

**SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, OCTOBER 4, 2011**

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, OCTOBER 4, 2011 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

**SALE NUMBER 1**

By virtue of a Writ of Execution filed to No. 2010-05483 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JASON HYLER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 2922 Pittston Avenue

Dimensions: 60 x 150

See Instrument No. 2009-31289

Assessment Map #: 16717-020-023

Assessed Value: \$8,000.00

Improvements thereon: a residential dwelling house

Sheriff to Collect: \$110,358.90 (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 2**

By virtue of a Writ of Execution No. 51832-09 MID VALLEY SCHOOL DISTRICT vs. JUDITH M. REGAN, owner(s) of property situate in Throop, Lackawanna County, Pennsylvania being: 518 Edgar Street

40 x 130

Property Identification No.: 12420-030-014

Assessed Value Figure: \$8,700.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,587.38

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

**SALE NUMBER 3**

By virtue of a Writ of Execution No. 50866-08 ABINGTON HEIGHTS SCHOOL DISTRICT vs. PETER C. POVANDA and LAURA J. POVANDA, owner(s) of property situate in S. Abington Twp, Lackawanna County, Pennsylvania being: 107 Skyline Drive North

2.59 acres

Property Identification No.: 10004-020-004

Assessed Value Figure: \$28,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$8,624.08

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

#### **SALE NUMBER 4**

By virtue of a Writ of Execution filed to No. 10-CV-8427 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2007-B UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2007 vs. JOHN P. HARRIS, JR., owner(s) of property situate in Twenty First Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 1806 West Gibson Street, Scranton, PA 18504

Dimensions: 40X137X40X136

Assessment Map #: 13418-030-061

Assessed Value Figure: \$4,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$60,676.01

Mark J. Udren, Esquire

Attorney

#### **SALE NUMBER 5**

By virtue of a Writ of Execution filed to No. 10-CV-8143 THE BANK OF NEW YORK MELLON, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-4 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-4 vs. ANTOINETTE FILIPSKI, owner(s) of property situate in Fourth Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 325 North Hyde Park Avenue, Scranton, PA 18504

Dimensions: 26X90

Assessment Map #: 14514060055

Assessed Value Figure: \$5,000.00.

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$61,735.05

Mark J. Udren, Esquire

Attorney

#### **SALE NUMBER 6**

By virtue of a Writ of Execution filed to No. 11-CV-1546 ONEWEST BANK, FSB vs. PAUL VENTURI and BRUNO VENTURI, owner(s) of property situate in Foruth Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 355-357 North Garfield Avenue, Scranton, PA 18504

Dimensions: 50X155X16X52X34X103

Assessment Map #: 14509-030-082

Assessed Value Figure: \$8,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$100,463.03

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 7**

By virtue of a Writ of Execution filed to No. 11 CV 1405 WELLS FARGO BANK, N.A. v. JOSEPH J. TARANTINI and ROSE C. TARANTINI, owner(s) of property situate in Borough of Moscow, Lackawanna County, Pennsylvania being 107 Brook Street, Moscow, PA 18444

6750 square feet

Property Identification No.: 19802-050-011

Assessed Value Figure: \$1,100.00 + \$6,900.00 = \$8,000.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$125,949.98

Joel A. Ackerman, Esquire

Attorney

**SALE NUMBER 8**

By virtue of a Writ of Execution filed to No. 10 CV 8798, DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2007 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR5, BY ITS ATTORNEY IN FACT, OCWEN LOAN SERVICING, LLC vs. FERNANDO MEJIA and MANUELA MEJIA, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 905 Sanderson Avenue, Scranton, PA 18503.

Front: Irregular ft. Depth: Irregular

Property Identification No.: 14512050007.

Assessed Value Figure: \$6,400.00

Improvements thereon: Residential Real Estate

Sheriff to collect: \$87,095.75

KEVIN P. DISKIN, Esq.

Attorney

**SALE NUMBER 9**

By virtue of a Writ of Execution No. 09-CV-6442 WELLS FARGO BANK, NA vs. WILLIAM J. ROETLING, MICHAEL PANENZIO, and REBECCA PANENZIO, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 1920 GREEN RIDGE STREET, DUNMORE, PA 18512-2219

Dimensions: 41 x 180

Assessment Map #: 14641020023

Assessed Value Figure: \$10,500.00

Improvements thereon: Residential Property

Judgment Amount: \$108,173.66

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 10**

By virtue of a Writ of Execution filed to No. 11 CV 739, BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA vs. ROSE M. MONGIELLO and ANDREW MONGIELLO, JR., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1853 Pawnee Avenue, Scranton, PA 18508.

Front: Irregular. Depth: Irregular

Property Identification Number: 12315-040-017.

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$89,959.31

STEVEN K. EISENBERG, Esq.

Attorney

**SALE NUMBER 11**

By virtue of a Writ of Execution filed to No. 09 CV 3724 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2007-B UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2007 vs. WILLIAM FIRESTONE, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1409 Prospect Avenue, Scranton, Pennsylvania 18505  
DWELLING KNOWN AS: 1409 PROSPECT AVENUE, SCRANTON, PENNSYLVANIA 18505.  
TAX PARCEL NUMBER: 16707-040-031

Title to said premises is vested in William Firestone by deed from REO MANAGEMENT, ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., BY ITS ATTORNEY IN FACT WELLS FARGO BANK, NA, S/M/B TO WELLS FARGO HOME MORTGAGE INC., dated February 28, 2007 and recorded March 2, 2007 in Deed Instrument #200705613.

