

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, OCTOBER 22, 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, OCTOBER 22, 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 CIVIL 2734 SCRANTON NEIGHBORHOOD HOUSING SERVICES, INC., PLAINTIFF vs. PATRICIA WORRELL, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being Rear 722 Moosic street, Scranton, PA 18505, Sheriff to collect \$37,296.45, plus interest, taxes, costs and attorneys' fees. Judgment filed to Docket No. 2011 Civil 2734. Writ of Execution issued 7/11/13. Assessment Map #: 15753-020-017

Assessed Value: \$8,351.00

Improvements thereon: single dwelling on a 40 x 62 lot located at Rear 722 Moosic Street, Scranton, PA 18505

Sheriff to Collect: \$37,296.45 PLUS TAXES AND COSTS

David J. Tomaine

Attorney

SALE NUMBER 2

By virtue of a Writ of Execution No. 12-CV-7621 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. LISA M. CELUCK, RICHARD C. CELUCK, owner(s) of property situate in MOOSIC BOROUGH, Lackawanna County, Pennsylvania, being 3434 GREENWOOD AVENUE, MOOSIC, PA 18507-1706

Dimensions: 51 x 180 x 50 x 191

Assessment Map #: 17612040008

Assessed Value: \$26,000.00

Improvements thereon: Residential Property

Judgment Amount: \$271,663.50

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 3

By virtue of a Writ of Execution filed to No. 2627 Civil 2009, DEUTSCHE BANK NATIONAL TRUST COMPANY, ET AL vs. NIXON R. ORDONEZ, owner(s) of property situate in Eleventh Ward, City of Scranton, Lackawanna County, Pennsylvania being 824-826 Pittston Avenue, Scranton, PA 18505.

Front: Irregular Depth: Irregular

Property Identification #: 156.19-030-031

Assessed Value: \$11,348.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$121,638.25

Kevin P. Diskin, Esq.
Attorney

SALE NUMBER 4

By virtue of a Writ of Execution No. 13-CV-725 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE OF THE FIRST NLC TRUST 2005-4, MORTGAGE BACKED CERTIFICATES, SERIES 2005-4. v. TITUS I. BOCSERI, owner(s) of property situate in the 4TH WARD, CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1616-1618 LAFAYETTE STREET, SCRANTON, PA 18504-1773

Front: 50 feet, Depth: 92 feet, containing 4600 square feet

Assessment Map #: 14513-090-035

Assessed Value: \$10,500.00

Improvements thereon: Residential Property

Judgment Amount: \$62,765.46

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 5

By virtue of a Writ of Execution filed to No. 13CV2124 GOLDMAN SACHS MORTGAGE COMPANY vs. HELEN KANE, owner(s) of property situate in First Ward of the City of Carbondale, Lackawanna County, Pennsylvania. Being 27 Dart Avenue, Carbondale, PA 18407

Dimensions: 42x100

Assessment Map #: 04518040048

Assessed Value Figure: \$9,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$67,997.62

Udren Law Offices, P.C.

Attorney

SALE NUMBER 6

By virtue of a Writ of Execution filed to No. 13CV2125 DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR5 vs. FERNANADO MEJIA, MANUELA MEJIA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 905 Sanderson Avenue, Scranton, PA 18503

Dimensions: 25x84x25x87

Assessment Map #: 14512-050-007

Assessed Value Figure: \$6,400.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$99,327.61

Udren Law Offices, P.C.

Attorney

SALE NUMBER 7

By virtue of a Writ of Execution filed to No. 13-CV-1348 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R9 vs. CAROL KOZUCK, CAROL A. KOZUCK, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania. Being: 509 Sheridan Avenue, Clarks Summit, PA 18411

Dimensions: 30x125 30x125 40x125

Assessment Map #: 1000602003900, 1000602004000 & 1000602004100

Assessed Value Figure: \$600.00 \$600.00 \$6,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$155,385.07

Udren Law Offices, P.C.

Attorney

SALE NUMBER 8

By virtue of a Writ of Execution filed to No. 13CV1752 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SALOMON HOME EQUITY LOAN TRUST, SERIES 2002-WMC2 vs. DIANE M. OGONOSKY, ROBERT W. OGONOSKY, owner(s) of property situate in 21st Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 396 North Keyser Avenue, Scranton, PA 18504

Dimensions: N/A

Assessment Map #: 11408-050-018

Assessed Value Figure: \$18,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$99,432.44

Udren Law Offices, P.C.

Attorney

SALE NUMBER 9

By virtue of a Writ of Execution filed to No. 11 CV 6831 CAPITAL ONE, N.A. vs. ANTHONY N. REAKES and VALERIE REAKES, owner(s) of property situate in Roaring Brook Township, Lackawanna County, Pennsylvania, being 200 Edgebrook Drive, Roaring Brook Twp, PA 18444

Assessment Map #: 18004020019

Assessed Value: \$18,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$

Patrick J. Wesner, Esquire

Attorney

SALE NUMBER 10

By virtue of a Writ of Execution No. 2013-01507 WELLS FARGO BANK, N.A. v. MICHELLE BONANNO, owner(s) of property situate in the TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania, being 1039 COUNTRY CLUB DRIVE, & 1040 COUNTRY CLUB DRIVE, THORNHURST, PA 18424

Parcel No. 1:

Front: 80 feet, Depth: 150 feet, containing 12,000 square feet.

Assessment Map #: 24500040003

Assessed Value: \$16,357.00

Parcel No. 2:

Front: 80 feet, Depth: 150 feet, containing 12,000 square feet.

Assessment Map #: 24500040004

Assessed Value: \$3,600.00

Improvements thereon: Residential Property

Judgment Amount: \$176,202.48

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 11

By virtue of a Writ of Execution No. 13-CV-664 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. EFRAIN ROJAS, owner(s) of property situate in the SCRANTON CITY, 17TH, Lackawanna County, Pennsylvania, being 527 QUINCY AVENUE, SCRANTON, PA 18510-2114

Front: 45 feet, Depth: 160 feet, containing 7200 square feet.

Assessment Map #: 15721020027

Assessed Value: \$23,000.00
Improvements thereon: Residential Property
Judgment Amount: \$131,973.32
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 12

By virtue of a Writ of Execution No. 12-CV-3844 BANK OF AMERICA, N.A. v. JILL A. GAI and ALEX J. GAI, owner(s) of property situate in THORNHURST TOWNSHIP, Lackawanna County, Pennsylvania, being 1101 COUNTRY CLUB ROAD A/K/A 114 COUNTRY CLUB ESTATES A/K/A THORNHURST COUNTRY CLUB ESTATES LOT 1101 SECTION 111 THORNHURST, PA 18424

Assessment Map #: 2450001000806
Assessed Value: \$18,200.00
Improvements thereon: Residential Property
Judgment Amount: \$89,230.00
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 13

By virtue of a Writ of Execution filed 12 CV 3850, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES NC 2006-HE4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES NC 2006-HE4 vs. LUIS OTERO-RODRIGUEZ, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1425 Sanderson Avenue

Property Identification Number: 13517030012
Assessed Value: \$12,450.00
Improvements thereon: Three Unit, Two Story Residential Dwelling
Sheriff to Collect: \$115,440.12
Barbara A. Fein, Esquire
Attorney

SALE NUMBER 14

By virtue of a Writ of Execution filed 2012-04590, FRANKLIN VENTURE LLC vs. DANIELLE LEE, owner(s) of property situate in Borough Dalton, Lackawanna County, Pennsylvania being 410 East Main Street
Property Identification Number: 0680404000400

Assessed Value: \$15,000.00
Improvements thereon: Two Story, Single Family Residential Dwelling
Sheriff to Collect: \$151,009.36
Barbara A. Fein, Esquire
Attorney

SALE NUMBER 15

By virtue of a Writ of Execution filed to No. 13 CV 772 FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. ALAN G. MOROHOVECH and HELEN D. MOROHOVECH, owner(s) of property Situate in Taylor, LACKAWANNA COUNTY, PENNSYLVANIA BEING 205 Rinaldi Drive, Taylor, Pennsylvania 18517

LEGAL DESCRIPTION

ALL that certain lot, piece of land, situate, lying and being in the Borough of Taylor, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 205 RINALDI DRIVE, TAYLOR, PENNSYLVANIA 18517.

TAX PARCEL NUMBER: 15501-020-00224 & 15501-020-00228

Title to said premises is vested in Alan G. Morohovech and Helen D. Morohovech, husband and wife, by deed from EDWARD J. KOVALIK AND CHERYL L. KOVALIK dated January 19, 1998 and recorded January 21, 1998 in Deed Book 1612, Page 368.

Assessment Map #: 15501-020-00224 & 15501-020-00228

Assessed Value Figure: \$20,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$59,905.43

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 16

By virtue of a Writ of Execution filed to No. 12-CV-4106 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL3 vs. CARMELITA MEMOLO, owner(s) of property Situate in Clarks Summit, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1000 West Grove Street, Clarks Summit, Pennsylvania 18411

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF CLARKS SUMMIT, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA

DWELLING KNOWN AS: 1000 WEST GROVE STREET, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 1001003001000

Title to said premises is vested in Carmelita Memolo by deed from JAY W. WINNETT AND JANICE C. WINNETT dated February 14, 1994 and recorded March 4, 1994 in Deed Book 1463, Page 311.

