

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, NOVEMBER 15, 2011

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, NOVEMBER 15, 2011 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

SALE NUMBER 1

By virtue of a Writ of Execution No. 10-CV-6680 GMAC MORTGAGE, LLC v. PETER DAVID PRUYN and SUSAN YOUSHOCK PRUYN, owner(s) of property situate in the TOWNSHIP OF ROARING BROOK, Lackawanna County, Pennsylvania, being 109 CAPUTO PLACE, A/K/A 3 MALONE ROAD, MOSCOW, PA 18444

Containing 4.53 acres

Assessment Map #: 19001 020 005

Assessed Value: \$17,142.00

Improvements thereon: Residential Property

Judgment Amount: \$347,837.50

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 2

By virtue of a Writ of Execution No. 10 CV 2105 BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, L.P. v. ROXANNE DUNMIRE, owner(s) of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 863 MURRAY STREET, THROOP, PA 18512-1166

Dimensions: 60X197X61X188

Assessment Map #: 12503010017

Assessed Value: \$5,500.00

Improvements thereon: Residential Property

Judgment Amount: \$87,761.35

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 3

By virtue of a Writ of Execution No. 11-CV-2534 LOANCARE, A DIVISION OF FNF SERVICING, INC. v. STANLEY MAROS, JR and MICHELLE L. MAROS A/K/A MICHELE L. MAROS A/K/A MICHELLE MAROS, owner(s) of property situate in the BOROUGH OF MOOSIC, Lackawanna County, Pennsylvania, being 3736 LAUREL AVENUE, MOOSIC, PA 18507-1628

Front: 50 feet, Depth: 10 feet, containing 7500 square feet

Assessment Map #: 17615030011

Assessed Value: \$4,000.00

Improvements thereon: Residential Property

Judgment Amount: \$66,788.74

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 4

By virtue of a Writ of Execution filed to No. 10-CV-5569 BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP vs. THOMAS CARL CONROY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 1216 Beech Street, Scranton, PA 18505
Dimensions: 40X160

Assessment Map #: 16809-020-013

Assessed Value Figure: \$6,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$59,380.22

Mark J. Udren, Esquire

Attorney

SALE NUMBER 5

By virtue of a Writ of Execution filed to No. 4914-Civil-2010, PENNSTAR BANK, A DIVISION OF NBT BANK, NATIONAL ASSOCIATION vs. RONALD F. MORCOM and KATHLEEN S. MORCOM, owner(s) of property situate in Greenfield Township, Lackawanna County, Pennsylvania being: 146 Arnold Road, Jermyn, Pennsylvania 18433

7 Acres

Assessment Map #: 02203-020-002

Assessed Value Figure: \$20,930.00.

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$114,429.28

David M. Gregory, Esquire

Attorney

SALE NUMBER 6

By virtue of a Writ of Execution No. 10-CV-1913 WELLS FARGO BANK, NA v. MOSHIE LOWY, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 632 WILLOW STREET, SCRANTON, PA 18505-4246

Front: 40 feet, Depth: 162 feet, containing 6,480 square feet.

Assessment Map #: 15620020063

Assessed Value: \$8,500.00

Improvements thereon: Residential Property

Judgment Amount: \$104,879.35

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 7

By virtue of a Writ of Execution No. 06-3746 FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION F/K/A FIRST HORIZON HOME LOAN CORPORATION v. DAVID N. WILLIAMS, owner(s) of property situate in the Lackawanna County, Pennsylvania, being 1010 STERLING STREET, SCRANTON, PA 18508

Dimensions: 43 X 127 X 25 X 128

Assessment Map #: 13419 050 047

Assessed Value: \$9,000.00

Improvements thereon: Residential Property

Judgment Amount: \$78,007.64

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 8

By virtue of a Writ of Execution No. 09-CV-513 WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v. ALLEN W. JONES and LINDA R. JONES, owner(s) of property situate in the BOROUGH OF MOOSIC, Lackawanna County, Pennsylvania, being 920 SPRING STREET, MOOSIC, PA 18507-1263

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

Assessment Map #: 18517020006

Assessed Value: \$9,000.00

Improvements thereon: Residential Property

Judgment Amount: \$60,330.20

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 9

By virtue of a Writ of Execution filed to No. 11 CV 3724 WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-5, ASSET-BACKED CERTIFICATES, SERIES 2005-5 vs. MONICA SMITH, JEFFREY SMITH and UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA, owner(s) of property Situate in Third Ward of the City of Scranton, Lackawanna County, Pennsylvania BEING 1807 Clearview Street, Scranton, Pennsylvania 18508

All those certain lots, pieces or parcels of land situated in the Third Ward of the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 1807 CLEARVIEW STREET, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 13411-020-051

Title to said premises is vested in Monica Smith, Jeffrey Smith and UNITED STATES OF AMERICA c/o United States Attorney ofr the Middle District of Pennsylvania by deed from YOLANDA KIRTLAND, SINGLE AND ROBERT J. THOMAS, SINGLE, HER SON, dated August 31, 2005 and recorded September 21, 2005 in Deed Book Instrument Number -200525939.

