

**SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, NOVEMBER 16, 2010**

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, NOVEMBER 16, 2010 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

**SALE NUMBER 1**

By virtue of a Writ of Execution filed to No. 08 CV 5130 INDYMAC BANK F.S.B. vs. TRINIDAD OTERO, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being 18 Grove Street, Carbondale, PA 18407

60 feet wide, 120 feet deep

Property Identification #: 04518-070-060

Assessed Value: \$8,500.00

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 No. 08-CV-5499, DEUTSCHE BANK... vs. HELDER DOSSANTOS, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 524 Gibbons Street, Scranton, PA 18505

40 feet in width, 160 feet in depth

Property Identification #: 167-14-040-005 & 167-14-040-008

Assessed Value: \$16,000.00

Improvements thereon: dwelling

Sheriff to Collect: \$2,000.00

Daniel J. Mancini, Esq

Attorney

**SALE NUMBER 3**

By virtue of a Writ of Execution filed No. 2009-6980 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-WL3 vs. RAYMOND SCOTT SWARTZ; LISA ANNE SWARTZ, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 725 North Lincoln Avenue, Scranton, PA 18504

5760 square feet

Property Identification #: 14510040029

Assessed Value: \$2,000.00 + \$7,500.00 = \$9,500.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$84,845.41

Joel A. Ackerman, Esquire

Attorney

**SALE NUMBER 4**

By virtue of a Writ of Execution filed to No. 09-CV-1693 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v DAVID Z. VANDERVELDE A\K\A DAVID VANDERVELDE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 444 WHEELER AVENUE, SCRANTON, PA 18510

8000 square feet

Property Identification #: 15710-030-036

Assessed Value: \$8,150 + \$10,850 =\$19,000

Improvements thereon: single family dwelling

Sheriff to Collect: \$132,447.53

Joel A. Ackerman, Esquire

Attorney

**SALE NUMBER 5**

By virtue of a Writ of Execution No. 10 CV 1587 FIDELITY DEPOSIT AND DISCOUNT BANK v DONNA M. HEALEY, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1720 ROSELYN STREET, SCRANTON, PA 18510

DIMENSIONS: 63 X 102 X 63 X 106

Assessment Map #: 15762020015

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$130,114.40

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 6**

By virtue of a Writ of Execution No. 10-CV-631 CITIFINANCIAL SERVICES INC. v. RICHARD C. KAZMIERSKI, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 128 ALLEN STREET, DUNMORE, PA 18512-2510

Front: 40 feet, Depth: 87 feet, containing 3480 square feet.

Assessment Map #: 14709060001

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$118,625.06

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 7**

By virtue of a Writ of Execution No. 10-CV-2914 US BANK NATIONAL ASSOCIATION AS TRUSTEE v. EDWARD J. CHOMKO, JR, owner(s) of property situate in the 5TH, Lackawanna County, Pennsylvania being 141-143 SOUTH VAN BUREN AVENUE, SCRANTON, PA 18504-2447

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

Assessment Map #: 14513-030-027

Assessed Value Figure: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$160,646.39

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 8 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10CV3757 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF EQUITY ONE ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2002-5 vs. ROBERT SLEDZINSKI, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania. Being: 2106 Farr Street, Scranton, PA 18504

Dimensions: 30X136

Assessment Map #: 13418-010-014

Assessed Value Figure: \$10,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$71,548.49

Mark J. Udren, Esquire

Attorney

### **SALE NUMBER 9**

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

Dimensions: 42X150X42X150

Assessment Map #: 14518-060-015

Assessed Value Figure: \$19,400.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$117,372.19

Mark J. Udren, Esquire

Attorney

### **SALE NUMBER 10**

HAVING erected thereon a dwelling house KNOWN AND NUMBERED:

511 Cayuga a/k/a 511 Cayuga Street, Scranton, PA 18508

MAP BLOCK/LOT # N/A

TAX MAP # 13407-040-037

ASSESSED VALUE \$6,000.00

The same having been sold by me, the said Sheriff to the said Grantee, on November 16, 2010 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on July 21, 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 LONG BEACH MORTGAGE LOAN TRUST 2004-3, ASSET-BACKED CERTIFICATES SERIES 2004-3 vs. JOHN JOSEPH EISENHAUER and JOANNE EISENHAUER

LACKAWANNA COUNTY C.C.P. NO. 10CV3591

to satisfy the judgment in the sum of \$60,488.01, plus interest and costs.

UDREN LAW OFFICES, P.C.

ATTORNEYS FOR PLAINTIFF

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

### **SALE NUMBER 11**

By virtue of a Writ of Execution filed to No. 08 CV 6913 BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS, INC. vs. LIRON ROGOVSKY, SHOSHANA ROGOVSKY and ISADOR STRAUSS , owner(s) of property situate in , Lackawanna County, Pennsylvania being, 921 Olive Street Scranton, PA 18510,

BEING parts of lots numbered thirteen (13) and fourteen (14) and fifteen (15) in square or block number sixty-three (63). Beginning at a point, a corner, sixty (60) feet from the westerly building line, corner of Quincy Avenue and Olive Street; thence running northeasterly parallel with Quincy Avenue, one hundred twenty (120) feet to a corner in the southwesterly line of lot number sixteen (16) in said block; thence in a northwesterly direction along said line between lots number fifteen (15) and sixteen (16) and parallel with Olive Street forty (40) feet to a corner still in line between lots numbered fifteen (15) and sixteen (16); thence in a southwesterly direction parallel with Quincy Avenue one hundred twenty (120) feet to the building line on Olive Street; thence in a southeasterly direction and parallel with Olive Street forty (40) feet the place of Beginning. With the privilege of using 10 feet in front of the front line of said lot, piece or parcel of land on Olive Street for yard, vault, porch, cellarway or bay window, but for no other purpose; the top of the outside of said vault in no case to be higher than the sidewalk in front of the same.

Assessment Map #:

Assessed Value Figure: \$0.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$144,570.78

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 12**

By virtue of a Writ of Execution filed to No. 10 CV 859 US BANK NATIONAL ASSOCIATION AS TRUSTEE vs. STEVEN A. BECKER and AMY L. BECKER, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being, 199 Cannan Street Carbondale, PA 18407, 04511-030-006,

BEGINNING on the northerly side of canaan Street at the southeasterly corner of Lot No. 729 on a plot of lots of the Belmont Land Company, said Lot No. 729 being formerly of Josephine Doboszczyfaky, and nor or formerly of Jack Litke, thence North 16 degrees 51' West 150.74 feet to a corner in line of Beaver Street; thence along said Beaver Street, North 44 degrees East 140.70 feet to a corner; thence on a course of South 49 degrees 15' East 155.88 feet to a corner of lands of Mary A. McAndrew; thence along said last mentioned lands, on a course of South 32 degrees 31' East 111.65 to a corner on the northerly side of Canaan Street, and thence along Canaan Street, the following three (3) courses and distances, South 68 degrees 33' West 71.21 feet; South 76 degrees 29' West 87.03 feet, and South 80 degrees 45' West 79.39 feet to the place of beginning. Said description being according to a survey made by Joseph Lednovich, Jr., Registered Surveyor #17402-E, July 24, 1985.

Assessment Map #: 04511-030-006

Assessed Value Figure: \$20,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$122,485.78

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 13 STAYED**

By virtue of a Writ of Execution filed to No. 09 CV 6933 JPMORGAN CHASE BANK, N.A., AS ACQUIRER OF CERTAIN ASSETS AND LIABILITIES OF WASHINGTON MUTUAL BANK FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION ACTING AS RECEIVER F/K/A WASHINGTON MUTUAL BANK F.A. vs. TIM KELLY, owner(s) of property situate in Old Forge Borough, Lackawanna County, Pennsylvania being 411 Moosic Road, L-3 Old Forge, PA 18518, 17613-010-033,

Being lot number 3 in square or block "H" as shown on plot made by William Miles, et al. and recorded in the Lackawanna County Recorder of Deeds Office Map Book 1, Page 111. The width of said lot is fifty (50) feet on the east side of Moosic Road, 50 feet wide in the rear and has a depth or length of one hundred sixty (160) feet.

Assessment Map #: 17613-010-033

Assessed Value Figure: \$16,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$214,683.60

Michael T. McKeever, Esquire

Attorney

#### **SALE NUMBER 14**

By virtue of a Writ of Execution filed to No. 08 CV 4965 WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF SASCO 2007-MLN1 vs. MARK RYAN and MARGARET RYAN, owner(s) of property Situate in Borough of Dalton, LACKAWANN COUNTY, PENNSYLVANIA BEING 112 Second Street, Dalton, Pennsylvania 18414

All that certain lot, piece or parcel of land situate in the Borough of Dalton, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated August 8, 2006 and recorded August 14, 2006.

DWELLING KNOWN AS: 112 SECOND STREET, DALTON, PENNSYLVANIA 18414.

TAX PARCEL NUMBER: 06812-010-00502

Title to said premises is vested in Mark Ryan and Margaret Ryan, husband and wife, by deed from Joseph J. Smulek, Jr. and Denise Smulek, his wife, dated August 8, 2006 and recorded August 14, 2006 in Instrument # 200622938.

Assessment Map #: 06812-010-00502

Assessed Value Figure: \$20,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$245,800.53

McCabe, Weisberg and Conway, P.C.

Attorney

#### **SALE NUMBER 15**

By virtue of a Writ of Execution filed to No. 10CV3494 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R8 vs. CHAKAYA HILL and BRENT RAFFERTY, owner(s) of property Situate in City of Scranton, LACKAWANN COUNTY, PENNSYLVANIA BEING 2132 Pond Avenue, Scranton, Pennsylvania 18508

All that certain lot, piece or parcel of land situate in the First Ward of the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described in a deed dated July 31, 2003 and recorded August 6, 2003.

DWELLING KNOWN AS: 2132 POND AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 13505008014

Title to said premises is vested in Chakaya Hill and Brent Rafferty by deed from STEVEN J. ZYMBLOSKY dated July 31, 2003 and recorded August 6, 2003 in Deed Book 1007, Page 678.

