

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, OCTOBER 5, 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, OCTOBER 5, 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 - *STAYED*

By virtue of a Writ of Execution filed to No. 05 CV 5198 LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003-ABF1, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2003-ABF1 vs. JOSEPH DOMINICK and MARY H. HERMAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 3312 Olyphant Avenue, Scranton, PA 18509, 13502-030-018, BEGINNING AT AN IRON PIN CORNER IN THE LINE OF LOTS #5 AND #6, (LOTS AS PER MAP MADE BY J.L. LAWRENCE FOR THE JOSEPH W. GRIFFIN, RECORDED IN DEED BOOK 377, PAGE 301) AT THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF OLYPHANT AVENUE.

THENCE ALONG SAID RIGHT-OF-WAY NORTH SEVENTY-SEVEN DEGREES NO MINUTES NO SECONDS EAST (N. 77° 30' 00" E.), A DISTANCE OF SIXTY SIX AND NO HUNDREDTHS FEET (66 FT.), TO AN IRON PIN AND CORNER;

THENCE LEAVING SAID RIGHT-OF-WAY AND THROUGH LOT #7, SOUTH TWELVE DEGREES THIRTY MINUTES NO SECONDS EAST (S. 12 ° 30' 00" E.), A DISTANCE OF ONE HUNDRED FIFTY AND NO HUNDREDTHS FEET (150 FT.), TO AN IRON PIN AND CORNER, ALONG THE LINE OF LOT #5 AND LOT #6.

THENCE ALONG THE LINE OF LOTS #5 AND #6, NORTH TWELVE DEGREES THIRTY MINUTES NO SECONDS WEST (N. 12 ° 30' 00" W.), A DISTANCE OF ONE HUNDRED FIFTY AND NO HUNDREDTHS FEET, (150 FT.) TO AN IRON PIN AND CORNER, ALONG THE RIGHT-OF-WAY LINE OF OLYPHANT AVENUE, THE PLACE OF BEGINNING;

Assessment Map #: 13502-030-018

Assessed Value: \$5,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$57,890.32

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 2 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed No. 10-CV-600, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-3 vs. ZALMEN SCHWARTZ, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania being 1258-1260 Acker Street

Parcel Dimensions: 40 X 143

Assessment Map #: 15617-040-027

Assessed Value: \$6,000.00

Improvements thereon: Detached, Two Story Four-Unit Multi-Family Residential Dwelling

Sheriff to Collect: \$116,314.11

Barbara A. Fein, Esq.

Attorney

SALE NUMBER 3 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed No. 10-CV-858, JPMORGAN CHASE BANK, AS TRUSTEE, IN TRUST FOR THE HOLDERS OF TRUMAN MORTGAGE LOAN TRUST 2002-1, ASSET BACKED CERTIFICATES, SERIES 2002-1 vs. KAREN M. DEGEROLAMO N/K/A KAREN M. SAPOLIS and THOMAS J. SAPOLIS, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania, being 1169 Mine Street

Dimensions of Parcel: 40 X 150

Assessment Map #: 17507010016

Assessed Value: \$17,500.00

Improvements thereon: Detached, One Story Single Family Residential

Sheriff to Collect: \$106,342.26

Barbara A. Fein, Esq.

Attorney

SALE NUMBER 4 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-4019 MIDFIRST BANK vs. MICHAEL T. KUESTER, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania, being 1292 Mount Cobb Road, Mount Cobb, PA 18436

See Instrument No. 2006-17834

Assessment Map #: 15003-030-007

Assessed Value: \$12,000.00

Improvements thereon: A residential dwelling house

Sheriff to Collect: \$145,862.92 (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 5 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 07 CV 3090 WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE MLMI TRUST SERIES 2004-FM1 vs. WILLIAM FLOYD and DOLORES FLOYD, owner(s) of property situate in Borough of Glenburn, Lackawanna County, Pennsylvania, Being 1125 Harding Street, Clarks Summit, PA 18411

PREMISES A

ALL THAT Piece or parcel of land situate in the Borough of Glenburn, County of Lackawanna, State of Pennsylvania, bounded and described as follows:

BEING Lot No. Fourteen (14), in Section "D", on the plot known as "Glenburn Park" facing for a width of fifty (50') feet in front on Coolidge Ave., and extending back of that width for a distance of one hundred and twenty-five (125') feet to a fifteen (15') foot Court in the rear.