Assessment Map #: 16707-040-031

Assessed Value Figure: \$9,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$78,751.67

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 12**

By virtue of a Writ of Execution No. 10-CV-7342 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC v. CHAD R. VINANSKY owner(s) of property situate in the BOROUGH OF MAYFIELD, Lackawanna County, Pennsylvania, being 405 WHITMORE AVENUE, MAYFIELD, PA 18433-1727

Front: 100 feet Depth: 150 feet, containing 15,000 square feet.

Assessment Map #: 07308 020 009

Assessed Value Figure: \$13,500.00

Improvements thereon: Residential Property

Judgment Amount: \$195,695.10

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 13**

By virtue of a Writ of Execution filed to No. 11-CV-1909 ONE WEST BANK, FSB vs. JAMES W. GILIA, owner(s) of property situated in Fell Township, Lackawanna County, Pennsylvania, being 278 Dundaff Street, Carbondale, PA 18407

71X162X67X160

Assessment Map #: 04501-020-034 & 04501-020-03401

Assessed Value Figure: \$14,500.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$121,873.70

Christopher A. DeNardo, Esquire

Attorney

**SALE NUMBER 14**

By virtue of a Writ of Execution filed to No. 11-CV-1666 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO vs. KRISTA L. PURVIS, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being 82 Pike Street a/k/a 99 Pike Street

12,000 square feet  
Property Identification No.: 05412-040-009  
Assessed Value Figure: \$3,500.00(Land) + (Bldg) = \$3, 500.00  
Improvements thereon: single family dwelling  
Sheriff to collect: \$14,518.92, plus interest, tax and costs  
Scott A. Dietterick, Esquire  
Attorney

#### **SALE NUMBER 15**

By virtue of a Writ of Execution filed to No. 10CV6785 CHASE HOME FINANCE, LLC vs. KIMBERLY PIASECKI and EDMUND PIASECKI, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 730 Cherry St., Scranton, Pennsylvania 18505  
DWELLING KNOWN AS: 730 CHERRY ST, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16711060040

Title to said premises is vested in Kimberly Piasecki and Edmund Piasecki, husband and wife, by deed from PAUL F. CAWLEY, JR., A/K/A PAUL J. CAWLEY, JR. AND ANN CAWLEY, HIS WIFE, dated August 7, 1996 and recorded August 13, 1996 in Deed Book 1556, Page 291.

Assessment Map #: 16711060040

Assessed Value Figure: \$5,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$170,068.60

McCabe, Weisberg and Conway, P.C.

**Attorney**

#### **SALE NUMBER 16**

By virtue of a Writ of Execution filed to No. 02020 Civil 2011, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF AEGIS ASSET BACKED SECURITIES TRUST MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-4, BY ITS ATTORNEY IN FACT, OCWEN LOAN SERVICING, LLC vs. RICHARD A. COMSTOCK, JR. AND LORI COMSTOCK, owner(s) of property situate in the Borough of Jessup, Lackawanna County, Pennsylvania being 125 Olga Street, Jessup, PA 18434.

Front: 40ft. Depth: 100ft.

Property Identification Number: 10414060033

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$54,910.00

KEVIN P. DISKIN, ESQ.

Attorney

#### **SALE NUMBER 17**

By virtue of a Writ of Execution No. 51049-10 NORTH POCONO SCHOOL DISTRICT vs. EDWARD M. BROWN and MARIE BROWN, owner(s) of property situate in Roaring Brook, Lackawanna County, Pennsylvania being: 111 Shady Drive Road #2

100 x 200

Property Identification Number: 18004-030-040

Assessed Value Figure: \$19,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$6,229.77

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

**SALE NUMBER 18**

By virtue of a Writ of Execution No. 50754-09 MID VALLEY SCHOOL DISTRICT vs. DELORES MECCA, owner(s) of property situate in Throop, Lackawanna County, Pennsylvania being: 752 Dunmore Street

74 x 140 x 64 x 104

Property Identification Number: 12513-060-030

Assessed Value Figure: \$16,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,626.71

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

**Attorney**

**SALE NUMBER 19**

By virtue of a Writ of Execution No. 10-CV-8853 WELLS FARGO BANK, N.A., AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-6 v. VICTORIA ORBIN, owner(s) of property situate in the Sixth (formerly 5<sup>th</sup>) Ward of the City of Carbondale, Lackawanna County, Pennsylvania, being 94 BIRKETT STREET, CARBONDALE, PA 18407-1758

Front: 52 feet, Depth: 135 feet

Assessment Map #: 04514010049

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$58,663.14

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 20**

By virtue of a Writ of Execution filed to No. 11 CV 1682 PNC BANK, NATIONAL ASSOCIATION vs. HENRY V. JANOSKI and RITA R. JANOSKI, owner(s) of property situate in BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania being 107 Carteret Drive, Clarks Summit, PA 18411

Assessment Map #: 0901404000700

Assessed Value Figure: \$22,000.00

Improvements Thereon: RESIDENTIAL DWELLING

Sheriff to collect: \$204,666.55

BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ., TUCKER ARENSBERG, P.C.

Attorney

**SALE NUMBER 21**

By virtue of a Writ of Execution filed to No. 11CV 3050 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, N.A. vs. GARY S. WOLCZAK and EDWARD WOLCZAK JR., owner(s) of property Situate in Borough of Old Forge, LACKAWANNA COUNTY, PENNSYLVANIA BEING 622 Oak Street, Old Forge, Pennsylvania 18518

ALL THAT CERTAIN piece or parcel of land lying and being on the Westerly side of Oak Street in the Borough of Old Forge, County of Lackawanna, Commonwealth of Pennsylvania, bounded and described as follows to wit:

DWELLING KNOWN AS: 622 OAK STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 17512010035

Title to said premises is vested in Gary S. Wolczak and Edward Wolczak Jr. by deed from EDWARD WOLCZAK JR. dated June 20, 2008 and recorded July 9, 2008 in Deed Book Instrument No. 200816919.

