

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, MARCH 22, 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, MARCH 22, 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 COST

By virtue of a Writ of Execution filed to No. 2010-06855 HSBC MORTGAGE SERVICES, INC. vs. ARTHUR WAGEMAN A/K/A ARTHUR J. WAGEMAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 727 South Webster Avenue, Scranton, PA 18505

Dimensions: 20X145

Assessment Map #: 15620040026

Assessed Value: \$5,500.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$125,348.51

Mark J. Udren, Esquire

Attorney

SALE NUMBER 2 CONT 7/19/11

By virtue of a Writ of Execution No. 50834-09 MID VALLEY SCHOOL DISTRICT vs. ANTHONY P. JACKSON, owner(s) of property situate in Throop, Lackawanna County, Pennsylvania being: 175 Phillips Street, Lot 11

40 x 140

Property Identification #: 13605-010-026

Assessed Value Figure: \$9,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,761.48

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

SALE NUMBER 3 STAYED

By virtue of a Writ of Execution No. 50678-09 MID VALLEY SCHOOL DISTRICT vs. JEFF FOLEY and LISA M. FOLEY, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being: 107 Breaker Street, Lot 2

40 x 99

Property Identification #: 11414-050-006

Assessed Value Figure: \$4,500.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,403.06

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

SALE NUMBER 4 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution filed to No. 10-CV-5423, COMMUNITY BANK, N.A. D/B/A FIRST LIBERTY BANK & TRUST, PLAINTIFF vs. DANIEL P. KATCHMORE and DIANE SCIMECA N/K/A DIANE KATCHMORE, DEFENDANTS, owner(s) of property situate in Old Forge, Lackawanna County, Pennsylvania, being 7 BUTLER STREET, OLD FORGE, LACKAWANNA COUNTY, PENNSYLVANIA CONSISTING OF AND BEING 100 feet x 105 feet, more or less, as described more particularly by Instrument number 200522899.

Assessment Map #: 17609-020-03500

Assessed Value: \$16,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$164,069.12 PLUS COSTS, EXPENSES, ATTORNEY'S FEES AND ADDITIONAL INTEREST

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

John Murphy, Esquire

Attorney

SALE NUMBER 5 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution filed to No. 09-8845 CITIMORTGAGE, INC. vs. ALEKSANDR FURMANOV and ILONA FURMANOVA, owner(s) of property situate in Township of Clifton, Lackawanna County, Pennsylvania being J-1282 Packanack Drive Gouldsboro, PA 18424, 23304-110-017, BEGINNING at a point in the easterly line of Packanack drive and at the southwesterly corner of Lot No. 1281; thence South 03°-34'-40" East along the easterly line of Packanack Drive for a distance of 100 feet to a point, the northwesterly corner of Lot No. 1283; thence extending of that 100 foot width or breadth (between the southerly line of Lot No. 1281 and the northerly line of Lot No. 1283) in length or depth eastwardly and at right angles with Packanack Drive for a distance of 218 feet to a line parallel with Packanack Drive.

Property Identification #: 23304-110-017

Assessed Value Figure: \$8,454.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$168,523.51

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 6 STAYED

By virtue of a Writ of Execution filed to No. 10CV4527 HSBC MORTGAGE SERVICES, INC. vs. MARCI NAILS and FRANK REID, owner(s) of property situate in Borough of Moosic, LACKAWANNA COUNTY, PENNSYLVANIA BEING 614 Cotter Street, Moosic, Pennsylvania 18507

All that certain lot, piece or parcel of land, situate in the Borough of Moosic, county of Lackawanna and State of Pennsylvania, more particularly described in deed dated April 5, 2006 and recorded on April 7, 2006 instrument number 200609178.

DWELLING KNOWN AS: 614 COTTER STREET, MOOSIC, PENNSYLVANIA 18507.

TAX PARCEL NUMBER: 17612-050-024

Title to said premises is vested in Marci Nails and Frank Reid, husband and wife, by deed from Frank Soulsby and Alice E. Soulsby, Trustees of the Soulsby Family Trust, dated April 5, 2006 and recorded April 7, 2006 instrument number 200609178.

Assessment Map #: 17612-050-024

Assessed Value Figure: \$11,500.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$126,731.48
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 7 STAYED

By virtue of a Writ of Execution filed to No. 10CV5973 HSBC MORTGAGE SERVICES, INC. vs. DANIELLE SHEARIN and WILLIAM SHEARIN A/K/A WILLIAM T. SHEARIN, owner(s) of property situate in Madison Township, LACKAWANNA COUNTY, PENNSYLVANIA BEING 901 Meadowlark Drive, Moscow, Pennsylvania 18444

ALL THAT lot of land Madison Township, Lackawanna County, Pennsylvania, more fully described in deed dated June 22, 2005 and recorded on September 29, 2010 instrument number 200526958.

DWELLING KNOWN AS: 901 MEADOWLARK DRIVE, MOSCOW, PENNSYLVANIA 18444.

TAX PARCEL NUMBER: 17204-010-01801

Title to said premises is vested in Danielle Shearin and William Shearin a/k/a William T. Shearin, husband and wife, by deed from TRI COUNTY REALTY AGENCY INC. dated June 22, 2005 and recorded September 29, 2010 instrument number 200526958.

Assessment Map #: 17204-010-01801

Assessed Value Figure: \$12,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$225,357.35

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 8 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 10 CV 5083 CITIMORTGAGE, INC. vs. JENNIFER M. JURY and JOSHUA M. JURY, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania, being, 404 Brookview Lane, L-30 Clarks Summit, PA 18411, 09101-010-00706,

Beginning at a point lying along the southwesterly side of Brookview Lane, said point being common to Lots Nos. 30 and 29 upon a plot of lots known as Short Hills Estates; thence along the southwesterly side of Brookview Lane, South twenty-two degrees thirty-five minutes fifty-one seconds East a distance of one hundred twenty-five feet to a corner; thence along a line of lands common to Lots Numbers 30 and 31, South sixty-seven degrees twenty-four minutes nine seconds West a distance of one hundred twenty-four and thirty-five hundredths feet to a corner; thence along a line of lands common to Lots Numbers 30 and 33, North twenty-four degrees fifty-eight minutes forty-three seconds West a distance of one hundred twenty-five and eleven hundredths feet to a corner; thence along a line of lands common to Lots Nos. 30 and 29, North sixty-seven degrees twenty-four minutes nine seconds East a distance of one hundred twenty-nine and fifty-five hundredths feet to the place of beginning.