TAX MAP NUMBER: #09001-020-027 (Lot #14)

PREMISES B

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Glenburn, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

BEING Lot No. Thirteen (13) in Section "D" on plot known as "Glenburn Park", a map of which is recorded in Lackawanna County Map Book No. 4, page 1. Said lot being fifty (50') feet in front on Coolidge Avenue and

extending back of that width a depth of one hundred twenty-five (125') feet to a fifteen (15') foot unnamed court in the rear.

BEING KNOWN as 1125 Harding Street.

TAX MAP #09001-020-028 (Lot #13)

Property Identification #: PREMISES A: #09001-020-027 (Lot #14), PREMISES B: 09001-020-028 (Lot #13)

Assessed Value Figure: PREMISES A: \$7,250.00, PREMISES B: \$742.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$68,160.92, plus interest and costs

Martha E. VonRosensteil, Esquire

Attorney

SALE NUMBER 6 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 08 CV 6708 NATIONWIDE ADVANTAGE MORTGAGE COMPNAY v. ROSALIND A. DAVIS and CHRISTOPHER JOSEPH DAVIS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania Being 813 Colfax Avenue, Scranton, PA 18510

BEING in the 10th Ward of the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania, being Lot No. 3 on the Revision Map of Subdivision of Leroy G. and Lucille E. Dumuth dated 4/16/1997 prepared by George W. Parker, R.S. and approved by the City of Scranton on 6/25/1997, and recorded in the Office of the Recorder of Deeds for Lackawanna County in Map Book 6A at Page 2453.

BEING known as 813 Colfax Avenue.

Property Identification #: 157-060-80045

Assessed Value Figure: \$20,000.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$177,137.87 plus interest and costs

Martha E. VonRosensteil, Esquire

Attorney

SALE NUMBER 8 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 10-CV-1765 WELLS FARGO BANK, N.A. AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-FRE2 ASSET-BACKED PASS THROUGH CERTIFICATES vs. DESIREE CARRIGHAN and EDWARD CARRIGHAN, owner(s) of property situated in Borough of Olyphant, Lackawanna County, Pennsylvania, being 412 Grant Street, Olyphant, PA 18447 50X60

Assessment Map #: 11410-020-026

Assessed Value Figure: \$9,500.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$103,930.71

Michael J. Clark, Esquire

Attorney

SALE NUMBER 9 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 10 CV 2175 WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-C, ASSET-BACKED CERTIFICATES, SERIES 2001-C vs. BRENDA H. DAVIS and DAVID M. DAVIS, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania, being 746 South Main Avenue Taylor, PA 18517, 17606-020-004,

BEGINNING at a post by the side of public road or highway leading from Wilkes-Barre to Providence (known as South Main Avenue); thence North seventy-nine one one-half (79 ½) degrees East fifty (50) feet to a post by the aforementioned road or highway; thence North fifteen (15) degrees West one hundred seventeen and fifteen hundredths (117.15) feet more or less to line of lands conveyed to Walter and Marion Tibbs by Deed recorded in Lackawanna County Deed Book 638, page 125; thence South sixty-nine and one-half (69 ½) degrees West along said lands of Tibbs fifty (50) feet more or less to lands now or formerly of Frank A. Greco; thence South fifteen (15) degrees East one hundred ten (110) feet more or less to South Main Street, the place of beginning.

Assessment Map #: 17606-020-004
Assessed Value Figure: \$8,500.00
Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$123,771.90
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 10 *SOLD TAXES AND COSTS*

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY: CITIMORTGAGE INC.

NO. 08 CV 8864

METES AND BOUNDS DESCRIPTION OF PROPERTY:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF THORNHURST, LACKAWANNA COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 1592, PAGE 739, ID# 24601-030-030, BEING KNOWN AS DESIGNATED AS LOT 205, SECTION 1, THORNHURST COUNTY CLUB ESTATES, FILED IN PLAT BOOK 17, PAGE 36.

DEED FROM ROBERT J. BURNS AND LAURA A. FLOWER BURNS, HUSBAND AND WIFE AS SET FORTH IN DEED BOOK 1592, PAGE 739 DATED 07/15/1997 AND RECORDED 07/24/1997, LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

ALSO DESCRIBED AS:

ALL THAT CERTAIN, lot piece, parcel or tract of land situate, in the Township of THORNHURST, County of LACKAWANNA, and Commonwealth of Pennsylvania, being known as Lot No. 205, Section 1 of Thornhurst Country Club Estates as shown on a Plan of lots recorded in the Office of Recorder of Deeds of Lackawanna County in Plot Book Volume 17, Page 36.