Assessment Map #: 13505008014

Assessed Value Figure: \$0.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$115,196.72

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 16**

By virtue of a Writ of Execution filed to No. 2010 Civil 340 BAYVIEW LOAN SERVICING, LLC, a Delaware Limited Liability Company, Plaintiff vs. MARK SCHLESINGER, Defendant, owner(s) of property located in the City of Scranton, County of Lackawanna, and State of Pennsylvania, containing a 5 unit building known as 323-325 Prescott Avenue, Scranton, Pennsylvania 18510 and designated as Tax Map No. 157-090-40062.

ALL the following described lot, piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, more particularly described as follows:

BEING Lot No. 15 in Square or Block No. 157 in the 17<sup>th</sup> Ward and situate on Street called and known as Prescott Avenue, said Lot being forty (40) feet wide, on Prescott Avenue, and one hundred fifty (150) feet in depth to an alley in the rear for public use, together with the right to use ten (10) feet in front of the front line of said lot for porch, piazza, bay window, cellarway, etc. but not for the right to erect any building thereon.

BEING a five unit building known as 323-325 Prescott Avenue, Scranton, Pennsylvania 18510.

BEING the same premises which Mandel Realty, Inc. a Pennsylvania Corporation, by Deed dated January 21, 2008, and recorded February 11, 2009 in the Recorder of Deeds Office of Lackawanna County at Instrument No. 200803129, granted and conveyed unto Mark Schlesinger.

PARCEL IDENTIFICATION NUMBER: 157-090-40062.

Property Identification #: 157-090-40062

Assessed Value Figure: \$18,000.00

Improvements Thereon: A five unit building

Sheriff to collect: \$157,044.24

Justin L. McCall, Esquire

Attorney

**SALE NUMBER 17**

By virtue of a Writ of Execution filed to No. 10 CV 1008 PROVIDENT FUNDING ASSOCIATES LP vs MARCUS MCDONALD & ELIZABETH MCDONALD, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2309 North Washington Ave., Scranton, PA 18509.

Assessment Map #: 13510-080-023

Assessed Value Figure: \$16,000.00

Improvements Thereon: A Dwelling

Sheriff to collect: \$145,698.81

Patrick Thomas Woodman, Esq.

Attorney

**SALE NUMBER 18**

By virtue of a Writ of Execution filed to No. 2010-02653 MIDFIRST BANK vs. HEIDI POINTON and BARRY J. POINTON, SR., owner(s) of property situate in 5<sup>th</sup> Ward, City of Scranton, Lackawanna County, Pennsylvania being 1321-1323 Washburn Street, Scranton, PA 18504

Dimensions: 52 x 94

See Deed Book 2004, Page 43615

Assessment Map #: 14517-060-063

Assessed Value Figure: \$11,500.00

Improvements Thereon: a residential dwelling house

Sheriff to collect: \$59,886.98 (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 19**

By virtue of a Writ of Execution file to No. 10-CV-3679 PUBLIC SAVINGS BANK vs IRL ENTERPRISES, LLC, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 1608 North Main Avenue

5,500 square feet

Assessment Map #: 13416-010-037

Assessed Value Figure: \$21,000.00

Improvements Thereon: Retail Store-Front, Garage/Workshop and 3-4 Bedroom Apartment

Sheriff to Collect: \$105,400.57

Axel A. Shield, II, Esquire

Attorney

**SALE NUMBER 20 CONT 7/19/11**

By virtue of a Writ of Execution No. 08 CV 7613 NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK OF INDIANA N/K/A NATIONAL CITY BANK v. CHRISTINE R. TUFTS, owner(s) of property situate in BOROUGH OF MOOSIC, Lackawanna County, Pennsylvania being 19 EMERSON DRIVE, MOOSIC, PA 18507-1773

DIMENSIONS: 265X118X260X118

Assessment Map #: 19401-010-050

Assessed Value Figure: \$49,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$552,722.24

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 21**

By virtue of a Writ of Execution No. 08-CV-5329 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, 2006-3 v. GUILLERMINA A . MOSSO, owner(s) of property situate in the Lackawanna County, Pennsylvania being 608 SOUTH WEBSTER AVENUE, SCRANTON, PA 18505-3534

Front: 40 feet, Depth: 78 feet, containing 3,120 square feet.

Assessment Map #: 15620030038

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$100,032.40

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 22**

By virtue of a Writ of Execution No. 08-CV-6679 THE BANK OF NEW YORK MELLON TRUST COMPANY NA, FKA THE BANK OF NEW YORK TRUST COMPANY NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK NA, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2002-HE2 v. JOHN ROSCIOLI A/K/A JOHN J. ROSCIOLI, JR and RACHELLE M. ROSCIOLI A/K/A RACHELLE MARIE ROSCIOLI, owner(s) of property situate in the Lackawanna County, Pennsylvania being 121 JEFFERSON STREET, SIMPSON, PA 18407-1209

Front: 51 feet, Depth: 150 feet, containing 7650 square feet.

Assessment Map #: 03511 040 030

Assessed Value Figure: \$11,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$50,498.19

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 23**

By virtue of a Writ of Execution No. 07-CV-791 GMAC MORTGAGE, LLC v. MICHAEL TODD ROCHE A/K/A TODD ROCHE A/K/A MICHAEL TODD ROCHE, JR, owner(s) of property situate in the Lackawanna County, Pennsylvania being 218 OAK STREET, DUNMORE, PA 18512-000

Front: 50 feet, Depth: 145 feet, containing 7250 square feet.

Assessment Map #: 14616-030-038

Assessed Value Figure: \$79,809.84

Improvements Thereon: Residential Property

Judgment Amount: \$86,498.89

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 24**

By virtue of a Writ of Execution No. 09-CV-7183 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-BNC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-B v. KELLY ROSES, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF FRANK P. ROSES, KAYLA ROSES, IN HER CAPACITY AS HEIR OF FRANK P. ROSES, DECEASED, ALISON ROSES, IN HER CAPACITY AS HEIR OF FRANK P. ROSES, DECEASED, ZACHARY ROSES, IN HIS CAPACITY AS HEIR OF FRANK P. ROSES, DECEASED and UNKOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK P. ROSES, DECEASED, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1018 WOOD STREET, SCRANTON, PA 18508-2263

Assessment Map #: 1341603004101

Front: 50 feet, Depth: 50 feet, containing 2,500 square feet.

Assessed Value Figure: \$5,100.00

Assessment Map #: 1341603004102

Front: 25 feet, Depth: 50 feet, containing 1,250 square feet

Assessed Value Figure: \$1,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$125,244.06

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 25**

By virtue of a Writ of Execution filed to No. 10CV1942 ARCH BAY HOLDINGS, LLC SERIES 2009C vs. EDWARD J. MEEHAN and KIMBERLY A. MEEHAN, owner(s) of property situate in Olyphant Borough, Lackawanna County, Pennsylvania. Being: 821-823 East Lackawanna Avenue, Olyphant, PA 18447

Dimensions: 50 X 164 X 50 X 167

Assessment Map #: 11419-020-032

Assessed Value Figure: \$1,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$94,890.79

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 26**

HAVING erected thereon a dwelling house KNOWN AND NUMBERED:

204 Washington Street, Carbondale, PA 18407

MAP BLOCK/LOT # N/A

TAX MAP # 05509-080-036



ASSESSED VALUE \$8,500.00

The same having been sold by me, the said Sheriff to the said Grantee, on November 16, 2010 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on 08/30/10 out of the Court of Common Pleas of the said County of Lackawanna at the suit of:

WELLS FARGO BANK NA, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRSUT 2004-OPT1 vs. CHARLES POPOVICH and ROSE POPOVICH

LACKAWANNA COUNTY C.C.P. NO. 2006-5915

to satisfy the judgment in the sum of \$70,735.77, plus interest and costs.

UDREN LAW OFFICES, P.C.

ATTORNEYS FOR PLAINTIFF

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

### **SALE NUMBER 27**

By virtue of a Writ of Execution filed to No. 090CV4142 WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2006-OPT3 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3 vs. LEO HEALEY and GERALDINE HEALEY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 513 North Irving Avenue, Scranton, PA 18510

Dimensions: 27X160

Assessment Map #: 15709-050-016

Assessed Value Figure: \$11,251.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$109,510.34

Mark J. Udren, Esquire

Attorney

### **SALE NUMBER 28**

By virtue of a Writ of Execution filed to No. 10-CV-4102 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUST FOR ARGENT SECURITIES INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2006-W3 vs. PAUL SIGUENZA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 802 Moosic Street, Scranton, PA 18505

Dimensions: 28X74

Assessment Map #: 15761-030-002

Assessed Value Figure: \$9,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$80,920.82

Mark J. Udren, Esquire

Attorney

### **SALE NUMBER 29**

By virtue of a Writ of Execution filed to No. 07-CV-1762 BANK OF NEW YORK AS TRUSTEE FOR CERTIFICATEHOLDERS OF CWMB 2003-19 vs. JOSEPH TOMACHICK and MARIA A. TOMACHICK, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 1518 Cedar Avenue, Scranton, PA 18505, 16706-020-014,

BEING Lot Number Twenty-five (25) in Square or Block Number Six (6) and situate upon street called and known as Cedar Avenue, upon the Town Plot of the City of Scranton, intended to be duly registered and recorded. Said lot being forty (40) feet in width in the front, the same in rear, and one hundred forty (140) feet in depth, with the privilege of using ten (10) feet in front of said lot for yard, vault, porch, piazza, celler-way

and bay window, but for no other purpose. SUBJECT to the same exceptions, reservations and conditions as are contained in former deeds in line of title to said premises.

Assessment Map #: 16706-020-014

Assessed Value Figure: \$11,285.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$39,860.71

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 30**

By virtue of a Writ of Execution filed to No. 2008-8558 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS 2006-HE1 vs. ELEANOR STIVALA and EDWARD G STIVALA, owner(s) of property situate in Borough of Moscow, Lackawanna County, Pennsylvania being, 919 Old Logger Road Moscow, PA 18444, 19801-C10-01112,

ALL that certain lot, piece or parcel of land situate in the Borough of Moscow, County of Lackawanna and State of Pennsylvania, designated as lot Number 112 in Phase III and fronting on Old Logger Road according to Final Plans of Harmony Hills, prepared by Harold W. Rist, P.L.S. and recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book No. 6A at page 1154, on the 24<sup>th</sup> day of May, 1990.