Assessment Map #: 09101-010-00706

Assessed Value Figure: \$0.00

Improvements Thereon: A Residential dwelling

Sheriff to collect: \$204,153.56

Goldbeck McCafferty & McKeever

Attorney

SALE NUMBER 9 SOLD FOR TAXES AND COST

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. v. ANN SHARPE, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania 10 CV 6213 being: 218 Pittston Avenue, Scranton, PA

Dimensions: 22 x 80

Assessment Map #: 15612030031
Assessed Value Figure: \$8,300.00
Improvements Thereon: single dwelling
Sheriff to collect: \$59,808.85 Plus costs
James T. Shoemaker, Esq.
Hourigan, Kluger & Quinn, PC
600 Third Avenue
Kingston, PA 18704
Attorney

SALE NUMBER 10 STAYED

HAVING erected thereon a dwelling house KNOWN AND NUMBERED: 404 Old Mill Road, Lake Ariel, PA 18436
MAP BLOCK/LOT # N/A
TAX MAP # 15103-020-00701
ASSESSED VALUE \$24,500.00
The same having been sold by me, the said Sheriff to the said Grantee, on March 22, 2011 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on 12/07/2010 out of the Court of Common Pleas of the said County of Lackawanna at the suit of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 vs. DANIEL C. STINE
LACKAWANNA COUNTY C.C.P. NO. 10-CV-7675 to satisfy the judgment in the sum of \$253,551.03, plus interest and costs.
UDREN LAW OFFICE, P.C.
JEROME B. BLANK, ESQUIRE
PA ID 49736
Attorney

SALE NUMBER 11 STAYED

By virtue of a Writ of Execution filed to No. 09-CV-7917 WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2006-OPT2 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2006-OPT2 vs. EWAN E. POWELL, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1423 Dickson Avenue, Scranton, Pennsylvania 18509
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 more fully in deed dated June 7, 2005 and recorded June 13, 2005 Instrument number 200515472.
DWELLING KNOWN AS: 1423 DICKSON AVENUE, SCRANTON, PENNSYLVANIA 18509.
TAX PARCEL NUMBER: 13517-010-054
Title to said premises is vested in Ewan E. Powell by deed from William Firestone dated June 7, 2005 and recorded June 13, 2005 Instrument number 200515472.
Assessment Map #: 13517-010-054
Assessed Value Figure: \$7,000.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$132,915.56
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 12 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 10CV4309 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. KEVIN FORT and THERESA FORT, owner(s) of property Situate in Borough of Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 217 Oak Street, Dunmore, Pennsylvania 18512

All that certain piece or parcel of land, situate on Oak Street in the Borough of Dunmore, County of Lackawanna and State of Pennsylvania, bounded and described more fully in deed dated November 15, 1996 and recorded November 27, 1996 in Deed Book 1569, Page 209.

DWELLING KNOWN AS: 217 OAK STREET, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 14616-030-024

Title to said premises is vested in Kevin Fort and Theresa Fort, husband and wife, by deed from Rose Zielinski, Edward Zielinski, Michael Beaver, James Williams, Alice williams, Mary Ann Williams Aka Mary Ann Caputo and Joseph Caputo, Heirs of Anna Maria Bevilacque and Spouses, dated November 15, 1996 and recorded November 27, 1996 in Deed Book 1569, Page 209.

Assessment Map #: 14616-030-024

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$141,860.16

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 13 CONT 7/19/11

By virtue of a Writ of Execution filed to No. 2010 CV 7221 HSBC MORTGAGE SERVICES, INC. vs. BRIAN S. CAPWELL, owner(s) of property Situate in CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1345 Bryn Mawr Street, Scranton, Pennsylvania 18504

All that Certain Piece or Parcel of Land, Situate, Lying and Being on the Southwesterly Side of Bryn Mawr Street Between Desales and West Park Avenue, Being the Second Lot South From Desales Avenue in the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and more fully described in Instrument Number 200526911.

DWELLING KNOWN AS: 1345 BRYN MAWR STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 15609-030-00601

Title to said premises is vested in Brian S. Capwell by deed from Leonard E. Licata and Sharon Marie Licata dated September 23, 2005 and recorded September 28, 2005 in Instrument Number 200526911.

Assessment Map #: 15609-030-00601

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$81,753.98

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 14 CONT 7/19/11

By virtue of a Writ of Execution No. 51071-09 MID VALLEY SCHOOL DISTRICT vs. JOSEPH E. SHERIDAN and JOANNE M. SHERIDAN, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being: 626 Sanderson Avenue

60 x 150

Property Identification #: 11418-040-004

Assessed Value Figure: \$8,500.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$4,638.57

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 15 STAYED

By virtue of a Writ of Execution No. 51664-09 MID VALLEY SCHOOL DISTRICT vs. J.M.F. ENTERPRISE, owner(s) of property situate in Throop, Lackawanna County, Pennsylvania being: Schoolside Est., L. C3 C6 152,340 square feet / 3.51 acres

Property Identification #: 12501-030-49300

Assessed Value Figure: \$38,775.00

Improvements Thereon: VACANT LOT PROPERTY

Sheriff to collect: \$7,957.56

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

SALE NUMBER 16 CONT 7/19/11

By virtue of a Writ of Execution No. 50702-08 MID VALLEY SCHOOL DISTRICT vs. CHRISTOPHER WOLYNSKI and SHANNON WOLYNSKI, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being: 105 107 Mooney Street

120 x 110

Property Identification #: 11407-040-029

Assessed Value Figure: \$25,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$6,788.86

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

SALE NUMBER 17 CONT 7/19/11

By virtue of a Writ of Execution No. 10-CV-5310 WELLS FARGO BANK, N.A. v. MICHAEL CARBONE, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania being 605 NORTH LINCOLN AVENUE, SCRANTON, PA 18504-1920

Map number: 14510-030-04401,

Front: 40 feet, Depth: 96 feet, containing 3840 square feet

Assessment Map #: 14510-030-04401

Assessed Value Figure: \$9,200.00

Improvements Thereon: Residential Property

Judgment Amount: \$131,820.53

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 18 STAYED

By virtue of a Writ of Execution No. 09 CV 8709 AURORA LOAN SERVICES, LLC. v. DENISE NAILS., owner(s) of property situate in TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania being 604 WHEELER AVENUE, SCRANTON, PA 18510-1936

Front: 30 feet, Depth: 100 feet, containing 3,000 square feet.