Assessment Map #: 1001003001000

Assessed Value Figure: \$21,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$196,800.00

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 17

By virtue of a Writ of Execution No. 12-01338 JPMORGAN CHASE BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION v. GERALD J. TALERICO and SALLY TALERICO, owner(s) of property situate in the SIXTH WARD IN THE BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 174 CHURCH STREET, OLD FORGE, PA 18518-1335

Dimensions 63 X 109 X 57 X 107

Assessment Map #: 1750802005302

Assessed Value: \$15,500.00

Improvements thereon: Residential Property

Judgment Amount: \$79,918.67

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 18

By virtue of a Writ of Execution No. 12-CV-6464 WELLS FARGO BANK, N.A. v. MARY A. HUTKO and ANN M. HUTKO, owner(s) of property situate in BLAKELY BOROUGH, Lackawanna County, Pennsylvania, being 306 MAIN STREET, PECKVILLE, PA 18452-2408

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

Assessment Map #: 10414010035

Assessed Value: \$11,000.00

Improvements thereon: Residential Property

Judgment Amount: \$160,698.63

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 19

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; FRANCINE M. CARDINALI, owner(s) of property situated in Scranton City, Lackawanna County, Pennsylvania being 503-505 North Garfield Avenue, Scranton, PA 18504

41X80X25X75X66X155

Assessment Map #: 14510-010-013

Assessed Value Figure: \$11,000.00

Improvements Thereon: a residential dwelling

Sheriff to Collect: \$159,396.59

Leonard J. Mucci, III, Esquire

Attorney

SALE NUMBER 20

By virtue of a Writ of Execution filed to No. 13-CV-1266 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-10 vs. ANDREW S. BUTSKO, owner(s) of property situated in 5th Ward of the City of Scranton, Lackawanna County, Pennsylvania being 109-111 South Filmore Avenue, Scranton, PA 18504

48X100

Assessment Map #: 14513-070-057

Assessed Value Figure: \$6,000.00

Improvements Thereon: a residential dwelling

Sheriff to Collect: \$126,488.78

Leonard J. Mucci, III, Esquire

Attorney

SALE NUMBER 21

By virtue of a Writ of Execution filed to No. 13-CV-1223 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE TRUST 2006-AR25, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR25 UNDER THE POOLING AND SERVICING AGREEMENT DATED JULY 1, 2006 vs. GEORGES DUPUY, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 822 South Webster Avenue, Scranton, PA 18505

40X75

Assessment Map #: 125.20-010-061

Assessed Value Figure: \$16,000.00

Improvements Thereon: a residential dwelling

Sheriff to Collect: \$87,700.18

Leonard J. Mucci, III, Esquire

Attorney

SALE NUMBER 22

By virtue of a Writ of Execution filed to No. 2003-01763 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF EMC MORTGAGE LOAN TRUST 2005-A, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-A vs. JOANNE HEALEY and THOMAS L.

HEALEY, owner(s) of property in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2316 Birney Avneue, Scranton, PA 18505, 16714-010-006,
Assessment Map #: 16714-010-006
Assessed Value Figure: \$19,000.00
Improvements Thereon: A Residential Dwelling
Sheriff to Collect: \$179,208.00
KML Law Group, P.C.
Attorney

SALE NUMBER 23

By virtue of a Writ of Execution filed to No. 13-CV-811 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION, F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RAMP 2006-RZ2 vs. KRISTIN E. WOODY, owner(s) of property situate in BOROUGH OF TAYLOR (FORMERLY OLD FORGE TOWNSHIP), Lackawanna County, Pennsylvania, being 113 South Ridge Street Taylor, PA 18517, 16615-030-018,

BEING the Northerly half of Lot Number One Hundred Sixty-four (164) of Plot No. One (1) of the Delaware, Lackawanna and Western Railroad Company's Lands of Taylor, one-half of said lot which is rectangular in shape measures Twenty-five (25) feet in front on Ridge Street, the same width in the rear and One Hundred Fifty (150) feet in depth as delineated on the said Plot, which said Plot is duly registered and recorded in the Office for Recording of Deeds, etc., in and for Lackawanna County in Map Book Volume 1 at Page 56 and 57.

Assessment Map #: 16615-030-018

Assessed Value: \$6,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$90,312.27

KML Law Group, P.C.

Attorney

SALE NUMBER 24

By virtue of a Writ of Execution filed to No. 12CV5451 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 WASHINGTON MUTUAL ASSET-BACKED CERTIFICATES WMABS SERIES 2006-HE5 TRUST vs. UNKNOWN HEIRS OF GLENN M. INCITTI, DECEASED, JOSEPH INCITTI, SR. SOLELY IN HIS CAPACITY AS HEIR OF GLENN M. INCITTI, DECEASED and AUDREY INCITTI, SOLELY IN HER CAPACITY AS HEIR OF GLEN M. INCITTI, DECEASED, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 125 Crown Avenue Scranton, PA 18505, 15761-040-020,

Lot number Six (6) in Square or Block Number Three Hundred Thirty-seven (337) and situate upon street called and known as Crown Avenue, upon the plot of the Lackawanna Iron and Steel Company's map of a part of Scranton duly registered and recorded in Map Book 1, pages 84 and 85, in the Office of the Recorder of Deeds of Lackawanna County; said lot being Forty (40) feet in front on Crown Avenue and One Hundred Forty (140) feet in depth to an alley in the rear for public use. Said lot being rectangular in shape, with the privilege of using Ten (10) feet in front of the front line of said lot on Crown Avenue for yard, vault, porch, piazza, cellarway, and bay window, but for no other purpose.

Excepting and reserving to the Lackawanna Tunnel Company its successors and assigns, such right of passage by tunnel underneath the ground hereby conveyed or adjacent thereto as is now used and exercised by the railroad known as the Laurel Line and in the same manner and to the same extent as such exception and reservation appears in the former deeds in the line of title.

Subject to the same exceptions, restrictions, reservations, and conditions as are contained in former deeds in the chain of title.

Assessment Map #: 15761-040-020

Assessed Value: \$15,000.00
Improvements thereon: A Residential Dwelling
Sheriff to Collect: \$164,166.69
KML Law Group, P.C.
Attorney

SALE NUMBER 25

By virtue of a Writ of Execution filed to No. 13CV1850 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC ASSET BACKED CERTIFICATES, SERIES 2004-HE6 vs. PATRICIA A. HUNTER, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF WILLIAM T. HUNTER, III, owner(s) of property situate in TOWNSHIP OF SPRINGBROOK, Lackawanna County, Pennsylvania, being 250 Kilmer Road, Springbrook Township, PA 18444 f/k/a RR #3 Box 3312 Moscow, PA 18444, 20203-010-005, Assessment Map #: 20203-010-005
Assessed Value: \$15,000.00
Improvements thereon: A Residential Dwelling
Sheriff to Collect: \$184,303.61
KML Law Group, P.C.
Attorney

SALE NUMBER 26

By virtue of a Writ of Execution No. 2013-01300 WELLS FARGO BANK, N.A. v. ABRAHAM SINGER, owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 611-613 SOUTH 9TH STREET A/K/A 611 SOUTH 9TH AVENUE #613, SCRANTON, PA 18508
Front: 66 feet, Depth: 41 feet, containing 2706 square feet.
Assessment Map #: 15610040001
Assessed Value: \$5,500.00
Improvements thereon: Multi Dwelling
Judgment Amount: \$84,815.57
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 27

By virtue of a Writ of Execution No. 12-CV-5186 SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK v. NICHOLAS J. GUMAS, ERLINDA O. GUMAS, owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1025 CROWN AVENUE, SCRANTON, PA 18505-1937
Front: 50 feet, Depth: 150 feet, containing
Assessment Map #: 16708050001
Assessed Value: \$10,500.00
Improvements thereon: Residential Property
Judgment Amount: \$63,448.58
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 28

By virtue of a Writ of Execution No. 13-CV-1137 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. VEUY KEEONELA and MANIVANH P. KEOONELA A/K/A MANIVANH

KEONELA owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 221 N. GARFIELD AVENUE, A/K/A 217-221 N GARFIELD AVE, SCRANTON, PA 18504-3429
Front: 50 feet, Depth: 162 feet, containing 8100 square feet.
Assessment Map #: 14513070014
Assessed Value: \$6,000.00
Improvements thereon: MULTI DWELLING UNIT
Judgment Amount: \$73,911.90
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 29

By virtue of a Writ of Execution filed to No. 13-CV-1849 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-HE1 vs. UNITED STATES OF AMERICA, ADAM OBREMSKI, JEANETTE OBREMSKI, owner(s) of property situated in Township of Covington, Lackawanna County, Pennsylvania. Being: RR6 Box 6133 n/k/a 1001 Drinker Turnpike, Moscow, PA 18444
Dimensions: 1.07A
Assessment Map #: 20504-010-01201
Assessed Value Figure: \$15,000.00
Improvements Thereon: Improved w/single family dwelling
Sheriff to Collect: \$251,899.28
Udren Law Offices, P.C.
Attorney

SALE NUMBER 30

By virtue of a Writ of Execution filed to No. 13-CV-955 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPLAR ABS, INC., SERIES 2007-A vs. RUTH NORMA MARTINEZ, owner(s) of property situated in Clarks Summit Borough, Lackawanna County, Pennsylvania. Being: 516 Greenwood Avenue, Clarks Summit Borough, PA 18411
BE ADVISED PROPERTY IS BEING SOLD SUBJECT TO A MORTGAGE.
Dimensions: 29x125x28x125 23x125
Assessment Map #: 090-18-010-01801 & 090-18-010-01900
Assessed Value Figure: \$1,000.00 \$6,600.00
Improvements Thereon: Improved w/single family dwelling
Sheriff to Collect: \$67,042.79
Udren Law Offices, P.C.
Attorney

