

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

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

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

SALE NUMBER 1

By virtue of a Writ of Execution No. 2011-CV-7898 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP v. STEPHEN LAWLESS A/K/A STEVE LAWLESS, IN HIS CAPACITY AS HEIR OF JOHN N. LAWLESS, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN N. LAWLESS, DECEASED, owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 78 LINCOLN AVENUE, CARBONDALE, PA 18407-2069

Front: 60 feet, Depth: 80 feet, containing 4,800 square feet.

Assessment Map #: 05505030001

Assessed Value: \$15,000.00

Improvements thereon: Residential Property

Judgment Amount: \$37,764.90

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 2

By virtue of a Writ of Execution No. 13-CV-209 BANK OF AMERICA, N.A. v. SARA ROMALDINI, owner(s) of property situate in SCRANTON CITY, 24TH, Lackawanna County, Pennsylvania, being 2806 SOUTH WEBSTER AVENUE, SCRANTON, PA 18505-3435

Front: 65 feet, Depth: 98 feet, containing 6,370 square feet.

Assessment Map #: 17706010017

Assessed Value: \$1,600.00

Improvements thereon: Residential Property

Judgment Amount: \$167,759.03

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 3

By virtue of a Writ of Execution filed to No. 13-02561 STONECREST INCOME AND OPPORTUNITY FUND I, LLC vs. LEONARD R. DOTTLE A/K/A LEONARD DOTTLE AND DONNA LEE DOTTLE A/K/A DONNA DOTTLE, owner(s) of property situate in Township of Fell, Lackawanna County, Pennsylvania being 262 Dundaff Street, 1,400 square feet, Lot No. 93.

Property Identification #: 04509-030-001

Assessed Value: \$6,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$47,644.55 plus costs, expenses, attorneys' fees and additional interest.

Stephen M. Hladik, Esquire

Kerns, Pearlstine, Onorato & Hladik, LLP – 298 Wissahickon Avenue, North Wales, PA 19454.

Attorney

SALE NUMBER 4

By virtue of a Writ of Execution filed to No. 13CV2422 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AFC TRUST SERIES 1999-3 vs. PETER A. GODISH and DONNA E. GODISH, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being, 430 Orchard Street Scranton, PA 18505, 15616-010-037,

Assessment Map #: 15616-010-037

Assessed Value: \$13,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$49,612.68

KML Law Group, P.C.

Attorney

SALE NUMBER 5

By virtue of a Writ of Execution filed to No. 2013-02760 BANK OF AMERICA, N.A. vs. DAVID KOVAL A/K/A DAVID R. KOVAL, owner(s) of property situate in Township of Thornhurst, Lackawanna County, Pennsylvania. Being 29 Tulip Lane, Gouldsboro, PA 18424

Dimensions: 84x150x85x150

Assessment Map #: 24601-010-018

Assessed Value Figure: \$16,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$98,282.03

Udren Law Offices, P.C.

Attorney

SALE NUMBER 6

By virtue of a Writ of Execution filed to No. 13CV2326 U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS 2007-CB2 TRUST, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB2 vs. LAURA A. WILTSHIRE, EDWARD J. WILTSHIRE, JR., owner(s) of property situate in Township of Elmhurst, Lackawanna County, Pennsylvania. Being: RR 8 Box 8361 a.k.a. 210 State Route 590, Moscow, PA 18444

Dimensions: 157x193x184x117x58x111

Assessment Map #: 18105-020-001

Assessed Value Figure: \$17,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$240,394.98

Udren Law Offices, P.C.

Attorney

SALE NUMBER 7

By virtue of a Writ of Execution filed to No. 13-CV-3456 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1 vs. KERRY MULLEN RUPE A/K/A KERRY A. MULLEN RUPE, JOHN RUPE A/K/A JOHN A. RUPE, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania. Being: 462 Delaware Street, Peckville, PA 18452

Dimensions: 140x150

PLEASE BE ADVISED THIS PROPERTY IS BEING SOLD SUBJECT TO A MORTGAGE.

Assessment Map #: 10409030033

Assessed Value Figure: \$11,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$199,830.58

Udren Law Offices, P.C.