Assessment Map #: 15710050012

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$85,882.92

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 19 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 10 CV 4743 WELLS FARGO BANK, N.A.. v. JOSEPH P. HIGGINS A/K/A JOSEPH PATRICK HIGGINS and LYNNE M. HIGGINS A/K/A LYNN MARIE FERRA, owner(s) of property situate in TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania being 314 3RD AVENUE, SCRANTON, PA 18505-1052

Front: 63 feet, Depth: 98 feet, containing 6,174 square feet.

Assessment Map #: 156.49-010-028-03

Assessed Value Figure: \$14,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$75,264.23

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 20 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 07-3160 WELLS FARGO BANK, N.A. v. DANIEL J. SMITH, UNKNOWN HEIRS, DANIEL JOSEPH SMITH, ANTHONY SMITH, HEATHER DEFORREST and JOSEPH SMITH, owner(s) of property situate in TOWNSHIP OF Covington, Lackawanna County, Pennsylvania being 39 DELBERT DRIVE, F/K/A 82 DELBERT DRIVE, GOULDSBORO, PA 18424

Dimensions: 150 x 297 x 150 x 270

Assessment Map #: 22803-040-002

Assessed Value Figure: \$20,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$221,718.89

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 21 CONT 10/4/11

By virtue of a Writ of Execution filed to No. 10-CV-5617 CITIMORTGAGE, INC. vs. DEBBIE L. VOSBURG, owner(s) of property situate in BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania being 509-511 South Valley Avenue Olyphant, PA 18447, 11414-050-021; 11414-505-022,

PARCEL ONE:

Beginning at a point on the Easterly side of Dunmore Street, now known as South Valley Avenue, said point being South 30 degrees 45 minutes West fifteen (15) feet from the dividing line of Lot No. 103 and Lot No. 104 on the Plot of Hull's Addition to the Village of Olyphant; thence South 30 degrees 45 minutes West, along the Easterly side of South Valley Avenue, a distance of forty-five (45) feet to a point in the dividing line between Lot No. 104 and Lot No. 105 on the aforesaid map; thence South 79 degrees East, and along the dividing line between Lot No. 104 and Lot No. 105, a distance of one hundred twenty (120) feet, more or less, to an alley; thence North 30 degrees 45 minutes East a distance of thirty seven and five-tenths (37.5) feet to the Southeasterly corner of lands now or formerly owned by James F. Walsh, et ux, a distance of one hundred twenty (120) feet, more or less, to a point on the Easterly side of South Valley Avenue, the place of beginning.

PARCEL TWO:

Beginning at a point South seventy-nine (79) degrees East twenty-five (25) feet from the center of Dunmore Street (now Valley Avenue) and running South seventy-nine (79) degrees East one hundred twenty (120) feet; and thence North thirty-three (33) degrees forty-five (45) minutes East sixty (60) feet; thence North seventy-nine (79) degrees West one hundred and twenty feet (120) and thence South thirty (30) degrees forty-five (45) minutes West sixty (60) feet to the place of beginning. Known as Lot Number One-Hundred Five (105) of the Village Plot laid September A.D. 1860 by Hull Brothers, and containing six thousand seven hundred and eighty-one square feet (6,781) of surface, more or less, and being bounded Northwest by said Valley Avenue, Southwest by Lot No. 106, Southeast by an Alley and Northeast by Lot No. 104.

Assessment Map #: 11414-050-021; 11414-505-022

Assessed Value Figure: \$7,000.00
Improvements Thereon: A Residential Dwelling
Sheriff to Collect: \$27,215.87
Goldbeck McCafferty & McKeever
Attorney

SALE NUMBER 22 HIGH BID \$38,000.00

By virtue of a Writ of Execution filed to No. 10-CV-6417, GREEN TREE CONSUMER DISCOUNT COMPANY v. PATRICK COLWELL and VIRGINIA COLWELL, owner(s) of property situate in BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania being 419 POWELL AVENUE, CLARKS SUMMIT, PA 18411

Size of Lot 50 ft. x 190 ft.
Property Identification #: 1000703003300
Assessed Value Figure: \$12,600.00
Improvements Thereon: Residential Property
Sheriff to Collect: \$130,512.94
Gregory Javardian, Esquire
Attorney

SALE NUMBER 23 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution filed to No. 10-CV-6676 FANNIE MAE (FEDERAL NATIONAL MORTGAGE ASSOCIATION) vs. DAVID ECHON, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 1812 Roosevelt Street Dunmore, PA 18512, 14607-040-02901,

Beginning at a corner of land now or late of Robert A. Hughes and fronting on Collins Street, thence a northerly course along said Collins Street fifty (50) feet to land now or late of Frank D. Collins; thence on easterly course along land of said Collins One Hundred Sixty-four (164) feet more or less to land now or lately owned by John Hoffman; thence a southerly course along land of said Hoffman fifty (50) feet to land of said R.A. Hughes aforesaid; thence a westerly course along land of said place of beginning. Said lot being numbered sixteen (16) on Map of Collins Addition to Dunmore.

Subject to the same conditions, exceptions and reservations as shall be found in deeds forming the chain of title.

