

**SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, FEBRUARY 1, 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, FEBRUARY 1, 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                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08-07719 DEUTSCHE BANK... vs. DAVID GAERTNER, owner(s) of property situate in 2<sup>nd</sup> Ward, City of Scranton, Lackawanna County, Pennsylvania, being 1738 North Sumner Avenue, Scranton, PA 18508

50 X 120 X 50 X 123

Property Identification #: 13412060017

Assessed Value: \$13,000.00

Improvements thereon: dwelling

Sheriff to Collect: \$2,000.00

Daniel J. Mancini, Esq

Attorney

**SALE NUMBER 2                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-5856, SABR MORTGAGE LOAN... vs. JOHN A. NORTON, owner(s) of property situate in South Abington Township, Lackawanna County, Pennsylvania being 308-310 Sunnyside Ave, Clarks Summit, PA 18411

100 x 296 x 167 x 200

Property Identification #: 10113-030-008

Assessed Value: \$15,000.00

Improvements thereon: dwelling

Sheriff to Collect: \$2,000.00

Daniel J. Mancini, Esq

Attorney

**SALE NUMBER 3                      STAYED**

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. v. KELLIE BARTELL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania

10 CV 1272

being: 1706 N. Sumner Avenue, Scranton, PA 18504

Dimensions: 47x77x53x65

Assessment Map #: 13412060002

Assessed Value: \$10,500.00

Improvements thereon: single dwelling

Sheriff to Collect: \$29,805.71

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC  
600 Third Avenue  
Kingston, PA 18704  
Attorney

**SALE NUMBER 4                      STAYED**

By virtue of a Writ of Execution filed to No. 10-CIV-3550 FIDELITY DEPOSIT & DISCOUNT BANK vs. STEPHEN R. PARANICH, owner(s) of property situate in Roaring Brook Township, Lackawanna County, Pennsylvania, being 116 Windsor Way  
Lot 71, Windsor Hill Residential Subdivision  
Property Identification #: 160.01-020-005.71  
Assessed Value: \$38,035.00  
Improvements thereon: Single Family Residence  
Sheriff to Collect: \$99,276.72  
Daniel L. Penetar, Jr., Esquire  
Attorney

**SALE NUMBER 5                      CONT 7/19/11**

By virtue of a Writ of Execution No. 50818-08 ABINGTON HEIGHTS SCHOOL DISTRICT vs. HELEN CORRIGAN and CAROL CORRIGAN, owner(s) of property situate in Clarks Green, Lackawanna County, Pennsylvania, being: 325 Clark Street  
80 X 164  
Property Identification #: 09020-040-015  
Assessed Value Figure: \$23,000.00  
Improvements Thereon: RESIDENTIAL PROPERTY  
Sheriff to Collect: \$5,705.47  
Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866)211-9466  
Attorney

**SALE NUMBER 6                      SOLD FOR A HIGH BID 74,100.00**

By virtue of a Writ of Execution filed to No. 10-W-4947 BANCO POPULAR NORTH AMERICA vs. NILA R. CASTRO, owner(s) of property situate in Township of Old Forge, Lackawanna County, Pennsylvania being 154 North Main Street, Old Forge, Pennsylvania. Said lot fronting on Main Street, upon said plot, and being fifty (50) feet in width, upon said Street, fifty (50) feet in width in the rear and one hundred fifty (150) feet in depth as fully shown upon said plot, recorded as aforesaid.  
Property Identification #: 17512-070-058  
Assessed Value Figure: \$18,000.00  
Improvements thereon: Residential Dwelling  
Sheriff to Collect: \$227,312.58 (total amount of judgment)\*  
\*With costs, interest, late charges & taxes, etc. as may accrue.  
Barry W. Krengel, Esquire  
Jonathan M. Peterson, Esquire  
Dolchin, Slotkin & Todd, P.C.  
One Commerce Square – 24<sup>th</sup> Floor  
2005 Market Street  
Philadelphia, PA 19103  
(215)665-3506  
Attorney

**SALE NUMBER 7                      STAYED**

By virtue of a Writ of Execution filed to No. 09-CIV-4441 COMMUNITY BANK & TRUST COMPANY vs. ROBERT MANLEY and BARBARA MANLEY, owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania, Being 1 Lunny Court, Carbondale, PA.

Being 113 x 53 x 31 x 15 x 119 x 76 feet

Front: 50 feet, Depth: 119 feet, containing 5950 square feet.

Assessment Map #: 05505-080-017

Assessed Value Figure: \$10,750.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$74,444.98, plus interest, taxes, costs and attorneys' fees. Judgment filed to Docket No. 09-CIV-4441 Writ of Execution issued November 3, 2010.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert Manley & Barbara Manley

Gregory J. Pascale

Attorney

**SALE NUMBER 8                      STAYED**

By virtue of a Writ of Execution filed in No. 2010-Civil-4838, CITIZENS SAVINGS BANK vs. ALLEN F. BRINK, owner(s) of property situated in City of Scranton, Lackawanna County, and the Commonwealth of Pennsylvania being on 1016-1018 Diamond Avenue, Scranton, Lackawanna County, and the Commonwealth of Pennsylvania.

Dimensions: 40X150

Assessment Map #: 14508010010

Assessed Value Figure: \$12,500.00

Improvements Thereon: Residential dwelling

Sheriff to collect: \$23,483.02\*

\*Plus additional interest, attorneys' fees, late charges, costs, miscellaneous fees, and escrow advances through date of payment in full.

KREDER BROOKS HAILSTONE LLP, by David K. Brown, Esq.

Attorney

**SALE NUMBER 9                      CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 2010 CIV 4831 FAIRWAY CONSUMER DISCOUNT COMPANY vs. ROSEMARY K. WILLSON WOLOSZYN, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 144 East Grove Street, Taylor Borough.

Dimensions: 40 feet by 150 feet.

Assessment Map #: 16619-010-042

Assessed Value Figure: \$10,000.00

Improvements Thereon: IMPROVED with a single family dwelling

Sheriff to collect: \$67,170.92 plus costs as of February 1, 2011.

CHARITON, SCHWAGER & MALAK

Attorney

**SALE NUMBER 10                      CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 2010 CIV 3025, FAIRWAY CONSUMER DISCOUNT COMPANY vs. ANTHONY MATYBEL, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 12 Loop Avenue

Acreage: 1.14 acres per parcel

Assessment Map #: 12320-010-030 and 12320-010-040

Assessed Value Figure: \$10,050.00 and \$2,748.00

Improvements Thereon: IMPROVED with a single family dwelling

Sheriff to collect: \$146,047.13 plus costs as of February 1, 2011.

CHARITON, SCHWAGER & MALAK

Attorney

**SALE NUMBER 11                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10-CV-1770 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-24CB vs. KENNETH L. BYERS, owner(s) of property situate in the BOROUGH OF BLAKELY , Lackawanna County, Pennsylvania being 436 GROVE STREET, PECKVILLE, PA 18452-1808

Front: 40 feet, Depth: 141.86 AND 136.9 feet

Assessment Map #: 10413010043

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$103,711.70

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 12                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10CV4526 WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-D, ASSET-BACKED CERTIFICATES, SERIES 2001-D vs. CHARLES HUNSINGER and SHIRLEY HUNSINGER, owner(s) of property situate in , LACKAWANNA COUNTY, PENNSYLVANIA BEING 1328 Monsey Avenue, Scranton, Pennsylvania 18508

All that certain lot, piece or parcel of land, situate, lying and being in the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania, being more fully described in a deed dated May 20, 1993 and recorded June 4, 1993.

DWELLING KNOWN AS: 1328 MONSEY AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 14605-020-046

Title to said premises is vested in Charles Hunsinger and Shirley Hunsinger, husband and wife, by deed from Joseph T. Keating and Gail C. Keating, as Trustees for David Keating, Stephen Keating, Lauren Keating and Andrew Keating, by the Clerk of Judicial Records of Lackawanna County, dated May 20, 1993 and recorded June 4, 1993 in Deed Book 1434, Page 356.

Assessment Map #: 14605-020-046

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$86,691.17

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 13                    SOLD FOR HIGH BID 12,500.00**

By virtue of a Writ of Execution filed to No. 10 CV 2250 CITIFINANCIAL, INC. v. BYRON ORMSBY, owner(s) of property situate in BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania being 429 BROOK STREET, PECKVILLE, PA 18452-1609

DIMENSIONS: 57X135X55X125.

Assessment Map #: 10316030016

Assessed Value Figure: \$10,200.00

Improvements Thereon: Residential Property

Judgment Amount: \$39,099.19

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 14                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10-CV-4566 WELLS FARGO BANK, N.A. v. RAFAEL MARTINEZ, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania being 706 PRESCOTT AVENUE, SCRANTON, PA 18510-1922

Front: 23 feet, Depth: 68 feet, containing 1564 square feet.