Assessment Map #: 17512010035  
Assessed Value Figure: \$4,000.00  
Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$77,606.75  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 22**

By virtue of a Writ of Execution filed to No. 11cv 1437 WELLS FARGO BANK, NA S/I/I/T WACHOVIA BANK, N.A. vs. NICHOLAS A. MARTIN and LILLIAN MARTIN, owner(s) of property Situate in Formerly known as Fifth Ward in the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1505 Washburn Street, Scranton, Pennsylvania 18504

DWELLING KNOWN AS: 1505 WASHBURN STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14517-060-004 & 14517-050-023

Title to said premises is vested in Nicholas A. Martin and Lillian Martin by deed from CARLOS MARTIN AND LILLIAN MARTIN, HIS WIFE dated Janaury 19, 2005 and recorded April 22, 2005 in Deed Book 1077, Page 931.

Assessment Map #: 14517-060-004 & 14517-050-023

Assessed Value Figure: \$6,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$116,487.25

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 23**

By virtue of a Writ of Execution filed to No. 11cv1214 WELLS FARGO BANK, NA SI/I/IT WACHOVIA BANK, N.A. vs. WILLIAM MATTHEW HEBNER, JILL LYNN HEBNER and WILLIAM HEBNER JR., owner(s) of property Situate in City of Carbondale, LACKAWANNA COUNTY, PENNSYLVANIA BEING 4 Harrison Avenue, Carbondale, Pennsylvania 18407

DWELLING KNOWN AS: 4 HARRISON AVENUE, CARBONDALE, PENNSYLVANIA 18407.

TAX PARCEL NUMBER: 05506050016

Title to said premises is vested in William Matthew Hebner, Jill Lynn Hebner, William Hebner Jr., by deed from WILLIAM R. HEBNER, JR. AND SHIRLEY A. HEBNER, HIS WIFE dated February 27, 1997 and recorded March 3, 1997 in Deed Book 1577, Page 589.

Assessment Map #: 05506050016

Assessed Value Figure: \$12,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$115,031.28

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 24**

By virtue of a Writ of Execution filed to No. 11-CV-289 LA COMMERCIAL SERIVCES LLC vs. PAMELA PIRAGAS, owner(s) of property situate in the Borough of Moosic, Lackawanna County, Pennsylvania being, 727-729 Main Street, Moosic, PA 18507

Property Identification No.: 18509-030-006

Assessed Value Figure: \$17,000.00

Improvements Thereon: Structure

Sheriff to Collect: \$96,866.76 plus costs and interest

Jeffrey W. Nepa

Attorney

**SALE NUMBER 25**

By virtue of a Writ of Execution filed to No. 2011-CV-2765 PENNSTAR BANK, A DIVISION NBT BANK, N.A. vs. LAURIE M. KENYON, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania. being 114 South Main Street

25 x 89 x 27 x 89

Property Identification No.: 14518-040-05400

Assessed Value Figure: \$12,000.00

Improvements Thereon: Comb. Store/apt.

Sheriff to Collect: \$175,209.69

Kimberly M. Kostun, Esq., of Hinman, Howard & Kattell, LLP  
Attorney

**SALE NUMBER 26**

By virtue of a Writ of Execution filed to No. 11 CV 2832 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, N.A. vs. BENJAMIN J. NORTON and ELIZABETH PASTORE A/K/A ELIZABETH NORTON, owner(s) of property Situate in Twelfth Ward (12) of the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 123 Oswald Avenue, Scranton, Pennsylvania 18505

ALL that certain piece or parcel of land situate in the Twelfth (12<sup>th</sup>) Ward of the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

DWELLING KNOWN AS: 123 OSWALD AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16806020043

Title to said premises is vested in Benjamin J. Norton and Elizabeth Pastore a/k/a Elizabeth Norton, by deed from WILLIAM COONEY AND JUDITH ROGALEWICZ N/B/M JUDITH COONEY dated June 9, 2006 and recorded June 16, 2006 in Deed Book Instrument No. 200616710, Page

Assessment Map #: 16806020043

Assessed Value Figure: \$12,400.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$80,315.02

McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 27**

By virtue of a Writ of Execution filed to No. 10CV4642 WENDOVER FINANCIAL SERVICES CORP. vs. SUSAN CARPENTIER, ONLY KNOWN SURVIVING HEIR OF HENRY STAPLES, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF HENRY STAPLES, DECEASED MORTGAGOR AND REAL OWNER, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1515 East Elm Street, Scranton, Pennsylvania 18505

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

DWELLING KNOWN AS: 1515 EAST ELM STREET, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16803-020-02101

Title to said premises is vested in Susan Carpentier, Only Known Surviving Heir of Henry Staples, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Henry Staples, Deceased Mortgagor and Real Owner by deed from JAY STAPLES AND BARBARA STAPLES, HUSBAND AND WIFE dated November 20, 1978 and recorded November 21, 1978 in Deed Book 962, Page 138.