Assessment Map #: 14607-040-02901
Assessed Value Figure: \$11,000.00
Improvements Thereon: A Residential Dwelling
Sheriff to Collect: \$72,749.88
Goldbeck McCafferty & McKeever
Attorney

SALE NUMBER 24 SOLD FOR TAXES AND COSTS

HAVING erected thereon a dwelling house KNOWN AND NUMBERED: 303 Tulip Circle, Clarks Summit, PA 18411

MAP BLOCK/LOT # N/A
TAX MAP # 10012-010-02100
ASSESSED VALUE \$18,000.00

The same having been sold by me, the said Sheriff to the said Grantee, on March 22, 2011 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on 12/15/2010 out of the Court of Common Pleas of the said County of Lackawanna at the suit of: ONEWEST BANK, FSB vs. DOUGLAS HOLGATE A/K/A DOUG HOLGATE

LACKAWANNA COUNTY C.C.P. NO. 10-CV-7787 to satisfy judgment in the sum of \$134,915.41, plus interest and costs.

UDREN LAW OFFICE, P.C.
DANIEL S. SIEDMAN, ESQUIRE

Attorney

SALE NUMBER 25 STAYED

By virtue of a Writ of Execution filed to No. 10-CV-5730 MIDFIRST BANK vs. KIMBERLY S. SLADICKI, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania being: 310 East Greenwood Avenue, Clarks Summit, PA 18411

Dimensions: 50 x 200

See Deed Book 1524, Page 475

Assessment Map #: 09015-010-03201

Assessed Value Figure: \$14,430.00

Improvements Thereon: a residential dwelling house

Sheriff to Collect: \$74,236.03 (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 26 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution filed to No. 10 CV 5085 M&T BANK SBM M&T MORTGAGE CORPORATION vs. THOMAS C. HUGHES, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being, 901 Prescott Avenue Scranton, PA 18510, 14618-070-029,

Beginning at a point ten (10) feet northeasterly from the northeasterly side line of Myrtle Street, between Farber Court and Prescott Avenue, said point being eighty (80) feet from Farber Court and seventy (70) feet from the front line of Lot Number Thirteen (13); thence in a line parallel with Prescott Avenue, thirty (30) feet to a corner of lands now or late of John L. Lutsey; thence in a line at right angles to Prescott Avenue and along lines of lands now or late of said Lutsey, seventy (70) feet to a point; ten (10) feet from the Northerly line of Prescott Avenue and in the from line of said Lot No. Thirteen (13), thence in a Westerly direction along the said front line of said Lot Number Thirteen (13), thirty (30) feet to the southerly corner of Lot Number Thirteen (13); thence by the southwesterly line of said lot Number Thirteen (13) towards Farber Court, seventy (70) feet to a corner and the place of beginning.

Assessment Map #: 14618-070-029

Assessed Value Figure: \$13,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$69,987.09

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 27 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 10 CV 6979 CITIMORTGAGE, INC. vs. MARK R. PRICE, owner(s) of property situate in TOWNSHIP OF JEFFERSON, Lackawanna County, Pennsylvania being 206 Lake Road a/k/a Mt. Cobb Road Lake Ariel, PA 18436, 15004-020-015,

BEGINNING at a point for corner a distance of 310.0 feet on a course south 27 degrees and 34 minutes west from the center line of State Highway Route No. 348, leading from Elmhurt to liamlin, the said point or place of beginning being also the northeasterly corner of a lot of land formerly of the Grantors herein, Willard C. Edwards, et ux, and now of Robert Hoffman, et ux; thence through other lands of the said Grantors herein, Willard G. Edwards et ux North 27 degrees and 34 minutes east 135.0 feet to a corner; thence still through other lands of the said Grantors herein; Willard G. Edwards, et ux., North 69 degrees and 30 minutes west a distance of 175.0 feet to a corner, the said corner being marked by an iron pin and being in the easterly side of edge of a 50 foot right of way; thence South 27 degrees and 34 minutes west a distance of 135 feet to a corner; said corner being along the easterly side of said 50 foot right of way, and the northwesterly corner of a lot of land formerly of the Grantors herein; the said Willard G. Edwards, et ux., and now of the hereinbefore named Robert Hoffman, et ux., thence along the line of lands of the said Robert Hoffman, et ux., the northerly boundary

thereof, south 69 degrees and 30 minutes east, a distance of 175 feet to a corner, the point or place of Beginning. Containing 2,330 square feet of land be the same more or less, the description there for being in accordance with a survey thereof made by George C. Ferris R.S. January 13, 1966.

TOGETHER with the right and privilege to the grantees, their heirs and assigns, of ingress, egress, regress over a 50 foot proposed right of way line adjacent to the westerly boundary line herein described in common with the Grantors, in the prior chain of title, their heirs and assigns.

The above description is in accordance with a survey of George G. Ferris, R.S., dated January 18, 1966.

UNDER AND SUBJECT nevertheless that the herein granted lots or pieces of ground and the buildings now thereon erected and which may hereafter be erected, shall be and remain subject to the following conditions and restrictions, which said conditions and restrictions shall be considered as covenants running with the land.

Property Identification #: 15004-020-015

Assessed Value Figure: \$12,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$158,371.68

Goldbeck McCafferty & McKeever

Attorney

SALE NUMBER 28 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 10-CV-2601 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. FOR ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC1 vs. SILKIA LAMOLLY and FERNANDO LAMOLLY, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1148-1150 EYNON STREET, SCRANTON, PA 18504-2123

Front: 47 feet, Depth 132 feet, containing 6204 square feet.

Assessment Map #: 156.09-040-002

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$119,487.88

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 29 STAYED

By virtue of a Writ of Execution No. 10-CV-4104 WELLS FARGO BANK, N.A. v. ESTHER BASCH and YAKOV BASCH, owner(s) of property situate in the TOWNSHIP OF LACKAWANNA, Lackawanna County, Pennsylvania being 118-120 MAIN ST A/K/A, 120 N MAIN ST, TAYLOR, PA 18517

Front: 38 feet, Depth 150 feet, containing 5700 square feet.