Assessment Map #: 15706-030-016

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$75,652.08

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 15                      STAYED**

By virtue of a Writ of Execution filed to No. 10-cv-5733 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF12 vs. AGOSTINHO C. LINHARES and ELIANA E. LINHARES, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1044-1046 Diamond Avenue, Scranton, Pennsylvania 18508, 14508-010-002,

BEGINNING on Diamond Avenue at a corner of lot formerly sold to B.B. Millard; thence along the said B.B. Millard's land easterly a distance of one hundred fifty (150) feet, more or less, to lands formerly belonging to the Delaware, Lackawanna, and Western Railroad Company; thence at right angles to last mentioned line southerly a distance of forty (40) feet to lands now or late of Ira Tripp, deceased; thence at right angles to last mentioned line westerly a distance of one hundred fifty (150) feet, more or less, to Diamond Avenue; thence along said Diamond Avenue; thence along said Diamond Avenue northerly forty (40) feet to the place of beginning.

Assessment Map #: 14508-010-002

Assessed Value Figure: \$13,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$134,779.38

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 16                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10 CV 1823 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 v. JOSEPH MICHAEL VACCHIANO owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 326-328 10<sup>th</sup> STREET, SCRANTON, PA 18504-2649

Front: 42 feet, Depth: 150 feet, containing 6300 square feet.

Assessment Map #: 15606010037

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$70,813.13

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 17                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-2028 WELLS FARGO BANK, N.A. v. DONNA BALDI, owner(s) of property situate in the ARCHBALD TOWNSHIP, Lackawanna County, Pennsylvania being 418 3<sup>RD</sup> STREET, EYNON, PA 18403-1453

Assessment Map #: 09418020035

Assessed Value Figure: \$4,000.00

Improvements Thereon: Residential Property  
Judgment Amount: \$111,107.41  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 18                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-2290 THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, F/K/A JPMORGAN CHASE BANK, AS TRUSTEE – SURF-BC4 v. NELSON J. HELBING and HELEN A. HELBING., owner(s) of property situate in 11<sup>th</sup> WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 347 EAST LOCUST STREET #349 A/K/A 347-349 EAST LOCUST STREET, SCRANTON, PA 18505-1549  
Front: 40 feet, Depth: 162 feet, containing 6480 square feet.

Assessment Map #: 15619-010-056

Assessed Value Figure: \$16,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$64,973.97

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 19                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09 CV 7102 AURORA LOAN SERVICES, LLC. v. NI PROPERTIES OF PA, LLC and ISRAEL STEINBERG owner(s) of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania being 1117-1119 SOUTH MAIN STREET, OLD FORGE, PA 18518-2303

1117 South Main Street:

Dimensions: 25x180x27x170

1119 South Main Street

Dimensions: 25x190x27x180

Assessment Map #: 184.11.010.060 & 184.11.010.060.1

1117 South Main Street:

Assessed Value Figure: \$4,250.00

1119 South Main Street:

Assessed Value Figure: \$4,250.00

Improvements Thereon: Residential Property

Judgment Amount: \$108,410.49

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 20                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10-CV-629 DEUSTCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION 2006-OPT3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT3 vs. ELEUZA DIGIULIO, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania. Being: 128 4<sup>th</sup> Street, Blakely, PA 18447

Dimensions: 50X150

Assessment Map #: 11405-090-022

Assessed Value Figure: \$5,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$137,294.73

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 21                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-5399 ONEWEST BANK FSB vs. MICHAEL CLAYTON SHUPP, owner(s) of property Situate in Winton, now Jessup, LACKAWANNA COUNTY, PENNSYLVANIA BEING 138 Basalyga Street, Jessup, Pennsylvania 18434

All that certain lot, piece or parcel of land situated, lying and being in the Borough of Winton, now Jessup, County of Lackawanna, and State of Pennsylvania, being more fully described in a deed dated October 25, 2007 and recorded November 26, 2007.

DWELLING KNOWN AS: 138 BASALYGA STREET, JESSUP, PENNSYLVANIA 18434.

TAX PARCEL NUMBER: 104.18-030-019

Title to said premises is vested in Michael Clayton Shupp by deed from Michael Clayton Shupp, single, and Carey Clark, single, dated October 25, 2007 and recorded November 26, 2007 in Instrument No. 200732203.

Assessment Map #: 104.18-030-019

Assessed Value Figure: \$5,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$93,150.48

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 22                    STAYED**

By virtue of a Writ of Execution No. 51927-08 NORTH POCONO SCHOOL DISTRICT vs. JOSEPH T. CAVALARI, EXECUTOR OF THE ESTATE OF SARA CAVALARI, owner(s) of property situate in Springbrook Twp, Lackawanna County, Pennsylvania being Rt 502

1.61 Acres

Property Identification #: 20902-010-017

Assessed Value Figure: \$13,000.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to Collect: \$5,401.03

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

**SALE NUMBER 23                    CONT 7/19/11**

By virtue of a Writ of Execution No. 52059-07 NORTH POCONO SCHOOL DISTRICT vs. ROBERTA SEIGLE and MICHAEL N. SEIGLE, owner(s) of property situate in Madison Twp, Lackawanna County, Pennsylvania being: 2150 Becks Crossing Road

12 Acres

Property Identification #: 19104-020-016

Assessed Value Figure: \$16,200.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to Collect: \$5,684.80

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

**SALE NUMBER 24                    CONT 10/4/11**

By virtue of a Writ of Execution No. 51114-09 NORTH POCONO SCHOOL DISTRICT vs. WILLIAM BARNA and PAMELA BARNA, owner(s) of property situate in Jefferson Twp, Lackawanna County, Pennsylvania being: Mt. Cobb Road

200 X 200 X 200 X 193

Property Identification #: 15004-010-00604

Assessed Value Figure: \$22,000.00  
Improvements Thereon: RESIDENTIAL PROPERTY  
Sheriff to Collect: \$6,783.77  
Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866)211-9466  
Attorney

**SALE NUMBER 25 STAYED**

By virtue of a Writ of Execution No. 50873-09 ABINGTON HEIGHTS SCHOOL DISTRICT vs. THOMAS SCHOLONAS and JUSTINE SCHOLONAS, owner(s) of property situate in S. Abington Twp, Lackawanna County, Pennsylvania being: 914 Oakwood Drive  
Property Identification #: 10111-010-011  
Assessed Value Figure: \$22,000.00  
Improvements Thereon: Residential PROPERTY  
Sheriff to Collect: \$6,976.64  
Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866)211-9466  
Attorney

**SALE NUMBER 26 STAYED**

By virtue of a Writ of Execution filed to No. 10 CV 4319 SN COMMERCIAL, LLC, AN ALASKA LIMITED LIABILITY COMPANY vs. DONALD CARACHILO and ANN MARIE CARACHILO, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being, 4-6 Lathrope Avenue Carbondale, PA 18407, 045-10-040-012 & 045-10-040-011,  
BEGINNING at a corner on Lathrope Avenue at the Northeast corner of Lot Number 28, thence Easterly along said Avenue, Fifty (50) feet to the corner of Lot Number 30; thence Southerly along line of said Lot Number 30, One Hundred Fifty (150) feet to a corner of Lot Number 19; thence Westerly along line of Lot Number 19 to line of land formerly of W.R. Baker, Fifty (50) feet; thence Northerly along land formerly of W.R. Baker and Lot Number 28, aforesaid, One Hundred Fifty (150) feet to the place of BEGINNING.  
Assessment Map #: 045-10-040-012 & 045-10-040-011  
Assessed Value Figure: \$17,000.00  
Improvements Thereon: A Residential Dwelling  
Sheriff to collect: \$151,688.77  
Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 27 STAYED**

By virtue of a Writ of Execution filed to No. 10cv6287 WELLS FARGO BANK, N.A., S/I/I/T WACHOVIA BANK, N.A. vs. ANDREW BILLEK AKA ANDREW W. BILLEK, owner(s) of property Situate in Thirteenth Ward of the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1325 Wyoming Avenue, Scranton, Pennsylvania 18510  
All that certain lot, piece or parcel of land situate in the Thirteenth Ward of the City of Scranton, County of Lackawanna, and State of Pennsylvania, being more fully described in a deed dated January 4, 2007 and recorded January 9, 2007.  
DWELLING KNOWN AS: 1325 WYOMING AVENUE, SCRANTON, PENNSYLVANIA 18510.  
TAX PARCEL NUMBER: 14605-070-04918  
Title to said premises is vested in Andrew Billek aka Andrew W. Billek by deed from William Zacharellis, unmarried, dated January 4, 2007 and recorded January 9, 2007 in Instrument No. 200700902.  
Assessment Map #: 14605-070-04918  
Assessed Value Figure: \$10,000.00



Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$42,198.30  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 28                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-1591 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION 2005-OPT1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 vs. MICHAEL D. KONYVES and REBECCA L. KONYVES, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 620 Prescott Avenue, Scranton, Pennsylvania 18510

All that piece of land situate in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described in a deed dated August 18, 2005 and recorded September 20, 2005.

DWELLING KNOWN AS: 620 PRESCOTT AVENUE, SCRANTON, PENNSYLVANIA 18510.

TAX PARCEL NUMBER: 15710-010-022

Title to said premises is vested in Michael D. Konyves and Rebecca L. Konyves by deed from Rebecca L. Konyves dated August 18, 2005 and recorded September 20, 2005 in Instrument No. 200525562.