Assessment Map #: 13411-020-051

Assessed Value Figure: \$5,500.00

Improvements thereon: Lot

Sheriff to Collect: \$98,693.33

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 10

By virtue of a Writ of Execution filed to No. 4730-CV-2011, THE HONESDALE NATIONAL BANK vs. BROTHERS REALTY, LLC, RONALD J. SCHWENK, NICOLE D. SCHWENK and JOLIA, INC., owner(s) of property situate in the Borough of Moscow, Lackawanna County, Pennsylvania being 140 Market Street, Moscow, PA 18444

66 x 333

Property Identification Number: 19811070005

Assessed Value Figure: \$12,000.00

Improvements Thereon: Comb Store/Apt

Sheriff to collect: \$109,686.66

John J. Martin, Esquire

Attorney

SALE NUMBER 11

By virtue of a Writ of Execution filed to No. 2008-05777 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE ASSET BACKED PASS-THROUGH CERTIFICATES EQUITY LOAN TRUST, SERIES 2006-FM2 vs. WILLIAM T. MCDONOUGH, owner(s) of property Situate in Borough of Dunmore, County of Lackawanna LACKAWANNA COUNTY, PENNSYLVANIA BEING 3 Debbie Drive, Dunmore, Pennsylvania 18512

ALL that certain piece or parcel of surface land being Lot Number One Hundred Fifty (150) of the Swinick Contracting & Building Company Housing Development situate in the First Ward of the Borough of Dunmore, County of Lackawanna and State of Pennsylvania, and being more particularly described as follows:

DWELLING KNOWN AS: 3 DEBBIE DRIVE, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 14705-030-02728

Title to said premises is vested in William T. McDonough by deed from ANNA GEEZA, WIDOW, OF THE BOROUGH OF DUNMORE, COUNTY OF LACKAWANNA dated May 3, 2006 and recorded June 5, 2006 in Instrument #200615213.

Assessment Map #: 14705-030-02728

Assessed Value Figure: \$18,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$199,499.94

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 12

By virtue of a Writ of Execution No. 09-CV-617 SUNTRUST MORTGAGE, INC. v. MARK D. DEPRIMO owner(s) of property situate in the BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania, being 308 CEMETERY STREET, PECKVILLE, PA 18452

Front: 74 feet Depth: 60 feet, containing 4,440 square feet.

Assessment Map #: 10413050033

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$113,781.10

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 13

By virtue of a Writ of Execution filed to No. 11 CV 1338, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4 v. LAURIE WILLILAMS, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 906 PALM STREET, SCRANTON, PA 18505.

Size of Lot 53 ft. 4 in. x 70 ft.

Property Identification Number: 16704-010-007

Assessed Value Figure: \$4,000.00

Improvements thereon: Residential property.

Sheriff to Collect: \$76,971.95

Gregory Javardian, Esquire

Attorney

SALE NUMBER 14

By virtue of a Writ of Execution filed to No. 10CV3615 M&T BANK vs. MICHAEL J. BRAZIL and STACY MCKENNA BRAZIL, owner(s) of property Situate in Borough of Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1707 Jefferson Avenue, Dunmore, Pennsylvania 18509

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Dunmore, county of Lackawanna, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the westerly side of Jefferson Avenue 165 feet Northerly from the Northwesterly corner of said Jefferson Avenue and Delaware Street; thence in a Northerly direction along the Westerly side of said Jefferson Avenue and Delaware Street; thence in a Northerly direction along the Westerly side of said Jefferson Avenue 45 feet to land of Edward M. Soelliner; thence in a Westerly direction along said land, 181.3 feet to a corner; thence in a Southerly direction 45 feet to land of Paul K. Holgate; thence in an Easterly direction along said land 181.3 feet to the place of beginning

BEING the Northerly 25 feet of Lot No. 148 and the Southerly 20 feet of Lot No. 146 in block No. 15 upon the plot of Dickson's Addition in the Borough of Dunmore, recorded in the office of the Recorder of Deeds in Lackawanna County in Deed Book No. 147 at page 14.

DWELLING KNOWN AS: 1707 JEFFERSON AVENUE, DUNMORE, PENNSYLVANIA 18509.

TAX PARCEL NUMBER: 13518-050-052

Title to said premises is vested in Michael J. Brazil and Stacy McKenna Brazil, husband and wife by deed from THOMAS MURPHY, GUARDIAN FOR THE ESTATE AND PERSON OF FLORENCE R. MCGOLDRICK, A SINGLE PERSON, OF THE BOROUGH OF DUNCAN, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA, RESPECTIVELY HEREINAFTER CALLED GRANTOR dated June 9, 2000 and recorded June 9, 2000 in Deed Book 263, Page 224; Instrument # 2000-012390.

