from Laurel Street til said boundary line shall intersect the line separating the Warrantee Tracts Jonathan Kellogg and Elizabeth Kellogg, thence by said Warrantee line till the same shall intersect the line along the rear end of the tier of lots between Laurel Street and the Canal or Raceway; thence by said rear line of lots along the bank on the Southeastern side of said canal or Raceway till said line shall intersect a continuation of the Southwestern line of Pike Street, and thence by lands now or formerly of the Delaware & Hudson Canal Company, at right angles from Laurel Street eighty-five (85) feet to the place of beginning.

SECOND PARCEL: Containing a front of sixty (60) feet Southeastward on Laurel Street, bounded southwestward at right angles to said Street, by lot numbered thirty-eight (38) on said Street, and by a line in continuation northwestward of the Northeastern line of said lot numbered thirty-eight (38) northwestward by high water mark, on the southeastern Bank of the Lackawanna River, and northeastward at right angles to said Street by other land of the Delaware and Hudson Canal Company, being by a line in continuation northwestward of the Southwestern line of lot numbered thirty-six (36) on said Street, and by said lot numbered thirty-six (36).

COMPRISING Lot Numbered Thirty-seven (37) on Laurel Street and land in rear thereof, as the same is represented and designated on a Map of Building Lots on land of the Delaware and Hudson Coal Company, in the Borough of Archbald.

Property Identification Number: 09517-050-002

Assessed Value: \$7,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$86,570.58

KML Law Group, P.C.

Attorney

SALE NUMBER 16

By virtue of a Writ of Execution No. 12-CV-707 METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. v. BRIAN M. DUNDA, owner(s) of property situate in partly in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 131 HARRISON STREET, DUNMORE, PA 18512

111 X 101 X 112 X 101

Assessment Map #: 14652010010

Assessed Value Figure: \$12,000.00

Improvements thereon: Residential Property
Judgment Amount: \$221,658.59
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 17

By virtue of a Writ of Execution No. 12-CV-2038 HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-ASAP1, ASSET BACKED PASS-THROUGH CERTIFICATES v. CHAD CASTLE, owner(s) of property situate in the BOROUGH OF JERMYN, Lackawanna County, Pennsylvania.

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF JERMYN, LACKAWANNA COUNTY, PENNSYLVANIA:

BEING KNOW AS 639 Madison Avenue, Jermyn, PA 18433

PARCEL NUMBER: 0731204003800

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

Elana B. Flehinger, Esq.

PA ID 209197

Attorney

SALE NUMBER 18

By virtue of a Writ of Execution filed to No. 1701 Civil 2012, THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE MANHATTAN BANK, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2001-CB3 BY ITS ATTORNEY IN FACT OCWEN LOAN SERVICING, LLC v. CAROL A CLARK AND ROBERT G. CLARK, owner(s) of property situate in the 2nd Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 1743-1745 Beaumont Ave., Scranton, PA 18508

Front: Irregular Depth: Irregular

Property Identification Number: 13407-040-018

Assessed Value: \$11,500.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$88,108.78

STEVEN K. EISENBERG, Esq.

Attorney

SALE NUMBER 19

By virtue of a Writ of Execution filed to No. 12 CV 3618 BMO HARRIS BANK N.A., AS SUCCESSOR TO M&I BANK FSB vs. JUDITH WILLIAMS and TIMOTHY WILLIAMS, owner of property Situate in Township of Lackawanna County (nka City of Scranton), LACKAWANNA COUNTY PENNSYLVANIA BEING 1222 Dartmouth Street, Scranton, Pennsylvania 18504

ALL that lot or parcel of land, situated in the Township of Lackawanna (now the City of Scranton), County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 1222 DARTMOUTH STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 15609-060-044

Title to said premises is vested in Judith Williams by deed from BART PIRINO AND LISA PIRINO, HIS WIFE, PARTIES OF THE FIRST PART, dated April 15, 2003 and recorded April 21, 2003 in Deed Book 0908, Page 944, as Instrument No. 2003-011449..