Assessment Map #: 19801-C10-01112

Assessed Value Figure: \$25,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$433,072.68

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 31**

By virtue of a Writ of Execution filed to No. 07 CV 193 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC 2004-DO2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-DO2 vs. SHARON A. ROSIECKI and WALTER R ROSIECKI, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 557 Chestnut Street Scranton, PA 18512, 14620-020-036,

BEING Lots No. 36 and 38 on Chestnut Street in the Borough of Dunmore as per Map in the Pennsylvania Coal Company's office, the portion of said map showing said lots being recorded with Deed form the said Pennsylvania Coal Company to P.J. Horan, dated December 23, 1876, in Deed Book No. 2 page 151. Said lots being fifty feet in front on the Southeasterly side of Chestnut Street, the said width in rear and one-hundred fifty feet in depth.

Assessment Map #: 14620-020-036

Assessed Value Figure: \$13,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$201,283.65

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 32**

By virtue of a Writ of Execution No. 10-CV-601 CITIMORTGAGE, INC. v. LISA NEULS, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF KATHRYN KEARNEY, JUDITH KEARNEY, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF KATHRYN KEARNEY, JOYCE LINKO, IN HER CAPACITY AS HEIR OF KATHRYN KEARNEY, DECEASED, LAWRENCE KEARNEY, IN HIS CAPACITY AS HEIR OF KATHRYN KEARNEY, DECEASED, JEFFERY KEARNEY, IN HIS CAPACITY AS HEIR OF KATHRYN KEARNEY, DECEASED, CHRISTOPHER KEARNEY, IN HIS CAPACITY AS HEIR OF KATHRYN KEARNEY, DECEASED, UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHRYN KEARNEY, DECEASED, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 415 WINTERMANTLE AVENUE, SCRANTON, PA 18505-2656

Front: 40 feet, Depth: 125 feet, containing 5,000 square feet.

Assessment Map #: 16805040016

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$55,455.90

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 33**

By virtue of a Writ of Execution No. 08-CV-1241 CHASE HOME FINANCE LLC vs. STANLEY GRIGALUNAS and DEBORAH GRIGALUNAS, owner(s) of property situated in the, Lackawanna County, Pennsylvania, being 1211 BREAKER CREEK DRIVE, DICKSON CITY, PA 18519-0000

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

Assessment Map #: 11312 080 00114

Assessed Value Figure: \$20,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$162,779.83

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 34**

By virtue of a Writ of Execution No. 10 CV 2251 FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION v. RAYMOND HERBERT BENNETT, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1026 CEDAR AVENUE # 1028, SCRANTON, PA 18505-1256

Front: 40 feet, Depth: 181 feet, containing 7240 square feet.

Assessment Map #: 15619-020-037

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$98,094.63

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 35**

By virtue of a Writ of Execution No. 09-CV-7046 WELLS FARGO BANK, N.A. v. GERARDO MURRIAS and MARIA MURRIAS, owner(s) of property situate in 2<sup>ND</sup> WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1413 CLEARVIEW STREET, SCRANTON, PA 18508-1812

Front: 27 feet, Depth: 90 feet, containing 2430 square feet.

Assessment Map #: 13415020012

Assessed Value Figure: \$5,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$69,508.57

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 36**

By virtue of a Writ of Execution No. 10-CV-1945 BAC HOME LOANS SERVICING, LP v. DANIEL J. SEDLAK, owner(s) of property situate in TOWNSHIP OF FELL, Lackawanna County, Pennsylvania, being 845 GEARY STREET, SIMPSON, PA 18407-1206

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

Assessment Map #: 035.02-010-021

Assessed Value Figure: \$4,428.00

Improvements Thereon: Residential Property

Judgment Amount: \$45,663.71

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 37**

By virtue of a Writ of Execution No. 09-CV-4017 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2007-WF1 v. PAUL J. VISCOME, SR A/K/A PAUL J. VISCOMI, SR., owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 535 NORTH REBECCA AVENUE, SCRANTON, PA 18504-1831

Front: 25 feet, Depth: 143 feet, containing 3575 square feet.

Assessment Map #: 14510010068

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$97,290.18

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 38**

By virtue of a Writ of Execution filed to No. 08 CV 3022 THE BANK OF NEW YORK, as Trustee for the Certificateholders CWABS, INC. Asset-Backed Certificates, Series 2006-BC5 vs. John Chapman, owner(s) of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 542 North Rebecca Avenue, Scranton, Pennsylvania 18504

All that certain lot, piece or parcel of land situate, lying and being in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described in a deed dated August 18, 2006 and recorded August 28, 2006.

DWELLING KNOWN AS: 542 NORTH REBECCA AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14510 02 0002

Title to said premises is vested in John Chapman by deed from Christine Tufts dated August 18, 2006 and recorded August 28, 2006 in Instrument # 200624297.

Assessment Map #: 14510 02 0002

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$132,888.37

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 39 STAYED**

By virtue of a Writ of Execution filed to No. 09 CV 4814 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE vs. KIMBERLY L. BOYLE, owner(s) of property Situate in Scranton, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 1325 South Irving Avenue, Scranton, Pennsylvania 18505

All that certain piece of parcel of land situate in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described in a deed dated August 24, 2004 and recorded September 23, 2004.

DWELLING KNOWN AS: 1325 SOUTH IRVING AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16712010003

Title to said premises is vested in Kimberly L. Boyle by deed from Kimberly L. Orłowski, now by marriage Kimberly L. Boyle, dated August 24, 2004 and recorded September 23, 2004 in Instrument # 200436103.

Assessment Map #: 16712 010 003

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$92,877.85

McCabe, Weisberg and Conway, P.C.

Attorney

#### **SALE NUMBER 40**

By virtue of a Writ of Execution filed to No. 09-CV-5400 EVERHOME MORTGAGE COMPANY vs. GARY FLETCHER, owner(s) of property Situate in Olyphant, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 310 Susquehanna Avenue, Olyphant, Pennsylvania 18447

All that certain lot, piece or parcel of land situate in the Borough of Olyphant, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated March 23, 2007 and recorded April 27, 2007.

DWELLING KNOWN AS: 310 SUSQUEHANNA AVENUE, OLYPHANT, PENNSYLVANIA 18447.

TAX PARCEL NUMBER: 11406-080-025

Title to said premises is vested in Gary Fletcher by deed from Irene Kosydar dated March 23, 2007 and recorded April 27, 2007 in Instrument No. 200710992.

Assessment Map #: 11406-080-025

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$94,033.71

McCabe, Weisberg and Conway, P.C.

Attorney

#### **SALE NUMBER 41**

By virtue of a Writ of Execution filed to No. 10CV2296 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. DENNIS KAY A/K/A DENNIS M. KAY A/K/A DENNIS M KAY, II A/K/A DENNIS KAY, II, owner(s) of property Situate in Clifton, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 838 Sunset Drive, Clifton, Pennsylvania 18424

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Clifton, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described in a deed Company dated November 9, 2006 and recorded December 21, 2006.

DWELLING KNOWN AS: 838 SUNSET DRIVE, CLIFTON, PENNSYLVANIA 18424.

TAX PARCEL NUMBER: 23302-060-022

Title to said premises is vested in Dennis Kay a/k/a Dennis M. Kay a/k/a Dennis M Kay, II a/k/a Dennis Kay II by deed from Household Finance Consumer Discount Company dated November 9, 2006 and recorded December 21, 2006 in Instrument No. 200636574.

Assessment Map #: 23302-060-022

Assessed Value Figure: \$37,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$148,838.31

McCabe, Weisberg and Conway, P.C.

Attorney

#### **SALE NUMBER 42**

By virtue of a Writ of Execution filed to No. 2010 – CV - 2943 JOHN R. SMILNAK and EILEEN SMILNAK, HIS WIFE, PLAINTIFFS vs. ROGER HENRIKSEN and CHARLOTTE HENRIKSEN, HIS WIFE DEFENDANTS, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being 19 Country Club Road, Scott Township, Pennsylvania.

Containing 1.00 Acre Gross Measure and 0.915 Acre Net Measure of land more particularly in Instrument No. 200503328

Assessment Map #: 051.02-010-014.01

Assessed Value Figure: \$6,610.00

Improvements Thereon: Mobile Home on site but **NOT** included in Sale

Sheriff to collect: \$41,045.29 PLUS TAXES, COSTS AND ATTORNEY'S FEES

BLASI & WALSH

Frank T. Blasi

240 Penn Avenue, 3<sup>rd</sup> Floor

Scranton, PA 18503

Attorney

#### **SALE NUMBER 43**

By virtue of a Writ of Execution filed to No. 09-CIV-8528 FIDELITY DEPOSIT & DISCOUNT CO. vs. DAVID J. WILDING and PATRICIA L. WILDING, owner(s) of property situate in Greenfield Township, Lackawanna County, Pennsylvania being 147 R. Sandy Banks Road

Approximately 80.83 acres

PROPERTY IDENTIFICATION NUMBER: 043.03-010-002

Assessed Value Figure: \$28,000.00

Improvements Thereon: Single Family Dwelling

Sheriff to collect: \$650,148.55

Daniel L. Penetar, Jr., Esquire

Attorney

#### **SALE NUMBER 44**

By virtue of a Writ of Execution filed to No. 10CV3412 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF GSAMP TRUST 2005-SEA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-SEA1 vs. PAUL A. SEKELSKY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 147 South Merrifield Street, Scranton, PA 18504

Dimensions: 24x150

Assessment Map #: 14412-020-056

Assessed Value Figure: \$5,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$92,206.02

Mark J. Udren, Esquire

Attorney

#### **SALE NUMBER 45**

By virtue of a Writ of Execution filed to No. 10CV2359 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. DONALD R. SABO and DARLENE K. SABO, owner(s) of property situate in NEWTON TOWNSHIP, Lackawanna County, Pennsylvania. BEING: 14061 CHURCH HILL ROAD, CLARKS SUMMIT (NEWTON TOWNSHIP), PA 18411