Assessment Map #: 15710-010-022

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$69,131.50

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 29                      STAYED**

By virtue of a Writ of Execution filed to No. 10-CV-6292 WELLS FARGO BANK, N.A. S/I/I/T WACHOVIA BANK, N.A. vs. ALEC SPINELLI and KAREN SPINELLI, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 201 Colfax Avenue, Scranton, Pennsylvania 18510

ALL the following described lots or parcels of land situate in the Seventeenth (17) Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 201 COLFAX AVENUE, SCRANTON, PENNSYLVANIA 18510.

TAX PARCEL NUMBER: 157.62-020-012

Title to said premises is vested in Alec Spinelli and Karen Spinelli by deed from CHARLES W. BEPPLER AND CAROLE E. BEPPLER, HIS WIFE dated March 1, 2004 and recorded March 8, 2004 in Deed Book 1176, Page 743.

Assessment Map #: 157.62-020-012

Assessed Value Figure: \$14,748.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$150,072.25

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 30                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 05 CV 4891 EASTERN SAVINGS BANK, FSB v. ARTHUR FRANCIS, DECEASED, and MARILYN FRANCIS, owner(s) of property situate in 15<sup>th</sup> Ward, City of Scranton, Lackawanna County, Pennsylvania being 115 Rock Street, Scranton, PA 18504

5,600 s.f., more or less

Property Identification #: 15605-070-012

Assessed Value Figure: \$1,753.00 (Land) + \$8,747.00 (Bldg.) = \$10,500.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$103,420.80, plus interest, tax and costs

Scott A. Dietterick, Esquire

Attorney

**SALE NUMBER 31                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed in No. 2010-Civil-5325, UNITED NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION vs. HENRY B. WAITE and ROSALIE A. WAITE, THEIR HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, SUCCESSORS, ASSIGNS AND ALL OTHER PERSONS CLAIMING BY, THROUGH, FROM OR UNDER THEM OR EITHER OF THEM, owner(s) of property situate in the City of Scranton, Lackawanna County, and the Commonwealth of Pennsylvania, being a vacant lot at 625-627 Cedar Avenue, Scranton, Lackawanna County, Pennsylvania 18505.

Dimensions of Parcel: 40x80

Assessment Map #: 15615030015

Assessed Value Figure: \$3,850.00

Improvements Thereon: Vacant Lot

Sheriff to collect: \$150,000.00\*

\*Plus additional interest, attorneys' fees, late charges, costs, miscellaneous fees, and escrow advances through date of payment in full

KREDER BROOKS HAILSTONE LLP

Andrew Hailstone, Esquire

Attorney

**SALE NUMBER 32                    STAYED**

By virtue of a Writ of Execution filed to No. 10-CV-2104 CHASE HOME FINANCE LLC F/K/A CHASE MANHATTAN MORTGAGE CORP. vs. JOSHUA M. JURY, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 517 Genet Street, Scranton, PA 18504

40x160

Assessment Map #: 16711-010-011

Assessed Value Figure: \$8,500.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$59,428.01

Michael J. Clark, Esquire

Attorney

**SALE NUMBER 33                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 5953 of 2010, BUILDER FUNDING PROGRAM, LLC v. TRI-COUNTY REALTY AGENCY, INC.,, owner(s) of property situate in Jefferson Township, County of Lackawanna, Commonwealth of Pennsylvania, being known as Lot 52 Hampshire Drive, Laurel Ridge at Moosic Mountain, PA, and containing a surface area of 42,014.20 square feet or 0.965 acres.

Property Identification #: 14902-050-00152

Assessed Value Figure: \$13,425.00

Improvements Thereon: RESIDENTIAL DWELLING

Sheriff to collect: \$338,966.79

David Z. Lantz

Attorney

**SALE NUMBER 34                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09-5727 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WFASC HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2007-1 v. FRANK LACOE and LEAH M. LACOE A/K/A LEAH LACOE, owner(s) of property situate in TOWNSHIP OF RANSOM, Lackawanna County, Pennsylvania, being 2362 NEWTON RANSOM BOULEVARD, CLARKS SUMMIT, PA 18411-9650

1.49 ACRE

Assessment Map #: 15204030002

Assessed Value Figure: \$16,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$194,364.01  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 35                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09-CV-8708 QUADRANT RESIDENTIAL CAPITAL II, LLC v. JENNIFER HANNA JOHNSON, owner(s) of property situate in BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania, being 603 ACADEMY STREET, PECKVILLE, PA 18452  
Front: 50 feet, Depth: 100 feet, containing 5,000 square feet,  
Assessment Map #: 10316010023  
Assessed Value Figure: \$7,200.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$86,408.14  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 36                    CONT TO 6/7/11**

By virtue of a Writ of Execution No. 06-CV-862 CHASE HOME FINANCE LLC v. ALBERT C. MIHALISIN and PAULINE M. MIHALISIN and RICHELE T. HURTADO A/K/A RICHELE T. MIHALISIN, owner(s) of property situate in TOWNSHIP OF ARCHBALD (STURGES), Lackawanna County, Pennsylvania, being 238 MAIN STREET, OLYPHANT, PA 18447  
Front: 100 feet, Depth: 175 feet, containing 17,500 square feet,  
Assessment Map #: 09304030012  
Assessed Value Figure: \$6,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$103,496.69  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 37                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-2915 BRANCH BANKING AND TRUST COMPANY v. NATHANIAL CRAIGE, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 609 AVERY PLACE, DUNMORE, PA 18510-1201  
DIMENSIONS: 34X67X65X75X37X12  
Assessment Map #: 146.15-010-016  
Assessed Value Figure: \$7,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$117,138.49  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 38                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-5492 HSBC MORTGAGE SERVICES, INC. vs. TAINA CARDONA, owner(s) of property Situate in Fell, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 100 Morse Avenue, Carbondale, Pennsylvania 18407  
All that certain lot, piece or parcel of land situate in the Township of Fell, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated March 31, 2006 and recorded April 5, 2006.  
DWELLING KNOWN AS: 100 MORSE AVENUE, CARBONDALE, PENNSYLVANIA 18407.  
TAX PARCEL NUMBER: 03519-010-027

Title to said premises is vested in Taina Cardona by deed from Carol Salva and Edwin Salva Sr., Russell D. Lathrope, Jr. and Wilma Lathrope, Jennie Ann Pollinger n/b/m Jennie Ann Willis and Jack Willis, dated March 31, 2006 and recorded April 5, 2006 in Instrument # 200609024.

Assessment Map #: 03519-010-027

Assessed Value Figure: \$6,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$77,891.57

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 39                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09 CV 7805 WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. HAROLD F. TOCHELLI A/K/A HAROLD TOCHELLI, owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 72-74 REAR BELMONT STREET, CARBONDALE, PA 18407

Dimensions: 8x106x52x 35x42x71

Assessment Map #: 04514010021, 04514 010 024

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$52,418.17

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 40                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 109-CV-3646 FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION") v. GINA M. HILLE and ERIC HILLE A/K/A ERIC C. HILLE, owner(s) of property situate in TOWNSHIP OF CLIFTON, Lackawanna County, Pennsylvania, being 771 EAST LAKE DRIVE WEST, GOULDSBORO, PA 18424

Dimensions: 105 x 200 x 112

Assessment Map #: 23301 040 014

Assessed Value Figure: \$18,280.00

Improvements Thereon: Residential Property

Judgment Amount: \$412,876.57

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 41                      STAYED**

By virtue of a Writ of Execution No. 09-CV-7047 GMAC MORTGAGE, LLC v. TARA A. DUNDON, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 1041 MARK AVENUE, DUNMORE, PA 18510-1520

Dimensions: 58x100x39x100

Assessment Map #: 15707060016

Assessed Value Figure: \$7,700.00

Improvements Thereon: Residential Property

Judgment Amount: \$136,033.50

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 42                      STAYED**

By virtue of a Writ of Execution No. 10-CV-3361 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RASC 2002KS8 v. JOHN R.

WAZNAK, owner(s) of property situate in the Lackawanna County, Pennsylvania, being 1213 COURT STREET A/K/A, 1213 WEST COURT STREET, SCRANTON, PA 18508-2103

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

Assessment Map #: 13419-030-049

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$47,563.38

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 43 STAYED**

By virtue of a Writ of Execution No. 2010-02946 REGIONS BANK v. BARBARA JEAN WILLIAMS and GARY JOSEPH WILLIAMS, owner(s) of property situate in the 11TH, Lackawanna County, Pennsylvania, being 820 PITTSTON AVENUE, SCRANTON, PA 18505-4105

Front: 24 feet, Depth: 110 feet, containing 2640 square feet,

Assessment Map #: 15619 030 033

Assessed Value Figure: \$8,600.00

Improvements Thereon: Residential Property

Judgment Amount: \$96,085.06

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 44 CONT 7/19/11**

By virtue of a Writ of Execution No. 10-CV-4649 WELLS FARGO BANK, N.A. v. FRANCIS NYORKOR, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania, being 370 NORTH HYDE PARK AVENUE, SCRANTON, PA 18504-1712

Front: 33 feet, Depth: 82 feet, containing 2706 square feet,

Assessment Map #: 14514-070-007

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$117,341.99

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 45 STAYED**

By virtue of a Writ of Execution No. 07 CV 6377 WELLS FARGO FINANCIAL PENNSYLVANIA, INC. v. VITO J. PIZZO, owner(s) of property situate in the Lackawanna County, Pennsylvania being 511 HARRISON AVENUE, SCRANTON, PA 18510-2311