SALE NUMBER 31

By virtue of a Writ of Execution filed to No. 13CV1852 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-3, ASSET-BACKED CERTIFICATES, SERIES 2005-3 vs. DOROTHY L. MCGROARTY A/K/A DOROTHY MCGROARTY F/K/A DOROTHY L. FERGUSON, THOMAS J. MCGROARTY A/K/A THOMAS MCGROARTY,, owner(s) of property situated in Township of Springbrook, Lackawanna County, Pennsylvania. Being: RR7 7234 Maple Lake Road, Moscow, PA 18444
Dimensions: 289x172x206x127
Assessment Map #: 19701020002
Assessed Value Figure: \$15,000.00
Improvements Thereon: Improved w/single family dwelling
Sheriff to Collect: \$152,766.77
Udren Law Offices, P.C.
Attorney

SALE NUMBER 32

By virtue of a Writ of Execution No. 11-CV-7633 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST, 2006-1. v. ELIZABETH ANN OHARA, owner(s) of property situate in SCRANTON CITY, Lackawanna County, Pennsylvania, being 903 CROWN AVENUE #905 A/K/A 903-905 CROWN AVENUE, SCRANTON, PA 18505-1935

Front: 40 feet, Depth: 150 feet

Assessment Map #: 16708050043

Assessed Value: \$9,000.00

Improvements thereon: Residential Property

Judgment Amount: \$89,846.01

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 33

By virtue of a Writ of Execution filed to No. 12-CV-5815 GMAC MORTGAGE, LLC v. BEVERLY VOLINSKY, JOSEPH VOLINSKY, owner(s) of property situate in SCRANTON CITY, Lackawanna County, Pennsylvania, being 1016 CEDAR AVENUE, SCRANTON, PA 18504

Front: 27 feet, Depth: 181 feet, containing 4887 square feet.

Assessment Map #: 15619020040

Assessed Value: \$13,000.00

Improvements thereon: Residential Property

Judgment Amount: \$35,778.20

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 34

By virtue of a Writ of Execution filed to No. 3584 of 2013 THE DIME BANK vs. SWEDER PROPERTIES, LLC, MATTHEW SWEDER and WENDY SWEDER, owner(s) of property situate in Carbondale City, Lackawanna County, Pennsylvania, being (1) 121 Dundaff Street, (2) 123 Dundaff Street, (3) 185 Dundaff Street and (4) 225 Dundaff Street

Property Identification Number: (1) 04513-020-018 (2) 04513-020-019 (3) 04509-040-034 (4) 04509-020-023

Assessed Value: (1) \$9,200.00 (2) \$5,000.00 (3) \$14,000 (4) \$6,050.00

Improvements thereon: (1) Multi-Dwelling 43x118x42x121 (2) Single Dwelling 42x121x45x77x40 (3) Multi Dwelling 55x110x61x110 (4) Single Dwelling 100x239x131x120x73

Sheriff to Collect: \$346,202.64

John J. Martin, Esquire

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution filed to No. 2013-CV-700, FIRST NATIONAL COMMUNITY BANK v. WILLIAM FITZGERALD and LINDA FITZGERALD, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being

Parcel No. 1:

248 Wheeler Avenue and 1702 Linden Street.

Dimensions: 47 x 90

Property Identification Number: 15754 020 045

Assessed Value Figure: \$15,000.00

Improvements thereon: Multiple Unit Dwelling

Parcel No. 2:

315-317 Wheeler Avenue.

Dimensions: 40 x 160

Property Identification Number: 15754 020 010

Assessed Value Figure: \$15,000.00
Improvements thereon: Multiple Unit Dwelling
Parcel No. 3:
337-339 Wheeler Avenue.
Dimensions: 61 x 83
Property Identification Number: 15714 010 003
Assessed Value Figure: \$15,000.00
Improvements thereon: Multiple Unit Dwelling
Sheriff to Collect: \$133,721.46
Mark J. Conway, Esquire
Attorney

SALE NUMBER 36

By virtue of a Writ of Execution filed to No. 2013-01383 FEDERAL NATIONAL MORTGAGE ASSOCIATION BY FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR TO COMMUNITY BANK & TRUST CO. AGENT,, vs. DAVID P. STARZER A/K/A DAVID STARZER, owner(s) of property situate in BOROUGH OF DALTON, Lackawanna County, Pennsylvania, being 103 FIRST STREET, DALTON, PA 18414
60x120x58x123
Assessment Map #: 06816-010-01800
Assessed Value: \$10,000.00
Improvements thereon: A single family dwelling
Sheriff to Collect: \$72,979.20
Kristine M. Anthon
Attorney

SALE NUMBER 37

By virtue of a Writ of Execution filed to No. 12CV5828 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JOHN MORAN A.K.A. JOHN J. MORAN, JR., ONLY KNOWN SURVIVING HEIR OF THERESA J. MORAN, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF THERESA MORAN, DECEASED MORTGAGOR AND REAL OWNER, owner(s) of property Situate in Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 313 North Van Buren Avenue, Scranton, Pennsylvania 18504
LEGAL DESCRIPTION
DWELLING KNOWN AS: 313 NORTH VAN BUREN AVENUE, SCRANTON, PENNSYLVANIA 18504.
TAX PARCEL NUMBER: 14509-020-009
Thereafter Theresa J. Moran departed this life on May 27, 2011, No estate has been opened as a result of the demise of Theresa J. Moran, Deceased Mortgagor and Real Owner
Whereupon Title to said premises is vested in John J. Moran, Jr., only known surviving heir of Theresa J. Moran, Deceased Mortgagor and Real Owner and All Unknown Surviving Heirs of Theresa Moran, Deceased Mortgagor and Real Owner by deed from REVEREND FATHER EUGENE MORAN, SINGLE dated January 12, 1966 and recorded February 23, 1996 in Deed Book 624, Page 325.,
Assessment Map #: 14509-020-009
Assessed Value Figure: \$7,600.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$105,275.24
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 38

By virtue of a Writ of Execution filed to No. 13-CV-1744 M&T BANK vs. BRIAN F. ANTHONY, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being, 624-626 North Irving Street Scranton, PA 18510, 157.06-020-024,

BEING Lot Number 7 in Square or Block 160 and situate upon street called and known as Irving Avenue, upon the Lackawanna Iron and Coal Company's Map of a part of Scranton, intended to be duly registered and recorded; said lot being forty feet in front on said Irving Avenue, and 150 feet in depth. With the privilege of using 10 feet in front on the front line of said lot on said Irving Avenue for yard, porch, piazza, bay window or vault, but for no other purpose.

Coal and minerals excepted and reserved as contained in other deeds or documents comprising the chain of title to said premises.

Assessment Map #: 157.06-020-024

Assessed Value: \$17,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$71,373.44

KML Law Group, P.C.

Attorney

SALE NUMBER 39

By virtue of a Writ of Execution filed to No. 13CV1656 NATIONSTAR MORTGAGE, LLC vs. HEATHER A. PIRINO, owner(s) of property situate in TOWNSHIP OF SCOTT, Lackawanna County, Pennsylvania, being 43 Joleona Drive Scott Township, PA 18411, 08102-030-00202,

ALL THAT CERTAIN piece or parcel of land the Township of Scott, County of Lackawanna, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a 1 inch rebar set for a corner on the common line to lands now or formerly of Amos Clark per Lackawanna County Deed Book No. 1077 at pages 400 & C., and Lackawanna County Deed Book No. 1325 at pages 437 & C., this point being located South 86° 15' 00" West 282.06 feet from a ¾ inch rebar found in place at the common corner of lands of Amos Clark per Lackawanna County Deed Book No. 1325 at pages 437 & C. and Lackawanna County Deed Book No. 1077 at pages 400 & C. and lands now or formerly of Howard Miller per Lackawanna County Deed Book No. 562 at pages 369 & C.; thence from said point of beginning along lands common to Amos Clark, lands now or formerly of Willard Burke and partially along lands now or formerly of Francis Heddon;

THENCE:

1. South 86° 15' 00" West 260.06 feet to a 1 inch rebar set for a corner on line of Lot #1 of this subdivision; thence along line common to Lot #1.
2. North 02° 33' 56" West 402.78 feet through three 1 inch rebars set on line to a 1 inch rebar for a corner on line of land now or formerly of Lester Clark (DB 1306-P165); thence along line common to lands of Lester Clark.
3. North 87° 26' 04" East 260.00 feet to a 1 inch rebar set for a corner; Thence through lands of Amos Clark (DB 1325-P437).
4. South 02° 33' 56" East 397.40 feet to the point of beginning.

CONTAINING 2.388 acres, gross area.

Assessment Map #: 08102-030-00202

Assessed Value: \$23,000.00

Improvements thereon: A Residential Dwelling.

Sheriff to Collect: \$233,075.73

KML Law Group, P.C.

Attorney

SALE NUMBER 40

By virtue of a Writ of Execution file to No. 13 CV 115, WELLS FARGO BANK, NA, TRUSTEE, ET AL vs. CAROL BETH CORRIGAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 106 New York Street, Scranton, PA 18509

Property Identification Number: 14605020037

Assessed Value: \$9,000.00

Improvements thereon: Single dwelling.

Sheriff to Collect: \$65,195.88.

Chandra M. Arkema/Parker McCay PA

Attorney

SALE NUMBER 41

By virtue of a Writ of Execution No. 13-CV-224 WELLS FARGO BANK, N.A. v. SCOTT G. BLACK, CHASTITY L. BLACK, owner(s) of property situate in JERMYN BOROUGH, Lackawanna County, Pennsylvania, being 642 JEFFERSON AVENUE, JERMYN, PA 18433-1605

Front: 50 feet, Depth: 170 feet, containing 8500 square feet.

Assessment Map #: 0731204002700

Assessed Value: \$5,500.00

Improvements thereon: Residential Property

Judgment Amount: \$82,014.76

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 42

By virtue of a Writ of Execution No. 12 CV 3608 NATIONSTAR MORTGAGE, LLC v. RICHARD A. PENNELL, KRISTIN E. PENNELL, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1806 FERDINAND STREET, SCRANTON, PA 18508-1723

Front: 50 feet, Depth: 170 feet, containing 8500 square feet.