Dimensions: 236X209X230X210

Assessment Map #: 13101-010-013

Assessed Value Figure: \$21,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$191,116.55

Mark J. Udren, Esquire

Attorney

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

By virtue of a Writ of Execution filed to No. 10-CV-4058 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. MARGARET A. WALSH, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 521 Pittston Avenue, Scranton, PA 18505

Dimensions: 40x100

Assessment Map #: 15616-040-006

Assessed Value Figure: \$9,600.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$76,053.19

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 47**

By virtue of a Writ of Execution filed to No. 10-CV-3991 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF AEGIS ASSET BACKED SECURITIES TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-4 vs. RICHARD A. COMSTOCK JR. and LORI COMSTOCK, owner(s) of property situate in Borough of Jessup, Lackawanna County, Pennsylvania. Being: 125 Olga Street, Jessup, PA 18434

Dimensions: 40x100

Assessment Map #: 10414060033

Assessed Value Figure: \$8,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$116,415.10

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 48**

HAVING erected thereon a dwelling house KNOWN AND NUMBERED:

3 Charles Street, Throop, PA 18512

MAP BLOCK/LOT # N/A

TAX MAP # 12420-010-004

ASSESSED VALUE \$13,000.00

The same having been sold by me, the said Sheriff to the said Grantee, on November 16, 2010 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on 08/30/10 out of the Court of Common Pleas of the said County of Lackawanna at the suit of:

OCWEN LOAN SERVICING LLC vs. JOHN WILDMAN and ANN MARIE WILDMAN

LACKAWANNA COUNTY C.C.P. NO. 09CV3493

to satisfy the judgment in the sum of \$117,392.18, plus interest and costs.

UDREN LAW OFFICES, P.C.

ATTORNEYS FOR PLAINTIFF

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

**SALE NUMBER 49**

By virtue of a Writ of Execution filed to No. 10-CV-3135 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-E, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2006-E UNDER THE POOLING AND SERVICING AGREEMENT DATED DEC 1, 2006 vs. LISA

M. CAREY, EXECUTRIX OF THE ESTATE OF DONATO DISIMONI, DECEASED, owner(s) of property situated in Old Forge Borough, Lackawanna County, Pennsylvania being 206 Oak Street, Old Forge, PA 18518 49X125X50X125

Assessment Map #: 17512-030-045

Assessed Value Figure: \$12,000.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$105,650.27

Leslie J. Rase, Esquire

Attorney

#### **SALE NUMBER 50**

By virtue of a Writ of Execution filed to No. 09-CV-2222 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF EQUIFIRST MORTGAGE LOAN TRUST 2004-3, ASSET-BACKED CERTIFICATES, SERIES 2004-3 vs. JAMES A. RUDDY, owner(s) of property situate in 13<sup>th</sup> Ward of the City of Scranton, Lackawanna County, Pennsylvania being 1618 Monsey Avenue, Scranton, PA 18509

30 X 182

Assessment Map #: 13517-050-024

Assessed Value Figure: \$10,000.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$154,454.17

Leslie J. Rase, Esquire

Attorney

#### **SALE NUMBER 51**

By virtue of a Writ of Execution No. 10-CV-2129 BETTER DAYS FOUNDATION, INC. vs. ROBERT AND MARY ALICE KEARNS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1023 Park Street, Scranton, PA 18509

50 x 150

Property Identification #: 135.10-080-014

Assessed Value Figure: \$18,500.00

Improvements Thereon: Residential dwelling

Sheriff to collect: \$123,424.34

Sarah A. Jarosh

Attorney

#### **SALE NUMBER 52 CONT 7/19/11**

BY VIRTUE OF A WRIT OF EXECUTION FILED TO NO. 08-CV-7383 OLD FORGE BANK (PLAINTIFF) vs. JOSEPH GARY RUBY and ROSALIE M. RUBY (DEFENDANTS), owner(s) of property situate in Archbald, Lackawanna County, Pennsylvania, being 108 Crestwood Drive, containing 24,490.93 square feet of land more or less. Being Lot 45 as shown on Map of "Loral Estates".

ASSESSMENT MAP #: 094.04-020-001.45

Assessed Value Figure: \$30,000.00

Improvements Thereon: a single family dwelling

Sheriff to collect: \$62,389.46 plus interest, taxes and attorney's fees

CARL J. GRECO, P.C. – Carl J. Greco, Esquire

Attorney

#### **SALE NUMBER 53**

By virtue of a Writ of Execution filed No. 2010-civ-5647 NORTH PENN BANK vs. THE ESTATE OF MICHAEL PAOLUCCI, SR., DECEASED BY HIS EXECUTOR, MICHAEL PAOLUCCI, JR., THE ESTATE OF PASQUALE GATTO, DECEASED, BY HIS EXECUTRIX, PATRICIA GATTO



HECHAVARRIA, MICHAEL PAOLUCCI, JR., INDIVIDUALLY and ANTHONY PAOLUCCI INDIVIDUALLY, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania, being 100 Hudson Street, Scranton, PA 18504

Assessment Map #: 13320 030 00101

Assessed Value Figure: LAND: \$5,340.00; BUILDING \$44,660.00 TOTAL \$50,000.00

Improvements Thereon:

Sheriff to Collect: \$732,684.34

John R. O'Brien, Esquire

Attorney

#### **SALE NUMBER 54**

By virtue of a Writ of Execution No. 09-CV-5490 CHASE HOME FINANCE LLC v. ANGELIQUE MORANO and JESSE L. MORANO A/K/A JESSE LEE MORANO, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being 119 EAST STREET, EYNON, PA 18403-1301 A/K/A 119 EAST STREET, ARCHBALD, PA 18403-1301

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

Assessment Map #: 094.17-010-033

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$136,524.33

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 55**

By virtue of a Writ of Execution filed to No. 2008-07952 BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. AMY RUDALAVAGE and SHANNEN SUTTON, owner(s) of property situate in TOWNSHIP OF SCRANTON, Lackawanna County, Pennsylvania, being 634 ORCHARD STREET, SCRANTON, PA 18505-1312

Front: 20 feet Depth: 162 feet, containing 3,240 square feet.

Assessment Map #: 15668020011

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$42,999.54

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 56**

By virtue of a Writ of Execution No. 10-CV-1768 BAC HOME LOANS SERVICING, L.P. v. MARY HATALA, owner(s) of property situate in BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania, being 350 BRUNDAGE STREET, PECKVILLE, PA 18452-2204

Front: 50 feet, Depth: 40 feet, containing 2,000 square feet.

Assessment Map #: 103-16-080-016

Assessed Value Figure: \$3,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$124,557.26

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 57**

By virtue of a Writ of Execution No. 10-CV-1915 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB1, WITHOUT RECOURSE v. DALE EMERSON and SHAWNNA EMERSON, owner(s) of property situate in

TOWNSHIP OF MADISON, Lackawanna County, Pennsylvania, being 2131 MADISONVILLE ROAD, MOSCOW, PA 18444-6730

Dimensions: 245 x 200 x 261 x 275

Assessment Map #: 1910202001103

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$96,234.49

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 58**

By virtue of a Writ of Execution No. 09 CV 8489 GMAC MORTGAGE, LLC v. MARY CAWLEY, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1107 SNYDER AVENUE, SCRANTON, PA 18504-3156

Front: 30 feet, Depth: 95 feet, containing 2850 square feet.

Assessment Map #: 15613080034

Assessed Value Figure: \$6,200.00

Improvements Thereon: Residential Property

Judgment Amount: \$81,551.93

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 59**

By virtue of a Writ of Execution No. 09-CV-6905 LEHMAN BROTHERS HOLDINGS, INC. v. BRIAN PETERS, owner(s) of property situate in the TOWNSHIP OF NEWTON, Lackawanna County, Pennsylvania, being 103 RICHARD ROAD, CLARKS SUMMIT, PA 18411-9515

Front: 80 feet, Depth: 150 feet, containing 12000 square feet.

Assessment Map #: 12102010007

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$91,452.59

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 60**

By virtue of a Writ of Execution filed to No. 08-CV-6348 VALLEY COMMUNITY BANK, INCORPORATED AS COMMONWEALTH BANK, TO THE USE OF OSPREY PORTFOLIO, LLC vs. PETER O'MALLEY, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 1613 Wyoming Avenue, L-6, Scranton, PA 18509 containing 2,013 square feet of land,

Property Identification #: 135.18-040-025.06

Assessed Value Figure: \$20,325.00

Improvements Thereon: Multifamily

Sheriff to collect: \$92,701.71

Plus interest from 8/13/1993 \$91,949.94

Plus costs

Total \$184,651.65

Anthony P. Tabasso

Attorney

**SALE NUMBER 61**

By virtue of Writ of Execution No. 51502-08 MID VALLEY SCHOOL DISTRICT vs. RONALD J. SODEN, owners of property situated in Olyphant, Lackawanna County, Pennsylvania, being: Mid-Valley Ind. Park 244x338

Property Identification #: 12502-030-00130

Assessed Value Figure: \$45,000.00

Improvements thereon: Commercial

Sheriff to Collect: \$8,722.14

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

**SALE NUMBER 62**

By virtue of a Writ of Execution filed to No. 08-CV-4071 CITIBANK NA AS TRUSTEE... vs. RIVKIE WITRIOL, owner(s) of property situate in 15<sup>th</sup> Ward City of Scranton, Lackawanna County, Pennsylvania, being 802 Hampton Street, Scranton, PA 18504 30x73

Property Identification #: 15610030038

Assessed Value Figure: \$7,000.00

Improvements Thereon: Single Dwelling

Sheriff to Collect: \$110,476.17

Daniel J. Mancini

Attorney

**SALE NUMBER 63**

By virtue of a Writ of Execution filed to No. 10 CV 857, EMC MORTGAGE CORPORATION, ATTORNEY-IN-FACT FOR BANK OF AMERICA, N.A. AS S/B/M TO LASALLE BANK NATIONAL ASSOCIATION ("ASSIGNEE"), FORMERLY KNOWN AS LASALLE NATIONAL BANK, IN ITS CAPACITY AS INDENTURE TRUSTEE UNDER THAT CERTAIN SALE AND SERVICING AGREEMENT DATED SEPTEMBER 1, 1999 AMONG AFC TRUST SERIES 1999-3, AS ISSUER, SUPERIOR BANK, FSB, AS SELLER AND SERVICER, AND LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AFC MORTGAGE LOAN ASSET BACKED NOTES, SERIES 1999-3, AND ANY AMENDMENTS THERETO v. BRIAN K. GRUNZA and JUDITH A. GRUNZA, owner(s) of property situate in BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania, being 108 WEST MOUNTAIN ROAD, OLYPHANT, PA 18447.