Assessment Map #: 16615060026

Assessed Value Figure: \$14,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$158,829.55

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 30 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 08-CV-8474 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST, 2006-1 v. MICHAEL J. DUCAS and COLLEEN K. DUCAS, owner(s) of property situate in the TOWNSHIP OF SCRANTON, Lackawanna County, Pennsylvania being 1645 NORTH WASHINGTON AVENUE, SCRANTON, PA 18509-8509

Front: 80 feet, Depth 201 feet, containing 16080 square feet.

Assessment Map #: 13518040043

Assessed Value Figure: \$33,000.00

Improvements Thereon: Residential Property
Judgment Amount: \$646,446.69
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 31 STAYED

By virtue of a Writ of Execution No. 08-CV-3338 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JANUARY 1, 2006, GSAMP TRUST 2006-HE1 v. JEANETTE OBREMSKI and ADAM OBREMSKI, owner(s) of property situate in the TOWNSHIP OF LACKAWANNA, Lackawanna County, Pennsylvania being RR6, BOX 6133, MOSCOW, PA 18444

DESCRIPTION: 1.07 A.

Assessment Map #: 20504 010 01201

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$194,615.48

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 32 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 10-CV-2888 WELLS FARGO BANK, N.A. v. DANIEL GEARHART and AMY GEARHART, owner(s) of property situate in the TOWNSHIP OF SPRINGBROOK, Lackawanna County, Pennsylvania being 43 LENNYS LANE, SPRINGBROOK TWP, PA 18444

DESCRIPTION: 1.04 ACRES

Assessment Map #: 2080001001301

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$112,211.79

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 33 STAYED

By virtue of a Writ of Execution filed to No. 6534 Civil 2010, BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA vs. REBECCA E. FLOYD, owner(s) of property situate in Township of Glenburn, Lackawanna County, Pennsylvania, being 116 Tourist Avenue, Clarks Summit, PA 18411.

Front: 50ft. Depth: Irregular

Property Identification #: 09001-020-041

Assessed Value Figure: \$16,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$124,028.30

STEVEN K. EISENBERG, Esq.

Attorney

SALE NUMBER 34 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution filed to No. 2010 CIV 5604, FAIRWAY CONSUMER DISCOUNT COMPANY vs. SAMUEL CADORA A/K/A SAMUEL CADORA, III AND SAMUEL F. CADORA A/K/A SAMUEL CADORA, JR., A/K/A SAMUEL FRANK CADORA, owner(s) of property situate in Carbondale Township, Lackawanna County, Pennsylvania, being 369 Powderly Road.

Acreage: 13,800 square feet.

Assessment Map #: 06407-040-018

Assessed Value Figure: \$5,000.00
Improvements Thereon: IMPROVED with a single family dwelling
Sheriff to collect: \$20,257.68 plus costs as of March 22, 2011.
CHARITON, SCHWAGER & MALAK
Attorney

SALE NUMBER 35 CONT 7/19/11

By virtue of a Writ of Execution filed to No. 10-CV-7236 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC5 v. BRIAN KEITH DEMMING SR., owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania, being RR1, Box 341C, Olyphant, PA 18447
5.37 acres
Property Identification #: 0510401000201
Assessed Value Figure: \$3,000.00 + \$14,000.00 = \$17,000.00
Improvements Thereon: single family dwelling
Sheriff to collect: \$281,403.50
Ashleigh L. Levy, Esquire
Attorney

SALE NUMBER 36 CONT 7/19/11

By virtue of a Writ of Execution filed to No. 10-CV-5978 AURORA LOAN SERVICES, LLC v. RICHDIN ZVOLENSKY and KRISTEN ZVOLENSKY, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being 339 Third Street, Eynon, PA 18403
22,500 square feet
Property Identification #: 09418-030-019
Assessed Value Figure: \$800.00 + \$6,200.00 = \$7,000.00
Improvements Thereon: Frame Dwelling House
Sheriff to collect: \$79,147.99
Joel A. Ackerman, Esquire
Attorney

SALE NUMBER 37 CONT 7/19/11

By virtue of a Writ of Execution filed to No. 10-CV-5333 WELLS FARGO BANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY AS TRUSTEE FOR RMAC REMIC TRUST, SERIES 2009-3 vs. SHARON EVANS, owner(s) of property situate in Moosic Borough, Lackawanna County, Pennsylvania, being 615 3rd Street Moosic, PA 18507, 18509-010-033,
BEGINNING at a point on the northwesterly side of Third Street, which point is one hundred fifty (150) feet North 43° 5' East of the intersection of the northeasterly boundary of Minooka Avenue and the northwesterly boundary of Third Street; THENCE along the northwesterly side of Third Street, North 43 ° 5' east, a distance of seventy-three (73) feet to a point; THENCE north 47 ° 10' west for a distance of one hundred (100) feet to a point in the rear line of Lot No. 29 in Block 3 of Hutchings Moosic Plot 1913 as recorded in Lackawanna County in Map Book 4, Page 24; THENCE south 43 ° 5' west along the rear line of Lots Nos. 29 and 30 in said Block 3 for a distance of seventy-three (73) feet to a point, said point being the easterly corner of Lot No. 36 in Block 3; THENCE south 47 ° 10' East for a distance of one hundred (100) feet to the place of beginning. BEING all of Lot No. 33 and part of Lot 32 of the Hutchings Moosic Plot 1913, recorded in Lackawanna County Map Book 4 Page 24.
Assessment Map #: 18509-010-033
Assessed Value Figure: \$7,400.00
Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$154,349.88
Goldbeck McCafferty & McKeever
Attorney

SALE NUMBER 38 STAYED

By virtue of a Writ of Execution No. 51286-09 MID VALLEY SCHOOL DISTRICT vs. CLEMENT KUNCHICK and MARY KUNCHICK, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being: 830 Elm Street

150 x 150

Property Identification #: 11419-010-042

Assessed Value Figure: \$12,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,181.36

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 39 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution filed to No. 3448 Civil 2010, BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE CO. OF PA vs. JOSEPHINE A. WILLIAMS, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 220 Prescott Avenue Scranton, PA 18510

Front: 40ft. Depth: 150 ft. (Irregular)

Property Identification #: 15754-010.003.