Assessment Map #: 13518-050-052

Assessed Value Figure: \$14,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$124,891.80

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 15

By virtue of a Writ of Execution filed to No. 09 CV 7619 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR QUEST TRUST 2006-X1, ASSET-BACKED CERTIFICATES, SERIES 2006-X1 vs. MARY ELIZABETH CORCORAN and JOSEPH PAUL CORCORAN, owner(s) of property Situate in Borough of Dickson City, Lackawanna County, Pennsylvania, being, 637 Ash Street Dickson City, PA 18519, 12408-030-015,

BEING the Northerly thirty (30) feet of Lot Number fourteen (14) in Square or Block Number Two (2) on Ash Street, or Thirty (30) feet nearest to Lot Number fifteen (15), said Block Number Two (2) and one hundred and fifty (150) feet in depth to an alley, according to plan or map made by Edmund A. Bartl and known as "Dickson City Annex".

Assessment Map #: 12408-030-015

Assessed Value Figure: \$6,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$70,242.45

Goldbeck McCafferty & McKeever

Attorney

SALE NUMBER 16

By virtue of a Writ of Execution filed to No. 09-3872, CAPITAL ONE HOME LOANS, LLC, USE PLAINTIFF v. DONALD WELSH and PATRICIA ANNE WELSH, owner(s) of property situate in the Township of Clifton, Lackawanna County, Pennsylvania being 2514 THETA DRIVE, GOULDSBORO, PA 18424.

Size of Lot 150 ft. x 300 ft.

Property Identification Number: 23401-050-014

Assessed Value Figure: \$22,000.00

Improvements Thereon: Residential property

Sheriff to collect: \$302,655.45

Gregory Javardian, Esquire

Attorney

SALE NUMBER 17

By virtue of a Writ of Execution filed to No. 08 CV 4965 WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF SASCO 2007-MLN1 vs. MARK RYAN and MARGARET RYAN, owner(s) of property Situate in Borough of Dalton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 112 Second Street, Dalton, Pennsylvania 18414

DWELLING KNOWN AS: 112 SECOND STREET, DALTON, PENNSYLVANIA 18414.

TAX PARCEL NUMBER: 06812-010-00502

Title to said premises is vested in Mark Ryan and Margaret Ryan, husband and wife, by deed from JOSEPH J. SMULEK, JR. AND DENISE SMULEK, HIS WIFE, dated August 8, 2006 and recorded August 14, 2006 in Deed Instrument # 200622938.

Assessment Map #: 06812-010-00502

Assessed Value Figure: \$20,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$245,800.53

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 18

By virtue of a Writ of Execution filed to No. 11 CV 2089 VERICREST FINANCIAL, INC., AS ATTORNEY-IN-FACT FOR LSF7 NPL V1 TRUST vs. EDWARD G. GRZEBIN, JR., owner(s) of property Situate in Borough of Blakely, LACKAWANNA COUNTY, PENNSYLVANIA BEING 10 Depot Street, Peckville, Pennsylvania 18452

DWELLING KNOWN AS: 10 DEPOT STREET, PECKVILLE, PENNSYLVANIA 18452.

TAX PARCEL NUMBER: 10413060009

Title to said premises is vested in Edward G. Grzebin, Jr. _____ by deed from EDWARD GREBIN, JR. AND ARLENE GRZEBIN KUCINSKI, dated October 8, 2002 and recorded December 2, 2002 in Deed Book 0809, Page 525 and Instrument # 2002-037596.

Assessment Map #: 10413060009

Assessed Value Figure: \$9,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$130,326.22

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 19

By virtue of a Writ of Execution filed to No. 1696 Civil 2010, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF ABFC 2007-WMC1 TRUST ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES SERIES 2007-WMC1 BY ITS ATTORNEY IN FACT OCWEN LOAN SERVICING LLC vs. LAVERNE DALEY, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 438-440 South Main Street, Scranton, PA 18504.

Front: 41 ft., Depth: 180 ft.

Property Identification Number: 15605-070-018

Assessed Value Figure: \$165,000.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$214,643.58

KEVIN P. DISKIN, Esq.

Attorney

SALE NUMBER 20

By virtue of a Writ of Execution filed as No. 2011-CV-501, CITIMORTGAGE, INC. v. CARRIE FICK and CHRISTOPHER FICK, HUSBAND AND WIFE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being known as 1123 Farr Street, Scranton, PA 18504.

40 x 136

Property Identification Number: 14507020045

Assessed Value Figure: \$10,000.00

Improvements Thereon: Single Dwelling

Sheriff to collect: \$129,180.83

Richard M. Squire & Associates, LLC

Attorney

SALE NUMBER 21

By virtue of a Writ of Execution filed as No. 201102465, CITIMORTGAGE, INC. v. AWILDA LUCIANO, SINGLE AND LAURA LUCIANO, SINGLE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being known as 924 Snyder Avenue, Scranton, PA 18504.