Assessment Map #: 12303020010

Assessed Value: \$11,000.00

Improvements thereon: Residential Property

Judgment Amount: \$80,483.15

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 43

By virtue of a Writ of Execution No. 2013-01505 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. ANA A. GRZENDA A/K/A ANN A. GRZENDA, owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 3509 WINFIELD AVENUE, MOOSIC, PA 18507-1741

Front: 50 feet, Depth: 150 feet, containing 7500 square feet.

Assessment Map #: 17612030015

Assessed Value: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$114,229.54

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 44

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 the Borough of Old Forge, County of Lackawanna and State of Pennsylvania, LACKAWANNA COUNTY, PENNSYLVANIA BEING 485 Milwaukee Avenue, Old Forge, Pennsylvania 18518

LEGAL DESCRIPTION

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 David B. Smith, George Glenn Smith, William W. Smith, and Jacqueline M. Smith by deed from GEORGE GLENN SMITH, DAVID B. SMITH AND WILLIAM W. SMITH, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, dated October 31, 2005 and recorded November 22, 2005 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 45

By virtue of a Writ of Execution filed to No. 12-CV-7341 MIDFIRST BANK vs. THOMAS MORGAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 2517 Bunker Hill Street, Scranton, Pennsylvania 18510

Deed Instrument #2004-30145

Property Identification Number: 15707-050-007

Assessed Value Figure: \$7,000.00

Improvements thereon: a residential dwelling house

Sheriff to Collect: \$52,482.93 (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 46

By virtue of a Writ of Execution filed to No. 13CV1510 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MERITAGE MORTGAGE LOAN TRUST 2004-2 ASSET-BACKED CERTIFICATES, SERIES 2004-2 vs. CATHERINE BISHOP A/K/A CATHERINE G. BISHOP, JEFFREY E. BISHOP A/K/A JEFFREY BISHOP, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania. Being: 2048 Margaret Avenue, Scranton, PA 18508

Dimensions: 25x151x25x152

Assessment Map #: 13505030004

Assessed Value: \$8,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$78,177.04

Udren Law Offices, P.C.

Attorney

SALE NUMBER 47

By virtue of a Writ of Execution filed to No. 12-CV-4760 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, DATED AS OF APRIL 1, 2002, ABFC 2002-SB1 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2002-SB1 vs. CRYSTAL

TANZER, ROBERT TANZER, owner(s) of property situate in the 10th Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 615-617 Prescott Avenue, Scranton, PA 18510-1919
PLEASE BE ADVISED THIS PROPERTY IS BEING SOLD SUBJECT TO A MORTGAGE.

Dimensions: 40X103

Assessment Map #: 15706-020-043

Assessed Value: \$14,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$194,294.50

Udren Law Offices, P.C.

Attorney

SALE NUMBER 48

By virtue of a Writ of Execution filed to No. 11-CV-7719, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-1 v. CHERYL B. MACHESKA and DENNIS MACHESKA, owner(s) of property situate in Ransom Township, Lackawanna County, PA 18505 being 2 Cheryl Lane Box 83, Ransom, PA 18653.

Size of Lot 0.5 acres (Dimensions of parcel, square footage and/or acreage)

Property Identification Number: 16301-040-00402

Assessed Value Figure: \$8,500.00

Improvements thereon: Residential property

Sheriff to Collect: \$109,565.75

Law Offices of Gregory Javardian

Attorney

SALE NUMBER 49

By virtue of a Writ of Execution filed to No. 13-CV-65, U.S. BANK, N.A., AS TRUSTEE ON BEHALF OF SASCO MORTGAGE LOAN TRUST 2007-RNP1 v. MEGAN RUTKOWSKI and SCOTT RUTKOWSKI, owner(s) of property situate in Archbald Borough, Lackawanna County, Pennsylvania, being 112 Pine Street, Archbald, PA 18403.

Size of Lot 6,000 square feet

Property Identification Number: 09517-050-022

Assessed Value Figure: \$12,000.00

Improvements thereon: Residential property

Sheriff to Collect: \$151,317.87

Law Offices of Gregory Javardian

Attorney

SALE NUMBER 50

By virtue of a Writ of Execution filed to No. 12-CV-4253, INVESTORS ONE CORP v. STANLEY CHARLES ZOLTEWICZ and ANN MARIE ZOLTEWICZ, owner(s) of property situate in Old Forge Borough, Lackawanna County, Pennsylvania, being 101 Apache Drive, Old Forge, PA 18518.

Size of Lot 8,250 square feet

Property Identification Number: 17515-010-017

Assessed Value Figure: \$17,000.00

Improvements thereon: Residential property

Sheriff to Collect: \$85,631.25

Law Offices of Gregory Javardian

Attorney

SALE NUMBER 51

By virtue of a Writ of Execution filed to No. 12 CV 5844 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-6 v BRANDY M.

TANANA; TIMOTHY J. TANANA; owner(s) of property situate in the Borough of Throop, Lackawanna County, Pennsylvania being 945 Mary Street, Throop, PA 18512

42x139x40x139

Property Identification Number: 125.13-070-046

Assessed Value Figure: \$400.00 + \$6,100.00 = \$6,500.00

Improvements thereon: A Small Frame Dwelling House

Sheriff to Collect: \$138,304.78

Ashleigh Levy Marin Esquire

Jaime R. Ackerman, Esquire

Attorney

SALE NUMBER 52

By virtue of a Writ of Execution filed to No. 2013-01123 SUNSHINE EQUITY TRUST vs. HENRY MACIEJEWSKI, owner(s) of property situate in BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania, being 107 Adams Avenue, Throop, Pennsylvania 18512

202 X 100 X 196 X 100

Assessment Map #: 11415060015

Assessed Value: \$10,000.00

Improvements thereon: RESIDENTIAL DWELLING

Sheriff to Collect: \$

BRETT A. SOLOMON, ESQ.,

TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 53

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 Number: 06418-010-005

Assessed Value: \$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 54

By virtue of a Writ of Execution No. 11-CV-6125 CITIMORTGAGE, INC. v. ELIZABETH CANOVA AND LEO CANOVA, owner(s) of property situate in the TOWNSHIP OF COVINGTON, Lackawanna County, Pennsylvania, being 1066 DRINKER TURNPIKE A/K/A ROUTE 611 STATE ROAD A/K/A RR 6 BOX 36 A/K/A RR 6 BOX 6125, MOSCOW, PA 18444-7840

Front: 120 feet, Depth: 200 feet, containing 24,000 square feet.

Assessment Map #: 20502-020-020

Assessed Value: \$15,200.00

Improvements thereon: Residential Property

Judgment Amount: \$116,396.74

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 55

By virtue of a Writ of Execution filed to No. 2013-CIV-813, FAIRWAY CONSUMER DISCOUNT COMPANY vs. RICHARD J. WALSH and DEBORAH J. WALSH, HIS WIFE, AND THE UNITED STATES

OF AMERICA, owner(s) of property situate in Olyphant Borough, Lackawanna County, Pennsylvania, being 725 East Scott Street.

Dimensions: 50 feet by 150 feet.

Assessment Map #: 11415-050-033

Assessed Value Figure: \$10,000.00

Improvements thereon: IMPROVED with a single family frame dwelling

Sheriff to Collect: \$14,898.22 plus costs as of October 22, 2013

CHARITON, SCHWAGER & MALAK

Attorney

SALE NUMBER 56

By virtue of a Writ of Execution No. 13-CV-939 WELLS FARGO BANK, N.A. v. COREY R. KASPER, AMBER L. SAULS owner(s) of property situate in the CARBONDALE CITY, 6TH, Lackawanna County, Pennsylvania, being 70 BELMONT STREET REAR 1, A/K/A 70 REAR BELMONT STREET, CARBONDALE, PA 18407-1697

Dimensions: 43X93X46X45X47

Assessment Map #: 04514010023

Assessed Value: \$8,500.00

Improvements thereon: Multi Dwelling

Judgment Amount: \$75,736.10

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 57

By virtue of a Writ of Execution filed to No. 2013-01881 PNC BANK NATIONAL ASSOCIATION vs. MICHAEL KLAPATCH, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania. being 13 Alpha Street, Scranton, Pennsylvania 18508
50X100

Assessment Map #: 13501-010-042 or 13501-010-043

Assessed Value: \$1,400.00 for 13501-010-042 and \$9,000 for 13501-010-043

Improvements thereon: RESIDENTIAL DWELLING

Sheriff to Collect: \$71,210.08

BRETT A. SOLOMON, ESQ.