Assessment Map #: 16803-020-02101

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$111,722.55

McCabe, Weisberg and Conway, P.C.  
Attorney



**SALE NUMBER 28**

By virtue of a Writ of Execution No. 11 CV 1339 PHH MORTGAGE CORPORATION v. DENISE R. SILFEE, owner(s) of property situate in FOURTH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 348 NORTH EVERETT AVENUE, SCRANTON, PA 18504-1730

Dimensions: 50 x 90 x 50 x 90 x 100 x 180

Assessment Map #: 14509030012

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$72,096.06

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 29**

By virtue of a Writ of Execution No. 09-CV-6904 WELLS FARGO FINANCIAL PENNSYLVANIA, INC. v. MARGARET EVANITSKY and THOMAS J. EVANITSKY, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1609 EAST GIBSON STREET, SCRANTON, PA 18510-1903

Front: 30 feet, Depth: 90 feet

Assessment Map #: 15706080013

Assessed Value Figure: \$10,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$98,484.99

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 30**

By virtue of a Writ of Execution No. 10-CV-2402 WELLS FARGO BANK, N.A. v. ROBERT S. DEFILIPPI and LAURA A. DEFILIPPI, owner(s) of property situate in TOWNSHIP OF JEFFERSON, Lackawanna County, Pennsylvania being 27 HITCHCOCK ROAD, AKA RR#2 BOX 2125 HITCHCOCK ROAD, JEFFERSON TOWNSHIP, PA 18436-3380

Front: 150 feet, Depth: 200 feet

Assessment Map #: 15103-020-004

Assessed Value Figure: \$12,675.00

Improvements Thereon: Residential Property

Judgment Amount: \$121,975.55

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 31**

By virtue of a Writ of Execution No. 10-CV-1915 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB1 v. DALE EMERSON and SHAWNNA EMERSON, owner(s) of property situate in the TOWNSHIP OF MADISON, Lackawanna County, Pennsylvania being 2131 MADISONVILLE ROAD, MOSCOW, PA 18444-6730

Dimensions: 245 x 200 x 261 x 275

Assessment Map #: 1910202001103

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$105,791.46

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 32**

By virtue of a Writ of Execution No. 11-CV-1462 PHH MORTGAGE CORPORATION. v. ANGELA L. HOCKING and JAMES R. HOCKING, owner(s) of property situate in TOWNSHIP OF Elmhurst, Lackawanna County, Pennsylvania being RR 8 BOX 8363 BUCKINGHAM, MOSCOW, PA 18444

Dimensions: 136x184x124x63x152

Assessment Map #: 18105020004

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$249,970.62

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 33**

By virtue of a Writ of Execution No. 09-CV-7916 US BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2007-3XS v. SHULUM LOWINGER A/K/A SHULEM LOWINGER, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 323 EAST LOCUST STREET SCRANTON, PA 18505-4402

Dimensions: 30 x 162

Assessment Map #: 15619010036

Assessed Value Figure: \$7,500.00

Improvements thereon: Residential Property

Judgment Amount: \$70,120.07

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 34**

By virtue of a Writ of Execution filed to No. 11 CV 210 BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. LINDA PRICE, owner(s) of property situate in 3<sup>rd</sup> Ward, City of Scranton, Lackawanna County, Pennsylvania, being 1641 Ruane Avenue, Scranton, PA 18508

Front: 71.7 ft. Depth: 70 ft.

Assessment Map #: 12303-020-013

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$70,271.03

Patrick J. Wesner, Esquire

Attorney

**SALE NUMBER 35**

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. v. Lori Meyers, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania 02053CV2011 being: 520 Hemlock Street

Dimensions: 40 x 162

Assessment Map #: 15660 020 011

Assessed Value Figure: \$13,700.00

Improvements Thereon: single dwelling

Sheriff to Collect: \$74,022.68 Plus costs

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

**SALE NUMBER 36**

By virtue of a Writ of Execution filed to No. 10-CV-8460 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R4 vs. DAVID A. BROZINA, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being, 514 Goers Hill Road Archbald, PA 18403, 09514010017.

BEGINNING at a stake set on a Northerly side of Goehrs Hill Road, said stake being also a common corner of Lot No. Ten (10) and Lot No. Eight (8) as represented on Plot of Lots of the Delaware and Hudson Coal Company; thence along the line of said road South sixty-seven (67) degrees West forty-four (44) feet to a stake; thence over and across lands of Rose Fanti North twenty-three (23) degrees West one hundred-fifty (150) feet to a stake set on line of Lot No. Twenty-two (22); thence along the line of Lot No. Twenty-two (22) North sixty-seven (67) degrees East forty-four (44) feet to a stake corner of Lot No. Ten (10); thence along the line of Lot No. Ten (10) South twenty-three (23) degrees East one hundred fifty (150) feet to the place of beginning. Containing six thousand six hundred (6,600) square feet.

Assessment Map #: 09514010017

Assessed Value Figure: \$0.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$100,378.77

Goldbeck McCafferty & McKeever

Attorney

**SALE NUMBER 37**

By virtue of a Writ of Execution filed to No. 09 cv 4591 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. RICHARD MERRIGAN and JO ANN MERRIGAN, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 207 West Parker Street, Scranton, Pennsylvania 18508

ALL those certain pieces or parcels of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

DWELLING KNOWN AS: 207 WEST PARKER STREET, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 13505010054

Title to said premises is vested in Richard Merrigan and Jo Ann Merrigan, husband and wife, by deed from GLADYS R. PANKO, BY AND THROUGH HER ATTORNEY-IN-FACT, PETER PAUL PANKO, dated February 8, 2001 and recorded February 9, 2001 in Deed Book 377, Page 56.

Assessment Map #: 13505-010-008 and 13505-010-054

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$76,731.81

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 38**

By virtue of a Writ of Execution filed to No. 10-CV-4152 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-20CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-20CB vs. JEREMY DANIEL. LORING and MELISSA LYN LORING, owner(s) of property situate in Township of North Abington, Lackawanna County, Pennsylvania being, 103 Bonnie Drive Dalton, PA 18414, 06003-010-005,

BEGINNING at a point on the southerly line of property heretofore conveyed by the grantors to Edward Rafter et ux said point of beginning being also a distance of ninety-five (95) feet on a course north seventy-four degrees forty-eight minutes east (N 74° 48' E) from the easterly side line of a certain public road leading from clarks green to carpentertown; thence along the aforesaid southerly line of Edward Rafter North seventy-four

degrees forty-eight minutes east (N 74° 48' E) a distance of ninety (90) feet to a corner; thence south fifteen degrees fifty minutes east (S 15 ° 50' E) one hundred thirty (130) feet to a corner on the northerly side line of a road on the lands of the grantors known as "Bonnie Road", thence along the aforesaid side line of Bonnie Road south seventy four degrees forty-eight minutes west (S 74° 48' W) a distance of ninety (90) feet to a corner; thence North sixteen degrees fifteen minutes West (N 16° 15' W) a distance of One Hundred Thirty (130) feet to the place of beginning.