Dimensions: 79 X 100 X 42 X 66 X 37 X 160

Assessment Map #: 15710 020 022

Assessed Value Figure: \$15,642.00

Improvements Thereon: Residential Property

Judgment Amount: \$190,331.66

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 46 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 08-1177 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE REGISTERED HOLDERS OF CBA COMMERCIAL ASSETS, SMALL BALANCE COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 v. KIMBERRLY R. MARONI and MICHAEL T. MARONI, owner(s) of property situate in the Borough of Taylor, Lackawanna

County, Pennsylvania, being 232-234 UNION STREET A/K/A 234-236 UNION STREET, TAYLOR, PA 18517-1744

Front: 39 feet, Depth: 150 feet, containing 5850 square feet,

Assessment Map #: 16615-020-030

Assessed Value Figure: \$11,000.00

Improvements Thereon: Commercial Unit

Judgment Amount: \$210,402.87

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 47                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09-CV-3280 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON HEAT 2005-7 v. VALERIE HOLZMAN, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 224 WEST DRINKER STREET, DUNMORE, PA 18512-1916

DIMENSIONS: 60 X 148 X 48 X 150

Assessment Map #: 14607040027

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$122,231.74

PHELAN HALLINAN & SCHMIEG, LLP e

Attorney

**SALE NUMBER 48                    CONT 10/4/11**

By virtue of a Writ of Execution No. 51650-08 MID VALLEY SCHOOL DISTRICT vs. JEAN ARNONE, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania being: 926 Union Street 330 x 180 x 275

Property Identification #: 11312-040-001

Assessed Value Figure: \$6,000.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to collect: \$4,292.89

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

**SALE NUMBER 49                    CONT 10/4/11**

By virtue of a Writ of Execution No. 51878-08 NORTH POCONO SCHOOL DISTRICT vs. JOSEPH J. GAY, JR., owner(s) of property situate in Lake Ariel, Lackawanna County, Pennsylvania being: RR 3 Box 457, Cortez Road

150 x 150

Property Identification #: 13904-020-007

Assessed Value Figure: \$10,000.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to collect: \$4,800.45

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

**SALE NUMBER 50                      STAYED**

By virtue of a Writ of Execution No. 10 CV 1227 BANK OF AMERICA, NA, SUCCESSOR BY MERGER TO COUNTRYWIDE BANK, FSB v. THOMAS A. NOONE, owner(s) of property situate in the Borough of Clarks Summit, Lackawanna County, Pennsylvania being 510 COLBURN AVENUE, CLARKS SUMMIT, PA 18411-2530

Dimensions: 97x145x97x149

Assessment Map #: 0901505002500

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$70,751.41

PHELAN HALLINAN & SCHMIEG, LLP e  
Attorney

**SALE NUMBER 51                      SOLD FOR TAXES AND COSTS**

HAVING erected thereon a dwelling house KNOWN AND NUMBERED: 601 East Grant Street, Olyphant, PA 18447

MAP BLOCK/LOT # N/A

TAX MAP # 11415020001

ASSESSED VALUE \$15,000.00

The same having been sold by me, the said Sheriff to the said Grantee, on February 7, 2011 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on 10/06/2010 out of the Court of Common Pleas of the said County of Lackawanna at the suit of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R4 vs. KEVIN D. FISHER LACKAWANNA COUNTY C.C.P. NO. 10cv3775 to satisfy judgment in the sum of \$62,009.98, plus interest and costs.

UDREN LAW OFFICE, P.C.

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

Attorney

**SALE NUMBER 52                      STAYED**

By virtue of a Writ of Execution filed to No. 2010-CV-2608 U.S. BANK OF AMERICA, N.A. vs. KURT M. O'BRIEN, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being 407 West Mary Street Old Forge, PA 18518, 175.15-050-007,

Beginning at a corner on the easterly side of Mary Street a corner of lot sold to WM H. Lambert; Thence by line of said Lambert north forty-three (43) degrees thirty-two (32) minutes East one hundred fifty (150) feet to corner in lien of Margaret Lewis; Thence by line of said Lewis North Forty (40) degrees Eighteen (18) minutes West fifty (50) feet corner of Lot No. 185; Thence along line of same South forty-three (43) degrees thirty-two minutes West One Hundred Fifty (150) feet to corner in line of said Mary Street Thence along line of said street fourth forty (40) degrees eighteen (18) minutes East fifty (50) feet to a corner and place of beginning.

Assessment Map #: 175.15-050-007

Assessed Value Figure: \$8,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$141,005.67

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 53                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10 CV 2700 CITIMORTGAGE INC. vs. JUDITH A. BONAFEDE and MARK J. BONAFEDE, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 1118 Saint Ann's Street Scranton, PA 18504, 15613-040-012,

BEING Lot Number Twenty-one (21) in Block Number Three (3) on Map entitled "The Round Woods Park", which map is recorded in Map Book No. 1, in said County at page 92. Said lot being forty (40) feet in front upon Vanderfenter Boulevard, now known as St. Ann's Street and one hundred twenty-five (125) feet in depth to an alley fourteen (14) feet wide, together with the appurtenances.

Assessment Map #: 15613-040-012

Assessed Value Figure: \$0.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$25,825.63

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 54                      STAYED**

By virtue of a Writ of Execution No. 06-CV-4299 LASALLE BANK NATIONAL ASSOCIATION, TRUSTEE v. JOHN F. LEESE and DARLENE GOLDYN LEESE, owner(s) of property situate in TOWNSHIP OF UNKOWN, BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 721 JACKSON STREET, DICKSON CITY, PA 18519

Front: 50 feet, Depth: 165 feet, containing 8250 square feet.

Assessment Map #: 11316 030 014

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$133,203.93

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 55                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10 CV 2889 BANK OF AMERICA, N.A. vs. UNKNOWN HEIRS OF HENRY BATCH, DECEASED and JASON BATCH, SOLELY AS HEIR TO THE ESTATE OF HENRY BATCH, DECEASED, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 231 Wilbur Street Scranton, PA 18508, 12417-020-027

Being Lot Numbered Twenty-five (25) on Wilbur Street, formerly Second Street, as the same is represented and designated on a map of building lots on land formerly of Charles S. Weston et al., known as the "Clark Mill Property".

Property Identification #: 12417-020-027

Assessed Value Figure: \$5,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$62,202.49

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 56                      STAYED**

By virtue of a Writ of Execution No. 50817-08 ABINGTON HEIGHTS SCHOOL DISTRICT vs. DONALD EVANS and RONALD EVANS, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania being: 613 Greenwood Avenue

140 x 83 x 133 x 83

Property Identification #: 10006-010-01900

Assessed Value Figure: \$18,900.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to collect: \$5,004.51



Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866)211-9466  
Attorney

**SALE NUMBER 57            STAYED**

By virtue of a Writ of Execution No. 50957-07 MID VALLEY SCHOOL DISTRICT vs. HENRY M. MACIEJEWSKI and SHARON M. MACIEJEWSKI, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being: 853 E. Lackawanna Avenue

50 X 139 X 50 X 140

Property Identification #: 11419-020-023

Assessed Value Figure: \$12,000.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to collect: \$4,786.02

Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866)211-9466  
Attorney

**SALE NUMBER 58            CONT 10/4/11**

By virtue of a Writ of Execution No. 51145-09 ABINGTON HEIGHTS SCHOOL DISTRICT vs. JEFFREY E. GORESCHAK and MARY S. GORESCHAK, owner(s) of property situate in S. Abington Twp, Lackawanna County, Pennsylvania being: 206 Butternut Lane

Property Identification #: 09103-020-00202

Assessed Value Figure: \$24,000.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to collect: \$7,040.14

Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866)211-9466  
Attorney

**SALE NUMBER 59            CONT 10/4/11**

By virtue of a Writ of Execution No. 52672-08 ABINGTON HEIGHTS SCHOOL DISTRICT vs. TIMOTHY AIKMAN and KATHLEEN AIKMAN, owner(s) of property situate in Dalton, Lackawanna County, Pennsylvania being: RR 1 Box 248 Decker Rd.

2.2 acres

Property Identification #: 06003-010-001

Assessed Value Figure: \$42,435.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to collect: \$5,435.89

Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866)211-9466  
Attorney

**SALE NUMBER 60            CONT 10/4/11**

By virtue of a Writ of Execution filed to No. 10-CV-3280 CHASE HOME FINANCE LLC vs. RADHAMES B. RODRIGUEZ, owner(s) of property situate in Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 543 Wheeler Avenue, Scranton, Pennsylvania 18510

ALL THE SURFACE or right of soil, in and to all that certain lot, piece, parcel of land being more fully described in a deed dated November 3, 2006 and recorded November 8, 2006.

DWELLING KNOWN AS: 543 WHEELER AVE, SCRANTON, PENNSYLVANIA 18510.

TAX PARCEL NUMBER: 15710-020-054

Title to said premises is vested in Radhames B. Rodriguez by deed from Geoffrey L. MacGregor and Dorothy M. MacGregor dated November 3, 2006 and recorded November 8, 2006 in Instrument No. 200631962.