MICHAEL C. MAZACK, ESQ.,

TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 58

By virtue of a Writ of Execution No. 12-CV-6905 PHH MORTGAGE CORPORATION v. SARAH E. HOSTRANDER, owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 115 MORRIS STREET A/K/A 115 MORRIS, AVENUE, SCRANTON, PA 18504-2409

DIMENSIONS: 28 x 82 x 28 x 97

Assessment Map #: 14513030052

Assessed Value: \$4,000.00

Improvements thereon: Residential Property

Judgment Amount: \$52,124.25

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 59

By virtue of a Writ of Execution filed to No. 11 CV 5203 CITIMORTGAGE, INC. v. ROBERT J. LINDINGER owner(s) of property situate in the CITY OF SCRANTON, 1ST WARD, Lackawanna County, Pennsylvania, being 1930 NORTH MAIN AVENUE, SCRANTON, PA 18508-2004

Dimensions: 13 X 96

Assessment Map #: 1341208001803

Assessed Value: \$8,700.00

Improvements thereon: Residential Property

Judgment Amount: \$66,171.97

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 60

By virtue of a Writ of Execution No. 12 CV 2761 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-EQ1 v. JOHN F. JACOBS, SR A/K/A JOHN F. JACOBS, owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 51-53 WILLIAMS AVENUE, A/K/A 51 WILLIAMS AVENUE, CARBONDALE, PA 18407-2138

Dimensions: 48 x 141 x 41 x 141

Assessment Map #: 04518030042

Assessed Value: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$143,456.00

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 61

By virtue of a Writ of Execution filed to No. 2013-CV-594, THE FIDELITY DEPOSIT AND DISCOUNT BANK, PLAINTIFF vs. EDWARD LITTMAN, DECEASED MORTGAGOR AND REAL OWNER, AND ALL HIS UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL UNKNOWN INDIVIDUALS, PERSONS OR ENTITIES CLAIMING ANY RIGHTS, TITLE OR INTERESTS FROM OR UNDER SAID EDWARD LITTMAN, AND THERESA BORGNA, LINDA CHEROCHAK, AND JOAN SHERMAN, THE DEFENDANTS, and owner(s) of the property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania, being 810 E. Scott Street, Olyphant, PA 18447. The Dimensions of such property are 77 feet x 120 feet more or less.

Property Identification Number: 11419-010-003

Assessed Value: \$5,500.00

Improvements thereon: Improved with a Residential Dwelling.

Sheriff to Collect: \$76,653.87

Carl J. Greco, Esquire

Attorney

SALE NUMBER 62

By virtue of a Writ of Execution filed to No. 13-CV-747 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO., PLAINTIFF vs. THOMAS V. PATTARA and PATTARA AND BEENA T. PATTARA, DEFENDANTS, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania being 907 Elaine Circle, Clark Summit, PA 18411

13,875 square feet

Property Identification Number: 09101-020-01204

Assessed Value Figure: \$5,000.00 (Land) + \$22,000.00 (Bldg) = \$27,000.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$197,276.87, plus interest, tax and costs

Ralph M. Salvia, Esquire

Attorney

SALE NUMBER 63

By virtue of a Writ of Execution No. 13-CV-1174 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSMC MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 v. ABRAHAM SINGER, owner(s) of property situate in the SCRANTON CITY, 20TH, Lackawanna County, Pennsylvania, being 702 EAST ELM STREET, SCRANTON, PA 18505-2482

Front: 96 feet, Depth: 50 feet, containing 4800 square feet.

Assessment Map #: 16708020010

Assessed Value: \$16,900.00

Improvements thereon: Residential Property

Judgment Amount: \$94,515.23

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 64

By virtue of a Writ of Execution No. 12-CV-2922 HONESDALE NATIONAL BANK v. ANDREAS W. EISENBERGER, PETRA HANNIG-EISENBERGER, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 826 SOUTH WEBSTER AVENUE, SCRANTON, PA 18505-4276

Dimensions: 40 X 150

Assessment Map #: 15620010059

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Sheriff to collect: \$45,597.71

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 65

By virtue of a Writ of Execution No. 12 CV 4511 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-A, ASSET BACKED PASS-THROUGH CERTIFICATES v. PAUL HUDAK and DIANA R. HUDACK A/K/A DIANE R. HUDACK, owner(s) of property situate in the SOUTH ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 514 SHADY LANE ROAD, SOUTH ABINGTON TOWNSHIP, PA 18411-9021

Front: 121 feet, Depth: 125 feet, containing 15,125 square feet.

Assessment Map #: 11102010061

Assessed Value Figure: \$20,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$129,901.82

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 66

By virtue of a Writ of Execution No. 12-CV-5140 U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2 v. KELLY RODNEY, CRAIG RODNEY, owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 435 LAUREL STREET, A/K/A 433-435 LAUREL STREET, SCRANTON, PA 18508-1528

DIMENSIONS: 72 X 98 X 73 X 99
Assessment Map #: 13408010072
Assessed Value Figure: \$8,800.00
Improvements Thereon: Residential Property
Judgment Amount: \$55,230.02
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 67

By virtue of a Writ of Execution filed to No. 6444 Civil 2010, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES SERIES 2007-MX1 vs. JOHN J. TOPA, owner(s) of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania, being 124 S. Blakely Street, Dunmore, PA 18512.
Front: Irregular Depth: Irregular
Property Identification Number: 14642 020 019,
Assessed Value Figure: \$18,000.00
Improvements Thereon: Commercial Real Estate
Sheriff to collect: \$143,756.71
KEVIN P. DISKIN, Esq.
Attorney

SALE NUMBER 68

By virtue of a Writ of Execution No. 2013-00760 WELLS FARGO BANK, N.A. v. DAWN J. ROCHE A/K/A DAWN ROCHE, THOMAS ROCHE, owner(s) of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 213 SUSSEX STREET, OLD FORGE, PA 18518-1637
Front: 49 feet, Depth: 148 feet, containing 7252 square feet.
Assessment Map #: 17512010018
Assessed Value Figure: \$5,357.00
Improvements Thereon: Residential Property
Judgment Amount: \$86,229.07
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 69

By virtue of a Writ of Execution No. 12-CV-1227 WELLS FARGO BANK, N.A. v. OWNERS OF PROPERTY PARTLY SITUATE IN WEST ABINGTON TOWNSHIP, Lackawanna County, and partly situate in the BOROUGH OF CLINTON, Wyoming County, Pennsylvania, being RR 3 BOX 141, DALTON, PA 18414-9543
Dimensions: 1.30 Acres
Assessment Map #: 0670102000100
Assessed Value Figure: \$15,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$278,367.66
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 70

By virtue of a Writ of Execution filed to No. 13CV239 GREEN TREE CONSUMER DISCOUNTY COMPANY vs. THERESA G. BAGAFORO and JOSE MARIE S. BAGAFORO, owner(s) of property situate in the 10th Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 824 Prescott Avenue Scranton, PA 18510, 15706-050-022,

BEING Lot Number seven (7) in square or block number one hundred seventy (170) and situate upon street called and known as Prescott Avenue, upon the Lackawanna Iron and Coal Company's Map of a part of Scranton, intended to be duly registered and recorded.

SAID lot being Forty (40') feet wide in front on Prescott Avenue and One hundred Fifty (150') feet in depth with an alley in the rear sixteen (16') feet wide for public use, together with the privilege of using ten feet in front of the front line of said lot on Prescott Avenue for yard, porch, piazza, bay windows or vaults but for no other purpose.

IMPROVED with a frame dwelling house known as No. 824 Prescott Avenue, Scranton, Pa.

Assessment Map #: 15706-050-022

Assessed Value Figure: \$11,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$157,430.78

KML Law Group, P.C.

Attorney

SALE NUMBER 71

By virtue of a Writ of Execution filed to No. 13CV1509 ONEWEST BANK, FSB vs. DENISE ACEVEDO A/K/A DENISE RIVERA, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania. Being: 511 Rear Academy Street, Peckville, PA 18452

Dimensions: 50X150

Assessment Map #: 10316-010-031

Assessed Value Figure: \$9,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$161,044.59

Udren Law Offices, P.C.

Attorney

SALE NUMBER 72

By virtue of a Writ of Execution filed to No. 12 CV 7161 REVERSE MORTGAGE SOLUTIONS, INC. vs. RITA SHARON HOOPER, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania being 506 Susquehanna Avneue Olyphant, PA 18447, 11407-020-026,

CONTAINING a front of sixty (60) feet Southeastward on Susquehanna Street; bounded Southwestward ar right angles to said street one hundred and forty (140) feet by Lot No. Thirty-nine (39) on said street; Northwestward parallel with said street sixty (60) feet by an alley; and Northeastward at right angles to Susquehanna Street one hundred and forty (140) feet by Lot No. Forty-three (43) on said street. Comprising Lot No. Forty-one (41) on Susquehanna Street, as the same is represented and designated on a map of Building Lots on lands of the Delaware and Hudson Canal Company in the said Borough of Olyphant.

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

Assessment Map #: 11407-020-026

Assessed Value Figure: \$7,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$81,833.46

KML Law Group, P.C.

Attorney

SALE NUMBER 73

By virtue of a Writ of Execution No. 13-CV-697 LEX SPECIAL ASSETS v. FRANCES BUTKIEWICZ A/K/A FRANCES B. BUTKIEWICZ A/K/A FRANCES J. BUTKIEWICZ, owner(s) of property situate in the Lackawanna County, Pennsylvania, being 11 FRONT STREET, A/K/A 129 FRONT ST L 11, JESSUP, PA 18434

Acreage: 0.27

Assessment Map #: 1150705000111
Assessed Value Figure: \$18,855.00
Improvements Thereon: Residential Property
Judgment Amount: \$304,901.16
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 74

By virtue of a Writ of Execution No. 10-CV-1111 CITIMORTGAGE, INC. v. MICHELLE R. BENDERSKY, owner(s) of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 156 SALEM AVENUE, CARBONDALE, PA 18407-2573
Dimensions: 30 X 64 X 37 X 79
Assessment Map #: 055-06-010-034
Assessed Value Figure: \$8,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$81,255.48
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 75

By virtue of a Writ of Execution filed to No. 13-CV-500 MIDFIRST BANK vs. ANTHONY MATUSKA AND SUSAN J. MATUSKA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1050 North Irving Avenue, Scranton, PA 18510
Dimensions: 40 x 60
See Deed Book 979, Page 395
Assessment Map #: 14618-060-003
Assessed Value Figure: \$11,000.00
Improvements Thereon: A residential dwelling house
Sheriff to collect: \$127,915.59 (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 76