Assessment Map #: 15609-060-044

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$113,537.53

McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 20

By virtue of a Writ of Execution filed to No. 12CV3111 ONEWEST BANK, FSB vs. SANDRA VALENTINI, ADMINISTRATOR OF THE ESTATE OF SYLVIA CLIFF, DECEASED MORTGAGOR AND REAL OWNER OF PROPERTY Situate in Borough of Archbald, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1119 East State Street, Archbald, Pennsylvania 18403

All the surface or right of soil only of and the lot, pieces or parcel of land situate, lying and being in the Borough of Archbald, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 1119 EAST STATE STREET, ARCHBALD, PENNSYLVANIA 18403.

TAX PARCEL NUMBER: 10412010034

Title to said premises is vested in James Cliff and Sylvia Cliff by deed from JAMES CLIFF, EX UX dated October 10, 1962 and recorded October 11, 1962 in Deed Book 596, Page 90.

James Cliff departed this life on August 4, 2004. Title to said premises is vested in Sylvia Cliff, by right of survivorship.

AND thereafter Sylvia Cliff departed this life on June 5, 2011. Whereupon title to said premises is solely vested in Sandra Valentini, Administrator of the Estate of Sylvia Cliff, deceased mortgagor and real owner, by operation of law.

Assessment Map #: 10412010034

Assessed Value Figure: \$6,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$60,462.12

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 21

By virtue of a Writ of Execution filed to No. 11 CV 2246, EMC MORTGAGE CORPORATION, ATTORNEY-IN-FACT FOR BANK OF AMERICA, NATIONAL ASSOCIATION AS S/B/M TO LASALLE BANK NATIONAL ASSOCIATION (ASSIGNEE), F/K/A LASALLE NATIONAL BANK, IN ITS CAPACITY AS INDENTURE TRUSTEE UNDER THAT CERTAIN SALE AND SERVICING AGREEMENT DATED OCTOBER 1, 2000 AMONG AFC TRUST SERIES 2000-3, AS ISSUER, SUPERIOR BANK FSB, AS SELLER AND SERVICER, AND LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AFC MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2000-3, AND ANY AMENDMENTS THERETO v. JOHN J. CASTRO and MICHELLE A. CASTRO, owner(s) of property situate in Hyde Park Borough, Lackawanna County, Pennsylvania being 1307 Eynon Street, Scranton, PA 18504.

Size of Lot 6,600 square feet

Property Identification Number: 15605-020-044

Assessed Value Figure: \$6,200.00

Improvements thereon: Residential property.

Sheriff to Collect: \$36,159.44

Gregory Javardian, Esquire

Attorney

SALE NUMBER 22

By virtue of a Writ of Execution filed to No. 2010 CV 1792 BANK OF AMERICA, N.A. vs. JOHN ADDLEY A/K/A JOHN J. ADDLEY and RACHEL ADDLEY A/K/A RACHEL L. ADDLEY, owner(s) of property Situate in Village of Eynon, Borough of Archbald, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA BEING 162 Handley Street, Eynon, Pennsylvania 18403

All that certain lot, piece of land lying and being in the Village of Eynon, Borough of Archbald, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 162 HANDLEY STREET, EYNON, PENNSYLVANIA 18403.

TAX PARCEL NUMBER: 09413-040-023

Title to said premises is vested in John Addley and Rachel L. Addley, his wife, by deed from JOHN ADDLEY AND RACHAEL L. ADDLEY, HIS WIFE, dated June 7, 2001 and recorded June 21, 2001 in Deed Book 448, Page 216, as Instrument No. 2001-013337.

Assessment Map #: 09413-040-023

Assessed Value Figure: \$4,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$131,420.75

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 23

By virtue of a Writ of Execution filed to No. 2012-03124 U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-5 ASSET-BACKED CERTIFICATES, TMTS SERIES 2006-5 v. MARY ANN M. ELLINGER A/K/A MARY ANN CAMPAGNA, owner(s) of property situate in THORNHURST, Lackawanna County, Pennsylvania Being 247 Laurel Drive, Gouldsboro, PA 18424

ALL That certain lot, piece or parcel of land, situate, lying and being in the Township of Thornhurst, County of Lackawanna, Commonwealth of Pennsylvania, more particularly designated as Lot No. 247, Section 1 on a plot of lots made as a result of a survey by John R. Hennemuth, Civil Engineer, which survey is recorded in the Office for the Recorder of Deeds in and for Lackawanna County, Pennsylvania, in Map Book Volume 16A at page 74 and is described as Lots of Pocono Resorts Enterprises, Inc.