Assessment Map #: 15710-020-054

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$145,217.86

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 61 STAYED**

By virtue of Writ of Execution filed to No10CV3037 DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2004-1 MORTGAGE LOAN ASSET BACKED NOTES AND CERTIFICATES vs. DANIELLE A. WIDEMAN, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 826 Willow Street, Scranton, PA 18505

Dimensions: 40X162

Assessment Map #: 15620-040-084

Assessed Value Figure: \$6,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$73,531.09

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 62 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10CV6132 ONEWEST BANK FSB vs. JOSEPH PUGLISI and GEORGINA PUGLISI, owner(s) of property situate in Borough of Mayfield, LACKAWANNA COUNTY, PENNSYLVANIA BEING 740 Laurel Street, Mayfield, Pennsylvania 18433

ALL THAT CERTAIN parcel, piece or plot of land situate lying and being in the Borough of Mayfield, County of Lackawanna, Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 740 LAUREL STREET, MAYFIELD, PENNSYLVANIA 18433.

TAX PARCEL NUMBER: 0740101000114

Title to said premises is vested in Joseph Puglisi and Georgina Puglisi by deed from GINA M. RICHES, SINGLE dated December 13, 2007 and recorded December 17, 2007 with Instrument #200735008.

Assessment Map #: 0740101000114

Assessed Value Figure: \$22,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$344,873.29

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 63 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10 CV 562 CITIMORTGAGE INC. S/B/M ABN AMRO MORTGAGE GROUP INC vs. PETER BILYK and ROBERT E. MCCRACKEN, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 954 Johler Avenue Scranton, PA 18508, 14507-060-029,

BEING part of Lot Number Sixteen (16) upon the plot of the Browning, Johler and Deatricks Diamond Flats Addition to the City of Scranton, in the twenty-first Ward of said City of Scranton, as by reference to the map of the same recorded in the Records Office in aforesaid County and State in Map Book No. 1, page 103 will

fully and at large appear. Said part of lot or parcel of land being thirty (30) feet wide in front on Johler Street, same width in rear, and seventy-five (75) feet deep.

Assessment Map #: 14507-060-029

Assessed Value Figure: \$5,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$33,393.02

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 64                      STAYED**

By virtue of a Writ of Execution filed to No. 10-CV-4736 CHASE HOME FINANCE LLC S/B/M/T CHASE BANK USA, N.A. vs. KATHLEEN A. WILLIAMS and JOSEPH P. WILLIAMS, owner(s) of property situate in Blakely, LACKAWANNA COUNTY, PENNSYLVANIA BEING 101 Electric Street, Peckville, Pennsylvania 18452

All that lot of land situate in Peckville, Borough of Blakely, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated April 12, 2007 and recorded April 27, 2007.

DWELLING KNOWN AS: 101 ELECTRIC STREET, PECKVILLE, PENNSYLVANIA 18452.

TAX PARCEL NUMBER: 10319030040

Title to said premises is vested in Kathleen A Williams and Joseph P Williams by deed from Deutsche Bank National Trust Company, as trustee of Ameriquest Mortgage Securities, Inc., Series 2002-C, Asset Backed Certificates, under the Pooling & Servicing Agreement dated as of October 1, 2002, without recourse by AMC Mortgage Services, Inc., it's Attorney in Fact, dated April 12, 2007 and recorded April 27, 2007 in Instrument No. 200711003.

Assessment Map #: 10319030040

Assessed Value Figure: \$5,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$53,616.89

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 65                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-4443 CITIMORTGAGE, INC. F/K/A CITICORP TRUST BANK FSB vs. FAITH A. COOMBES, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being 622 North Main Street Archbald, PA 18403, 09509-010-005,

BEGINNING at point in the westerly side of Carbondale Providence Turnpike road and North twelve degrees zero minutes West (N. 12° 60' W.) thirty-six (36') feet from the present northeast corner of Lot No. 4 of the plot now or formerly of Mabbitt Mathewson, or land now formerly of C.H. Gerbig, thence along other land now or formerly of Joseph ? Coolican and Kathryn Coolican, his wife, South seventy-nine degrees four minutes West (S. 79 ° 04' W.) one hundred and five-tenths (100.5) feet, more or less to a point in the easterly side of land now or formerly of the Delaware and Hudson Canal Company's Railroad (Gravity Track); thence along the easterly side of said railroad, North three degrees thirty-one minutes East (N. 03 ° 31" E.) thirty-five (35') feet, more or less to a point in the intersection of the easterly side of said railroad and the southwest corner of land now or formerly of Charles Spellman; thence along the southerly side of said Spellman land, North seventy-eight degrees twenty-six minutes East (N. 78 ° 26" E.) ninety-one (91') feet, more or less to a point on the westerly side of the Carbondale Providence Turnpike Road and seven (7') feet westerly from the present curb, thence along the westerly side of said Turnpike Road, South twelve degrees zero minutes East (S. 12 ° 00" E.) thirty-five (35') feet to the place of beginning.

Property Identification #: 09509-010-005

Assessed Value Figure: \$7,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$89,366.81

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 66                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 2010-CV-1583 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR AMERIQUEST MORTGAGE SECURITIES TRUST 2006-M3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES ARSI 2006-M3 vs. STERE GICU, owner(s) of property situate in SIXTH WARD, BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 1907 Delaware Street, Dunmore, PA 18512, 14633-040-010,

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF DELAWARE STREET, SAID POINT BEING FIFTY (50) FEET NORTHEASTERLY FROM THE NORTHWESTERLY SIDE OF ROOSEVELT AVENUE IN THE BOROUGH OF DUNMORE; THENCE ALONG THE NORTHEASTERLY SIDE OF DELAWARE STREET IN A NORTHWESTERLY DIRECTION A DISTANCE OF FORTY-SIX (46) FEET TO THE CENTERLINE OF A DRIVEWAY; THENCE ALONG THE CENTERLINE OF SAID DRIVEWAY AT RIGHT ANGLES WITH DELAWARE STREET ONE HUNDRED FIFTY (150) FEET TO A POINT; THENCE AT RIGHT ANGLES WITH SAID LAST MENTIONED LINE AND IN A SOUTHEASTERLY DIRECTION FORTY-SIX (46) FEET TO A POINT FIFTY (50) FEET FROM ROOSEVELT AVENUE; THENCE IN A SOUTHWESTERLY DIRECTION AT RIGHT ANGLES WITH LAST MENTIONED LINE AND PARALLEL WITH ROOSEVELT AVENUE AND FIFTY (50) FEET THEREFROM, ONE HUNDRED FIFTY (150) FEET TO THE NORTHEASTERLY SIDE OF DELAWARE STREET, TO THE PLACE OF BEGINNING.

TOGETHER WITH THE RIGHT TO USE A STRIP OF LAND FIVE AND FIVE-TENTHS (5.5) FEET WIDE AND ONE HUNDRED FIFTY (150) FEET IN DEPTH, OF OTHER LANDS FORMERLY OF THE GRANTORS HEREIN, ADJACENT TO THE NORTHWESTERLY SIDE OF LANDS HEREIN CONVEYED, FOR A DRIVEWAY COMMON TO THIS LAND AND THE LAND LYING SOUTHEAST THEREOF, SUBJECT TO THE RIGHT TO USE IN COMMON WITH THE OWNERS OF THE PREMISES ADJOINING ON THE NORTHWESTERLY SIDE THEREOF AS A DRIVEWAY A SIMILAR STRIP FIVE AND FIVE-TENTHS (5.5) FEET WIDE AND ONE HUNDRED FIFTY (150) FEET IN DEPTH ALONG THE NORTHWESTERLY SIDE OF THE LAND HEREIN CONVEYED; THE EFFECT OF SAID EXCEPTION AND RESERVATION IS TO CREATE AN ELEVEN (11) FOOT DRIVE BETWEEN THE TWO LOTS AND FOR THE COMMON USE OF THE OWNERS THEREOF.

Assessment Map #: 14633-040-010

Assessed Value Figure: \$13,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$174,132.78

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 67                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 5954 of 2010 BUILDER FUNDING PROGRAM, LLC v. TRI-COUNTY REALTY AGENCY, INC., owner(s) of property situate in Clifton Township, County of Lackawanna, Commonwealth of Pennsylvania, being known as Lot 2 Fox Farm Road, T-309, Gouldsboro, PA, and containing 13.68 acres more or less.

Property Identification #: 23302-010-00303

Assessed Value Figure: \$42,430.00

Improvements Thereon: RESIDENTIAL DWELLING

Sheriff to collect: \$354,687.60

David Z. Lantz

Attorney

**SALE NUMBER 68                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 5955 of 2010 BUILDER FUNDING PROGRAM, LLC v. TRI-COUNTY REALTY AGENCY, INC., owner(s) of property situate in Jefferson Township, County of Lackawanna, Commonwealth of Pennsylvania, being known as Lot 9 White Oak Way, Laurel Ridge At Moosic Mountain, PA, and containing a surface area of 40,597.76 square feet or 0.93 acres.