By virtue of a Writ of Execution filed to No. 12CV3086 EMBRACE HOME LOANS, INC. vs. JOAN YENCHO, owner(s) of property Situate in First Ward of the Borough of Archbald, LACKAWANNA COUNTY, PENNSYLVANIA BEING 359 Irving Street, Olyphant, Pennsylvania 18447
LEGAL DESCRIPTION
All that certain lot, piece or parcel of land situate in the First Ward of the Borough of Archbald, County of Lackawanna, and State of Pennsylvania.
DWELLING KNOWN AS: 359 IRVING STREET, OLYPHANT, PENNSYLVANIA 18447.
TAX PARCEL NUMBER: 09304-02-017
Title to said premises is vested in Joan Yencho by deed from STASTA MANKO, ADMINISTRATRIX OF THE ESTATE OF JOHN MANKO, DECEASED; JOSEPH MANKO, ADMINISTRATOR OF THE ESTATE OF ANDREW MANKO, DECEASED; JOSEPH MANKO, INDIVIDUALLY ALL OF THE BOROUGH OF ARCHBALD, dated August 12, 1981 and recorded August 13, 1981 in Deed Book 1035, Page 654.
Assessment Map #: 09304-02-017
Assessed Value Figure: \$3,757.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$112,651.94
McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 77

By virtue of a Writ of Execution filed to No. 09 cv 3246 BANK OF AMERICA, N.A.. vs. ROBERT G KOLLONIGE and ELIZABETH A KOLLONIGE, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1010 Prospect Avenue, Scranton, Pennsylvania 18505

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA.

DWELLING KNOWN AS: 1010 PROSPECT AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 15619-050-056

Title to said premises is vested in Robert G Kollonige and Elizabeth A Kollonige, husband and wife, by deed from PENN SECURITY BANK & TRUST COMPANY, EXECUTORS OF THE ESTATE UNDER THE LAST WILL AND TESTAMENT OF HELEN LOCKNER, DECEASED, dated September 8, 1989 and recorded September 11, 1989 in Deed Book 1299, Page 243.

Assessment Map #: 15619-050-056

Assessed Value Figure: \$10,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$34,532.69

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 78

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. V. RONALD A. BRINK AND MALINDA A BRINK are the owner(s) of property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania being: 128 Lincoln Street, Olyphant, PA

Dimensions:

Assessment Map #: 11406 080 013

Assessed Value Figure: \$6,500.00

Improvements Thereon: single dwelling

Sheriff to collect: \$60,746.35, plus costs

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 79

By virtue of a Writ of Execution filed to No. 11CV4800 WELLS FARGO BANK, N.A.. S/I/I/T WACHOVIA BANK, N.A. vs. DANIEL BRISCESE, SR., KNOWN SURVIVING HEIR OF ANGELA ROWINSKI AKA ANGELA M. ROWINSKI, DECEASED MORTGAGOR AND REAL OWNER, RALPH MANETTI, KNOWN SURVIVING HEIR OF ANGELA ROWINSKI AKA ANGELA M. ROWINSKI, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ANGELA ROWINSKI AKA ANGELA M. ROWINSKI, DECEASED MORTGAGOR AND REAL OWNER, owner(s) of property Situate in Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 403 Mill Street, Dunmore, Pennsylvania 18512

LEGAL DESCRIPTION

DWELLING KNOWN AS: 403 MILL STREET, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 14619-020-006

Title to said premises is vested in Daniel Briscece, Sr., Known Surviving Heir of Angela Rowinski aka Angela M. Rowinski, Deceased Mortgagor and Real Owner, Ralph Manetti, Known Surviving Heir of Angela Rowinski aka Angela M. Rowinski, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Angela

Rowinski aka Angela M. Rowinski, Deceased Mortgagor and Real Owner deed from FIRST EASTER BANK, N.A. dated October 5, 1983 and recorded October 5, 1983 in Deed Book 1089, Page 794.

Assessment Map #: 14619-020-006

Assessed Value Figure: \$7,800.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$117,102.31

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 80

By virtue of a Writ of Execution No. 09-CV-5043 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-AR1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1 v. TIMOTHY D. FITZSIMMONS A/K/A TIMOTHY FITZSIMMONS, owner(s) of property situate in SCRANTON CITY, Lackawanna County, Pennsylvania, being 1905-1907 LUZERNE STREET, SCRANTON, PA 18504-2349

Parcel #1:

Front: 25 feet, Depth: 150 feet

Assessment Map #: 14420030004

Assessed Value Figure: \$4,000.00

Parcel #2:

Front: 25 feet, Depth: 150 feet

Assessment Map #: 14420030003

Assessed Value Figure: \$4,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$147,968.65

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 81

By virtue of a Writ of Execution filed to No. 13-CV-970 THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET 2010-1 vs. STANLEY W. DIXON, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 6 Plum Place Scranton, PA 18509, 14605-010-034,

BEING designated as Lot Number Sixteen (16) on Walnut Plot, a map of which plot is duly recorded in said County in Map Book No. 1 Page 93. Said lot being thirty (30) feet in width and being sixty-nine and seventy-one hundredths (69.71) feet in depth on its westerly line along Lot No. 15 and Seventy-three and twenty-one hundredths (73.21) feet in depth on its easterly line along Lot No. 17 on said Walnut Plot

Excepting and reserving unto the owners of the other lots on said Walnut Plot the right to the free use of the sewer running along the easterly line of the premises hereby conveyed and now used and intended to be used without charge, let or hindrance.

Coal and minerals reserved as in former conveyances in chain of title.

Property Identification Number: 14605-010-034

Assessed Value Figure: \$5,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$47,227.91

KML Law Group, P.C.

Attorney

SALE NUMBER 82

By virtue of a Writ of Execution filed to No. 13CV1560 FEDERAL NATIONAL MORTGAGE ASSOCIATION v. JOSEPH D. PALKO A/K/A JOSEPH PALKO and BETSY PALKO, owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania Being 561 Chestnut Street, Dunmore, PA 18512

ALL THAT CERTAIN lot or piece of ground situate lying and being in the second ward of the Borough on Dunmore, Lackawanna County Pennsylvania, on the East side of Chestnut Street, between Spring and Mead Street and bounded and described as follows:

COMMENCING at a point on Chestnut Street at the division line between lots No. 40 and 42 upon the Town Plot of the Borough of Dunmore, thence at right angles to Chestnut Street in an Easterly direction 150 feet to a public alley; thence at right angles with said last mentioned line in a Southerly direction 40 feet to a point; thence by a line running Southwesterly to Chestnut Street, striking Chestnut Street at a point 55 feet South of the place of beginning, thence along the Easterly side of Chestnut Street, North 55 feet to the place of beginning; being the larger portion of Lot No. 42 and a very small portion of Lot No. 44 upon the town plot of said Borough of Dunmore, and being part of the land owned by James Kennedy in his lifetime.

SUBJECT to the same conditions, exceptions and reservations contained in previous deeds forming the chain of title to the above described premises.

Property Identification Number: 14620020038

Assessed Value Figure: \$6,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$37,641.35, plus interest and costs

Martha E. Von Rosenstiel, P.C.

Attorney

SALE NUMBER 83

By virtue of a Writ of Execution filed to No. 12 CV 3234 WELLS FARGO BANK, N.A. v BRIAN MAJOR AKA BRIAN K. MAJOR AKA BRIAN KEITH MAJOR; CECELIA MAJOR, owner(s) of property situate in Township of Madison, Lackawanna County, Pennsylvania being 3961 Jubilee Road, Moscow, PA 18444-6917
2 acres

Property Identification Number: 20003-010-00201

Assessed Value Figure: \$1,100.00 + \$13,000.00 = \$14,100.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$88,687.29

Ashleigh L. Marin, Esquire

Jaime R. Ackerman, Esquire

Attorney

SALE NUMBER 84

By virtue of a Writ of Execution filed to No. 12CV3192 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. THE UNKNOWN HEIRS OF ROSE M. GRANDINETTI, DECEASED, ALLEN GRANDINETTI, SOLELY IN HIS CAPACITY AS HEIR OF ROSE M. GRANDINETTI, DECEASED, ANN MARIE HILL, SOLELY IN HER CAPACITY AS HEIR OF ROSE M. GRANDINETTI, DECEASED, MARK GRANDINETTI, SOLELY IN HIS CAPACITY AS HEIR OF ROSE M. GRANDINETTI, DECEASED, ROBIN GRANDINETTI SOLELY IN HER CAPACITY AS HEIR OF ROSE M. GRANDINETTI, DECEASED AND VINCENT GRANDINETTI, SOLELY IN HIS CAPACITY AS HEIR OF ROSE M. GRANDINETTI, DECEASED, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania being 649 Lincoln St. Dickson City, Pa 18519, 11320-020-025,

BEING the northerly one-half (1/2) of Lot Number Fifty-four (54) of Plot of lands at Priceville, now Dickson City, said one-half lot is rectangular in shape measuring twenty-five (25) feet in front on Lincoln Street, the same width in the rear, and one hundred sixty-two and one-half (162 ½) feet in depth as shown on said plot, which said plot is intended to be recorded by the Delaware, Lackawanna and Western Railroad Company.