20 x 111

Property Identification Number: 15613-070-054

Assessed Value Figure: \$8,000.00

Improvements Thereon: Single Dwelling

Sheriff to collect: \$74,316.84

Richard M. Squire & Associates, LLC

Attorney

SALE NUMBER 22

By virtue of a Writ of Execution filed to No. 11-CV-963 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. CHRISTINE M. LYONS N/K/A CHRISTINE M. BRACE, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 521-523 North Hyde Park Avenue, Scranton, PA 18504

28 x 165

Assessment Map #: 14514-050-028

Assessed Value Figure: \$7,500.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$71,721.58 (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 23

By virtue of a Writ of Execution filed to No. 2011-1584 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R2 vs. MARY ELLEN MALAHOSKY, owner(s) of property Situate in BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania being, 757 Chestnut Street Eynon, PA 18403, 09401-020-031,

Being Lot numbered Seventeen (17) in Block Number Five (5) as designated and laid out on the plot or map entitled "Edward S. Jones' Addition to the Borough of Archbald, Pennsylvania," which said plot or map is of record in the Office for the recording of deeds in and for the said County of Lackawanna in Map Book 2, Page 34. Said lot being fifty (50) feet in front upon Chestnut Street as shown by recorded map, and one hundred fifty (150) feet in depth.

Assessment Map #: 09401-020-031

Assessed Value Figure: \$7,000.00

Improvements thereon: A Residential Dwelling
Sheriff to Collect: \$107,082.81
Goldbeck McCafferty & McKeever
Attorney

SALE NUMBER 24

By virtue of a Writ of Execution filed to No. 2010 CV 972 PENNYMAC LOAN SERVICES, LLC vs. JOSHUA M. JURY, owner(s) of property Situate in City of Scranton, Lackawanna County, Pennsylvania being, 1121 Jackson Street Scranton, PA 18504, 14518-040-043,

BEGINNING at a point on the Southwesterly side of Jackson Street, a corner in line of other lands of the Estate of William Trostel Sr., formerly of Peter J. Gallagher and conveyed to Daniel F. Kelly; thence in a Northwesterly direction along the Southwesterly side of said Jackson Street, Twenty-two feet to a corner on an alley, thence in a Southwesterly direction along the Southeasterly side of said alley, One hundred twenty feet more or less to a corner on an alley in the rear of said lot; thence in a Southeasterly direction along the Northeasterly side of the alley last above mentioned, twelve feet to a corner in line of other lands of the said Estate of William Trostel, Sr. and thence in a Northeasterly direction along the line of other lands of the said Estate of William Trostel, Sr. One hundred twenty feet more or less to a corner, the place of beginning.

Assessment Map #: 14518-040-043

Assessed Value Figure: \$8,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$104,233.45

Goldbeck McCafferty & McKeever

Attorney

SALE NUMBER 25

By virtue of a Writ of Execution filed to No. 11-CV-3229 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO., PLAINTIFF v APRIL BEDNASH and PAUL J. BEDNASH, DECEASED, DEFENDANTS, owner(s) of property situate in Borough of Mayfield, Lackawanna County, Pennsylvania. being 1027 Lackawanna Avenue

Property Identification No.: 06418-010-005

Assessed Value Figure: \$1,500.00 (Land) + \$8,500.00 (Bldg) = \$10,000.00

Improvements Thereon: single family dwelling

Sheriff to Collect: \$72,406.38, plus interest, tax and costs

Scott A. Dietterick, Esquire

Attorney

SALE NUMBER 26

By virtue of a Writ of Execution filed to No. 2009-08826 THE BANK OF NEW YORK MELLON, SUCCESSOR IN INTEREST TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 1999-5 vs. CAROL GAWRON, owner(s) of property situate in 5th Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 223 South Main Avenue Scranton, PA 18504

Dimensions: 26 X 94

Assessment Map #: 15606-020-01001

Assessed Value Figure: \$11,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$80,013.42

Mark J. Udren, Esquire

Attorney

SALE NUMBER 27

By virtue of a Writ of Execution filed to No. 11-CV-2294 CITIMORTGAGE INC. vs. MARJORIE CATHERINE ORR, owner(s) of property situate in TOWNSHIP OF TAYLOR, Lackawanna County, Pennsylvania being, 1270 Loomis Avenue Scranton, PA 18504, 15520-010-039, BEING Lot Number One Hundred Forty-one (141) in Block Number Four (4) on the plot of lots known as "Reynolds Addition to Lincoln Heights," a Map of Said lot is rectangular in shape, Forty (40) feet in front on Loomis Avenue and extending One Hundred Twenty-six (126) feet in depth to Lindsey Court in the rear. BEING the same premises conveyed to the Grantors herein by Deed of Thomas F. Gaynord, Executor of the Last Will and Testament of Mary Gaynord, said Deed dated October 28, 1976 and recorded in the office of the Recorder of Deeds in and for Lackawanna County in Deed Book 895, Pages 372-575 incl. SUBJECT to the same exceptions, reservations, and conditions as appear in Deeds forming the chain of title. And said Grantors do hereby GENERALLY warrant the property herein conveyed. This is a conveyance from Husband to Wife, and therefore, is completely exempt from Realty Transfer Tax. METES AND BOUNDS DESCRIPTION OF PROPERTY

That certain piece or parcel of land, and the buildings and improvements thereon, known as 1270 Loomis Avenue located in the Township of Taylor, County of Lackawanna, and Commonwealth of Pennsylvania, and being more particularly described in a Deed recorded on April 4, 1994 at Book 1467, Page 47 of the Lackawanna County Land Records.