Property Identification #: 14902-050-00109

Assessed Value Figure: \$11,266.00

Improvements Thereon: RESIDENTIAL DWELLING

Sheriff to collect: \$360,549.15

David Z. Lantz

Attorney

**SALE NUMBER 69                      CONT 10/4/11**

By virtue of a Writ of Execution No. 51995-06 NORTH POCONO SCHOOL DISTRICT vs. PAUL JOHNSON, owner(s) of property situate in Springbrook, Lackawanna County, Pennsylvania, being: Swartz Road L-5-6

150 x 150 x 145 x 150

Property Identification #: 21101-010-007

Assessed Value Figure: \$5,000.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to Collect: \$4,448.42

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

**SALE NUMBER 70                      STAYED**

By virtue of a Writ of Execution No. 50544-09 NORTH POCONO SCHOOL DISTRICT vs. GARY A. KANE, owner(s) of property situate in Covington, Lackawanna County, Pennsylvania, being: Skyline Drive L-66  
100x150x100x150

Property Identification #: 21204-030-027

Assessed Value Figure: \$15,700.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to Collect: \$5,852.70

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

**SALE NUMBER 71                      CONT 7/19/11**

By virtue of a Writ of Execution No. 51306-08 ABINGTON HEIGHTS SCHOOL DISTRICT vs. PAUL J. LABELLE and MARI LABELLE, owner(s) of property situate in Clarks Green, Lackawanna County, Pennsylvania, being: 112 Greenbrier Drive  
125X120X132X120

Property Identification #: 09002-020-020

Assessed Value Figure: \$30,000.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to Collect: \$8,468.79

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

**SALE NUMBER 72                      STAYED**

By virtue of a Writ of Execution filed to No. 10-CV3177 JPMC SPECIALTY MORTGAGE, LLC F/K/A WM SPECIALTY MORTGAGE, LLC vs. EILEEN M. TEDESCHI, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 912 Delaware Street, Scranton, PA 18505

35X60

Assessment Map #: 13517-060-028

Assessed Value Figure: \$11,000.00

Improvements Thereon: a residential dwelling

Sheriff to Collect: \$92,848.56

Michael J. Clark, Esquire

Attorney

**SALE NUMBER 73                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10 CV 1152 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. LUISA M. VASQUEZ, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 952 Matthew Avenue Scranton, PA 18510, 15711-030-037,

BEING Lots number twenty-five (25), twenty-six (26), and twenty-seven (27) in Block 59 on the Plot of Lots of Leader Park Company map of which is duly recorded in Lackawanna County in Map Book 2, page 53. Each lot is thirty-one (31) feet in front on Matthew Avenue and all three have a combine frontage of ninety-three (93) feet, the same width in rear along the Erie Railroad Co. right-of-way and one hundred (100) feet in depth improved with a single framed dwelling known and designated 952 Matthews Avenue, Scranton, Pennsylvania 18510.

Property Identification #: 15711-030-037

Assessed Value Figure: \$5,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$135,524.53

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 74                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10-CV-5355 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. MICHAEL J. OWENS owner(s) of property situate in the Borough of Clarks Summit, Lackawanna County, Pennsylvania. Being: 223 Main Avenue, Clarks Summit, PA 18411

Dimensions: 80X100

Assessment Map #: 09019-040-00400

Assessed Value Figure: \$17,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$191,495.77

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 75                      STAYED**

By virtue of a Writ of Execution No. 51635-09 ABINGTON HEIGHTS SCHOOL DISTRICT vs. CHRISTOPHER PETRUCCI, owner(s) of property situate in S. Abington Twp, Lackawanna County, Pennsylvania, being: 4009 4011 Pondview Drive, L. 8

Property Identification #: 09102-010-01908

Assessed Value Figure: \$30,500.00

Improvements Thereon: Residential PROPERTY

Sheriff to Collect: \$7,743.47

Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866)211-9466  
Attorney

**SALE NUMBER 76                    STAYED**

By virtue of a Writ of Execution No. 07-CV-3880 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON HEAT 2005-6 v. KENNETH ALLEN HIGHTOWER and SHANNON HIGHTOWER owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 142 & 144 SOUTH CHURCH STREET, CARBONDALE, PA 18407

DIMENSIONS: 50X84X42X69

Assessment Map #: 05509040049

Assessed Value Figure: \$7,200.00

DIMENSIONS: 33X69

Assessment Map #: 05509040050

Assessed Value Figure: \$1,400.00

Improvements Thereon: Residential Property

Judgment Amount: \$68,865.53

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 77                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10-CV-3553 WELLS FARGO BANK, N.A. v. TODD E. BUTCHER A/K/A TODD BUTCHER A/K/A TODD EVANS BUTCHER, owner(s) of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania being 6 FRED STREET, OLD FORGE, PA 18518-2211

Front: 100 feet, Depth: 110 feet, containing 11000 square feet.

Assessment Map #: 1850502002301

Assessed Value Figure: \$16,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$147,579.00

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 78                    STAYED**

By virtue of a Writ of Execution filed to No. 09-CV-1314 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON HEAT 2004-6 v. WILLIAM P. RIST and MARY ANN RIST, owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 426 WILBUR STREET, SCRANTON, PA 18508-1314

DIMENSIONS: 60X149X60X150

Assessment Map #: 12413020032

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$55,908.91

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 79                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-2913 GMAC MORTGAGE, LLC v. KATHRYN J. ADAMS and STEPHEN E. ADAMS, owner(s) of property situate in the TOWNSHIP OF SCOTT, Lackawanna County, Pennsylvania being 128 PEACEFUL VALLEY ROAD, CLARKS SUMMIT, PA 18411-9760

Front: 200 feet, Depth: 145 feet, containing 29,000 square feet.

Assessment Map #: 10201-010-004  
Assessed Value Figure: \$9,257.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$157,102.46  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 80                      STAYED**

By virtue of a Writ of Execution No. 09-CV-1001 FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION v. ALAN G. MOROHOVECH and HELEN D. MOROHOVECH, owner(s) of property situate in the Lackawanna County, Pennsylvania being 205 RINALDI DRIVE, TAYLOR, PA 18517-9619  
Dimensions: 70 x 100 x 90 x 120  
Assessment Map #: 1550102000224  
Assessed Value Figure: \$20,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$82,282.07  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 81                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 2010 CV 856 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SARM 2005-4 v. FELICITA E. REHBEIN, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 416 PROSPECT AVENUE, SCRANTON, PA 18505-1385  
Front: 40 feet, Depth: 140 feet, containing 5600 square feet.  
Assessment Map #: 15616040073  
Assessed Value Figure: \$10,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$82,192.72  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 82                      CONT 10/4/11**

By virtue of a Writ of Execution No. 50480-09 NORTH POCONO SCHOOL DISTRICT vs. FRANK J. BECK, owner(s) of property situate in Thornhurst Twp., Lackawanna County, Pennsylvania, being: Lakeview Drive L-404  
Property Identification #: 24601-010-003  
Assessed Value Figure: \$3,857.00  
Improvements Thereon: Vacant Lot  
Sheriff to Collect: \$4,308.61  
Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866)211-9466  
Attorney

**SALE NUMBER 83                      STAYED**

By virtue of a Writ of Execution No. 51468-08 NORTH POCONO SCHOOL DISTRICT vs. CHARLES E. DIBBLE, JR., owner(s) of property situate in Thornhurst, Lackawanna County, Pennsylvania, being: HC1 Box 128 River Road  
119 x 198  
Property Identification #: 25202-010-015



Assessed Value Figure: \$12,000.00  
Improvements Thereon: RESIDENTIAL PROPERTY  
Sheriff to Collect: \$4,602.53  
Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866)211-9466  
Attorney

**SALE NUMBER 84                    CONT 10/4/11**

By virtue of a Writ of Execution No. 51639-09 NORTH POCONO SCHOOL DISTRICT vs. MARGARET A. EPHAULT, owner(s) of property situate in Springbrook Twp., Lackawanna County, Pennsylvania, being: Joni Drive L-30  
Property Identification #: 20401-010-015  
Assessed Value Figure: \$20,000.00  
Improvements Thereon: RESIDENTIAL PROPERTY  
Sheriff to Collect: \$5,932.30  
Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866)211-9466  
Attorney

**SALE NUMBER 85                    CONT 10/4/11**

By virtue of a Writ of Execution No. 51591-08 NORTH POCONO SCHOOL DISTRICT vs. PETER C. SHIRLEY and SUSAN E. SHIRLEY, owner(s) of property situate in Thornhurst Twp., Lackawanna County, Pennsylvania, being: T.C.C. E. Sec-I L-200  
125x79x144x131  
Property Identification #: 24601-030-03401  
Assessed Value Figure: \$17,000.00  
Improvements Thereon: RESIDENTIAL PROPERTY  
Sheriff to Collect: \$6,044.09  
Robert P. Daday, Esquire  
Portnoff Law Associates, Ltd.  
(866)211-9466  
Attorney