Attorney

SALE NUMBER 8

By virtue of a Writ of Execution filed to No. 12-CV-2919 PENNSTAR BANK, A DIVISION OF NBT BANK, N.A. vs. MARY KAY D. ASTON, owner(s) of property situate in Township of Spring Brook, Lackawanna County, Pennsylvania. Being: 23 Hickory Lane, Spring Brook Township, PA 18444

Dimensions: 10.03A

Assessment Map #: 21001-010-00202

Assessed Value Figure: \$25,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$179,685.99

Udren Law Offices, P.C.

Attorney

SALE NUMBER 9

By virtue of a Writ of Execution filed to No. 6126 of 2010 LANDMARK COMMUNITY BANK, vs. JAMES C. EVANS and MICHELE ANDREJKO-EVANS, owner(s) of property situate in 885 Rock Street Archbald, PA 18403, Archbald, Lackawanna County, Pennsylvania, being 885 Rock Street, Archbald, PA 18403

Single Dwelling, 60X190, Subdivision: John P. Farnharm EST

Property Identification Number: 095.06-010-012

Assessed Value: \$204,000.00

Improvements thereon: Single Family Residential Dwelling

Sheriff to Collect: \$170,808.44 with daily interest from 12/8/2010 of \$25.41 until final payment

Attorney

SALE NUMBER 10

By virtue of a Writ of Execution No. 12-CV-4940 CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, SERIES 2012-18 v. KENNETH T. MEYER and DEBORAH LYNN MEYER, owner(s) of property situate in the TOWNSHIP OF ELMHURST, Lackawanna County, Pennsylvania, being 111 FRONT STREET, ELMHURST,

Dimensions: 38 x 179 x 78 x 78 x 98

Assessment Map #: 1800203003502

Assessed Value: \$11,000.00

Improvements thereon: Residential Property

Judgment Amount: \$94,545.47

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 11

By virtue of a Writ of Execution filed to No. 07-CV-3038 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-11 vs. CATHERINE HERMAN and THOMAS J. HERMAN, owner(s) of property Situate in Township of Clifton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2717 Eaglesview Drive, Gouldsboro, Pennsylvania 18424

All that certain lot or parcel of land being in the Township of Clifton, Lackawanna County and Commonwealth of Pennsylvania, being more fully described in a deed dated February 26, 2004 and recorded April 20, 2004 in Deed Book 1206, Page 156, Instrument #2004-011705.

DWELLING KNOWN AS: 2717 EAGLESVIEW DRIVE, GOULDSBORO, PENNSYLVANIA 18424.

TAX PARCEL NUMBER: 23401070017

Title to said premises is vested in Catherine Herman and Thomas J. Herman, husband and wife, by deed from Wilbur G. Diehm, Jr. and Mary Jane Diehm, his wife dated February 26, 2004 and recorded April 20, 2004 in Deed Book 1206, Page 156, Instrument #2004-011705.

Assessment Map #: 234.01-070-017

Assessed Value Figure: \$25,850.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$416,835.59

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 13

By virtue of a Writ of Execution filed 13-CV-2295 M&T BANK vs. DANIEL W. BROWN A/K/A DANIEL L. BROWN and SANDRA M. ZILLA, owner(s) of property situate in Carbondale, LACKAWANNA, PENNSYLVANIA BEING 96 Birkett Street, Carbondale, Pennsylvania 18407

LEGAL DESCRIPTION

ALL THAT CERTAIN, lot or parcel of land, lying and situate in the City of Carbondale, County of Lackawanna, and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 96 BIRKETT STREET, CARBONDALE, PENNSYLVANIA 18407.

TAX PARCEL NUMBER: 04514-010-04501

Title to said premises is vested in Daniel W. Brown single, by deed from DANIEL L. BROWN AND SANDRA M. ZILLA, AS TENANTS IN COMMON dated August 7, 2007 and recorded August 23, 2007 as Instrument No. 200723398

Assessment Map #: 04514-010-04501

Assessed Value: \$5,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$64,022.72

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 14

By virtue of a Writ of Execution No. 10-CV-6957 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. MICHELLE LAFAVE, MARK LAFAVE, owner(s) of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 55 HUMPHREY STREET A/K/A, 55 HUMPHREY STREET #56, OLD FORGE, PA 18518-1477

Front: 80 feet, Depth: 140 feet, containing 11,200 square feet.