Size of Lot 24,000 square feet

Property Identification #: 10202-010-005

Assessed Value Figure: \$12,500.00

Improvements Thereon: Residential property

Sheriff to Collect: \$56,946.95

Gregory Javardian, Esquire

Attorney

**SALE NUMBER 64**

By virtue of a Writ of Execution filed to No. 2009-05562 CITIMORTGAGE INC. vs. JACK E. LUNDY and STACY VERAMENDI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1613-1615 Vine Street Scranton, PA 18510, 15710-020-050

BEGINNING at a point ten (10) feet distant from the fence line on Vine Street of Lot 13 in Block 171 on Stepp Court; thence along said Stipp Court, northeasterly, a distance of forty (40) feet to line of said lot; thence at right angles to said Court, northwesterly, along the line of said lot a distance of sixty (60) feet to a corner in other lands now or late of Charles C. Ferber; thence at right angles to last mentioned line and along other lands

now or late of Charles C. Ferber and parallel to line of said lot on Stipp Court, southeasterly, a distance of forty (40) feet to a corner; thence southeasterly, on a line parallel with Vine Street sixty (60) feet to the place of beginning.

Property Identification #: 15710-020-050

Assessed Value Figure: \$14,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$84,547.68

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 65**

By virtue of a Writ of Execution filed to No. 10-CV-1317 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. ANGELIC LOMBARD, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 722 Eynon Street, Scranton, PA 18504, 15610-040-012,

ALL that certain piece of land in the City of Scranton, County of Lackawanna and State of Pennsylvania, in that part of the City of Scranton known as Park Hill upon a street known as South Eynon Street, being Lot Number One Hundred Twenty-four (124), upon plot of Hyde Park, being fifty-five (55) feet wide and one hundred thirty (130) feet deep.

Property Identification #: 15610-040-012

Assessed Value Figure: \$7,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$100,065.96

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 66**

By virtue of a Writ of Execution filed to No. 10 CV 852 THE HONESDALE NATIONAL BANK vs. FRANK A. BUDASH, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being 1719 Monroe Avenue Dunmore, PA 18509, 135.19-010-019,

Being upon said plot Lot Number Twenty-four (24) in Block "P" upon street marked upon said plot as Monroe Avenue. Said piece of land is forty (40) feet front on said Monroe Avenue and One Hundred Seventy (170) feet, more or less, in depth to an alley in the rear, sixteen feet wide, for public use. Subject to the same stipulations, conditions, exceptions, reservations, easements and agreement of any nature whatsoever, as are contained in deeds forming chain of title.

Assessment Map #: 135.19-010-019

Assessed Value Figure: \$0.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$71,009.90

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 67**

By virtue of a Writ of Execution filed to No. 2010 CV 1799 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. ANNMARIE SPYHALSKY, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania, being, 227 South Valley Avenue Olyphant, PA 18447, 11414-030-011,

BEGINNING at a stake South 42 degrees, 45 minutes East, 25 feet from the center of Dunmore Street, now called South Valley Avenue, and running South 42 degrees 45 minutes East one hundred twenty (120) feet; thence South 31 degrees, 15 minutes West, 30 feet; thence North 42 degrees, 45 minutes West, one hundred twenty (120) feet; and thence North 31 degrees, 15 minutes East, 30 feet to the place of beginning. Containing 3460 square feet of surface, more or less, and being known as the Northeastern half of Lot No. 62 on the map of

Hull's Addition to the Borough of Olyphant. Being bounded on the Northeast side by land now or formerly John Wade, and on the Southeast by Lot No. 64 on the Southwest by the Southwest half of Lot No. 62 and on the Northwest by Dunmore Street. Together with all appurtenances and improvements thereon.

Assessment Map #: 11414-030-011

Assessed Value Figure: \$5,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$113,021.12

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 68**

By virtue of a Writ of Execution No. 2010-02698 BANK OF AMERICA, N.A. v. CAROL A. CIRBA, owner(s) of property situate in BOROUGH OF JESSUP, Lackawanna County, Pennsylvania, being 326 DOLPH STREET, JESSUP, PA 18434-1008

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

Assessment Map #: 11506050035

Assessed Value Figure: \$4,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$104,424.15

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 69**

By virtue of a Writ of Execution No. 10-CV-1919 BAC HOME LOANS SERVICING, L.P. v. LIZA PACE and JOSHUA WALTON A/K/A JOSHUA J. WALTON, owner(s) of property situate in TOWNSHIP OF BLAKELY, Lackawanna County, Pennsylvania, being 707 HICKORY STREET, BLAKELY, PA 18447-2219

Front: 68 feet, Depth: 40 feet, containing 2720 square feet.

Assessment Map #: 10413030019

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$111,102.90

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 70**

By virtue of a Writ of Execution No. 10-CV-2247 BANK OF AMERICA, N.A. v. MICHAEL POST and CHERYLANN SWIKA-POST, owner(s) of property situate in TOWNSHIP OF SCOTT, Lackawanna County, Pennsylvania, being 4010 WINDY ACRES ROAD, AKA RR 1 BOX 379 G, JERMYN, PA 18433-3317

Dimensions: Single Dwelling 2A

Assessment Map #: 07201-020-00813

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$131,120.54

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 71**

By virtue of a Writ of Execution filed to No. 09-CV-4789 GMAC MORTGAGE, LLC S/I/I GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA v. BOUNCHAI SOULINHAVONG and PHRASEUTH SOULINHAVONG, owner(s) of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 132 APACHE DRIVE, OLD FORGE, PA 18518-1504

Consisting an area of 8,195 square feet, more or less.

Assessment Map #: 1751501000523

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$91,215.03

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 72**

By virtue of a Writ of Execution No. 09 CV 8384 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR MLMI 2006-AF2 v. LARRY C. BLOCH and LISA MACERA BLOCH, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania, being 800-802 MATTHEW AVENUE, A/K/A 800-802 MATTHEW AVE L 15, SCRANTON, PA 18510

Dimensions: 40x180x40x184

Assessment Map #: 15711030022

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$120,043.91

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 73**

By virtue of a Writ of Execution No. 10 CV 2105 BAC HOME LOANS SERVICING, L.P. v. ROXANNE DUNMIRE, owner(s) of property situate in BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 863 MURRAY STREET, THROOP, PA 18512-1166

DIMENSIONS: 60X197X61X188

Assessment Map #: 12503010017

Assessed Value Figure: \$5,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$84,918.69

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 74**

By virtue of a Writ of Execution No. 10-CV-1606 WELLS FARGO BANK, N.A. v. SCOTT J. BURTI and APRIL BURTI, owner(s) of property situate in BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 109 EXETER CIRCLE, OLD FORGE, PA 18518-1050

Dimensions: 120 x 87 x 60 x 109

Assessment Map #: 1652002006601

Assessed Value Figure: \$20,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$199,172.04

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 75 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10cv2767 FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. JOSHUA M. JURY owner(s) of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania. Being: 1127-1129 Farber Court, Dunmore, PA 18510

Dimensions: 50X57

Assessment Map #: 14618-090-041

Assessed Value Figure: \$7,000.00

Improvements Thereon: Improved w/single family dwelling  
Sheriff to collect: \$70,233.35  
Mark J. Udren, Esquire  
Attorney

**SALE NUMBER 76**

By virtue of a Writ of Execution filed to No. 10-CV-3413 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. GERALD R. DOUGHER owner(s) of property situate in the Township of South Abington, Lackawanna County, Pennsylvania. Being: 430 Shady Lane Road, Clarks Summit, PA 18411  
Dimensions: N/A  
Assessment Map #: 11102-030-01101  
Assessed Value Figure: \$16,000.00  
Improvements Thereon: Improved w/single family dwelling  
Sheriff to collect: \$193,335.39  
Mark J. Udren, Esquire  
Attorney

**SALE NUMBER 77**

By virtue of a Writ of Execution filed to No. 09cv8061 ONEWEST BANK, FSB vs. CHESTER FRITSCH and MELISSA A. PINTO, owner(s) of property situate in First Ward of the City of Archbald, Lackawanna County, Pennsylvania. Being: 182 East Street, Archbald, PA 18403  
Dimensions: 100X150  
Assessment Map #: 09413-050-016  
Assessed Value Figure: \$5,500.00  
Improvements Thereon: Improved w/single family dwelling  
Sheriff to collect: \$144,136.09  
Mark J. Udren, Esquire  
Attorney

**SALE NUMBER 78**

By virtue of a Writ of Execution filed to No. 10-CV-3175 THE BANK OF NEW YORK MELLON (FKA THE BANK OF NEW YORK) ON BEHALF OF CIT MORTGAGE LOAN TRUST 2007-1 vs. KENNETH R. PORTALATIN owners of property situate in Fourth Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 341-43 North Lincoln Avenue, Scranton, PA 18504  
50 X 142  
Assessment Map #: 14515-010-060  
Assessed Value Figure: \$8,500.00  
Improvements Thereon: a residential dwelling  
Sheriff to collect: \$62,706.10  
Leslie J. Rase, Esquire  
Attorney

**SALE NUMBER 80**

By virtue of a Writ of Execution filed to No. 10-CV-824 BAYVIEW LOAN SERVICING, LLC, ET AL vs. MORDECHAI SCHLESINGER, ET AL, owner(s) of property situate in CITY OF SCRANTON, County of Lackawanna, and State of Pennsylvania, being known as 926-928 Madison Avenue Scranton, PA 18510; BEING Lots lettered "F" and "P" on S.D. Melvin's subdivision of Lots four to twelve inclusive in Block No. 241 of the Lackawanna Iron & Coal Company's Plot of lots of Scranton, a map of said sub-division being recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book 2, page 32.  
Assessment Map #: 14662-020-021  
Assessed Value Figure: \$14,148.00  
Improvements Thereon: Commercial Dwelling

Sheriff to collect: \$234,446.18

Martin S. Weisberg, Esquire

Attorney

### **SALE NUMBER 81**

By virtue of a Writ of Execution filed to No. 2619 Civil 2007, SILAR DISTRESSED REAL ESTATE FUND-I LP, USE ASSIGNEE vs. ALKIS P. TELEVANDOS and SARAH TELEVANDOS, owner(s) of property situate in Fourth Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 213 North Bromley Street, Scranton, PA 18504.