Assessment Map #: 06003-010-005

Assessed Value Figure: \$15,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$125,944.59

Goldbeck McCafferty & McKeever

Attorney

### **SALE NUMBER 39**

By virtue of a Writ of Execution filed to No. 11 CV 462, US BANK NATIONAL ASSOCIATION v. MARK S. WOJEWODSKI and THERESA WOJEWODSKI, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1340 RUNDLE STREET, SCRANTON, PA 18504.

Size of Lot 30 ft. x 145 ft.

Property Identification Number: 15516-030-033

Assessed Value Figure: \$5,000.00

Improvements Thereon: Residential property

Sheriff to collect: \$139,381.33

Gregory Javardian Esquire

Attorney

### **SALE NUMBER 40**

By virtue of a Writ of Execution filed to No. 11-CV-1125, WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-RFCI, ASSET BACKED PASS THROUGH CERTIFICATES v. JEROME BURKHART, owner(s) of property situate in SCRANTON, Lackawanna County, Pennsylvania being 1380-1382 N. WASHINGTON AVENUE, SCRANTON, PA 18509.

Size of Lot 40 ft. x 100 ft.

Property Identification Number: 14609-040-054

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential property

Sheriff to collect: \$128,630.66

Gregory Javardian Esquire

Attorney

### **SALE NUMBER 41**

By virtue of a Writ of Execution No. 11 CV 1530 THE BANK OF NEW YORK MELLON TRUST COMPANY NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST vs. CHRISTOPHER T. SWARTS and STACY L. SWARTS and JOHN SOBOLAK, owner(s) of property situate in the Township of Ransom, Lackawanna County, Pennsylvania, being 1018 Lookout Drive, Scranton, PA 18504

210.30 feet x 212.98 feet x 196 feet x 216.47 feet

Assessment Map #: 14401-020-00602

Assessed Value Figure: \$16,000.00

Improvements Thereon: A dwelling

Sheriff to collect: \$154,332.18 + interest & costs

Patrick Thomas Woodman

Attorney

**SALE NUMBER 42**

By virtue of a Writ of Execution filed to No. 11-CV-2481 WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3 vs. AARON MORAN and DEIRDRE FITZGERALD MORAN, owner(s) of property Situate in Jermyn, LACKAWANNA COUNTY, PENNSYLVANIA BEING 376 Washington Avenue, Jermyn, Pennsylvania 18433

All the surface or right of soil of all that certain lot, piece or parcel of land, situate in the Borough of Jermyn, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

DWELLING KNOWN AS: 376 WASHINGTON AVENUE, JERMYN, PENNSYLVANIA 18433.

TAX PARCEL NUMBER: 07320-040-01000

Title to said premises is vested in Aaron Moran and Deirdre Fitzgerald Moran, husband and wife, by deed from LINDA LEE NIGRA AND STEVE MARTIN NIGRA, dated September 12, 2003 and recorded September 23, 2003 in Deed Book 1049, Page 542.

Assessment Map #: 07320-040-01000

Assessed Value Figure: \$15,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$109,132.36

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 43**

By virtue of a Writ of Execution filed to No. 2011-CV-3002, FIDELITY DEPOSIT & DISCOUNT BANK v. DANIEL J. RINALDI and THERESA R. RINALDI, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania, being known as 126-132 Franklin Avenue, Scranton, Lackawanna County, Pennsylvania 18512.

Dimensions: 80 x 177

Assessment Map #: 156.26-020-012

Assessed Value Figure: \$115,920.00

Improvements Thereon: Other commercial; town plot of City of Scranton

Sheriff to collect: \$167,505.85 PLUS TAXES, COSTS, EXPENSES AND ATTORNEY'S FEES

Joseph L. DeNaples, Esquire

Nogi, Appleton, Weinberger & Wren, P.C.

415 Wyoming Avenue

Scranton, PA 18503

Attorney

**SALE NUMBER 44**

By virtue of a Writ of Execution filed to No. 2011-CV-3001, FIDELITY DEPOSIT & DISCOUNT BANK v. DANIEL J. RINALDI and THERESA R. RINALDI, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania, being known as 126-132 Franklin Avenue, Scranton, Lackawanna County, Pennsylvania 18512.

Dimensions: 80 x 177

Assessment Map #: 156.26-020-012

Assessed Value Figure: \$115,920.00

Improvements Thereon: Other commercial; town plot of City of Scranton

Sheriff to collect: \$288,368.85 PLUS TAXES, COSTS, EXPENSES AND ATTORNEY'S FEES

Joseph L. DeNaples, Esquire

Nogi, Appleton, Weinberger & Wren, P.C.

415 Wyoming Avenue

Scranton, PA 18503

Attorney

**SALE NUMBER 45**

By virtue of a Writ of Execution filed to No. 11CV1215 M&T BANK vs. EDWARD JOHN CAVALIER and MARY ALICE CAVALIER, owner(s) of property Situate in Township of Carbondale, LACKAWANNA COUNTY, PENNSYLVANIA BEING 60 Lower Powderly Street, Carbondale, Pennsylvania 18407

DWELLING KNOWN AS: 60 LOWER POWDERLY STREET, CARBONDALE, PENNSYLVANIA 18407.