Assessment Map #: 113.20-020-025

Assessed Value Figure: \$3,000.00
Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$11,661.25
KML Law Group, P.C.
Attorney

SALE NUMBER 85

By virtue of a Writ of Execution filed to No. 219 CV 2013 THE HONESDALE NATIONAL BANK vs. DAVID E CHMIOLA and CATHY CHMIOLA, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania being 1702 Lakeland Drive, Scott Township, PA 18433
Property Identification Number: One Acre
Assessed Value Figure: \$24,000.00
Improvements Thereon: Single Dwelling
Sheriff to collect: \$289,118.70
John J. Marin, Esquire
Attorney

SALE NUMBER 86

By virtue of a Writ of Execution No. 12-CV-4825 GMAC MORTGAGE, LLC v. THOMAS E. MAZZOLLA, CHONG YE MAZZOLLA, owner(s) of property situate in the BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania, being 309 GREENWOOD AVENUE, CLARKS SUMMIT, PA 18411-1411
Front: 90 feet, Depth: 124 feet, containing 11,160 square feet.
Assessment Map #: 0901805000700
Assessed Value Figure: \$8,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$142,120.54
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 87

By virtue of a Writ of Execution No. 2013-01016 NATIONSTAR MORTGAGE, LLC v. BRYAN D. PURVIS, owner(s) of property situate in FELL TOWNSHIP, Lackawanna County, Pennsylvania, being 18 FALLS ROAD, CARBONDALE, PA 18407-9722
Dimensions: 112 X 300 X 140 X 363
Assessment Map #: 03404020004
Assessed Value Figure: \$3,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$84,538.54
PHELAN HALLINAN, LLP
Attorney

SALE NUMBER 88

By virtue of a Writ of Execution No. 12-CV-3493 WELLS FARGO BANK, N.A. v. RICHARD CHERNIN, RENEE CHERNIN, owner(s) of property situate in CLARKS SUMMIT BOROUGH, Lackawanna County, Pennsylvania, being 103 COLUMBIA AVENUE, CLARKS SUMMIT, PA 18411-1554
Dimensions: 195 x 150 x 125
Assessment Map #: 0901504001900
Assessed Value Figure: \$15,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$141,053.73
PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 89

By virtue of a Writ of Execution filed to No. 80-CV-2013 FIRST NATIONAL BANK OF PENNSYLVANIA, PLAINTIFF AND AGAINST. ERIC ROGAN AND GARTH TONKIN, JR. DEFENDANTS, owner(s) of property situate in CARBONDALE, Lackawanna County, Pennsylvania being 83 Brook Street, Carbondale, PA, with approximate dimensions of 47 ½ feet x 112 feet,

TAX MAP NO.: 04518-040-032

ASSESSED VALUE: \$8,000.00

IMPROVEMENTS: Residential Structure

Sheriff to collect: \$52,428.48, plus interest, costs and attorney's fees

Brice C. Paul, Esquire

Attorney

SALE NUMBER 90

By virtue of a Writ of Execution filed to No. 82-CV-2013 FIRST NATIONAL BANK OF PENNSYLVANIA, PLAINTIFF AND AGAINST. ERIC ROGAN AND GARTH TONKIN, JR. DEFENDANTS, owner(s) of property situate in CARBONDALE, Lackawanna County, Pennsylvania being 153 Belmont Street, Carbondale, PA, with approximate dimensions of 50 feet x 140 feet,

TAX MAP NO.: 045.10-010-007

ASSESSED VALUE: \$10,000.00

IMPROVEMENTS: Residential Structure

Sheriff to collect: \$79,288.49, plus interest, costs and attorney's fees

Brice C. Paul, Esquire

Attorney

SALE NUMBER 91

By virtue of a Writ of Execution filed to No. 81-CV-2013 FIRST NATIONAL BANK OF PENNSYLVANIA, PLAINTIFF AND AGAINST. ERIC ROGAN AND GARTH TONKIN, JR. DEFENDANTS, owner(s) of property situate in JESSUP, Lackawanna County, Pennsylvania being 903-905 Hill Street, Jessup, PA, with approximate dimensions 2,373.14 square feet.

TAX MAP NO.: 11507-030-024

ASSESSED VALUE: \$8,000.00

IMPROVEMENTS: Residential Structure

Sheriff to collect: \$60,932.01, plus interest, costs and attorney's fees

Brice C. Paul, Esquire

Attorney

SALE NUMBER 92

By virtue of a Writ of Execution No. 12-CV-5816 METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. v. DAVID LOBUE, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 2040 NORTH MAIN AVENUE, SCRANTON, PA 18508-2041

Dimensions: 45 X 100

Assessment Map #: 13509010008

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$70,676.84

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 93

By virtue of a Writ of Execution No. 13-CV-540 JPMORGAN CHASE BANK, N.A. v. EDWIN A. RAMOS, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1616 JACKSON STREET A/K/A, 1614-1616 JACKSON STREET, SCRANTON, PA 18504-3411

Front: 50 feet, Depth: 150 feet.

Assessment Map #: 14513080037

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$71,950.78

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 94

By virtue of a Writ of Execution filed to No. 2011-CIVIL-4984 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO., PLAINTIFF vs. JOHN P. KEENAN and KATHRYN A. KEENAN, DEFENDANTS, owner(s) of property situate in 21st Ward, City of Scranton, Lackawanna County, Pennsylvania being 631 N. Rebecca Avenue, Scranton, PA 18504

Property Identification Number: 14510-030-020

Assessed Value Figure: \$1,900.00 (Land) + \$8,600.00 (Bldg) = \$10,500.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$205,068.08, plus interest, tax and costs

Scott A. Dietterick, Esquire

Attorney

SALE NUMBER 95

By virtue of a Writ of Execution No. 13-CV-00208 WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. CAROL L. KINSEY, MARK W. KINSEY, owner(s) of property situate in the CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania, being 46 NORTH LEHIGH RIVER DRIVE, A/K/A 1106 NORTH LEHIGH RIVER DRIVE, GOULDSBORO, PA 18424

Dimensions: 75 X 211 X 130 X 227

Assessment Map #: 23304-090-013

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$86,799.76

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 96

By virtue of a Writ of Execution No. 13-CV-676 WELLS FARGO BANK, N.A. v. JENNIFER A DABEK, CHRISTOPHER R. SHENISE, owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1924 CLEARVIEW STREET, SCRANTON, PA 18508-1712

Parcel No. 1:

Dimensions: 50X100

Assessment Map #: 13411010037

Assessed Value Figure: \$6,500.00

Parcel No. 2:

Dimensions: 50X100

Assessment Map #: 13411010038

Assessed Value Figure: \$900.00

Improvements Thereon: Residential Property

Judgment Amount: \$107,993.10

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 97

By virtue of a Writ of Execution No. 12-CV-2924 U.S. BANK NATIONAL ASSOCIATION, AS 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 2007-4 v. JOSE S. HENRIQUEZ, TERCIO DELACRUZ, owner(s) of property situate in SCRANTON CITY, Lackawanna County, Pennsylvania, being 114-116 MORRIS COURT, A/K/A 114-116 MORRIS AVENUE, SCRANTON, PA 18504-2410

Front: 50 feet, Depth: 119 feet, containing 5,950 square feet

Assessment Map #: 14513030011

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$104,410.61

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 98

By virtue of a Writ of Execution No. 51708-09 NORTH POCONO SCHOOL DISTRICT vs. CHARLES E. DIBBLE, JR., owner(s) of property situate in Thornhurst Twp., Lackawanna County, Pennsylvania being: Main Road

99 x 264

Property Identification Number: 25202-010-029

Assessed Value Figure: \$8,400.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,205.92

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 99

By virtue of a Writ of Execution No. 50388-12 NORTH POCONO SCHOOL DISTRICT vs. WESLEY J. BOUIKA, JR. and BONNIE S. BOUIKA, owner(s) of property situate in Covington Twp., Lackawanna County, Pennsylvania being: State Road Route 611

156 x 151 x 171 x 125

Property Identification Number: 21904-010-00601

Assessed Value Figure: \$19,751.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$6,177.88

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 100

By virtue of a Writ of Execution No. 51257-12 NORTH POCONO SCHOOL DISTRICT vs. SHAWN DEL HAGEN, owner(s) of property situate in Springbrook Twp., Lackawanna County, Pennsylvania being: Route 690

18.01 Acres

Property Identification Number: 19704-030-030

Assessed Value Figure: \$12,900.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,704.38
James R. Wood, Esquire
Portnoff Law Associates, Ltd.
(866) 211-9466
Attorney

SALE NUMBER 101

By virtue of a Writ of Execution No. 51715-10 NORTH POCONO SCHOOL DISTRICT vs. CHRISTINE ACKERMAN, owner(s) of property situate in Covington Twp., Lackawanna County, Pennsylvania being: Red Union Road

1 Acre

Property Identification Number: 21903-020-005

Assessed Value Figure: \$21,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,676.43

James R. Wood, Esquire
Portnoff Law Associates, Ltd.
(866) 211-9466
Attorney

SALE NUMBER 102

By virtue of a Writ of Execution filed to No. 2012-CV-03280 J.P. MORGAN MORTGAGE TRUST 2006-S2, MORTGAGE PASS-THROUGH CERTIFICATES, BY PHH MORTGAGE CORPORATION, AS SERVICER vs. LUZ PEREZ; JORGE PEREZ, owner(s) of property situated in Dickson City Borough, Lackawanna County, Pennsylvania being 1200 Main Street, Dickson City, PA 18519

50X150

Assessment Map #: 11413-030-045

Assessed Value Figure: \$8,500.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$149,578.95

Christopher A. DeNardo, Esquire
Attorney

SALE NUMBER 103

By virtue of a Writ of Execution filed to No. 13 1962 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. ANN SATKOWSKI SOLELY IN HER CAPACITY AS HEIR OF ROBERT WILCOX, DECEASED AND TERRANCE WILCOX SOLELY IN HIS CAPACITY AS HEIR OF ROBERT WILCOX, DECEASED, owner(s) of property situate in BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania being 706 Fallon Street Old Forge, PA 18518, 17520-020-023,

BEING Lots Numbers Forty-Three (43) and Forty-four (44) on Town Map of Lots made by the Estate of Thomas Smith, beginning at the end of a twenty-five (25) foot road, running from Main Street back striking a forty-foot street running Northeast, theses said lots fronting on the road about one hundred and thirty (130) feet, the upper line being one hundred and fifty (150) feet deep to back corner of Lot Number Forty-Three (43); thence running to first corner at Lot Number Forty-four (44) in triangular shape; said lots to contain nine thousand (9,000) square feet of land, more or less.