Assessment Map #: 18401-010-005

Assessed Value: \$6,300.00

Improvements thereon: Residential Property

Judgment Amount: \$111,236.12

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 15

By virtue of a Writ of Execution No. 11-CV-3350 WELLS FARGO BANK, N.A. v. NICHOLAS A. SOSSONG, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 220 CHURCH STREET, DUNMORE, PA 18512-1910

Front: 50 feet, Depth: 75 feet, containing

Assessment Map #: 1460706002601
Assessed Value: \$15,000.00
Improvements thereon: Residential Property
Judgment Amount: \$226,839.48
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 16

By virtue of a Writ of Execution No. 10-CV-3137 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RASC 2004KS10 v. THOMAS J. HARRISON A/K/A THOMAS JAMES HARRISON, ANN MARIE HARRISON A/K/A ANN MARIE CATHERINE HARRISON, owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1221 ASH STREET, SCRANTON, PA 18510-1329
Front: 52 feet, Depth: 80 feet, containing
Assessment Map #: 14618040027
Assessed Value: \$12,000.00
Improvements thereon: Residential Property
Judgment Amount: \$110,780.81
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 17

By virtue of a Writ of Execution No. 13-CV-1173 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. MICHAEL T. BUDDIE A/K/A MIKE T. BUDDIE, owner(s) of property situate in the FELL TOWNSHIP, Lackawanna County, Pennsylvania, being 814 REAR MAIN STREET, SIMPSON, PA 18407-1218
Front: feet, Depth: feet, containing square feet.
Assessment Map #: 03511010009
Assessed Value: \$9,000.00
Improvements thereon: Residential Property
Judgment Amount: \$106,150.44
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 18

By virtue of a Writ of Execution filed to No. 12CV4248 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA vs. LAURIE A. TOPA and JOHN J. TOPA, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being, 101 Sunset Drive a/k/a Sunset Drive, L-6 Dunmore, PA 18512, 14620-020-015; 14620-020-016,
Property Identification #: 14620-020-015; 14620-020-016
Assessed Value: \$19,050.00
Improvements thereon: A Residential Dwelling
Sheriff to Collect: \$170,983.94
KML Law Group, P.C.
Attorney

SALE NUMBER 19

By virtue of a Writ of Execution filed to No. 2013-CV-326, THE FIDELITY DEPOSIT AND DISCOUNT BANK, PLAINTIFF, vs. DAVID P. SNYDER and KIMBERLY R. SNYDER, DEFENDANTS AND

OWNERS of the property situate in the Borough of Clarks Summit, Lackawanna County, Pennsylvania being known as 1108 W. Grove Street, Clarks Summit, PA 18411. The Dimensions of such property are 113 feet x 125 feet x 106 feet x 125 feet more or less.

Property Identification #: 10010-030-00300

Assessed Value Figure: \$13,642.00

Improvements Thereon: Improved with a Residential Dwelling

Sheriff to Collect: \$277,506.88

Carl J. Greco, Esquire

Attorney

SALE NUMBER 20

By virtue of a Writ of Execution filed to No. 12-CV-2590 U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3 vs. LAUREN BIAGIOLI, owner(s) of property situated in Scranton City, Lackawanna County, Pennsylvania being 628 East Market Street, Scranton, PA 18509

Assessment Map #: 13513-030.009

Assessed Value Figure: \$

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$

Patrick J. Wesner Esquire

Attorney

SALE NUMBER 21

By virtue of a Writ of Execution No. 12-CV-3174 SUNTRUST MORTGAGE, INC. v. JAE C. EHRGOOD A/K/A JAE CURTIS EHRGOOD, owner(s) of property situated in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 818 CHERRY STREET, SCRANTON, PA 18505-2433

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

Assessment Map #: 16711070060

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Dwelling

Judgment Amount: \$57,381.26

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 22

By virtue of a Writ of Execution filed to No. 13-CV-708 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR RAMP 2003-RS8 vs. GABRIELLE N. GAETANO A/K/A GABIRELLE N. GAETANO, owner(s) of property in TOWNSHIP OF JEFFERSON, Lackawanna County, Pennsylvania being 2130 Second Avenue Lake Ariel, PA 18436, 15001-010-01108,

Assessment Map #: 15001-010-01108

Assessed Value Figure: \$23,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$240,933.02

KML Law Group, P.C.

Attorney

SALE NUMBER 23

As the Attorney for the Plaintiff, in the matter of DLJ Mortgage Capital, Inc. Plaintiff, vs. Jeff Grunza a/k/a Jeffrey A. Grunza, Defendant(s), I submit the following information with the request that is used, verbatim,

FOR ADVERTISEMENT PURPOSES IN THE LACKAWANNA COUNTY NEWSPAPER AND SUCH OTHER NEWSPAPER OR NEWSPAPERS AS REQUIRED BY LAW.