TAX PARCEL NUMBER: 06407-020-027

Title to said premises is vested in Edward John Cavalier and Mary Alice Cavalier, husband and wife, by deed from D & L REALTY COMPANY, A PENNSYLVANIA PARTNERSHIP, dated December 11, 2001 and recorded December 11, 2001 in Deed Book 0558, Page 485.

Assessment Map #: 06407-020-027

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$128,261.92

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 46**

By virtue of a Writ of Execution No. 10-CV-1914 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-NC2 v. JEANETTE HINTON and DANIEL HINTON, owner(s) of property situate in the TOWNSHIP OF ROARING BROOK, Lackawanna County, Pennsylvania, being 106 DONNY DRIVE, MOSCOW, PA 18444-9371

80 x 100

Assessment Map #: 18804030004

Assessed Value Figure: \$19,300.00

Improvements thereon: Residential Property

Judgment Amount: \$232,970.28

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 47**

By virtue of a Writ of Execution filed to No. 11-CV-1391 PNC BANK, NATIONAL ASSOCIATION vs. JUDITH A. BONAFEDE A/K/A JUDITH ANN BONAFEDE, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 331 S. Horatio Avenue, Scranton, Pennsylvania 18504

Assessment Map #: 14404-010-004 and 14404-010-005

Assessed Value figure: 14404-010-004 - \$1,100.00 and 14404-010-005- \$2,500.00

Improvements thereon: RESIDENTIAL DWELLING

Sheriff to collect: \$62,785.70

BRETT A. SOLOMON, ESQ.

MICHAEL C. MAZACK, ESQ.

TUCKER ARENSBERG, P.C.

Attorney

**SALE NUMBER 48**

By virtue of a Writ of Execution filed to No. 11-CV-2235 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR TO COMMUNITY BANK & TRUST CO. vs. TIMOTHY HART and TERESA M. HART, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1701 Church Avenue, Scranton, PA 18508

46.2 feet x 150 feet

Assessment Map #: 13412-060-004

Assessed Value figure: \$9,500.00

Improvements thereon: A single family dwelling

Sheriff to collect: \$72,437.73

James F. Grenen  
Attorney

**SALE NUMBER 49**

By virtue of a Writ of Execution filed to No. 10 CV 8361 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF12 vs. ANTHONY B. SAUNDERS and MICHELLE KOWALSKI, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania Being 806 Ferdinand Street, Scranton, PA 18508

ALL THOSE CERTAIN lots, pieces or parcels of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

BEING Known and designated as Lots Numbers One hundred eighty-eight (188) one hundred ninety (190) and one hundred ninety-two (192) in Block sixty-nine (69) according to the Third Ward City and County Assessment Map of the City of Scranton, also known as Lots Numbers one hundred eighty-eight (188) one hundred ninety (190) and one hundred ninety-two (192) on a certain property entitled Electric City Park, according to a survey of the same made in August 1892, by Lewis Van Duyne, Engineer and Surveyor, a map of which is recorded in Lackawanna County in Deed Book 111 at Page 1.

The said premises are more particularly and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ferdinand Street, said point being in the division line of lots One hundred eighty-six (186) and One hundred eighty-eight (188) in said plot; thence North forty-eight (48) degrees and no minutes West along the Northeasterly side of Ferdinand Street seventy and five tenths (70.5) feet to a point in line of lands of the right of way of the Lackawanna Railroad Company; thence North forty-four (44) degrees, forty-five (45) minutes East one hundred and fifteen (115) feet to a point; thence South forty-eight (48) and no minutes East sixty-five (65) feet to a point in the division line between Lots Numbers One hundred eighty six (186) and One hundred eighty-eight (188); thence South forty-two (42) degrees and no minutes West One hundred fourteen and fifty-three one hundredths (114.53) feet to the place of beginning.

Property Identification Number: 13407-020-001

Assessed Value Figure: \$7,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$106,024.73, plus interest and costs

Jacqueline F. McNally, Esquire

Attorney

**SALE NUMBER 50**

By virtue of a Writ of Execution filed to No. 10 CV 5396 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2007-2 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-2 v. P. BRETT SCANLAN and ERIN M. SCANLAN A/K/A ERIN M. JOYCE, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania Being 1025 Columbia Street, Scranton, PA 18509

PARCEL ONE:

ALL the surface or right of soil of that certain lot of land known and described as Lot No. 37 in Block "B" on Plot of Frothingham's Addition to the City of Scranton, now duly of record in the Office of the Recorder of Deeds in and for Lackawanna County, Map Book 3, Page 24, bounded and described as follows:

Lying on the Northerly side of Columbia Avenue in the City of Scranton, County of Lackawanna and State of Pennsylvania, and being forty (40) feet in width in front on said Avenue or Street, the same width in rear, rectangular in shape and one hundred forty-five (145) feet in depth to a public alley.

PARCEL TWO:

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

BEGINNING on the Northeasterly side of Columbia Avenue four hundred eighty (480) feet from the center line of Washington Avenue as located by a stone monument in the year 1896; thence Northeasterly at right angles to Columbia Avenue one hundred forty-five (145) feet to a ten (10) foot alley running parallel with Columbia Avenue; thence in a Northwesterly direction along said alley thirty-five and eighth-six hundredths (35.86) feet

to a corner; thence in a Southwesterly direction perpendicular with said alley and said Avenue one hundred forty-five (145) feet to Columbia Avenue; thence Southeasterly along Columbia thirty-five and eighty-six (35.86) feet to the place of beginning.