Front: 137ft. Depth: 140

Property Identification #: 14514 020 073.

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$135,215.57

STEVEN K. EISENBERG, Esq.

Attorney

### **SALE NUMBER 82**

By virtue of a Writ of Execution filed to No. 09-CV-5397, EMC MORTGAGE CORPORATION, ATTORNEY-IN-FACT FOR BANK OF AMERICA, NATIONAL ASSOCIATION AS S/B/M TO LASALLE BANK NATIONAL ASSOCIATION ("ASSIGNEE"), F/K/A LASALLE NATIONAL BANK, IN ITS CAPACITY AS INDENTURE TRUSTEE UNDER THAT CERTAIN SALE AND SERVICING AGREEMENT DATED MARCH 1, 2000 AMONG AFC TRUST SERIES 2000-1, AS ISSUER, SUPERIOR BANK, FSB, AS SELLER AND SERVICER, AND LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AFC MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2000-1, AND ANY AMENDMENTS THERETO v. SALVATORE J. STIVALA, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 322 NORTH EVANS COURT, SCRANTON, PA 18504.

Size of Lot 50 ft. x 75 ft.

Property Identification #: 14514-060-023

Assessed Value Figure: \$5,000.00

Improvements Thereon: Residential property.

Sheriff to collect: \$57,700.74

Gregory Javardian, Esquire

Attorney

### **SALE NUMBER 83**

By virtue of a Writ of Execution filed to No. 10-CV-773, SUNTRUST MORTGAGE, INC. v. THOMAS CANNON, owners of property situate in City of Carbondale, Lackawanna County, Commonwealth of Pennsylvania, being 16-18 PORTER AVENUE, CARBONDALE, PA 18407. Size of Lot 74 ft. x 130 ft. x 100 ft. x 132 ft.

Property Identification #: 04510-030-041

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential property.

Sheriff to collect: \$132,327.69

Gregory Javardian, Esquire

Attorney

### **SALE NUMBER 84**

By virtue of a Writ of Execution filed to No. 10CV4352 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2005-W3 UNDER THE POOLING AND SERVICING AGREEMENT DATED



OCTOBER 1, 2005 vs. CONSUELO A. LAZDOWSKY and KEVIN R. LAZDOWSKY, owners of property situate in City of Scranton, Lackawanna County, Commonwealth of Pennsylvania. Being: 818 Cedar Avenue, Scranton, PA 18505

Dimensions: 32X129X46X129

Assessment Map #: 15619020076

Assessed Value Figure: \$9,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$82,575.01

Mark J. Udren, Esquire

Attorney

#### **SALE NUMBER 85 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 10CV3463 MORGAN STANLEY CREDIT CORPORATION vs. CHRISTOPHER E. WHITE owners of property situate in South Abington Township, Lackawanna County, Pennsylvania. Being: 420 Adams Place, Clarks Summit, PA 18411

Dimensions: 125X115X52X132X110

Assessment Map #: 10109-030-00915

Assessed Value Figure: \$20,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$116,284.44

Mark J. Udren, Esquire

Attorney

#### **SALE NUMBER 86**

By virtue of a Writ of Execution No. 772-10-CV WELLS FARGO BANK, N.A. v. BENJAMIN T. WILSON owners of property situate in the BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania, being 217 SOUTH VALLEY AVENUE, OLYPHANT, PA 18447

Front: 60 feet, Depth:120 feet, containing 7,200 square feet.

Assessment Map #: 11414030008

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$151,378.63

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 87**

By virtue of a Writ of Execution No. 09-CV-272 GMAC MORTGAGE, LLC v. EWAN POWELL owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1607 LAFAYETTE STREET, SCRANTON, PA 18504-1744

Front: 25 feet, Depth:150 feet, containing 3,750 square feet.

Assessment Map #: 14513080007

Assessed Value Figure: \$5,400.00

Improvements Thereon: Residential Property

Judgment Amount: \$17,482.10

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 88**

By virtue of a Writ of Execution No. 10-CV-1771 LITTON LOAN SERVICING, LP v. MICHAEL BROPHY owners of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 1 WALKER AVENUE, CARBONDALE, PA 18407-2821

Dimensions: 96 X 105 X 65 X 86 X 47 X 33 X 163

Assessment Map #: 05415010038  
Assessed Value Figure: \$7,700.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$63,822.85  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 89 STAYED**

By virtue of a Writ of Execution No. 10 CV 1019 SUNTRUST MORTGAGE, INC. v. JOANN SMITH and JORDAN KING-TAYLOR owners of property situate in the BOROUGH OF MAYFIELD, Lackawanna County, Pennsylvania, being 205 5<sup>TH</sup> STREET, MAYFIELD, PA 18433-1507  
Dimensions: 50X143X46X130  
Assessment Map #: 07308010003  
Assessed Value Figure: \$3,800.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$92,167.01  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 90**

By virtue of a Writ of Execution No. 10 CV 1796 CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. MARK BURRIER and KIMBERLY A. PLUTA owners of property situate in the TOWNSHIP OF LEHIGH, Lackawanna County, Pennsylvania, being 1066 COUNTRY CLUB DRIVE, GOULDSBORO, PA 18424  
DIMENSIONS: 103X150X80X151  
Assessment Map #: 245-00-040-028  
Assessed Value Figure: \$18,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$109,488.00  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 91 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 10CV2725 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF SOUNDVIEW HOME LOAN TRUST 206-EQ1 ASSET-BACKED CERTIFICATES, SERIES 200-EQ1 vs. KIMBERLY ROMANSKI, owners of property situate in Fell Township, Lackawanna County, Pennsylvania. Being: 510 Morse Avenue, Simpson, PA 18407  
Dimensions: 50X125  
Assessment Map #: 04507-030-036  
Assessed Value Figure: \$15,600.00  
Improvements Thereon: Improved w/single family dwelling  
Sheriff to collect: \$68,764.70  
Mark J. Udren, Esquire  
Attorney

**SALE NUMBER 92**

By virtue of a Writ of Execution filed to No. 09-8876 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. GREGORY P. MALCOLM and CAROLYN MALCOLM owners of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania. Being: 1402 Adams Avenue, Scranton, PA 18509  
Dimensions: 140X140X40X60X40X10X60X70  
Assessment Map #: 14606-010-031

Assessed Value Figure: \$15,000.00  
Improvements Thereon: Improved w/single family dwelling  
Sheriff to collect: \$156,643.27  
Mark J. Udren, Esquire  
Attorney

**SALE NUMBER 93**

By virtue of a Writ of Execution No. 09-CV-6545 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RAMP 2004KR2 v. PAUL A. SEKELSKY JR. and ERICA J. SEKELSKY owners of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 720 LAUREL STREET, DICKSON CITY, PA 18519-1423  
Front: 50 feet, Depth: 163 feet, containing 8150 square feet.

Assessment Map #: 11320010035  
Assessed Value Figure: \$7,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$69,401.85  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 94**

By virtue of a Writ of Execution No. 10-CV-1769 WELLS FARGO BANK, N.A. v. STEPHEN M. LEWANDOWSKI and SUZANNE R. RALICKE owners of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 258 SOUTH KEYSER AVENUE, OLD FORGE, PA 18518-1152

Front: 100 feet, Depth: 150 feet, containing 15000 square feet.

Assessment Map #: 16502040012  
Assessed Value Figure: \$13,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$64,331.01  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 95**

By virtue of a Writ of Execution No. 10-CV-1946 CITIMORTGAGE, INC. v. EDWARD BLOSKEY and AMANDA BLOSKEY owners of property situate in the BOROUGH OF TAYLOR, Lackawanna County, Pennsylvania, being 601-603 WEST TAYLOR STREET, TAYLOR, PA 18517-1765

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

Assessment Map #: 16614030029  
Assessed Value Figure: \$8,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$136,694.05  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 96**

By virtue of a Writ of Execution No. 09 CV 3278 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FBR SECURITIZATION TRUST 2005-3 v. DAMON CORTAZZO owners of property situate in the TOWNSHIP OF CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1754 WYOMING AVENUE, SCRANTON, PA 18509-1963

Dimensions: 62x115x62x124  
Assessment Map #: 13518030017

Assessed Value Figure: \$15,500.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$129,648.52  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 97**

By virtue of a Writ of Execution filed to No. 2010 CV 1797 STATE FARM BANK FSB vs. TERRY ROLLISON and KAREN M. ROLLISON, owner(s) of property situate in , Lackawanna County, Pennsylvania, being 916 West Market Street, Scranton, PA 18508

BEING fifty two (52) feet in front on the Easterly side of West Markte Street, formerly the Providence and Abington Plank Road, one hundred forty-five and nine-tenths (145.9) feet in depth on the northerly side along lands now or formerly of James and Mary Malia or James Riley, one hundred sixty and nine-tenths (160.9) feet in depth on the southerly side along lands now or formerly of Thomas McNamara, and extending Easterly to lands now or formerly of the Lackawanna Valley Coal Company in the rear, said land also described in prior deed or deeds in chain of title as follows:

THOSE TWO (2) certain lots or pieces of land situate in the Third Ward of the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST, beginning at a post on the Northeast side of the Providence and Abington Plan Road (now West Market Street) at a corner of a lot now or formerly occupied by Jane or James Riley, thence in a Northeast direction on a line of the same James and Jane Riley about for and six tenth (4.6) perches to a surface line of Judson Clark; thence South eight and one-fourth degrees East fifty-four (54) feet to a post thence in a Southwest direction four and six tenths (4.6) perches to the Turnpike aforesaid (now West Market Street); thence by side of said Turnpike (now East Market Street); fifty-two (52) feet to the place of beginning; being the same lot numbered and marked No. Six (6) on a draft signed by W.W. Winton and J.W. Alworth, and being part of Lot Number Three (3) in the partition of the Estate of Henry Heermans;

THE SECOND bounded and described as follows, to wit:

BOUNDED Westward fifty-four and one-half (54 ½) by that portion of Isaac Dean’s reservation the Jedson Creek property which was conveyed by the said Isaac Cean and wife to Charles Stewart; Northward seventy (70) feet by lot number nine (9) on a map or a plan of building lots of the Lackawanna Valley Coal Company’s at Clark’s mines; Eastward along the top of Bluff or Steep Bank by other lands of the Lackawanna Valley Coal Company; and Southwest eighty-five (85) feet by lot number five (5) on the aforesaid map or plan.