Date: 7/26/13

FEDERMAN & ASSOCIATES, LLC

THOMAS M. FEDERMAN, ESQ. ID #64068

By virtue of a Writ of Execution No. 13-CV-1579 issued out of the Court of Common Pleas of Lackawanna County, PA, to me directed will be sold at Public Sale on Tuesday – November 19, 2013 at 10:00am., prevailing time, at the Lackawanna County Courthouse said County the following described Real Estate:

ALL THOSE CERTAIN pieces, parcels or tracts of land, situate, lying and being in the Borough of Winton (Jessup), County of Lackawanna, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING part of Lots Numbers Four (4) and Five (5) in Block “F” and Fronting on Street called and known as Church Street. Said lot being made up of thirty feet in front of Lot Number Four (4) and twenty feet in front of Lot Number Five (5) and the same width in the rear, making a lot Fifty (50) feet front and rear and one hundred fifty (150) in depth with opposite side parallel.

BEING known as 406 Church Street, Jessup, PA 18434.

PARCEL No. 11506040029

BEING the same premises that Maryann E. Kubilis, widow, by Deed dated June 26, 2003 and recorded July 9, 2003 in the County of Lackawanna (in Book 981 Page 579) / (as Document No. 2003-021921) granted and conveyed unto Jeffrey A. Grunza, his/her heirs and assigns, in fee.

LOCATION OF PROPERTY: 406 Church Street, Jessup, PA 18434

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jeff Grunza a/k/a Jeffrey A. Grunza

REAL DEBT: \$139,692.84

SALE NUMBER 24

By virtue of a Writ of Execution No. 13-CV-376 OCWEN LOAN SERVICING, LLC v. MICHAEL MACHESKA, LINDA MACHESKA A/K/A LINDA KIRKLAND, owner(s) of property situate in the RANSOM TOWNSHIP Lackawanna County, Pennsylvania, being 2443 CHERRY HILL ROAD, A/K/A 2444 CHERRY HILL ROAD, CLARKS SUMMIT, PA 18411-9651

Assessment Map #: 15202010001

Assessed Value: \$11,157.00

Improvements thereon: Residential Property

Judgment Amount: \$175,535.13

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 25

By virtue of a Writ of Execution filed No. 13 CV 938, THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES, SERIES 2001-1F vs. CHARLES A. ARMBRUSTER and DIANE ARMBRUSTER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 2121 Comegys Avenue

Property Identification #: 13510-010-021

Assessed Value: \$9,000.00

Improvements thereon: Detached, Two Story, Single Family, Residential Dwelling

Sheriff to Collect: \$97,633.11

Barbara A. Fein, Esquire

Attorney

SALE NUMBER 26

By virtue of a Writ of Execution filed No. 12-CV-5307, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CSFB HOME EQUITY PASS-THROUGH

CERTIFICATES, SERIES 2005-AGE1 vs BARRY THOMPSON RENEE THOMPSON, Owner(s) of property situate in Township of Covington, Lackawanna County, Pennsylvania, being 187 Dorantown Road f/k/a RR 9 Box 9257, being assessed as LR 35044
Property Identification #: 21901-010-00802
Assessed Value: \$14,000.00
Improvements thereon: Detached Ranch Style Residential Dwelling
Sheriff to Collect: \$122,800.29
Barbara A. Fein, Esquire
Attorney

SALE NUMBER 27

By virtue of a Writ of Execution No. 12-CV-2419 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2007KS2 v. ANGELA A. HARDING and MATTHEW HARDING, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 329 SPRING STREET, DUNMORE, PA 18512-2747
Front: 40 feet, Depth: 180 feet, Square Footage: 7,200 sf
Assessment Map #: 14615060011
Assessed Value: \$8,500.00
Improvements thereon: Residential Property
Judgment Amount: \$137,741.25
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 28

By virtue of a Writ of Execution filed to No. 2013-CV-00225, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE PRIMESTAR-H FUND I TRUST vs. VINCENZO PARRINO, CYNTHIA ROSETTI and DEAN A. ROSETTI, JR., owner(s) of property situate in the Township of Covington, Lackawanna County, Pennsylvania, being 75 Delbert Drive, Gouldsboro, PA 18424.
Front: Irregular Depth: Irregular
Property Identification #: 22803-030-003
Assessed Value: \$22,500.00
Improvements thereon: Residential Real Estate
Sheriff to Collect: \$206,813.10
Stern & Eisenberg, PC
Attorney