ALSO, all the surface or right of soil of that certain lot of land known and described as Lot Number Thirty-eight (38) in Block "B" on plot of Frothingham's Addition to the City of Scranton, being duly recorded in the Office of the Recorder of Deeds in and for Lackawanna County, bounded and described as follows: Lying on the Northerly side of Columbia Avenue in the City of Scranton, County of Lackawanna and State of Pennsylvania, and being forty (40) feet in width in front on said Avenue or Street, the same width in rear and rectangular in shape, and one hundred forty-five (145) feet in depth to a public alley.

Property Identification Number: 135.14-030-047

Assessed Value Figure: \$25,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$258,875.22, plus interest and costs

Jacqueline F. McNally, Esquire

Attorney

### **SALE NUMBER 51**

By virtue of a Writ of Execution filed to No. 11-CV-2974 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. v. GLORIA ANN WAHY, owner(s) of property situate in Borough of Mayfield, Lackawanna County, Pennsylvania, being 613 Cemetery Street, Mayfield, PA 18433

Property Identification Number: 06417-010-011

Assessed Value Figure: \$2,000.00 (Land) + \$10,100.00 (Bldg) = \$12,100.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$45,498.25, plus interest, tax and costs

Scott A. Dietterick, Esquire

Attorney

### **SALE NUMBER 52**

By virtue of a Writ of Executio filed to No. 11-CV-2370 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. v. WILLIAM D. THOMPSON and JANE THOMPSON, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being 179 Washington Street, Carbondale, PA 18407

Property Identification Number: 05509-070-027

Assessed Value Figure: \$6,500.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$22,182.58, plus interest, tax and costs

Scott A. Dietterick, Esquire

Attorney

### **SALE NUMBER 53**

By virtue of a Writ of Execution No. 50754-08 ABINGTON HEIGHTS SCHOOL DISTRICT vs. THOMAS J. PATTARA and BEENA PATTARA, owner(s) of property situate in S. Abington Twp., Lackawanna County, Pennsylvania being: 907 Elaines Circle L 4

13,875 square feet

Property Identification Number: 09101-020-01204

Assessed Value Figure: \$27,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$6,600.39

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466



Attorney

**SALE NUMBER 54**

By virtue of a Writ of Execution filed to No. 10CV3758 DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2005-1 MORTGAGE LOAN ASSET-BACKED NOTES, SERIES 2005-1 vs. DANIEL REPSHIS and ALANA REPSHIS, owner(s) of property situate in 5<sup>TH</sup> WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania. Being: 124-126 South Tenth Avenue, Scranton, PA 18504

Dimensions: 42X150X42X150

Assessment Map #: 14518-060-015

Assessed Value Figure: \$19,400.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$117,372.19

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 55**

By virtue of a Writ of Execution filed to No. 11-CV-1711, HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. SHANE SANDS, owner(s) of property situate in the 19<sup>th</sup> Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 913 Pittston Avenue, Scranton, PA 18505.

Front: Irregular ft. Depth: Irregular

Property Identification Number: 15619-060-008

Assessed Value Figure: \$12,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$90,681.36

STEVEN K. EISENBERG, Esq.

Attorney

**SALE NUMBER 56**

By virtue of a Writ of Execution No. 09-CV-6545 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 2004KR2 v. PAUL A. SEKELSKY, JR and ERICA J. SEKELSKY, owner(s) of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 720 LAUREL STREET, DICKSON CITY, PA 18519-1423

Front: 50 feet, Depth: 163 feet, containing 8150 square feet

Assessment Map #: 11320010035

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$73,942.88

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 57**

By virtue of a Writ of Execution filed to No. 10CV6197 FINANCIAL FREEDOM ACQUISITION, LLC vs. REGINA M. JOYCE, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 715 Archbald Street, Scranton, Pennsylvania 18504

DWELLING KNOWN AS: 715 ARCHBALD STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 15614-020-001

Title to said premises is vested in Regina M. Joyce, single by deed from WARREN L. ROWLANDS AND JANET ROWLANDS, HIS WIFE dated February 6, 1978 and recorded February 13, 1978 in Deed Book 935, Page 418.

Assessment Map #: 15614-020-001

Assessed Value Figure: \$10,374.00  
Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$45,223.41  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 58**

By virtue of a Writ of Execution filed to No. 11-CV-783 DEUTSHCE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-A, HOME EQUITY MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES INABS 2007-A UNDER THE POOLING AND SERVICING AGREEMENT DATED MAR 1, 2007 v. ROBERT J. NOVACK, JR. and JENNIFER NOVACK, owner(s) of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania. Being: 126 William Street, Old Forge, PA 18518

Dimensions: 40 x 95

Assessment Map #: 17512-020-043

Assessed Value Figure: \$6,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to collect: \$120,794.09

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 59**

By virtue of a Writ of Execution No. 10-CV-3894 WELLS FARGO BANK, N.A. v. DANIELLE A. WIDEMAN, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 907-909 NORTH WASHINGTON AVENUE, SCRANTON, PA 18509-2915

50X58X25X47X24X110

Assessment Map #: 14661-010-011

Assessed Value Figure: \$7,800.00

Improvements thereon: Residential Property

Judgment Amount: \$48,813.77

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 60**

By virtue of a Writ of Execution No. 10-CV-9437 WELLS FARGO BANK, N.A. v. RUSSELL C. REESE and LESLIE REESE, owner(s) of property situate in the BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania, being 218 LAWRENCE STREET, AND 313 SPRING STREET, ARCHBALD, PA 18403-1956

Parcel #1: 09420 010 023

Dimensions: 60 x 114 x 62 x 105

Parcel #2: 09420-010-022

Dimensions: 157 x 62 x 100 x 72

Assessment Map #: 09420 010 023, 09420 010 022

Assessed Value Figure: Parcel #1: \$19,000.00 Parcel #2: \$3,500.00

Improvements thereon: Residential Property

Judgment Amount: \$135,086.01

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 61**

By virtue of a Writ of Execution No. 10-CV-72317 WELLS FARGO BANK, N.A. v. KRISTOPHER SANGIULIANO and TARA SPEARS, owner(s) of property situate in DICKSON CITY, Lackawanna County, Pennsylvania, being 217 ELM STREET, DICKSON CITY, PA 18519-1732