For title reference see deed from Thomas Patrick Orr and Marjorie Catherine Orr recorded April 04, 1994 in book 1467, Page 47.

TITLE TO SAID PREMISES IS VESTED IN MARJORIE CATHERINE ORR BY DEED FROM THOMAS PATRICK ORR AND MARJORIE CATHERINE ORR, HIS WIFE DATED 4/4/94 RECORDED ON 4/4/94, IN DEED BOOK AND PAGE OR INSTRUMENT NUMBER: DEED BOOK 1467 PAGE 47.

Property Identification Number: 15520-010-039

Assessed Value Figure: \$8,150.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$122,564.27

Goldbeck McCafferty & McKeever

Attorney

SALE NUMBER 28

By virtue of a Writ of Execution filed to No. 09 CV 7837 US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LSF7 NPL VII TRUST vs. BARBARA LYNN RICHTER and CHARLES T. RICHTER A/K/A CHARLES RICHTER JR., owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1534 Capouse Avenue Scranton, PA 18509, 135.17-060-009,

All their right, title, and interest in and to the following lot, piece, parcel or tract of land situate in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, more particularly described as follows:

All the following described lot or parcel of land in the Thirteenth Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, being twenty (20) feet of Lot Number Fourteen (14) on the side adjoining Lot Number Fifteen (15); the whole of Lot Number Fifteen (15) and Twenty (20) feet of Lot Number Sixteen (16) on the side adjoining Lot Number Fifteen (15) in square or block number Twenty-Six (26) and situate on street called Capouse Avenue in the City of Scranton, as shown on the plot of Sanderson's Addition to the City of Scranton in that part of the City known as "Green Ridge." Said Parcel of land taken together is one hundred (100) feet in width on Capouse avenue and one hundred seventy-one and Twenty-five One-hundredths (171.25) feet in depth. The measurement of said depth to common ten (10) feet from the inside of the sidewalk on Capouse Avenue as aforesaid, together with the right to enclose, occupy and use said ten (10) feet for cellarway, porch, steps, within ten (10) feet of the fence line of Capouse Avenue.

BEING SUBJECT to all the easements, exceptions, rights, reservations, restrictions, convenents, conditions, privileges, etc., as may either be contained in or referred to in the prior deeds and other documents composing the chain of title, or as may be visible by physical inspection of the realty.

METES AND BOUNDS DESCRIPTION OF PROPERTY:

ALL THAT CERTAIN PARCEL OF LAND IN THIRTEENTH WARD OF THE CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED

IN BOOK 1594, PAGE 180 ID # 135.17-060-009 BEING MORE PARTICULARLY DESCRIBED AS A METES AND BOUNDS PROPERTY.

TITLE TO SAID PREMISES IS VESTED IN BARBARA LYNN RICHTER and CHARLES T. RICHTER A/K/A CHARLES RICHTER JR. BY DEED FROM Mario A. Valverde and Christine M. Valverde, his wife DATED 8/1/97 RECORDED ON 8/4/97, IN DEED BOOK AND PAGE OR INSTRUMENT NUMBER: Book 1594 Page 179.

Property Identification Number: 135.17-060-009

Assessed Value Figure: \$17,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$59,570.73

Goldbeck McCafferty & McKeever

Attorney

SALE NUMBER 29

By virtue of a Writ of Execution filed to No. 09 CV 4722 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. CHRISTOPHER MARCHIONE AKA CHRISTOPHER A. MARCHIONE, owner(s) of property Situate in Third Ward of the City of Carbondale, LACKAWANNA COUNTY, PENNSYLVANIA BEING 146 South Church Street, Carbondale, Pennsylvania 18436

ALL THAT CERTAIN lots of land situate on the Westerly side of South Church Street in the Third Ward of the City of Carbondale, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 146 SOUTH CHURCH STREET, CARBONDALE, PENNSYLVANIA 18436.

TAX PARCEL NUMBER: 05509-040-04801 (Parcel #1) & 05509-040-048 (Parcel #2)

Title to said premises is vested in Christopher Marchione aka Christopher A Marchione by deed from ROSE ANN LAVEY AND EDWARD J. MCGRATH, HER HUSBAND, dated December 5, 2005 and recorded December 12, 2005 in Instrument No. 200534905.