PARCEL NO.: 241.03-060-018

Property Identification Number: 241.03-060-018

Assessed Value Figure: \$17,000.00

Improvements thereon: Residential Dwelling

Judgment Amount: \$120,557.82, plus interest and costs

Heather Riloff, Esquire

Attorney

SALE NUMBER 24

By virtue of a Writ of Execution filed to No. 2008 CIV 8560 FIDELITY DEPOSIT & DISCOUNT BANK vs. JACQUELINE M. CASTELLANI, owner(s) of property situate in Peckville, Lackawanna County, Pennsylvania, being 206 Eleanor Street, Peckville, PA 18452

Being 80 feet by 125 feet

Assessment Map #: 10312-010-003

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$173,742.68 plus interest, taxes, costs and attorneys' fees.

Judgment filed to Docket No. 2008 CIV 8560 Writ of Execution issued

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jacqueline M. Castellani

Paul A. Kelly, Jr.

Attorney

SALE NUMBER 25

By virtue of a Writ of Execution filed to No. 2012-Civ-88 TOBYHANNA ARMY DEPOT FEDERAL CREDIT UNION now know as Tobyhanna Federal Credit Union vs. FARRAH LAURENT and YOLANDE F. FRANCOIS, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1110 Lloyed Street, Scranton, PA

4250 square feet

Assessment Map #: 13419-030-069

Assessed Value: \$8,000.00

Improvements thereon: SINGLE FAMILY RESIDENCE

Sheriff to Collect: \$68,648.29

John R. O'Brien

Oliver, Price & Rhodes

Attorney

SALE NUMBER 26

By virtue of a Writ of Execution filed to No. 10-CV-2130 JPMC SPECIALTY MORTGAGE LLC v. ROBERT C. BRESSER, SR. and LORI B. BRESSER, owner(s) of property situate in the Elmhurst Township, Lackawanna County, Pennsylvania, being RR2, Box 2483, Elmhurst, PA 18444

70 x 133 x 68 x 154

Assessment Map #: 17020-010-011

Assessed Value: \$10,000.00

Improvements thereon: A single family dwelling.

Sheriff to Collect: \$123,105.80

Kristine M. Anthon

Attorney

SALE NUMBER 27

HAVING erected thereon a dwelling house KNOWN AND NUMBERED:

155 Washington Street

Carbondale, PA 18407

MAP BLOCK / LOT # N/A

TAX MAP # 05509070009

ASSESSED VALUE \$9,500.00

The same having been sold by me, the said Sheriff to the said Grantee, on November 13, 2012 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issue on _____ out of the Court of Common Pleas of the said County of Lackawanna at the suit of:

Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement Dated as of April 1, 2006 Morgan Stanley Capital I Inc. Trust 2006 HE2 Mortgage Pass Through Certificates, Series 2006 HE2 vs. Amy B. Sanderson

LACKAWANNA COUNTY C.C.P. NO. 08-CV-5012

to satisfy the judgment in the sum of \$92,745.44, plus interest and costs.

UDREN LAW OFFICES

HARRY B. REESE, ESQUIRE

PA ID 310501

SALE NUMBER 28

By virtue of a Writ of Execution filed to No. 08-CV-4470 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2006 MASTR ASSET BACKED SECURITIES TRUST 2006 WMC1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006 WMC1 vs. HAROLD L. PETERSON III and ORAL MARIE PETERSON, owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania. Being: 512 Throop Street, Dunmore, PA 18512

Dimensions: 33x180

Assessment Map #: 14608060016

Assessed Value Figure: \$7,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$153,913.57

Mark J. Udren, Esquire

Attorney

SALE NUMBER 29

BY VIRTUE of a Writ of Execution filed to No. 12-CV-2284 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JASON STALLER and VICTORIA STALLER, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 2724 Price Street, Scranton, PA 18504

Dimensions: 80 x 165

See Deed Instrument: 2010-19640

Assessment Map #: 14408-020-031

Assessed Value: \$10,000.00

Improvements thereon: a residential dwelling house

Sheriff to Collect: \$129,082.91 (Total amount of Judgment)*

*With costs, interest, late charges and taxes, etc. as may accrue.