BEING ALSO KNOWN AND DESIGNATED as lots number (7) and (25) in block number (25) on the assessment map of the Third Ward of the City of Scranton and known as 916 West Market Street, Scranton, Pennsylvania.

Assessment Map #:  
Assessed Value Figure: \$0.00  
Improvements Thereon: A Residential Dwelling  
Sheriff to collect: \$54,821.98  
Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 98**

By virtue of a Writ of Execution filed to No. 09-8610 TRIAD DOMINION EQUITIES, LLC vs. JOSEPH MORANO, owner(s) of property situate in TOWNSHIP OF JEFFERSON , Lackawanna County, Pennsylvania, being Lot 39 Cortez Summer Colony, Lake Ariel a/k/a 11 Cottage Road Jefferson Township, PA 18436

BEING Lot No. Thirty-nine (39) on plan or map of “Lake Kizer Summer Resort”, map of which is recorded in the Records Office of Lackawanna County in Map Book No. 3, page 48; said lot being thirty-five (35) feet in front, same width in rear, and extending Two Hundred and Thirty (230) feet more or less from road at rear of lot Lackawanna County Deed Book 584, page 282, and Deed Book 584, page 283, and subject to all exceptions, reservations and restrictions as contained in the chain of title.

Assessment Map #: 11803-030-026

Assessed Value Figure: \$3,500.00  
Improvements Thereon: A Residential Dwelling  
Sheriff to collect: \$78,338.34  
Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 99**

By virtue of a Writ of Execution filed to No. 09 CV 5616 CITIMORTGAGE INC. vs. PAUL VOTTA., owner(s) of property situate in Tenth Ward City of Scranton, Lackawanna County, Pennsylvania, being, 956 Wheeler Avenue Scranton, PA 18510, 15706 070 016, BEGINNING at a corner of land of Gustave Otto, on Cross Street; thence along Cross Street (now known as Wheeler Avenue) Northeast Fifty (50') feet to a corner in lands of George Graf; thence Southeasterly at right angles a distance of One Hundred Seventy (170') feet to a corner; thence at right angles Southwesterly along line of lands of William Bauman and parallel to Cross Street (now known as Wheeler Avenue) Fifty (50') feet; thence Northwesterly along line of Gustave Otto, One Hundred Seventy (170') feet to the place of beginning. Being the Westerly 50 x 170 feet of all that land which was conveyed to George Graf by Louis Goerlitz, et ux, by Deed Dated March 6, 1896, and recorded in Deed Book 135, page 171.

Assessment Map #:15706 070 016  
Assessed Value Figure: \$9,000.00  
Improvements Thereon: A Residential Dwelling  
Sheriff to collect: \$117,291.61  
Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 100**

By virtue of a Writ of Execution No. 10 CV 2249 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULLAR ABS INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIS 2005-1 v. JEFFREY L. NULTON, owner(s) of property situate in the 1<sup>ST</sup> WARD OF CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 9 DARTE AVENUE, CARBONDALE, PA 18407-2130

Front: 60 feet, Depth: 35 feet, containing 2100 square feet.

Assessment Map #: 04518-040-042  
Assessed Value Figure: \$8,500.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$83,924.71  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 101**

By virtue of a Writ of Execution No. 09 CV 8926 FLAGSTAR BANK, FSB v. KAREN SMITH owners of property situate in the TOWNSHIP OF COVINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being RR6 BOX 6128, MOSCOW, PA 18444-9047

Front: 100 feet, Depth: 200 feet, containing 20000 square feet.

Assessment Map #: 20504010005  
Assessed Value Figure: \$5,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$113,545.70  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 102**

By virtue of a Writ of Execution No. 08-CV-5894 NATIONSTAR MORTGAGE, LLC v. MICHAEL J. PERNA and KIMBERLY R. PERNA owners of property situate in the TOWNSHIP OF MADISON, Lackawanna County, Pennsylvania, being 4511 HAAS POND ROAD, MOSCOW, PA 18444

Dimensions: 2.66 Acres

Assessment Map #: 1920101000302

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$121,043.67

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 103**

By virtue of a Writ of Execution No. 10-CV-1918 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE4 v. MARCO SCARFALLOTO and ROSEANNE SCARFALLOTO owners of property situate in the TOWNSHIP OF FELL, Lackawanna County, Pennsylvania being 21 PROSPECT STREET, SIMPSON, PA 18407-1170

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

Assessment Map #: 03519050012

Assessed Value Figure: \$5,751.00

Improvements Thereon: Residential Property

Judgment Amount: \$62,776.07

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 104**

By virtue of a Writ of Execution No. 09-CV-6749 FIDELITY DISCOUNT & DEPOSIT BANK v. DAVID C. SUMMA and MICHELE A. SUMMA owners of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 105 SUSSEX ROAD, DICKSON CITY, PA 18519

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

Assessment Map #: 1031704000506

Assessed Value Figure: \$30,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$242,228.84

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 105**

By virtue of a Writ of Execution No. 09-CV-4143 WELLS FARGO BANK, N.A. v. KARL O. FOARILE and MARY K. SETO owners of property situate in the Lackawanna County, Pennsylvania, being 82 COUNTRY CLUB ESTATES, THORNHURST, PA 18424-9331

Dimensions: 94 X 150 X 90 X 150

Assessment Map #: 24601050020

Assessed Value Figure: \$63,627.99

Improvements Thereon: Residential Property

Judgment Amount: \$72,656.48

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 106**

By virtue of a Writ of Execution filed to No. 10 CV 3153, SUNTRUST MORTGAGE, INC. v. STEPHANIE M. BELEK., owner(s) of property situate in FELL TOWNSHIP, Lackawanna County, Pennsylvania, being 113 JEFFERSON STREET, SIMPSON, PA 18407.

Size of Lot: 51 ft. x 150 ft.

Property Identification #: 03511-040-027

Assessed Value Figure: \$5,750.00

Improvements Thereon: Residential Property

Sheriff to collect: \$92,574.48

Gregory Javardian, Esquire

Attorney

**SALE NUMBER 107**

BY VIRTUE OF A WRIT OF EXECUTION FILED TO NO. 10-CV-2474 BY PENNSTAR BANK, A DIVISION OF NBT BANK, N.A. v/ THE ESTATE OF HERBERT J. GRAY, DECEASED, BY AND THROUGH HIS PERSONAL REPRESENTATIVE, JOHN MIRABELLI, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF HERBERT J. GRAY HERBERT J GRAY WAS THE OWNER OF PROPERTY SITUATE IN THE TOWNSHIP OF GLENBURN, LACKAWANNA COUNTY, PENNSYLVANIA owner(s) of property situate in Township of Glenbur, Lackawanna County, Pennsylvania, being: 1105 Main Avenue, Clarks Summit, PA 18411.

Dimensions: 150 x 150

Assessment Map #:09009 020 018

Assessed Value Figure: \$15,000.00

Improvements Thereon: Single Dwelling

Sheriff to collect: \$162,431.99 Plus costs

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

**SALE NUMBER 108**

By virtue of a Writ of Execution filed to No. 09-CV-910 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-WL1 v. WILLIAM GERRITY and KELLY GERRITY, owner(s) of property situate in Borough of Dunmore, Lackawanna County, being 1510-1512 ELECTRIC STREET, DUNMORE, PA 18509

6200 square feet

Property Identification #: 13519-010-013

Assessed Value Figure: \$2,850 + \$7,150 = \$10,000

Improvements Thereon: multi dwelling

Sheriff to collect: \$

Joel A. Ackerman, Esquire

Attorney

**SALE NUMBER 109**

By virtue of a Writ of Execution filed to No. 2009-08989 WATERFALL VICTORIA MASTER FUND 2008-1 GRANTOR TRUST SERIES A vs. PATRICK P. CUSICK and LAURIE CUSICK, owners of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania, being 611 Dundaff Street, Dickson City, PA 18519

Front: 40 ft. Depth: 171.72 ft.

Assessment Map #: 11413-010-01001

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$179,488.05  
Mary L. Harbert-Bell, Esquire  
Attorney

**SALE NUMBER 110**

By virtue of a Writ of Execution filed to No. 08-CV-7441 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER THE SECURITIZATION SERVICING AGREEMENT DATED AS OF JULY 1, 2005 STRUCTURED ASSET SECURITIES CORPORATION STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-HE1 vs. GARY J. APPELATE, owners of property situate in 5<sup>th</sup> Ward City of Carbonville, Lackawanna County, Pennsylvania, being 40-42 Copeland Avenue, Carbondale, PA 18407

Front: 37.4 ft. Depth: 58.4 ft.