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$135,960.59

STEVEN K. EISENBERG, Esq.

Attorney

SALE NUMBER 40 CONT 7/19/11

By virtue of a Writ of Execution filed to No. 5393 Civil 2010, BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE CO. OF PA vs. YEHUDAH L. ITKIN and RASHI L. ITKIN, owner(s) of property situate in the Ninth Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 831 Madison Avenue Scranton, PA 18510

Front: 40ft. Depth: 112 ft. (Irregular)

Property Identification #: 14670-010-006.

Assessed Value Figure: \$14,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$132,078.53

STEVEN K. EISENBERG, Esq.

Attorney

SALE NUMBER 41 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 10-CV-2911 WELLS FARGO BANK, N.A. v. KARL E. HOWELLS and KERRI S. HOWELLS A/K/A KERRI S. CARLSON, owner(s) of property situate in the BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania, being 201 CHESTNUT STREET, ARCHBALD, PA 18403-2213

Front: 60 feet, Depth: 150 feet, containing 9000 square feet.

Assessment Map #: 09518040001

Assessed Value Figure: \$7,750.00

Improvements Thereon: Residential Property

Judgment Amount: \$97,236.19

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 42 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 09 CV 8758 HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR PHH 2007-1 v. DIANE M. KELCHAK A/K/A DIANE MARIE KELCHAK and GREGORY SCHNEIDER, owner(s) of property situate in the TOWNSHIP OF CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1513 PITTSTON AVENUE, SCRANTON, PA 18505-1625

Front: 54 feet, Depth: 150 feet, containing 8,100 square feet,

Assessment Map #: 16707020041

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$86,363.81

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 43 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 08-CV-3867 CITIMORTGAGE, INC. v. JEFF CHRISTENSEN A/K/A JEFFREY CHRISTENSEN and JILL M. CHRISTENSEN, owner(s) of property situate in the Lackawanna County, Pennsylvania, being 633 WASHINGTON AVENUE, JERMYN, PA 18433

Front: 25 feet, Depth: 90 feet, containing 2250 square feet,

Assessment Map #: 0731204006300

Assessed Value Figure: \$4,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$79,522.34

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 44 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 2010 CV 1665 WELLS FARGO BANK, N.A. v. RUHAMAH MERRING A/K/A RUHAMAH C. MERRING, owner(s) of property situate in the TOWNSHIP OF CARBONDALE CITY, Lackawanna County, Pennsylvania, being 137 GORDON AVENUE, CARBONDALE, PA 18407-2757

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

Assessment Map #: 05416050008 & 0541605000701

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$34,555.29

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 45 CONT 7/19/11

By virtue of a Writ of Execution No. 10-CV-5308 CITIFINANCIAL SERVICES, INC. v. TERESA L. POPKO and JOSEPH J. POPKO, owner(s) of property situate in the TOWNSHIP OF JEFFERSON, Lackawanna County, Pennsylvania being 689 CORTEZ ROAD, LAKE ARIEL, PA 18436-3809

1.4 ACRES

Assessment Map #: 13902-010-00101

Assessed Value Figure: \$17,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$141,526.61

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 46 CONT 7/19/11

By virtue of a Writ of Execution No. 10-CV-5433 AURORA LOAN SERVICES, LLC v. THOMAS F. SAVERO and LINDA L. SAVERO, owner(s) of property situate in the 19TH, Lackawanna County, Pennsylvania, being 1340 EAST ELM STREET, SCRANTON, PA 18505-3920

Front: 50 feet, Depth: 80 feet, containing 4,000 square feet.

Assessment Map #: 16801-010-008

Assessed Value Figure: \$16,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$130,923.29

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 47 STAYED

By virtue of a Writ of Execution No. 51237-08 MID VALLEY SCHOOL DISTRICT vs. JEFFREY CRAMBO, owner(s) of property situate in Throop, Lackawanna County, Pennsylvania being: 11 Wanda Street, Lot 11 40 x 140

Property Identification #: 13605-010-008

Assessed Value Figure: \$13,000.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,506.03

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 48 STAYED

By virtue of a Writ of Execution No. 51738-08 MID VALLEY SCHOOL DISTRICT vs. MAIN HOBBY CENTER, INC., owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being: 105-107-109 Delaware Avenue

67 x 100

Property Identification #: 11410-050-025

Assessed Value Figure: \$18,000.00

Improvements Thereon: COMMERCIAL PROPERTY

Sheriff to collect: \$5,429.35

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

SALE NUMBER 49 STAYED

By virtue of a Writ of Execution No. 52025-07 MID VALLEY SCHOOL DISTRICT vs. THERESA KRULIKOWSKI, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being: 543 E. Pine Street

40 x 110 x 40 x 111

Property Identification #: 11414-010-005

Assessed Value Figure: \$5,500.00

Improvements Thereon: VACANT LOT

Sheriff to collect: \$4,287.03

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 50 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution filed to No. 10-CV-4335 U.S. BANK, N.A., N.D. vs. SHERRI J. LENTINI, owner(s) of property situate in 21st Ward – City of Scranton, Lackawanna County, Pennsylvania being 129 N. Cameraon Avenue, Scranton, PA 18504

40 feet x. 122 feet x 16 feet

Assessment Map #: 14412-040-019

Assessed Value Figure: \$8,000.00

Improvements Thereon: A single family dwelling

Sheriff to collect: \$85,479.38

Brian B. Dutton

Attorney

SALE NUMBER 51 CONT 7/19/11

By virtue of a Writ of Execution filed to No. 1417 Civil 2008, U.S. BANK, N.A., AS TRUSTEE FOR MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2001-NC4, BY ITS ATTORNEY IN FACT, OCWEN LOAN SERVICING, LLC, SUCCESSOR TO OCWEN FEDERAL BANK. vs. EMILY L. LUTZ AKA EMILY L. ROGERS, owner(s) of property situate in 10th Ward of Scranton, Lackawanna County, Pennsylvania being 956 Prescott Avenue, Scranton, PA 18510.

Front: Irregular ft. Depth: Irregular ft.

Property Identification #: 14618-070-053.