SALE NUMBER 29

By virtue of a Writ of Execution filed to No. 13CV2163 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-6 vs. GARY EVANS, VIRGINIA EVANS, owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania. Being: 219 Van Sickle Estates, Jermyn, PA 18433
Dimensions: 90X120
Assessment Map #: 06215040032
Assessed Value Figure: \$11,000.00
Improvements Thereon: Improved w/single family dwelling
Sheriff to Collect: \$89,180.97
Udren Law Offices, P.C.
Attorney

SALE NUMBER 30

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. V. VINCENT FERRI AND DIANE FERRI are the owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania

13 CV 2662

being: 501 N. Keyser Avenue, Scranton, PA 18504

Dimensions: 90 x 140

Assessment Map #: 14408 040 016

Assessed Value Figure: \$12,000.00

Improvements Thereon: single dwelling

Sheriff to Collect: \$131,020.69, plus costs

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 31

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. V. ARTHUR J. SPINDLER is the owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania

13 CV 1779

being: 1926 Clearview Street, Scranton, PA 18508

Dimensions: 25 x 100

Assessment Map #: 13411010036

Assessed Value Figure: \$10,000.00

Improvements Thereon: single dwelling

Sheriff to Collect: \$68,897.01, plus costs

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 32

TO: ALL PARTIES 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 19, 2013 at 10:00 am in the Office of the Sheriff, Lackawanna County Courthouse, 200 North 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 33

By virtue of a Writ of Execution filed to No. 13 CV 2591 NATIONSTAR MORTGAGE LLC vs. WAYNE J. ATCHISON A/K/A WAYNE ATCHISON, owner(s) of property Situate in PF THORNHURST, LACKAWANNA COUNTY, PENNSYLVANIA BEING 172 Bear Lake Road, Thornhurst, Pennsylvania 18424

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THORNHURST TOWNSHIP, FORMERLY LEHIGH TOWNSHIP, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA DWELLING KNOWN AS: 172 BEAR LAKE ROAD, THORNHURST, PENNSYLVANIA 18424.

TAX PARCEL NUMBER: 24603 010 010

Title to said premises is vested in Wayne J. Atchison by deed from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INS. dated June 27, 2006 and recorded July 31, 2006 Instrument No. 200621293.

Assessment Map #: 24603 010 010

Assessed Value Figure: \$18,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$132,911.32

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 34

By virtue of a Writ of Execution No. 13-CV-590 WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. RALPH P. TURASKY, RENEE A. TURASKY, owner(s) of property situate in THROOP, Lackawanna County, Pennsylvania being 148 BOULEVARD AVENUE, THROOP, PA 18512-3307 Front: 50 feet, Depth: 165 feet, containing 8,250 square feet.

Assessment Map #: 12415010041

Assessed Value Figure: \$5,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$49,344.83

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution No. 13-CV-822 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. COLLEEN R. MANLEY, owner(s) of property situate in MADISON TOWNSHIP, Lackawanna County, Pennsylvania being 2191 ABERDEEN ROAD, MADISON TOWNSHIP, PA 18444-7138

Dimensions: 150 x 381 x 150 x 390

Assessment Map #: 18202010007

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$244,942.12

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 36

By virtue of a Writ of Execution No. 2013-01590 NATIONSTAR MORTGAGE, LLC v. THOMAS J. ROBINSON and DARIA J. ROBINSON, owner(s) of property situate in the CLARKS SUMMIT BOROUGH,

Lackawanna County, Pennsylvania being 205 FLORENCE STREET, A/K/A 205 FLORENCE AVENUE, CLARKS SUMMIT, PA 18411-1935

Front: 90 feet, Depth: 110 feet, containing 9,900 square feet.