**SALE NUMBER 86                    STAYED**

By virtue of a Writ of Execution filed to No. 10 CV 4886 BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. WALTER LICHTENEGGER A/K/A WALTER LICHTENEGGER, owners of property situate in TOWNSHIP OF CLIFTON, Lackawanna County, Pennsylvania, being, 1300 South Lehigh River Drive a/k/a S. Lehigh River Drive, J-1300, Gouldsboro, PA 18424, 23304-120-004,  
BEGINNING at a point in the westerly line of South Lehigh River Drive and at the northeasterly corner of Lot No. 1299; thence North 2° 36' 20" West along the westerly line of South Lehigh River Drive for a distance of 30 feet to a point of curvature; thence continuing northwardly along the westerly line of South Lehigh River Drive by a curve to the left having a radius of 275 feet for an arc distance of 130.65 feet to a point, the easternmost corner of Lot No. 1301; thence South 60° 10' 21" West along the southeasterly line of Lot No. 1301 for a distance of 210.90 feet to a point; thence South 2° 36' 20" East for a distance of 59.32 feet to a point; thence North 87° 23' 04" East along the Northerly line of Lot No. 1299 for a distance of 218 feet to a point, the place of BEGINNING.  
Property Identification #: 23304-120-004  
Assessed Value Figure: \$24,800.00  
Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$298,374.17  
Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 87                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10CV3774 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. MAURICE MCCLOE and AUDRA L. MCCLOE A/K/A AUDRA MCCLOE, owners of property situate in 15<sup>th</sup> Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 923 Luzerne Street, Scranton, PA 18504

Dimensions: 93X102X79X95

Assessment Map #: 15606-040-027

Assessed Value Figure: \$10,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$89,211.30

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 88                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10-CV-5329 ONEWEST BANK, FSB vs. PHILIP POLATOFF and EDITH POLATOFF, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 606 Clay Avenue, Scranton, PA 18510

Dimensions: 40X160

Assessment Map #: 15705-020-005

Assessed Value Figure: \$30,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$228,313.97

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 89                    STAYED**

By virtue of a Writ of Execution filed to No. 10-CV-862 WELLS FARGO BANK, N.A. v. THOMAS A. NOONE owners of property situate in the Borough of Clarks Summit, Lackawanna County, Pennsylvania, Being 510 Colburn Avenue, Clarks Summit, PA 18411

ALL THAT CERTAIN piece, parcel or lot of land situate, in the Borough of Clarks Summit, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Easterly side of Colburn Avenue (said corner the place of beginning being the common corner of lots Nos. 15 and 16, as per map of Fairview); thence from the place of beginning along Colburn Avenue and North thirty-five (35) degrees, forty-one (41) minutes East ninety-seven and one-tenth 997.1) feet to a corner; thence along land formerly of William R. Allan and Margaret W. Allan, South fifty-four (54) degrees, nineteen (19) minutes East, one hundred forty-four and seventy-eight hundredths (144.78) feet to a corner; thence continuing along other land formerly or William R. Allan and Margaret W. Allan, South thirty-three (33) degrees, seventeen (17) minutes West, ninety-seven and eighteen hundredths (97.18) feet to a corner; thence along said Lot No. 15, North fifty-four (54) degrees, nineteen minutes West one hundred forty-eight and eighty-five hundredths (148.85) feet to the place of beginning. Said Fairview plots of lots of Clarks Summit is recorded in Map Book 3, Page 8.

Property Identification #: 09015-050-02500

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$72,282.89, plus interest and costs

Martha E. Von Rosenstiel, Esquire

Attorney

**SALE NUMBER 90                    CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 09-CV-8356 WACHOVIA BANK, N.A. v. PAUL WALTER, JR., ET AL owners of property situated in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 160 SOUTH MAIN AVENUE

Property Identification #: 14-51-8-08-0400-73

Assessed Value Figure: \$23,000.00

Improvements Thereon: consists of a multi-family residential dwelling

Sheriff to Collect: \$108,912.34 plus interest continuing from 11/20/09 at the mortgage per diem of \$19.75 until the date of sale.

Anthony R. Distasio, Esquire  
Attorney

**SALE NUMBER 91                    CONT 7/19/11**

By virtue of a Writ of Execution No. 10-CV-3411 WELLS FARGO BANK, N.A. v. HOPE A. BOSTON and KENNETH J. WITKOWSKI, owner(s) of property situate in the TOWNSHIP OF JEFFERSON, Lackawanna County, Pennsylvania being 861 CORTEZ ROAD, LAKE ARIEL, PA 18436-3903

Dimensions: 8.6A

Assessment Map #: 11803-010-020

Assessed Value Figure: \$36,140.00

Improvements Thereon: Residential Property

Judgment Amount: \$302,927.06

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 92                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08-CV 4322 FANNIE MAE (“FEDERAL NATIONAL MORTGAGE ASSOCIATION”) v. JOHN GRIMALDI and JOANNA GRIMALDI owners of property situate in SECOND WARD OF THE BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania, being 126 NORTH VALLEY AVENUE A/K/A 413 GRANT STREET, OLYPHANT, PA 18447-1519

Front: 60 feet, Depth: 65 feet, containing 3900 square feet.

Assessment Map #: 11410 050 039

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$175,583.45

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 93                    CONT STAYED**

By virtue of a Writ of Execution No. 10-CV-4300 CITIMORTGAGE, INC. v. ROBERTO SANCHEZ and CLAUDIA R. SANCHEZ owners of property situate in the TOWNSHIP OF CARBONDALE CITY, Lackawanna County, Pennsylvania, being 24 WALNUT STREET, CARBONDALE, PA 18407-2124

Dimensions: 100x140x100x140

Assessment Map #: 0550605002007

Assessed Value Figure: \$22,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$315,569.20

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 94                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10 CV 2437 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CASB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-4 v. DANIELLE

WIDEMAN owners of property situate in the 2<sup>ND</sup> WARD OF CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1714 REAR WAYNE AVENUE, SCRANTON, PA 18504

Dimensions: 36x57x40x57

Assessment Map #: 13412-050-006

Assessed Value Figure: \$4,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$59,396.90

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 95 STAYED**

By virtue of a Writ of Execution No. 10-CV-3433 CHASE HOME FINANCE, LLC v. WILLIAM L. SMITH and SHEILA S. SMITH owners of property situate in the TOWNSHIP OF SOUTH ABINGTON, Lackawanna County, Pennsylvania, being 8 ORCHARD LANE, CLARKS SUMMIT, PA 18411-1070

Assessment Map #: 09002060023

Assessed Value Figure: \$27,148.00

Improvements Thereon: Residential Property

Judgment Amount: \$290,638.45

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 96 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-3554 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2 v. NATALIYA PRIBYSH and BORIS PRIBYSH owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 542-544 ADLER STREET, SCRANTON, PA 18505-1826

Front: 33 feet, Depth: 55 feet, containing 1815 square feet.

Assessment Map #: 15620030009

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$50,443.53

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 97 STAYED**

By virtue of a Writ of Execution filed to No. 10 CV 3416 JPMC SPECIALTY MORTGAGE LLC F/K/A WM SPECIALTY MORTGAGE LLC vs. LISA BLOCH, LAURENS C BLOCH and TITUS BOCSERI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 442 Colfax Avenue, Scranton, PA 18508, 15714-010-034,

Lot Number Eleven (11) in Square or Block Number one hundred ninety (190), and situate upon a street called and known as Colfax Avenue, upon the Lackawanna Iron & Coal Company's Map of a part of Scranton, intended to be duly registered and recorded. Said Lot being forty (40) feet in front and one hundred fifty (150) feet in depth, with an alley in the rear sixteen (16) feet wide for public use. With the privilege or using ten (10) feet in front of the front line of said Lot on Colfax Avenue for yard, porch, piazza, bay window or vaults, but for no other purpose.

Subject to all existing conditions, exceptions, reservations, restrictions, easements, covenants and agreements and as are contained in the chain of title.

Assessment Map #: 15714-010-034

Assessed Value Figure: \$25,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$175,740.26

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 98                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 08-CV-8782 FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION v. PAUL CHAPPIE owners of property situate in the TOWNSHIP OF THORNHURST TOWNSHIP, Lackawanna County, Pennsylvania, being 1053 FAIRWAY LANE, A/K/A 119 COUNTRY CLUB ESTATES, THORNHURST, PA 18424

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

Assessment Map #: 24500 040 011

Assessed Value Figure: \$17,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$117,345.50

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 99                      CONT 10/4/11**

By virtue of a Writ of Execution No. 50881-09 ABINGTON HEIGHTS SCHOOL DISTRICT vs. GERI A. CANAVAN, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being: 509 Gladiola Drive

Property Identification #: 10015-030-015

Assessed Value Figure: \$19,000.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to Collect: \$6,485.77

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

**SALE NUMBER 100                      CONT 10/4/11**

By virtue of a Writ of Execution No. 51307-08 ABINGTON HEIGHTS SCHOOL DISTRICT vs. JB USA REALTY & MANAGEMENT, INC., owner(s) of property situate in S. Abington Twp, Lackawanna County, Pennsylvania, being: 616 Morgan Highway

7.34 acres

Property Identification #: 11203-010-007

Assessed Value Figure: \$4,100.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to Collect: \$4,389.87

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

**SALE NUMBER 101                      CONT 10/4/11**

By virtue of a Writ of Execution No. 50784-09 ABINGTON HEIGHTS SCHOOL DISTRICT vs. DONALD SWERDOSKI and REGINA LYSAK, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being: 436 Clark Avenue

75 x 150

Property Identification #: 09015-040-00300

Assessed Value Figure: \$10,871.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to Collect: \$5,187.15

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.  
(866)211-9466  
Attorney

**SALE NUMBER 102** **SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10-CV-3498 CITIMORTGAGE, INC. v. CAROL SCHICK owners of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 913 WEST LACKAWANNA AVENUE, BLAKELY, PA 18447-1047

Dimensions: 60X112X60X103X10X43X10X43

Assessment Map #: 11405 030 03602

Assessed Value Figure: \$16,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$210,732.52

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 103** **SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09-CV-4788 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE v. LUKE J. BERARDIS and REBECCA BERARDIS A/K/A REBECCA SMTIH owners of property situate in the TOWNSHIP OF RANSOM, Lackawanna County, Pennsylvania being 2855 ROCK ROAD, CLARKS SUMMIT, PA 18411-9646

Dimensions: containing 2.10A

Assessment Map #: 15302-010-00216

Assessed Value Figure: \$24,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$293,627.89

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 104** **STAYED**

By virtue of a Writ of Execution filed to No. 10-CV-3231 PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY vs. SUSAN C. MOZELESKI and RICHARD J. MOZELESKI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 619 Orchard Street, Scranton, PA 18505

Situate upon a street called and known as Orchard Street, said Lot being rectangular, 40 feet in front of 1.152 feet in depth, to an alley in the rear for public use according to the plots of Lots of the Lackawanna Iron & Steel Company, duly recorded in Lackawanna County in Map Book 1 Pages 84 and 85. Being Lot No. 11 in Square or Block 10.88. Under and Subject to certain restrictions as now of record. Together with the privilege of using 10 feet in front of the front line of said Lot for yard, porch, cellarway or bay-windows, but for no other purpose.