Assessment Map #: 04518-010-008

Assessed Value Figure: \$9,028.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$82,344.88

Mary Harbert-Bell, Esquire

Attorney

**SALE NUMBER 111**

By virtue of a Writ of Execution No. 08-CV-6573 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005EFC1 RAMP v. BARBARA A. MOSS owners of property situate in the Lackawanna County, Pennsylvania, being 214-216 GREENBUSH STREET, SCRANTON, PA 18508-1417

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

Assessment Map #: 12403 010 021

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$100,374.66

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 112**

By virtue of a Writ of Execution No. 10-CV-2650 WELLS FARGO BANK, N.A. v. MARY KIME and SALLY A. SMITH owners of property situate in the TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania, being 100 RIVER ROAD A/K/A, R RIVER STREET, GOULDSBORO, PA 18424

Front: 100 feet, Depth: 200 feet, containing 20,000 square feet.

Assessment Map #: 24703-010-00702

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$175,433.86

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 113**

By virtue of a Writ of Execution No. 09-CV-1862 BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP v. DEBORAH S. WILLENBROCK owners of property situate in the TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania, being 165 WOODLAND DRIVE, THORNHURST, PA 18424

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

Assessment Map #: 2460105000301

Assessed Value Figure: \$18,000.00



Improvements Thereon: Residential Property  
Judgment Amount: \$76,864.43  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 114**

By virtue of a Writ of Execution No. 10 CV 2150 WELLS FARGO BANK, N.A. v. JOHN S. WILLIAMS owners of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 1243 FRIEDA STREET, DICKSON CITY, PA 18519-1306

Dimensions: 67 x 70 x 57 x 71  
Assessment Map #: 11413-050-011  
Assessed Value Figure: \$8,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$74,517.99  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 115**

By virtue of a Writ of Execution filed to No. 10-CV-2398 BAC HOMES LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. JOSEPH VALDEZ and MONICA VALDEZ, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania, being, 404 Main Street Dickson City, PA 18519, 12411-030-040,

BEGINNING at a point in the line of Carbondale Turnpike forty-two (42) feet northerly from its intersection with an alley twenty (20) feet wide, which adjoins the original southerly line of lot number thirty-two (32); Thence northerly along line of said Turnpike twenty eight (28) feet;

Thence easterly parallel with the original division line between lots Nos 351 and 352 one hundred and fifty (150) feet to an alley;

Thence southerly along said alley twenty eight (28) feet; and

Thence westerly parallel with said division line one hundred and fifty (150) feet to the place of beginning.

BEING the southwesterly twenty (20) feet of Lot No. 351 and the adjoining northerly eight (8) feet of Lot No. 352 in block No. 13 as per Plot No. 1 of lands of the D.L.W. R.R. Co., at Priceville as recorded in Map Book 1, page 61 and 62.

Property Identification #: 12411-030-040  
Assessed Value Figure: \$10,600.00  
Improvements Thereon: A Residential Dwelling  
Sheriff to collect: \$154,534.91  
Michael T. Mckeever, Esquire  
Attorney

**SALE NUMBER 117**

By virtue of a Writ of Execution filed to No. 10 CV 4087 NATIONAL LOAN INVESTORS, L.P., ASSIGNEE OF BAYVIEW LENDING GROUP, LLC, ASSIGNEE OF BAYVIEW LOAN SERVICING, LLC ASSIGNEE OF ALPINE COMMERCIAL CAPITAL, LTD., vs. NATVERLAL T. BHARUCHA and URMILA N. BHARUCHA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 316-322 Taylor Avenue, Scranton, Pennsylvania 18510 being Forty (40) feet in front and One Hundred and Fifty (150) feet in depth with an alley in the rear Sixteen (16) feet wide for public use, with the privilege of using Ten (10) feet in front of the front line of said lots on Taylor Avenue for yard, porch, piazza, bay-windows, or valuts but no other purposes.

Property Identification #: 15709-020-005  
Assessed Value Figure: \$51,000.00  
Improvements Thereon: Mulit Dwelling  
Sheriff to collect: \$386,107.89

George T. Faris, IV, Esquire  
Attorney

**SALE NUMBER 118**

By virtue of a Writ of Execution filed to No. 09-8267 LANDMARK CAPITAL INVESTMENTS, INC., SUCCESSOR BY ASSIGNMENT FROM WACHOIVA BANK, NATIONAL ASSOCIATION, SUCCESSOR TO FIRST UNION BANK vs. PAUL MASTRANGELO and JUDITH RUSSO , owner(s) of property situate in Township of Carbondale, Lackawanna County, Pennsylvania, being 86 Honesdale Road, Whites Crossing, Carbondale Township, Lackawanna County, Pennsylvania

Parcel #: 045.02-030-014

Assessed Value Figure: \$4,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$78,924.63

**INTEREST**

From 6/24/10 – 11/16/10 \$ 1,880.25

(Costs to be added) \$ 2,000.00

**TOTAL \$82,804.88**

**PHILLIP D. BERGER, ESQUIRE**

Lundy, Flitter, Beldecos & Berger, P.C.

450 N. Narberth Avenue

Narberth, PA 19072

(610) 668-0770

Attorney

**SALE NUMBER 119**

By virtue of a Writ of Execution filed to No. 09-CV-7928 DEUTCHE BANK... vs. DAVID MARTIN, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being 70 Spring Street, Carbondale, PA 18407

2,250 sq. feet

Property Identification #: 05505-030-002

Assessed Value Figure: \$9,500.00

Improvements Thereon: dwelling

Sheriff to collect: \$2,000.00

Daniel J. Mancini, Esq.

Attorney

**SALE NUMBER 120**

By virtue of a Writ of Execution No. 10-CV-2472 CHASE HOME FINANCE, LLC v. SARA GALLAGHER, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 110 ALLEN STREET, DUNMORE, PA 18512-2510

Front: 60 feet, Depth: 68 feet, containing 4080 square feet.

Assessment Map #: 147.09-060-017

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$194,963.95

**PHELAN HALLINAN & SCHMIEG, LLP**

Attorney

**SALE NUMBER 121**

By virtue of a Writ of Execution No. 10-CV-426 SUNTRUST MORTGAGE, INC. v. SHERRI B. DOWNS, owner(s) of property situate in the TOWNSHIP OF FELL, Lackawanna County, Pennsylvania, being 36 FALLBROOK ROAD, CARBONDALE, PA 18407

DIMENSIONS: 90X216X31X120X180

Assessment Map #: 03404010002

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$93,293.50

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 122**

By virtue of a Writ of Execution No. 10-CV-1916 U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2004-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE1 v. PHILIP C. SOTTILE, owner(s) of property situate in BOROUGH OF Jermyn, Lackawanna County, Pennsylvania, being 99 FRANKLIN STREET, JERMYN, PA 18433-1652  
70X50X170X5X100X45

Assessment Map #: 0731608000200 and 0731608000400

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential property

Judgment Amount: \$143,692.44

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 123**

By virtue of a Writ of Execution No. 10 CV 1109 BAC HOME LOANS SERVICING, L.P. v. SARA LEE MALLORY, owner(s) of property situate in the 15<sup>TH</sup> WARD IN THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 416 13<sup>TH</sup> AVENUE, A/K/A 416 13<sup>TH</sup> AVENUE, LOT 22, SCRANTON, PA 18504-2202

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

Assessment Map #: 15605020010

Assessed Value Figure: \$17,00.00

Improvements Thereon: Residential Property

Judgment Amount: \$132,995.11

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 124**

By virtue of a Writ of Execution No. 10-CV-1110 CITIMORTGAGE INC., S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. v. JUSTIN SOLENSKY and JAMIE SOLENSKY owners of property situate in the BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania, being 532 EAST SCOTT STREET, OLYPHANT, PA 18447-1966

Front: 30 feet, Depth: 150 feet, containing 4500 square feet.

Assessment Map #: 11414010011

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$92,949.83

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

### **SALE NUMBER 125**

By virtue of a Writ of Execution No. 09-CV-8890 CHASE HOME FINANCE, LLC v. GERALD OWENS JONES, JR owners of property situate in the TOWNSHIP OF CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 331 FERDINAND STREET, SCRANTON, PA 18508-2733

Front: 25 feet, Depth: 115 feet, containing 2875 square feet.

Assessment Map #: 13412010035  
Assessed Value Figure: \$6,500.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$91,885.77  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 126 STAYED**

By virtue of a Writ of Execution No. 10-CV-1913 WELLS FARGO BANK, NA v. MOSHI LOWY, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 632 WILLOW STREET, SCRANTON, PA 18505-4246

Front: 40 feet, Depth: 162 feet, containing 6480 square feet.

Assessment Map #: 15620020063  
Assessed Value Figure: \$8,500.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$101,124.78  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 127**

By virtue of a Writ of Execution filed to No. 2010-CV-3533, FIRST NATIONAL COMMUNITY BANK, PLAINTIFF versus ROBERT J. RIVIELLO and ELIZABETH RIVIELLO, DEFENDANTS, the owners of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania, being known as 304 NORTH MAIN STREET, OLD FORGE, LACKAWANNA COUNTY, PENNSYLVANIA.

Consisting of 60' x 79' x 67' x 50', more or less (being the same property described in Lackawanna County Deed or Record Book 1076, beginning at page 476.)

Assessment Map #: 17609-030-016  
Assessed Value Figure: \$11,185.00  
Improvements Thereon: Dwelling known as 304 North Main Street, Old Forge, PA 18518  
Sheriff to collect: \$487,898.50 PLUS ADDITIONAL COSTS, EXPENSES ATTORNEY'S FEES AND ADDITIONAL INTEREST  
Nogi, Appleton, Weinberger & Wren, P.C.  
John M. Murphy, Esquire  
Attorney

**SALE NUMBER 128**

By virtue of a Writ of Execution No. 5459-CV-2004 PEACH HILL DEVELOPMENT, LLC, ASSIGNEE OF RAGGED ISLAND REALTY, LLC, ASSIGNEE OF PENNSTAR BANK vs CARBONDALE NURSING HOME, INC., owners of property situate at 57 North Main Street, Carbondale, Pennsylvania 18407.

Tax Parcel #04577020002  
Judgment Amount: \$800,182.84  
C.H. Welles IV, 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 DECEMBER 16, 2010 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

AUGUST 30, 2010