Assessment Map #: 1001001000200

Assessed Value Figure: \$22,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$172,348.11

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 37

By virtue of a Writ of Execution filed to No. 13-CV-1581 FIRST NATIONAL BANK OF PENNSYLVANIA, PLAINTIFF vs. ROBERT J. FASSLER, EXECUTOR OF THE ESTATE OF WILLIAM J. FASSLER and WENDY BIBALO, BELIEVED HEIR TO THE ESTATE OF WILLIAM J. FASSLER, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 13 Fairview Street, Carbondale, Pennsylvania 18407

5,475.1 square feet

Property Identification #: 04513-010-043

Assessed Value Figure: \$2,500.00 (Land) + \$8,000.00 (Bldg) = \$10,500.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$37,971.47, plus interest, tax and costs

Kathryn L. Mason, Esquire

Attorney

SALE NUMBER 38

By virtue of a Writ of Execution No. 12-CV-5841 GREEN TREE SERVICING LLC v. COLLEEN KING, JOHN J. KING, JR owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2239 SOUTH WEBSTER AVENUE, SCRANTON, PA 18505-3329

Front: 30 feet, Depth: 150 feet, containing 4,500 square feet.

Assessment Map #: 16714060027

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$47,714.38

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 39

By virtue of a Writ of Execution filed to No. 12-CV-7780 MIDFIRST BANK vs. KIMBERLY S. SLADICKI, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania, being 310 East Greenwood Avenue, Clarks Summit, PA 18411

Dimensions: 50 x 200

See Deed Book 1524, Page 475

Assessment Map #: 09015-010-03201

Assessed Value: \$14,430.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$89,639.85 (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 40

By virtue of a Writ of Execution No. 12-CV-4723 WELLS FARGO BANK, N.A. v. JOSEPH R. SEMON, IN HIS CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF MARY SEMON and ELIZABETH A. BONCZAR, IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF MARY SEMON, owner(s) of property situate in DALTON BOROUGH, Lackawanna County, Pennsylvania being 505 FULLER ROAD, A/K/A 315 FULLER ROAD, DALTON, PA 18414

Acreage: 12.2 acres

Assessment Map #: 0580404000100

Assessed Value Figure: \$45,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$532,392.58

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 41

By virtue of a Writ of Execution No. 13-CV-2036 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006KS9 v. ANGELA HOWELLS, owner(s) of property situate in DICKSON CITY BOROUGH, Lackawanna County, Pennsylvania, being 1231 MAIN STREET, DICKSON CITY, PA 18519-1314

Front: 50 feet, Depth: 165 feet, containing 8,250 square feet.

Assessment Map #: 11409060022

Assessed Value: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$103,678.33

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 42

By virtue of a Writ of Execution No. 2013-02127 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK, N.A. AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WWF1 v. JESUS CARDENAS, owner(s) of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 154 FALLBROOK STREET, CARBONDALE, PA 18407-1854

Front: 50 feet, Depth: 160 feet, containing 8,000 square feet.

Assessment Map #: 04412020044

Assessed Value: \$14,485.00

Improvements thereon: Residential Property

Judgment Amount: \$53,209.68

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 43

By virtue of a Writ of Execution No. 2013-01583 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. VALERIE BLACK, owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 6 OAKWOOD PLACE, SCRANTON, PA 18510-1910

Dimensions: 22X65

Assessment Map #: 15710010018

Assessed Value: \$9,000.00

Improvements thereon: Residential Property

Judgment Amount: \$55,866.74

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 44

By virtue of a Writ of Execution No. 2013-1529 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. JUSTIN L. HOLT A/K/A JUSTIN HOLT, owner(s) of property situate in THROOP BOROUGH, Lackawanna County, Pennsylvania being 701 PEARL STREET, THROOP, PA 18512-1030

Dimensions: 51X98X50X109

Assessment Map #: 12513010045

Assessed Value Figure: \$7,951.00

Improvements Thereon: Residential Property

Judgment Amount: \$113,225.98

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 45

By virtue of a Writ of Execution filed to No. 13CV2065 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER SECURITIZATION SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2007 STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC2 vs. SCOTT A. GAMBALE, ROBERT B. GRIFFIN, owner(s) of property situate in the 5th Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 1125-1127 Washburn Street, Scranton, PA 18504

Dimensions: 50X68X58X69

Assessment Map #: 14518-050-001

Assessed Value: \$1,300.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$168,198.51

Udren Law Offices, P.C.

Attorney

SALE NUMBER 46

By virtue of a Writ of Execution No. 13-CV-1139 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. ELIZABETH FEZUK A/K/A ELIZABETH JEAN FEZUK, owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1765-1767 MCDONOUGH AVENUE, SCRANTON, PA 18508-1565

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

Assessment Map #: 13407030038

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$133,819.49

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 47

By virtue of a Writ of Execution filed to No. 2013-01380 WELLS FARGO BANK, NA vs. TREVOR PESZKO, owner(s) of property Situate in Scott, LACKAWANNA COUNTY, PENNSYLVANIA BEING 647 Green Grove Road, Olyphant, Pennsylvania 18447

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF SCOTT, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA.