Assessment Map #:

Assessed Value Figure: \$8,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$45,790.63

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 105** **STAYED**

By virtue of a Writ of Execution filed to No. 2010 CV 1213 CITIBANK, NA AS TRUSTEE FOR WAMU SERIES 2007-HE2 TRUST vs. SAMUEL BELVEDERE III, SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF SAM BELVEDERE, DECEASED, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 318 North Sumner Avenue Scranton, PA 18504, 14514-040-045,

BEGINNING at a point on the southeasterly side of Sumner Avenue, said point being in the dividing line between lots number 9 and 10 in block number 11 on the aforesaid plot; THENCE North 39 1/4° East, along said Sumner Avenue, a distance of 26 1/2 feet, more or less, to the point where the same intersected by a line running midway between the dwelling houses presently erected upon these premises and the adjoining premises, known as 318 and 320 North Sumner Avenue, being also a corner of lands of Irene A. Vanston; THENCE South 50 3/4" East along lands of Irene A. Vanston, being on a line running on midway between said dwelling houses, as aforesaid, a distance of 176 feet to a point in the northwesterly side line of Roberts Court; THENCE South 39 1/4" West along said Roberts Court, a distance of 26 1/2 feet, more or less, to a point in the dividing line between lots number 9 and 10 aforesaid; and THENCE North 50 3/4" West along said dividing line, a distance of 176 feet, to the place of beginning.

Assessment Map #: 14514-040-045

Assessed Value Figure: \$8,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$111,829.18

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 106**

### **STAYED**

By virtue of a Writ of Execution filed to No. 10 CV 3744 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR HOLDERS OF SAMI II 2006-AR1, MTG PASS-THROUGH CERTIFICATES, SERIES 2006-AR1 vs. MARK MEARS, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania, being 555 High Street Dickson City, PA 18519, 11202-010-00104,

Beginning at a point at the intersection of the southeasterly line of Center Street extended with the northwesterly line of PPL Right-of Way; thence across lands of George Watson, the following three (3) courses and distances: (1) North 09 degrees 35 minutes 52 seconds west, seven hundred six and seventy five hundredths (706.5) feet; (2) North 48 degrees 30 minutes east one hundred seventy six and fifty hundredths (176.50) feet and (3) South 41 degrees 30 minutes east six hundred (600) feet to a point on the northwesterly Right-of-Way of PPL; thence along the northwesterly Right-of-Way on PPL south 48 degrees 30 minutes west five hundred fifty (550) feet to the place of beginning.

Assessment Map #: 11202-010-00104

Assessed Value Figure: \$22,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$192,260.39

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 107**

### **STAYED**

By virtue of a Writ of Execution filed to No. 2010-4600 DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS BANKER'S TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2002-1 vs. SANDRA REINA and CHARLES N. REINA, JR., owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1023 Hickory Street, Scranton, Pennsylvania 18505

All that lot of land situate in City of Scranton, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated August 16, 1999 and recorded August 17, 1999.

DWELLING KNOWN AS: 1023 HICKORY STREET, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 15717-040-016

Title to said premises is vested in Sandra Reina and Charles N. Reina, Jr., husband and wife by deed from CHARLES P. REINA, A WIDOWER dated August 16, 1999 and recorded August 17, 1999 in Deed Book 590, Page 865, Instrument # 1999-022069.

Assessment Map #: 15717-040-016

Assessed Value Figure: \$14,000.00

Improvements Thereon:

Sheriff to collect: \$98,507.73

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 108**

**STAYED**

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

Front: 41 ft. Depth: 180 ft.

Property Identification #: 15605-070-018.

Assessed Value Figure: \$165,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$214,643.58

KEVIN P. DISKIN, Esquire

Attorney

**SALE NUMBER 109**

**STAYED**

By virtue of a Writ of Execution filed to No. 2010 CV 1214 BAC HOME LOANS SERVICING, LP FKA COUNTRYSIDE HOME LOANS SERVICING LP vs. DERRICK PHAM, owners of property situate in Borough of Blakely, Lackawanna County, Pennsylvania, being 610 River Street Peckville, PA 18452, 10417-020-017,

BEGINNING at a point the intersection of the Northerly line of River Street and the Aylesworth line; thence North 48 degrees 5 minutes east, 85 feet to a point in the Southerly line of lands formerly of E.E. Williams, now owned by Daniel Marzani, said point being 25 feet westerly measured at right angles from the center line of aforementioned spur track siding; thence South 73 degrees, west, 75.8 feet along the line of said Marzani lot to a point in the aforementioned Ayksworth line; thence South 18 degrees 25 minutes east, 36.75 feet along said Aylesworth line to the place of beginning.

Assessment Map #: 10417-020-017

Assessed Value Figure: \$9,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$110,804.40

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 110**

**STAYED**

By virtue of a Writ of Execution filed to No. 2010-2379 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-WL1 vs. JOEY WEST and BONNIE WEST, owners of property situate in Township of Fell, Lackawanna County, Pennsylvania, being 751 Main Street, Simpson, PA 18407

7500 square feet

Property Identification #: 03515010001

Assessed Value Figure: \$0.00 + \$0.00 = \$8,500.00

Improvements Thereon: Two story dwelling and garage

Sheriff to collect: \$76,059.96

Joel A. Ackerman, Esquire

Attorney



**SALE NUMBER 111****SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 3788-CIVIL-2010 THE HONESDALE NATIONAL BANK vs. MICHAEL ROGAN owners of property situate in Archbald Borough, Lackawanna County, Pennsylvania, being 634 Miller Street, Eynon, PA 18403-1113

8,998 square feet of land more or less

Assessment Map #: 09401-040-02601

Assessed Value Figure: \$16,300.00

Improvements Thereon: Single dwelling

Sheriff to Collect: \$102,194.78 together with interest from May 28, 2010 calculated at the rate of \$18.05 per day and all costs of suit, including but not limited to attorney fees and poundage.

John J. Martin, Esquire

Attorney

**SALE NUMBER 112****SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to 3785-CIVIL-2010 THE HONESDALE NATIONAL BANK vs. MICHAEL ROGAN owners of property situate in Blakely, Lackawanna County, Pennsylvania, being 317 Union Street Rear, Blakely, PA 18447

42x63x40x60

Property Identification #: 10414010023

Assessed Value Figure: \$4,000.00

Improvements Thereon: Multi Dwelling

Sheriff to Collect: \$79,139.79

John J. Martin, Esquire

Attorney

**SALE NUMBER 113****SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to 3786-CIVIL-2010 THE HONESDALE NATIONAL BANK vs. MICHAEL ROGAN owners of property situate in Jermyn, Lackawanna County, Pennsylvania, being 709 Jefferson Avenue, Jermyn, PA 18433

50x170

Property Identification #: 0731201003800

Assessed Value Figure: \$7,800.00

Improvements Thereon: Multi Dwelling

Sheriff to Collect: \$67,805.21

John J. Martin, Esquire

Attorney

**SALE NUMBER 114****STAYED**

By virtue of a Writ of Execution filed to 3787-CIVIL-2010 THE HONESDALE NATIONAL BANK vs. MICHAEL ROGAN owners of property situate in Archbald Borough, Lackawanna County, Pennsylvania, being 634 Miller Street, Eynon, PA 18403-1113

8,998 square feet of land more or less

Property Identification #: 09401-040-02601

Assessed Value Figure: \$16,300.00

Improvements Thereon: Single Dwelling

Sheriff to Collect: \$30,303.09

John J. Martin, Esquire

Attorney

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

A SCHEDULE OF DISTRIBUTION OF EACH SALE WILL BE FILED BY THE SHERIFF NOT LATER THAN MARCH 1, 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:

**FRAN DiRIENZO**  
REAL ESTATE SGT.  
**BOB MOORE**  
REAL ESTATE DEPUTY  
SHERIFF'S DEPARTMENT  
SCRANTON, PA 18503

NOVEMBER 3, 2010