Dimensions: 90 x 168 x 11 x 150  
Assessment Map #: 12412-010-036  
Assessed Value Figure: \$9,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$173,665.33  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 62**

By virtue of a Writ of Execution No. 10-CV-4196 WELLS FARGO BANK, N.A. v. MICHAEL MLODZIENSKI A/K/A MICHAEL EDMUND MLODZIENSKI and JENNIFER A. MLODZIENSKI A/K/A JENNIFER ANN MLODZIENSKI, owner(s) of property situate in the TOWNSHIP OF JEFFERSON, Lackawanna County, Pennsylvania, being 60 SUNRISE BOULEVARD, JEFFERSON, PA 18436-5006  
Dimensions: 104x230x90x191  
Assessment Map #: 14003-020-010  
Assessed Value Figure: \$10,960.00  
Improvements thereon: Residential Property  
Judgment Amount: \$120,413.67  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 63**

By virtue of a Writ of Execution No. 2010-6984 WELLS FARGO BANK, N.A. v. CLARENCE C. FELDNER, JR., owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 21 PARK STREET, CARBONDALE, PA 18407-2001  
Front: 30 feet, Depth: 75 feet, containing 2250 square feet  
Assessment Map #: 055.05-030-014  
Assessed Value Figure: \$8,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$74,143.39  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 64**

By virtue of a Writ of Execution No. 08-CV-1179 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT2 TRUST, ABFC ASSET-BACKED CERTIFICATES SERIES 2006-OPT2 v. JAMES JOYCE, owner(s) of property situate in the NINETEENTH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 629 STAFFORD AVENUE, SCRANTON, PA 18505  
Front: 30 feet Depth: 150 feet, containing 4500 square feet.  
Assessment Map #: 16805-020018  
Assessed Value Figure: \$7,500.00  
Improvements thereon: Residential Property  
Judgment Amount: \$135,946.44  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 65**

By virtue of a Writ of Execution No. 10-CV-6740 THE HUNTINGTON NATIONAL BANK, S/B/M THE HUNTINGTON MORTGAGE COMPANY v. ROBIN L. HIRSCHLER and NEIL CRAVEN, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania, being 651 NORTH HYDE PARK AVENUE, SCRANTON, PA 18504-1845  
Front: 40 feet Depth: 162 feet, containing 6480 square feet.

Assessment Map #: 14510-070-031  
Assessed Value Figure: \$17,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$70,579.17  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 66**

By virtue of a Writ of Execution filed to No. 09 cv 4419 U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-OPT1 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2005-OPT1 vs. GLORIA DONATO AKA GLORIA M. DONATO and THOMAS COOK AKA THOMAS H. COOK, III, owner(s) of property Situate in South Abington, LACKAWANNA COUNTY, PENNSYLVANIA BEING 639 Fairview Road, Clarks Summit, PA 18411

ALL those certain pieces or parcels of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

DWELLING KNOWN AS: 639 FAIRVIEW ROAD, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 09101-010-00796

Title to said premises is vested in Gloria Donato aka Gloria M. Donato and Thomas Cook aka Thomas H. Cook, III, by deed from JOSEPH A. DONATO, dated March 31, 2005 and recorded April 5, 2005 in Page Instrument No. 200508468.

Assessment Map #: 09101-010-00796

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$120,535.53

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 67**

By virtue of a Writ of Execution filed to No. 2011-CV-2122 SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA, INC. F/K/A AMERICAN GENERAL CONSUMER DISCOUNT COMPANY vs. CHERYL MCNICHOLS, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 122 West Parker Street, Scranton, PA 18508

28 x 140

Assessment Map #: 13505-060-032

Assessed Value Figure: \$5,500.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$82,551.70

Charles A. DeNardo, Esquire

Attorney

**SALE NUMBER 68**

By virtue of a Writ of Execution No. 10-CV-5134 WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v. DOUGLAS F. CALDER, owner(s) of property situate in the 21<sup>ST</sup> WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 834 NORTH REBECCA AVENUE, SCRANTON, PA 18504-1538

Front: 40 feet Depth: 142 feet

Assessment Map #: 14506 030 037

Assessed Value Figure: \$12,950.00

Improvements thereon: Residential Property

Judgment Amount: \$60,019.75

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 69**

BY VIRTUE of a Writ of Execution filed to No. 11-CV-2626 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE OPTEMAC ASSET-BACKED PASS-THROUGH CERTIFICATES vs. THOMAS E. CANNON, JR., owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 225 South Webster Avenue, Scranton, PA 18505

See Instrument No. 2005-35636

Assessment Map #: 15668-030-00601

Assessed Value Figure: \$14,000.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$141,137.24 (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 70**

By virtue of a Writ of Execution filed to No. 10-CV-5913 HONESDALE NATIONAL BANK vs. JEFFREY M. BORSHESKI, owner(s) of property situate in Carbondale Township, Lackawanna County, Pennsylvania, being 107 School Street, Childs, PA 18407 and twenty-seven feet in width in front and rear, on hundred eighteen feet in depth.

Property Identification Number: 06406-030-036

Assessed Value Figure: \$7,500.00

Improvements thereon: Single-dwelling

Sheriff to collect: \$49,116.82 plus interest and costs.

Zachary Jennings, Esq.

Attorney

**NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN NOVEMBER 4, 2011 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

**JOHN SZYMANSKI**  
**SHERIFF OF LACKAWANNA COUNTY**

ATTEST:

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

JULY 11, 2011