TITLE TO SAID PREMISES IS VESTED IN ROBERT P. CARRILLO and KAREN M. ROCHE BY DEED FROM Robert J. Bruns and Laura A. Flower-Bruns, husband and wife DATED 7/15/1997 RECORDED ON 7/24/1997, IN DEED BOOK AND PAGE OR INSTRUMENT NUMBER: 1592.

PROPERTY IDENTIFICATION NUMBER: 24601-030-030

SALE NUMBER 11 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 09 CV 7216 WACHOVIA BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2004-1 vs. DIANE F. LOFTUS and JEROME LOFTUS A/K/A JEROME X. LOFTUS JR., owner(s) of property situate in BOROUGH OF MOSCOW, Lackawanna County, Pennsylvania being 926 Apple Tree Road Moscow, PA 18444, 19801-010-00150,

BEGINNING at a point on the Northerly Fifty (50') foot right-of-way line of Apple Tree Road, at the southwesterly corner of Lot 31; thence, along said Apple Tree Road, North Eighty-nine (89 °) degrees Sixteen (16') minutes Twenty-five (25'') seconds West, a distance of One hundred three (103.00') feet to the southeasterly corner of Lot 49; thence, along the easterly property line of said lot 49, North Zero (00 °) degrees Forty-three (43') minutes Thirty-five (35'') seconds East, One hundred ninety and fifty hundredths (190.50') feet to a point common to Lots 49, 30, 69 and 70; thence, along the southerly property line of said Lot 69, South Eighty-nine (89 °) degrees Sixteen (16') minutes Twenty-five (25'') seconds East, a distance of One hundred three (103.00') feet to a point common to Lots 58, 31, 68 and 69; thence, along the westerly property line of said Lot 31, South Zero (00 °) degrees Forty-three (43') minutes Thirty-five (35'') seconds West, a distance of One hundred ninety and fifty hundredths (190.50') feet to the place of beginning.

Assessment Map #: 19801-010-00150

Assessed Value Figure: \$26,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$17,381.17

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 12 - CONTINUED 11/16/10

By virtue of a Writ of Execution No. 09-CV-5044 BAC HOME LOANS SERVICING, LP v. LARRY R. SMITH and DEBRA G. SMITH, owner(s) of property situate in the TOWNSHIP OF COVINGTON TOWNSHIP, Lackawanna County, Pennsylvania being RR 1 BOX 1411,, ROUTE 435, GOULDSBORO, PA 18424-9443

Dimensions: 109 x 100 x 39 x 113 x 136

Assessment Map #: 21904010005

Assessed Value Figure: \$15,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$151,774.32

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 13 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 08-06076 CHASE HOME FINANCE, LLC, ET AL. vs. JEFFREY D. EMMETT, owner(s) of property situate in Township of Fell, Lackawanna County, Pennsylvania being 56 Midland Street, Simpson, PA 18407

Acres: 1.722 Square Footage: 7,500

Assessment Map #: 03515010025

Assessed Value Figure: \$4,000.00

Improvements Thereon: a single family dwelling

Sheriff to collect: \$96,567.64

Kristine M. Anthou

Attorney

SALE NUMBER 14 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-2326 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JOHN M. TOMASCIK, JR., owner(s) of property situate in Lehigh Township, Lackawanna County, Pennsylvania being 185 Magnolia Street, Thornhurst, PA 18424

See Record Book 1643, Page 164

Assessment Map #: 24601-050-021

Assessed Value Figure: \$18,700.00

Improvements Thereon: a residential dwelling house

Sheriff to collect: \$79,657.39 (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 15 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 07-CV-1731 AMERICAN HOME MORTGAGE SERVICING, INC. vs. LIPA ENGEL and HERSCHEL ENGEL, owners of property situate in 12th Ward – City of Scranton, Lackawanna County, Pennsylvania being 838 Rear Moosic Street, Scranton, PA 18505

3,331.60 square feet

Assessment Map #: 157.61-030-024

Assessed Value Figure: \$20,000.00

Improvements Thereon: A single family dwelling.