Assessment Map #: 05509-040-04801 (Parcel #1) & 05509-040-048 (Parcel #2)

Assessed Value Figure: \$9,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$101,999.28

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 30

By virtue of a Writ of Execution filed to No. 2095-CV-2011 THE HONESDALE NATIONAL BANK vs CHRISTOPHER PIECHOCKI, AND SWINKA 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 31

By virtue of a Writ of Execution No. 10 CV 7719 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-16 v. GABRIELLE L. LEWIS, owner(s) of property situate in the TOWNSHIP OF GREENFIELD, Lackawanna County, Pennsylvania being 142 FRANKLIN AVENUE, GREENFIELD TOWNSHIP, PA 18407-3839

Dimensions: 80 feet x 136 feet x 80 feet x 145 feet

Assessment Map #: 01419020 011

Assessed Value Figure: \$10,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$159,205.58
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 32

By virtue of a Writ of Execution No. 10-CV-3817 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RP2 v. JOSEPH MUNIFO and ANNE B. MUNIFO, owner(s) of property situate in BOROUGH OF VANDLING, Lackawanna County, Pennsylvania being 132 MAIN STREET, VANDLING, PA 18421-1712

Front: 100 feet, Depth: 300 feet, containing 3,651 square feet.

Assessment Map #: 01611 010 014

Assessed Value Figure: \$20,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$131,475.58

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 33

By virtue of a Writ of Execution No. 10 CV 2151 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005, GSAMP TRUST 2005-HE5 v. YISET POLANCO, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 2516 NORTH MAIN AVENUE SCRANTON, PA 18508-1606

31X33X36X49X57X40X91

Assessment Map #: 13501 020 01601

Assessed Value Figure: \$11,500.00

Improvements thereon: Residential Property

Judgment Amount: \$97,287.00

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 34

By virtue of a Writ of Execution filed to No. 10CV6759 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MTA TRUST 2005-AR2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR2 vs. DINO FERRA and DEE FERRA, owner(s) of property Situate in Ninth Ward of the City of Scranton, Lackawanna County, Pennsylvania BEING 929 Monroe Avenue, Scranton, Pennsylvania 18510

ALL that certain lot, piece or parcel of land situate, lying and being in the Ninth Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania

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

TAX PARCEL NUMBER: 14670-020-014

Title to said premises is vested in Dino Ferra and Dee Ferra, husband and wife, by deed from CHARLES HIBBLE AND RONALD FISH, dated March 30, 2005 and recorded April 14, 2005 in Deed Book Instrument # 200509398.

Assessment Map #: 14670-020-014

Assessed Value Figure: \$15,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$168,989.15

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution filed to No.10CV721 CHASE HOME FINANCE LLC vs. GERTRUDE F HOWELL, owner(s) of property Situate in Township of Ransom, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2718 Ransom Road, Clarks Summit, Pennsylvania 18411

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Ransom, County of Lackawanna, and State of Pennsylvania.

DWELLING KNOWN AS: 2718 RANSOM ROAD, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 15303010002

Title to said premises is vested in Gertrude F Howell, by deed from EDWARD D. SMALLACOMBE, EXECUTOR AND TRUSTEE UNDER THE WILL OF RACHEL HOWELLS, DECEASED; HARRY D. HOWELL AND GERTRUDE HOWELL, HIS WIFE, RUTH ROBERTS AND RUSSELL ROBERTS, HER HUSBAND, DEWAYNE HOWELL AND JUDITH E. HOWELL, HUSBAND AND WIFE, dated September 19, 1966 and recorded October 26, 1966 in Deed Book 633, Page 37.

Assessment Map #: 15303010002

Assessed Value Figure: \$24,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$195,626.84

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 36

By virtue of a Writ of Execution No. 06-CV-5257 WELLS FARGO BANK, NA v. JUSTIN GRANT and GLENNIS GRANT, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 2224 BROWN AVENUE, SCRANTON, PA 18509-1305

Front: 31 feet, Depth: 130 feet, containing 4,030 square feet.

Assessment Map #: 13510030032

Assessed Value: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$89,304.90

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 37

By virtue of a Writ of Execution No. 09 CV 7626 BANK OF AMERICA, N.A. S/B/M BAC HOME LOAN SERVICING, LP v. RONALD GRABOWSKI and ESTELLE GRABOWSKI, owner(s) of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 410 OLECKNA STREET, THROOP, PA 18512-3321

DIMENSIONS: 50 X 144 X 50 X 100

Assessment Map #: 12416-020-012

Assessed Value: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$115,222.98

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 38

By virtue of a Writ of Execution No. 07-CV-6077 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-05 v. THOMAS PHILLIPS, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1616 CEDAR AVENUE, SCRANTON, PA 18505-1608

Front: 40 feet, Depth: 150 feet, containing 6000 square feet.