Leon P. Haller, Esquire

Purcell, Krug & Haller

Attorney

SALE NUMBER 30**SALE NUMBER 11**

By virtue of a Writ of Execution filed to No. 2012-02717 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M2 vs. TERRENCE J. CARDINALI and FRANCINE M. CARDINALI, owner of property situated in Scranton City, Lackawanna County, Pennsylvania, being 503-505 North Garfield Avenue, Scranton, PA 18504

41 x 80 x 25 x 75 x 66 x 155

Assessment Map #: 14510-010-013

Assessed Value: \$11,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$146,878.20

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 31

By virtue of a Writ of Execution filed to No. 10-CV-3632 WELLS FARGO BANK, N.A. ALSO KNOWN AS WACHOVIA MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A. FORMERLY KNOWN AS WACHOVIA MORTGAGE FSB, FORMERLY KNOWN AS WORLD SAVINGS BANK v. STEVEN YANKOWSKI, owner of property situate in Dickson City, Lackawanna County, Pennsylvania Being 917 Lincoln Street, Dickson City, PA 18519

ALL THAT CERTAIN piece or parcel of land situate and lying and being in the Borough of Dickson City, County of Lackawanna, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point, said point being the intersection of the easternmost right-of-way line of Jackson Street and the Northernmost right-of-way line of Lincoln Street, thence along the Northernmost right-of-way line of Lincoln Street North 49 degrees, 30 minutes, 00 seconds East a distance of 300.00 feet to a point, the true place of beginning.

Thence North 38 degrees, 40 minutes 28 seconds West a distance of 165.00 feet to a corner, said corner lying along the Southernmost right-of-way line of Albert Street; thence along the Southernmost right-of-way line of Albert Street, North 49 degrees, 30 minutes, 00 seconds East a distance of 50.00 feet to a corner; thence South 38 degrees, 40 minutes 28 seconds East a distance of 165.00 feet to a corner, said corner lying along the Northernmost right-of-way line of Lincoln Street; thence along the Northernmost right-of-way line of Lincoln Street South 49 degrees, 30 minutes, 00 seconds West a distance of 50.00 feet to a corner, said corner being the true place of beginning.

CONTAINING 8250 square feet, more or less.

Said parcel being known as Lot 7 as recorded in Lackawanna County, Map Book No. 1 at page 19, titled "Plan of the Village of Priceburg on Lands of the Price Pancoast and Throop" plot.

Property Identification Number: 11316-080-025

Assessed Value Figure: \$16,000.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$158,965.76, plus interest and costs

Martha E. Von Rosenstiel, Esquire

Attorney

SALE NUMBER 32

By virtue of a Writ of Execution filed to No. 12-CV-1569, CITIMORTGAGE, INC. vs. HARLAN TURNER and GERALDINE ANN TURNER, owner(s) of property situate in Borough Archbald, Lackawanna County, Pennsylvania, being 762 Chestnut Street, Eynon, PA 18403.

Size of Lot 7,5000 square feet

Property Identification Number: 09401-030-007

Assessed Value Figure: \$3,500.00

Improvements thereon: Residential Property

Sheriff to collect: \$56,262.46

Gregory Javardian, Esquire

Attorney

SALE NUMBER 33

By virtue of a Writ of Execution No. 51564-10 ABINGTON HEIGHTS SCHOOL DISTRICT vs. TRACY A. BOLAND, owner(s) of property situate in N. Abington Twp, Lackawanna County, Pennsylvania, being T. 476 630 x 330 x 627 x 380

Property Identification Number: 05001-010-00501

Assessed Value: \$26,500.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$7,984.12

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 34

By virtue of a Writ of Execution No. 50917-11 ABINGTON HEIGHTS SCHOOL DISTRICT vs. JOSEPH D'ANDREA, owner(s) of property situate in Waverly Twp, Lackawanna County, Pennsylvania, being 100 School Street

0.64 acre

Property Identification Number: 08001-060-012

Assessed Value: \$36,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$7,636.48

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution No. 51489-10 MID VALLEY SCHOOL DISTRICT vs. RICHARD W. MORGAN, SR. and KAREN B. MORGAN, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania, being 1503 E. Lackawanna Avenue

1 acre
Property Identification Number: 12502-030-00119
Assessed Value: \$52,500.00
Improvements thereon: OFFICE BUILDING
Sheriff to Collect: \$9,890.26
James R. Wood, Esquire
Portnoff Law Associates, Ltd.
(866) 211-9466
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 DECEMBER 13, 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

AUGUST 20, 2012