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$95,473.35

KEVIN P. DISKIN, Esq.

Attorney

SALE NUMBER 52 CONT 7/19/11

By virtue of a Writ of Execution filed to No. 2010-4301 AURORA LOAN SERVICES, LLC v. WILLIAM J. GILDAY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1329 Farr Street, Scranton, PA 18504

9520 square feet

Property Identification #: 14507020034 & 14507020033

Assessed Value Figure: \$2,450.00 + \$5,350.00 = \$7,800.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$92,615.38

Ashleigh L. Levy, Esquire

Attorney

SALE NUMBER 53 CONT 7/19/11

By virtue of a Writ of Execution No. 10-CV-5432 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MBS 2003-1 v. ROBERT CECCI, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 350 SMITH STREET, DUNMORE, PA 18512-2940

Front: 50 feet, Depth 160 feet, containing 8000 square feet.

Assessment Map #: 14616 040 045

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$72,949.51

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 54 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 10-CV-1434 PHH MORTGAGE CORPORATION, F/K/A PHH US MORTGAGE CORPORATION v. THOMAS A. WINNICKI, CLAIRE MARIE WINNICKI, A.P. RESIDENTIAL REALTY, INC., ASSIGNEE OF MELLON BANK, N.A., NOW BY MERGER BANK OF NEW YORK MELLON CORP., AND THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA, owner(s) of property situate in TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania, being 1607 PINE STREET, SCRANTON, PA 18510-1917

Front: 26 feet, Depth: 90 feet, containing 2340 square feet.

Assessment Map #: 15706030058

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$23,944.48

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 55 STAYED

By virtue of a Writ of Execution No. 10 CV 5728 NATIONSTAR MORTGAGE, LLC, F/K/A CENTEX HOME EQUITY COMPANY, LLC v. JOSEPH R. CURCERELLO, owner(s) of property situate in the TOWNSHIP OF GREENFIELD, Lackawanna County, Pennsylvania being 255 LEE ROAD, CARBONDALE, PA 18407-3529

Dimensions: 1A

Assessment Map #: 01302-010-00201

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$60,784.99

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 56 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 10-CV-4595 FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION") v. ROBERT M. MURPHY and MICHELE M. MURPHY, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 162 SOUTH BROMLEY AVENUE, SCRANTON, PA 18504-2412

DESCRIPTION: 24 X 100 X 24 X 102.

Assessment Map #: 14518010069

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$63,845.74

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 57 CONT 7/19/11

By virtue of a Writ of Execution No. 10-CV-4706 WELLS FARGO BANK, N.A. v. MICHAEL KLAPATCH, owner(s) of property situate in the FIRST WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2036 MARGARET AVENUE #2038, AKA 2036-2038 MARGARET AVENUE, SCRANTON, PA 18508-2047

DESCRIPTION: FRONT 50 X DEPTH 150 = 7500 TOTAL SQUARE FEET

Assessment Map #: 13505-030-008

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$83,578.29

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 58 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution filed to No. 09-CV-4496 THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF ABFS MORTGAGE LOAN TRUST 2002-4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-4 vs. LINDA MILLS; BRYN MAWR CAFÉ INCORPORATION; BRYN MAWR CAFÉ INCORPORATION; LINDA MILLS; UNITED STATE OF AMERICA, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 1344-1346 Bryn Mawr Street and 1350 Bryn Mawr Street, Scranton, PA 18504

50 X 125 and 40 X 125

Assessment Map #: 15609-020-031 and 15609-020-032

Assessed Value Figure: \$1,950.00 and \$15,000.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$450,220.28

Leslie J. Rase, Esquire

Attorney

SALE NUMBER 59 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution filed to No. 10-CV-5622 OMAT I REO HOLDINGS, LLC vs. JACKIE K. MEAD, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 421 River Street, Scranton, PA 18505

40X162

Assessment Map #: 15616-010-030

Assessed Value Figure: \$10,000.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$104,484.95

Michael J. Clark, Esquire

Attorney

SALE NUMBER 60 CONT 7/19/11

By virtue of a Writ of Execution filed to No. 2010-CV-629, PENN LENDERS, LLC, SUCCESSOR IN INTEREST TO AND ASSIGNEE OF NATIONAL PENN BANK, SUCCESSOR IN INTEREST BY MERGER TO KEYSTONE NATIONAL BANK & TRUST COMPANY, PLAINTIFF vs. STEPHEN R. PARANICH, DEFENDANT, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being 110 North Main Street, Old Forge, Pennsylvania 18518, being approximately 50 feet x 150 feet.

Property Identification #: 17516-050-002

Assessed Value Figure: \$3,500.00

Improvements Thereon: Vacant Lot

Sheriff to collect: \$

George J. Shoop, Esquire

Attorney

SALE NUMBER 61 CONT 7/19/11

By virtue of Writ of Execution filed to No10-CV-6741 ONEWEST BANK, FSB vs. DONALD J. HAIDER and ALISON F. HAIDER, owners of property situate in Greenfield Township, Lackawanna County, Pennsylvania. Being: 175 Lakeview Avenue, Greenfield, PA 18407

Dimensions: 145X290X145X359

Assessment Map #: 01402-020-00221

Assessed Value Figure: \$28,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$199,905.59

Mark J. Udren, Esquire

Attorney

SALE NUMBER 62 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 10 CV 4857 CITIMORTGAGE, INC. v. MARK SCHLESINGER, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, 13TH, Lackawanna County, Pennsylvania being 500 MARION STREET, SCRANTON, PA 18509-2223

Front: 100 feet, Depth 45 feet, containing 4500 square feet.

Assessment Map #: 13517-010-030

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$115,814.10

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 63 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 10-CV-5964 PHH MORTGAGE CORPORATION v. ROBERT COURSEN, owner(s) of property situate in the TOWNSHIP OF Scranton, Lackawanna County, Pennsylvania being 1527 PITTSTON AVENUE, SCRANTON, PA 18505-1678

Front: 40 feet, Depth 140 feet, containing 5600 square feet.