Sheriff to collect: \$146,688.09

Joseph A. Fidler

Attorney

SALE NUMBER 16 CONT 11/16/10

By virtue of a Writ of Execution No. 2009-8626 BAC HOME LOANS SERVICING, L.P. v. ANTHONY ROEDEL, owner(s) of property situate in 10TH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1020 PRESCOTT AVENUE, SCRANTON, PA 18510-1452

Front: 40 feet, Depth: 54 feet, containing 2160 square feet

Assessment Map #: 14618060051

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$95,230.67

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 17 - CONTINUED 11/16/10

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

Front: 30 feet Depth: 90 feet, containing 2700 square feet.

Assessment Map #: 15706080013

Assessed Value Figure: \$10,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$98,484.99

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 18 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09 CV 6811 BAC HOME LOANS SERVICING, L.P. v. WILLARD D. DIERKS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1611 PROSPECT AVENUE APARTMENT 2 A/K/A 1611 PROSPECT AVENUE, SCRANTON, PA 18505-4424

Front: 40 feet Depth: 150 feet, containing 6,000 square feet.

Assessment Map #: 16711030032

Assessed Value Figure: \$10,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$134,976.49

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 19 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-8608 CHASE HOME FINANCE LLC v. STEPHANIE MACGEORGE, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1930 SOUTH WEBSTER AVENUE, SCRANTON, PA 18505-3325

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

Assessment Map #: 16711020015

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Sheriff to Collect: \$153,421.28

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 20 CONT 11/16/10

By virtue of a Writ of Execution No. 09-CV-8012 BANK OF AMERICA, N.A. v. DAVID POTIS A/K/A DAVID J. POTIS, owner(s) of property situate in GREENFIELD TOWNSHIP, Lackawanna County, Pennsylvania being 135 WAGNER BOULEVARD, LOT 20, GREENFIELD TOWNSHIP, PA 18407-3817

Dimensions: 140 x 244 x 140 x 244

Assessment Map #: 0140405001620

Assessed Value Figure: \$20,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$338,070.87

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 21 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-5824 CITIMORTGAGE, INC. v. WILLIAM J. HUGHES, MELISSA HUGHES, and WILLIAM RANELLO, SR, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2223 KELLY AVENUE, SCRANTON, PA 18508-1633

Dimensions: 109X150X100X150

Assessment Map #: 12320010032

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$57,362.77

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 22 CONT 11/16/10

By virtue of a Writ of Execution No. 09-CV-692 CHASE HOME FINANCE LLC v. EWAN POWELL, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1527-1529 VON STORCH AVENUE, AKA 1529 VON STORCH AVENUE, SCRANTON, PA 18509-2264

Front: 60 feet, Depth: 92 feet, containing 5,520 square feet.

Assessment Map #: 1351701002201

Assessed Value Figure: \$7,700.00

Improvements Thereon: Residential Property

Judgment Amount: \$167,371.90

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 23 CONT 11/16/10

By virtue of a Writ of Execution No. 09-CV-2086 FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION v. CHRISTOPHER M. STINE and ERIC P. LANSBERRY, owner(s) of property situate in TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania being 1131 SOUTH WEBSTER AVENUE, SCRANTON, PA 18505-1720

Front: 50 feet, Depth: 55 feet, containing 2,750 square feet.

Assessment Map #: 16708-020-002

Assessed Value Figure: \$14,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$139,928.83

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 24 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 10-CV-877 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TURST COMPANY, N.A. AS

SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE v. KENNETH LEONARD and RACHEL A. LEONARD, owner(s) of property situate in TOWNSHIP OF CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1010 QUINCY AVENUE, SCRANTON, PA 18510-1122

Front: 40 feet, Depth: 160 feet, containing 6,400 square feet

Assessment Map #: 14614050039

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$96,990.20

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 25 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09 CV 8627, BAC HOME LOANS SERVICING, L.P. v. JOHN A. LAROSA, owner(s) of property situate in TOWNSHIP OF SCOTT, Lackawanna County, Pennsylvania being 1760 LAKELAND DRIVE, JERMYN, PA 18433-3117

Dimensions: 240 X 114 X 216 X 180

Assessment Map #: 04204040007

Assessed Value Figure: \$3,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$45,763.11

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 26 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09 CV 3554 WELLS FARGO BANK, N.A., AS TRUSTEE FOR HOLDERS OF BANK OF AMERICA FUNDING CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5 v. ABRAHAM SCHWARTZ, owner(s) of property situate in Lackawanna County, Pennsylvania being 1319 REAR LAFAYETTE STREET, SCRANTON, PA 18504