Assessment Map #: 16706-020-005

Assessed Value: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$98,340.88

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 39

By virtue of a Writ of Execution filed to No. 09CV8501 EMC MORTGAGE LLC, AS SUCCESSOR TO EMC MORTGAGE CORPORATION vs. RONALD DOUGLAS, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2802-2804 North Main Avenue, Scranton, Pennsylvania 18508

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

BOUNDED westward in front 50 feet by Carbondale and Providence Turnpike Road, now called North Main Avenue, Northward 150 feet by Lot No. 15, Eastward 50 feet by land formerly sold by concrete to Edward Jones; and Southwestward 150 feet to the place of beginning, by Lot No. 7. Being in front 50 feet, in rear 50 feet and 150 feet in depth. Comprising Lot No. 13 on Carbondale and Providence Turnpike, now North Main Avenue. Being also known as Lot No. 6 in Block No. 43 of the assessment Map of the First Ward of Scranton aforesaid, and as 2802 and 2804 North Main Avenue in said city.

DWELLING KNOWN AS: 2802-2804 NORTH MAIN AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 12403 030 010

Title to said premises is vested in Ronald Douglas, by deed from VIRGIL ARGENTA, JR., ADMINISTRATOR OF THE ESTATE OF JOHN L. ARGENTA, A/K/A JOHN ARGENTA, DECEASED, dated July 21, 2006 and recorded July 26, 2006 in Instrument No. 200620939.

Assessment Map #: 3412403030010

Assessed Value Figure: \$2,800.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$112,334.64

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 40

By virtue of a Writ of Execution filed to No. 10-CV-8854 CITIMORTGAGE, INC vs. ALLEN JOSEPH EXETER, JR, owner(s) of property Situate in BOROUGH OF OLD FORGE, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1 Fred Street, Old Forge, Pennsylvania 18518

ALL that certain piece or parcel of land situate, lying and being in Borough of Old Forge, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

DWELLING KNOWN AS: 1 FRED STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 18505-020-028

Title to said premises is vested in ALLEN JOSEPH EXETER, JR, by deed from JAMES P. AVERSA AND ANN M. CALABRESE, dated August 31, 2005 and recorded September 8, 2005 in Instrument # 200524456.

Assessment Map #: 18505-020-028

Assessed Value Figure: \$16,800.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$264,776.28

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 41

By virtue of a Writ of Execution filed to No. 10 CV 1627 BANK OF AMERICA, N.A. AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, 2009-1 ASSET-BACKED PASS-THROUGH CERTIFICATES vs. WILLIAM D. WEIR, owner(s) of property situate in the Borough of Mayfield, Lackawanna County, Pennsylvania, being 320 Depew Avenue, Mayfield, PA 18433

100x120 12,000 square feet 0.275 acre

Property Identification Number: 07308-020-04402

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

Improvements Thereon: single family dwelling

Sheriff to collect: \$71,404.65

Ashleigh L. Marin, Esquire

Attorney

SALE NUMBER 42

By virtue of a Writ of Execution filed to No. 05-CV-50051 THE BOROUGH OF MOOSIC vs. PETER J. TANSKI and PATRICIA A. TANSKI, owner(s) of property situate in Moosic, Lackawanna County, Pennsylvania

ALL that certain lot, piece or parcel of land situate in the village of Pleasant Valley, Township of Marcey Twenty, County of Luzerne and State of Pennsylvania, (now Borough of Moosic, County of Lackawanna and State of Pennsylvania) bounded and described as follows:

Beginning at a point thirty (30) feet North of the intersection of Main and Willow Streets; thence along land of William Graham South sixty degrees, forty minutes East (S. 60° 40' E.) One hundred and forty-four (144) feet to a corner on an alley; thence along said alley North twenty nine degrees, twenty Minutes East (N. 29° 20'E.) thirty (30) feet to a corner; thence North Sixty degrees, forty Minutes West N. 60° 40' W.) one hundred forty four (144) feet to a point on Main Street aforesaid, and thence along Main Street South twenty-nine degrees, twenty minutes West (S. 29° 20' W.) thirty (30) feet to the place of beginning. Containing four thousand three hundred and twenty (4320) feet, be it more or less, being a portion of Lot No. 108

BEING: 1402 N. Main Street, Moosic, PA 18507

TITLE TO SAID PREMISES IS VESTED IN Peter J. Tanski and Patricia A. Tanski by deed from Eleanor A. Varner, individually and as Administratrix of the Estate of Michael A. Feeney, Deceased and Donald Varner, her husband, and Jean Feeney and Elizabeth Feeney to Peter J. Tanski and Patricia A. Tanski, dated January 27, 1990, and recorded in the Office of the Recorder of Deeds of Lackawanna County in Deed Book 1314, page 140.