EXCEPTING and reserving, however, out of the above parcel, all that certain lot or parcel of land situate in the Borough of Old Forge, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lots Number Forty-Two (42) and Forty-Three (43) on Fallon Street; thence along Fallon Street in a Westerly direction twenty-nine (29) feet to a corner; thence running in an Easterly direction about one hundred fifteen (115) feet to line of land of Thomas Drake; thence along said Drake's line about

forty-five (45) feet to the rear corner of Lots Numbers Forty-Two (42) and Forty-Three (43); thence along the dividing lines of Lots Numbers Forty-Two (42) and Forty-Three (43) one hundred fifty (150) feet to Fallon Street, the Place of Beginning. Being a parcel of land conveyed to George Nelson, et ux, by Frank A. Graham, Widower, by Deed dated March 9, 1925, and duly recorded in the Office of the Recorder of Deeds in and for the County of Lackawanna in Deed Book 344 at Page 604.

SUBJECT to the same conditions, exceptions, reservations, covenants, easements and restrictions as are contained in prior deeds forming the chain of title to said premises, but nevertheless, the mere recitation of this clause shall not serve to revive or perpetuate such conditions, exceptions, reservations, covenants, easements and restrictions if they have already expired in law or in practical effect.

Assessment Map #: 17520-020-023

Assessed Value Figure: \$7,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$130,338.54

KML Law Group, P.C.

Attorney

SALE NUMBER 104

By virtue of a Writ of Execution No. 13-CV-517 WELLS FARGO BANK, N.A. v. FRANK WORDEN, owner(s) of property situate in SCRANTON CITY, Lackawanna County, Pennsylvania, being 1028 FROUDE AVENUE, SCRANTON, PA 18505-2704

Dimensions: 68X120X150X40X82X80

Assessment Map #: 16809030004

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$125,166.48

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 105

By virtue of a Writ of Execution No. 52228-10 NORTH POCONO SCHOOL DISTRICT vs. VMEC ENTERPRISES, INC., owner(s) of property situate in Covington Twp., Lackawanna County, Pennsylvania being: State Highway Route 307

6.8 Acres

Property Identification Number: 21204-010-014

Assessed Value Figure: \$9,300.00

Improvements Thereon: COMMERCIAL PROPERTY

Sheriff to collect: \$7,583.40

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 106

By virtue of a Writ of Execution No. 51187-10 NORTH POCONO SCHOOL DISTRICT vs. DREAMERS, owner(s) of property situate in Jefferson Twp., Lackawanna County, Pennsylvania being: Mt.Cobb Road

32.0 Acres + 2.6 Acres

Property Identification Number: 15004-010-021 & 15004-010-009

Assessed Value Figure: \$11,480.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$6,897.96

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 107

By virtue of a Writ of Execution No. 13-CV-937 WELLS FARGO BANK, N.A. v. CATHERINE BURKE, owner(s) of property situate in VANDLING BOROUGH, Lackawanna County, Pennsylvania, being 329-331 MAIN STREET, VANDLING, PA 18421-1519

Front: 50 feet, Depth: 100 feet, containing 5000 square feet.

Assessment Map #: 01612020014

Assessed Value Figure: \$9,250.00

Improvements Thereon: Multi Dwelling

Judgment Amount: \$83,502.14

PHELAN HALLINAN, LLP

Attorney

SALE NUMBER 108

By virtue of a Writ of Execution No. 50989-06 ABIINGTON HEIGHTS SCHOOL DISTRICT vs. WILLIAM A. MILLER, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania being: 1246 Winola Road

18.251 acres

Property Identification Number: 09901-010-007

Assessed Value Figure: \$31,500.00

Improvements Thereon: COMBINED STORE/APARTMENT

Sheriff to collect: \$11,383.33

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 109

By virtue of a Writ of Execution No. 51156-12 NORTH POCONO SCHOOL DISTRICT vs. RALPH H. PARRY and ELIZABETH PARRY, owner(s) of property situate in Covington Twp., Lackawanna County, Pennsylvania being: Off Clifton Road

80 x 277 x 80 x 277

Property Identification Number: 21804-020-00207

Assessed Value Figure: \$10,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,442.59

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 110

By virtue of a Writ of Execution filed to No. 13CV1851 ONEWEST BANK, FSB vs. DAVID MARTIN, LISA MARTIN, owner(s) of property situate in Township of Fell, Lackawanna County, Pennsylvania. Being: 28-30 Owego Street, Simpson, PA 18407

Dimensions: 51x150 51x 150 51x 150

Assessment Map #: 03511-030-040 & 03511-030-041 & 03511-030-042

Assessed Value Figure: \$757.00 \$757.00 \$4,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$92,422.13

Udren Law Offices, P.C.
Attorney

SALE NUMBER 111

By virtue of a Writ of Execution filed to No. 13CV1658 BANK OF AMERICA, N.A. vs. ALPHONSO WRIGHT, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania. Being: 717 Mill and Burke Street, Dunmore, PA 18519

Dimensions: 33X110

Assessment Map #: 14619-030-033

Assessed Value Figure: \$16,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$122,656.70

Udren Law Offices, P.C.

Attorney

SALE NUMBER 112

By virtue of a Writ of Execution filed to No. 12-CV-561 PNC BANK, NATIONAL ASSOCIATION vs. ALL KNOWN AND UNKNOWN HEIRS OF ALFRED F. REACH, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1511 Price Street, Scranton, Pennsylvania 18504

50 X 100

Assessment Map #: 14513-080-068

Assessed Value Figure: \$9,000.00

Improvements Thereon: RESIDENTIAL DWELLING

Sheriff to collect: \$67,033.14

BRETT A. SOLOMON, ESQ.

MICHAEL C. MAZACK, ESQ.

TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 113

By virtue of a Writ of Execution No. 51139-06 ABINGTON HEIGHTS SCHOOL DISTRICT vs. STIVALA INVESTMENTS INCORPORATED, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania being: Rear Winola Road

0.25 A

Property Identification Number: 10007-010-02803

Assessed Value Figure: \$21,000.00

Improvements Thereon: MULTI DWELLING PROPERTY

Sheriff to collect: \$8,330.58

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 114

By virtue of a Writ of Execution No. 51083-11 NORTH POCONO SCHOOL DISTRICT vs. V.M.E.C. ENTERPRISES, INC., owner(s) of property situate in Elmhurst Twp., Lackawanna County, Pennsylvania being: Elmhurst Pa

2.64 Acres

Property Identification Number: 17117-010-013

Assessed Value Figure: \$40,000.00

Improvements Thereon: COMMERCIAL PROPERTY

Sheriff to collect: \$10,168.55

James R. Wood, Esquire
Portnoff Law Associates, Ltd.
(866) 211-9466
Attorney

SALE NUMBER 115

By virtue of a Writ of Execution No. 52130-08 NORTH POCONO SCHOOL DISTRICT vs. DANIEL CORALLO, owner(s) of property situate in Jefferson Twp., Lackawanna County, Pennsylvania being: T 412 & T 339

30.58 Acres

Property Identification Number: 15101-010-01101

Assessed Value Figure: \$13,950.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$6,174.89

James R. Wood, Esquire
Portnoff Law Associates, Ltd.
(866) 211-9466
Attorney

SALE NUMBER 116

By virtue of a Writ of Execution No. 51487-11 ABINGTON HEIGHTS SCHOOL DISTRICT vs. PETER LOFTUS and JULIA LOFTUS, owner(s) of property situate in Waverly Twp., Lackawanna County, Pennsylvania being: 104 Academy Street

140 x 183 x 167 x 187

Property Identification Number: 08002-020-002

Assessed Value Figure: \$26,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$7,790.71

James R. Wood, Esquire
Portnoff Law Associates, Ltd.
(866) 211-9466
Attorney

SALE NUMBER 117

By virtue of a Writ of Execution filed to No. 2013-CIV-995 FAIRWAY CONSUMER DISCOUNT COMPANY vs. STEVEN YANKOWSKI and T.R.S. DEVELOPERS, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being the following lots, acreage/dimensions, tax map numbers, and assessed values, respectively:

1. Reese Street and Atlanta Avenue - .67 acres – 124.13-020-9.03 - \$3,800.00
2. Reese and Kirkland Streets – 8.72 acres – 124.13-020-009 - \$10,000.00
3. Atlanta Avenue and Kirkland Street - .40 acres – 124.13-020-009.1 - \$2,250.00
4. Atlanta Avenue and Kirkland Street - .46 acres – 124.13-020-009.02 - \$2,600.00
5. 503 Kirkland Street - .37 acres – 124.13-020-023 \$2,000.00
6. 513-515 Kirkland Street - .55 – 124.13-020-025 - \$3,000.00
7. 539 Kirkland Street - .37 acres – 124.13-020-027 - \$1,000.00
8. Kirkland Street and Florida Avenue – 1.21 acres – 124.13-020-004 - \$4,000.00
9. 504 Kirkland Street - .17 – 124.13-020-007 - \$1,000.00
10. 310 Wilbur Street - .34 acres – 124.13-020-050 \$2,000.00
11. Reese and Wilbur Streets – 50 feet by 610 feet

Premises are UNIMPROVED. Sheriff to collect \$150,112.78 plus costs as of October 22, 2013.
CHARITON, SCHWAGER & MALAK

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 NOVEMBER 22, 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