DWELLING KNOWN AS: 647 GREEN GROVE ROAD, OLYPHANT, PENNSYLVANIA 18447.

TAX PARCEL NUMBER: 09204050010

Title to said premises is vested in Trevor Peszko by deed from JOHN CASEY PATUK AND TRESSIE PATUK, HIS WIFE dated October 24, 2008 and recorded October 28, 2008 as Instrument No. 200826436.

Assessment Map #: 09204050010

Assessed Value Figure: \$157,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$153,110.32

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 48

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENNSTAR BANK, A DIVISION OF NBT BANK, NA, NOW BY ASSIGNMENT, CNB REALTY TRUST V. MARTIN T. WHITED, DECEASED, BY AND THROUGH THE ADMINISTRATRIX OF THE ESTATE, VERONICA ROMANOWSKY is the owner(s) of property situate in the Borough of Clarks Green, Lackawanna County, Pennsylvania

2013-2827

being: 111 Hall Avenue, Clarks Summit, PA 18411

Dimensions: 100 x 269 x 140 x 135 x 20 x 150

Assessment Map #: 09004 030 026

Assessed Value Figure: \$18,00.00

Improvements Thereon: single dwelling

Sheriff to Collect: \$17,505.27, plus costs

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 49

By virtue of a Writ of Execution No. 51435-11 NORTH POCONO SCHOOL DISTRICT vs. BRIAN LINDNER, owner(s) of property situate in Springbrook Twp, Lackawanna County, Pennsylvania, being: Springbrook Road

4.1 acres

Property Identification Number: 21103-010-018

Assessed Value Figure: \$5,600.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$4,259.69

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 50

By virtue of a Writ of Execution No. 51529-09 MID VALLEY SCHOOL DISTRICT vs. SAMUEL D. GIOMBOLINI, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania, being: 1313 Main Street; 1313 Rear Main Street; 1315-1317 Main Street

30 x 130 x 32 x 75 x 50; 30 x 75; 42 x 50 x 148 x 30 x 55 x 140

Property Identification Number: 11409-070-026; 11409-070-02001; 11409-070-027

Assessed Value Figure: \$32,000.00

Improvements thereon: SINGLE DWELLING PROPERTY; VACANT LOT; COMMERCIAL

Sheriff to Collect: \$8,571.17

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 51

By virtue of a Writ of Execution No. 50838-12 NORTH POCONO SCHOOL DISTRICT vs. MICHELLE BONANNO, owner(s) of property situate in Roaring Brook, Lackawanna County, Pennsylvania, being: 122 Highland Road, L. 92

251 X 980 X 299 X 40 X 753

Property Identification Number: 17001-010-00192

Assessed Value Figure: \$36,200.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$9,274.36

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 52

By virtue of a Writ of Execution No. 50699-09 MID VALLEY SCHOOL DISTRICT vs. JOHN J. SHEHADI and J. JAMES SHEHADI, owner(s) of property situate in Throop, Lackawanna County, Pennsylvania, being: 107 Boulevard Avenue

50 x 165

Property Identification Number: 12415-010-003

Assessed Value Figure: \$4,500.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$4,483.33

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 53

By virtue of a Writ of Execution filed to No. 2011-CIV-6027, PENN EAST FEDERAL CREDIT UNION vs. JAMES BORGIA A/K/A JAMES F. BORGIA and RUTH BORGIA A/K/A RUTH M. BORGIA, AS HUSBAND AND WIFE, NOW DIVORCED, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 924 Clearview Street, Scranton, Pennsylvania, 25' in front x 100' in depth, to wit, the Westerly one-half of Lot #8 in Block #1 of Thurston's Addition to the City of Scranton, located on Jones Avenue (now Clearview Street) on the Westerly side of the Lackawanna River near the line of the Peoples St. Railroad.

Property Identification Number: 13416-030-016

Assessed Value: \$6,000.00

Improvements thereon: Single family dwelling

Sheriff to Collect: \$72,842.76

Brigid E. Carey, Esquire

Attorney

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

JOHN SZYMANSKI
SHERIFF OF LACKAWANNA COUNTY

ATTEST:

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

JULY 15, 2013