TAX PARCEL NUMBER 184.20-030-008

Assessment Map #: 184.20-030-008

Assessed Value Figure: \$2,000.00

Improvements Thereon: Vacant Land

Sheriff to collect: \$13,938.00

John J. Brazil, Jr., Esquire

Attorney

SALE NUMBER 43

By virtue of a Writ of Execution No. 51320-10 MID VALLEY SCHOOL DISTRICT vs. NICOLE SHOTTO, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania, being 974-976 Albert Street 50 x 71

Property Identification Number: 11316-080-014

Assessed Value Figure: \$5,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,236.73

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 44

By virtue of a Writ of Execution filed to No. 09 CIV 2108 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-EQ1 vs. BILL VOLOVITCH A/K/A WILLIAM VOLOVITCH and ROSEMARY VOLOVITCH A/K/A ROSE MARY VOLOVITCH, owner(s) of property situate in 21st Ward City of Scranton, Lackawanna County, Pennsylvania, being, 1322 Farr Street, Scranton, PA 18504, 14507-020-030,

BEGINNING at a point, said point being located in the northeasterly line of Farr Street at a distance of one hundred (100) feet on a bearing of South forty-nine degrees ten minutes East (South 49 degrees 10 minutes East) from the intersection of the Southeasterly fine of N. Sumner Avenue with the northeasterly line of Farr Street, said point also being in the division line between Lot 13 and Lot 14, Block I26 in Ward 21:

THENCE along the division line between Lot 13 and Lot 14, North forty degrees fifty minutes East (North 40 degrees 50 minutes East) one hundred thirty-six (136) feet to a point in the southwesterly line of Parkhurst Court;

THENCE along the southwesterly line of Parkhurst Court South forty-nine degrees ten minutes East (South 49 degrees 10 minutes East) forty (40) feet to a point the division line between Lot 12 and Lot 13.

THENCE along the division line between Lot 12 and Lot 13 South forty degrees fifty minutes West (South 40 degrees 50 minutes West) one hundred thirty-six (136) feet to a point in the northeasterly line of Farr Street:

THENCE along the northeasterly line of Farr Street North forty-nine degrees ten minutes West (North 49 degrees 10 minutes West) Forty (40) feet to the place of beginning.

BEING all of Lot 13, Block 126, Ward 21, City of Scranton Assessment and also known as Lot 13, Block 2, in plot known as "Farr's Ideal Home Sites" map of which is shown in Map Book 2 at Page 8 in the Recorder of Deeds Office for Lackawanna County Said Lot 18 being rectangular in shape and conatining five thousand four hundred forty (5,440) square feet.

Assessment Map #: 14507-020-030

Assessed Value Figure: \$16,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$141,818.32

Goldbeck McCafferty & McKeever

Attorney

SALE NUMBER 45

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 Number: 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

Scott A. Dieterick, Esquire

Attorney

SALE NUMBER 46

By virtue of a Writ of Execution filed to No. 7549-CIVIL-2010 THE HONESDALE NATIONAL BANK vs. MICHAEL ROGAN, owner(s) of property situate in Archbald, Lackawanna County, Pennsylvania, being 200 South Main Street, Archbald, PA 18403

50 x 150

Assessment Map #: 10408-010-028

Assessed Value Figure: \$9,000.00

Improvements thereon: Single Dwelling
Sheriff to Collect: \$66,894.34
John J. Martin, Esquire
Attorney

SALE NUMBER 47

By virtue of a Writ of Execution filed to No. 2011-CV-1268 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRSUT 2006-2 vs. JENNIFER GOMEZ and STEPHEN GOMEZ, owner(s) of property situate in SECOND WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1201 Providence Road, Scranton, Pennsylvania 18508, 13419050033,

Said lot is situate in the Second Ward of the City of Scranton, Lackawanna County, PA, on the corner of Tripp Street and Providence Road, and is seventy-three feet eight inches (73'8") in width in front on said Providence Road and thirty-three feet six inches (33'6") in width in rear on an alley, and one hundred thirty-one and seventy-two one hundredths feet (131.71) in depth, along Tripp Street from Providence Road to Hull Court, and one hundred twenty-five (125) feet in depth on the northerly side adjoining Lot No. Thirteen (13) on said Plot.

Assessment Map #: 13419050033

Assessed Value figure: \$2,400.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$83,209.12

Goldbeck McCafferty & McKeever

Attorney

SALE NUMBER 48

By virtue of a Writ of Execution filed to No. 11-CV-3386 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO., PLAINTIFF. v DALE W. ULMER DEFENDANT, owner(s) of property situate in the City of Carbondale, Lackawanna County, Pennsylvania being 34 Wayne Street

46.2 feet x 150 feet

Property Identification Number: 0556-040-030

Assessed Value figure: \$14,400.00

Improvements thereon: single family dwelling

Sheriff to collect: \$12,112.08, plus interest, tax and costs

Scott A. Dietterick, Esquire

Attorney

SALE NUMBER 49

By virtue of a Writ of Execution filed to No. 2011-00214 WELLS FARGO BANK, N.A. ET AL vs. DEBORAH ZIMMERMAN, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 1050 North Webster Avenue, Scranton, PA 18510-1312

40x69x40x73

Property Identification Number: 14618-040-003

Assessed Value Figure: \$8,500.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$39,314.89, plus cost

Parker McCay, PA

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 15, 2011 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

JOHN SZYMANSKI
SHERIFF OF LACKAWANNA COUNTY

ATTEST:

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

AUGUST 22, 2011