Assessment Map #: 16707 020 038

Assessed Value Figure: \$12,714.00

Improvements Thereon: Residential Property

Judgment Amount: \$80,612.72

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 64 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 10-CV-4567 CITIMORTGAGE, INC. v. PHYLLIS WENTLINE and JOHN WENTLINE, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 922 THROOP STREET, DUNMORE, PA 18512-2528

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

Assessment Map #: 14709 080 008

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$124,321.32

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 65 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 10 CV 570 WACHOVIA BANK, N.A. v. YITZCHOK SCHWARTZ, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1130-1132 HAMPTON STREET, SCRANTON, PA 18504-2241

Front: 58 feet, Depth 133 feet, containing 7714 square feet.

Assessment Map #: 15605070038

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$77,416.17

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 66 CONT 7/19/11

By virtue of a Writ of Execution No. 10-CV-5457 WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v. MICHAEL KLAPATCH, owner(s) of property situate in the CLARKS SUMMIT BOROUGH, Lackawanna County, Pennsylvania being 327 GREENWOOD AVENUE, CLARKS SUMMIT, PA 18411-1411

Front: 60 feet, Depth 123 feet, containing 7380 square feet.

Front: 60 feet, Depth 122 feet, containing 7320 square feet.

Assessment Map #: 09018 050 00300

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$109,139.14

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 67 STAYED

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 Figure: \$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 68 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 2010 CIV 5603, FAIRWAY CONSUMER DISCOUNT COMAPNY vs. LORI ANN CRAVEN A/K/A LORI A. CRAVEN and THOMAS ANDREW CRAVEN A/K/A THOMAS A. CRAVEN, HUSBAND AND WIFE, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 463 Oak Street.

Dimensions: 50 feet by 100 feet.

Assessment Map #: 13408-010-049

Assessed Value Figure: \$8,000.00

Improvements Thereon: IMPROVED with a single family dwelling

Sheriff to collect: \$13,878.14 plus costs as of March 22, 2011.

CHARITON, SCHWAGER & MALAK

Attorney

SALE NUMBER 69 STAYED

By virtue of a Writ of Execution filed to No. 10 CV 3159 CITIFINANCIAL SERVICES, INC vs. JO ANN WALSH and DONALD J. WALSH, owner(s) of property situate in TOWNSHIP OF MADISON, Lackawanna County, Pennsylvania, being 3590 Aberdeen Road Moscow, PA 18444, 17204-010-017,

LONG LEGAL: ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF MADISON, COUNTY OF LACKAWANNA, COMMONWEALTH OF PENNSYLVANIA AND BEING THE SAME REAL PROPERTY CONVEYED TO DONALD J. WALSH AND JO ANN S WALSH BY DEED ON 05/15/1983 IN BOOK 1077 PAGE 590 AMONG THE OFFICIAL RECORDS OF LACKAWANNA COUNTY, COMMONWEALTH OF PENNSYLVANIA. SAID DEED REFERENCE MADE HEREIN FOR A MORE FULL DESCRIPTION.

Assessment Map #: 17204-010-017
Assessed Value Figure: \$18,874.00
Improvements Thereon: A Residential Dwelling
Sheriff to Collect: \$41,992.77
Goldbeck McCafferty & McKeever
Attorney

SALE NUMBER 70 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 2010-03156 CITIFINANCIAL SERVICES, INC. v. WILLIAM WELDON and JENNIFER WELDON, owner(s) of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1354 CAPOUSE AVENUE, SCRANTON, PA 18509-2842

Front: 27 feet, Depth 167 feet, containing 4509 square feet.

Assessment Map #: 14605-030-012
Assessed Value Figure: \$8,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$82,814.73
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 71 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 10-CV-3760 CITIMORTGAGE, INC. v. DAVID CLARK A/K/A DAVID M. CLARK, owner(s) of property situate in the TOWNSHIP OF CARBONDALE CITY, Lackawanna County, Pennsylvania being 57 SPRING STREET, CARBONDALE, PA 18407-2026

Dimensions: 30x65x29x65

Assessment Map #: 04578-030-044, 04578-030-045
Assessed Value Figure: \$8,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$67,439.49
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 72 STAYED

By virtue of a Writ of Execution No. 10-CV-3499 WELLS FARGO BANK, N.A. v. RICHARD POWELL, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania being 1605 PROSPECT AVENUE, SCRANTON, PA 18505-4015

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

Assessment Map #: 16711-030-033
Assessed Value Figure: \$7,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$45,215.76
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 73 STAYED

By virtue of a Writ of Execution No. 07-CV-5323 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2004-3, ASSET-BACKED CERTIFICATES SERIES 2004-3 v. ANTHONY DOMINIC MORGANTINI JR and BELINDA MORGANTINI, owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 18 FALLBROOK STREET, CARBONDALE, PA 18407-1808

Dimensions: 53 x 7 x 20 x 50 x 90 x 77

Assessment Map #: 04513 020 01301
Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property
Judgment Amount: \$157,183.44
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 74 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 2010-CV-1045 WELLS FARGO BANK, N.A. v. MICHAEL J. STUART, owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 85 PIKE STREET, CARBONDALE, PA 18407-2721
DIMENSIONS: 60 X 128 X 41 X 122
Assessment Map #: 05412010028
Assessed Value Figure: \$79,680.00
Improvements Thereon: Residential Property
Judgment Amount: \$85,661.67
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 75 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 2010-CV-478 USAA FEDERAL SAVINGS BANK, PLAINTIFF and against M. CATHERINE DIBBLE and CHARLES E. DIBBLE, JR., DEFENDANT, owner(s) of property situate in Gouldsboro, Lackawanna County, Pennsylvania, being HC 1, Box 128, Thornhurst County of Lackawanna, Commonwealth of Pennsylvania, 18424, with approximate dimensions of 11.51 acres.
Tax Map Number: 25202 010 015
Assessed Value Figure: \$11,000.00
Improvements Thereon: Residential
Sheriff to Collect: \$114,325.33 plus costs and interest
Robert P. Sheils, Jr., Esquire
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 APRIL 22, 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

DECEMBER 27, 2010