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

Property Identification #: 145.14-020-062

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$68,147.85

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 27 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09 CV 6979 DEUTSHCE BANK TRUST COMPANY AMERICAS AS TRUSTEE v. CHANIE LEVINE, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2150-2154 POND AVENUE & 2220 POND AVENUE, SCRANTON, PA 18508-2054

Assessment Map #: 13505080020: Dimensions: 58 x 44 x 61 x 55

Assessment Map #: 13505080021: Dimesnions: 100 x 10 x 100 x 47

Assessment Map #: 13505080020 & 13505080021

Assessment Map #: 13505080020: Assessed Value Figure: \$10,257.00

Assessment Map #: 13505080021: Assessed Value Figure: \$1,300.00

Improvements Thereon: Residential Property

Judgment Amount: \$45,659.42

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 28 - CONTINUED 11/16/10

By virtue of a Writ of Execution filed to No. 08-CV-3920 AURORA LOAN SERVICES, LLC v. MEGAN RUTKOWSKI; SCOTT RUTKOWSKI, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania being 112 Pine Street, Archbald, PA 18403

6000 square feet

Property Identification #: 095.17-050-022

Assessed Value Figure: \$900.00 + \$11,100 =\$12,000

Improvements Thereon: single family dwelling

Sheriff to collect: \$126,491.82

Joel A. Ackerman, Esquire

Attorney

SALE NUMBER 29 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-3875 FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK, NATIONAL ASSOCIATION v. VINCENT SCIALPI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1606-1608 Pittston Avenue, Scranton, PA 18505

5600 square feet

Property Identification #: 16707-020-028

Assessed Value Figure: \$2,800 + \$9,200 =\$12,000

Improvements Thereon: single family dwelling

Sheriff to collect: \$76,414.01

Joel A. Ackerman, Esquire

Attorney

SALE NUMBER 30 - CONTINUED 11/16/10

By virtue of a Writ of Execution filed to No. 09 CV 8360 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. S/B/M HOMESIDE LENDING INC. vs. ANTHONY BURNS, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 118 Franklin Street Dunmore, PA 18512, 14652-010-007,

BEGINNING at the point Three Hundred Ten and Five One-Hundredths (310.5') feet from the Southwesterly corner of the intersection of the fence line of East Drinker Street and Franklin Street; thence, along Franklin Street, South Twenty Three degrees (23 degrees) Fifty Five (55) minutes West a distance of Fifty Four (54') feet; thence in a direction North, Sixty Four degrees (64 degrees) West, a distance of One Hundred Twenty (120') feet; thence, in a direction and parallel with Franklin Street, North Twenty Three degrees (23 degrees), Fifty five (55) minutes East, a distance of Fifty Four (54') feet; thence in a direction South, Sixty Four degrees (64 degrees) East, a distance of One Hundred Twenty (120') feet to the place of BEGINNING.

Property Identification #: 14652-010-007

Assessed Value Figure: \$15,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$170,876.45

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 31 - CONTINUED 11/16/10

By virtue of a Writ of Execution filed to No. 10 CV 552 BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-HE8 vs. DANIEL G CLARK and THERESA L. CLARK A/K/A THERESA

L. KOLEBUK, owner(s) of property situate in Borough of Mayfield, Lackawanna County, Pennsylvania, being 515 Cemetery Street Mayfield, PA 18433, 07405-010-006,

BEGINNING on Second Avenue, now called Cemetery Street, at the intersection of line of lots Nos. 20 and 21; thence Westerly along line of land owned by Sarah J. ?????? and being the division line between lots Nos. 20 and 21 two hundred two (202) feet to Third Avenue; thence Southerly along Third Avenue one and eighty-five hundredths (1.85) feet to a point; thence Easterly parallel with the division line between said lots Nos. 20 and 21 and one and eighty-five hundredths (1.85) feet distant therefore, two hundred two (202) feet to Second Avenue; thence Northerly along Second Avenue, now called Cemetery Street, one and eighty-five hundredths (1.85) feet to the place of beginning. BEING a strip of land one and eighty-five hundredths (1.85) feet in width off the Northerly side of lot No. 21, which said lot was conveyed to Charles F. ?????? by Stephen C. Whitmore, by deed dated the 4th day of October, 1972, and recorded in Lackawanna County, in Deed Book 327 page 345.

Assessment Map #: 07405-010-006

Assessed Value Figure: \$5,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$131,632.61

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 32 - CONTINUED 11/16/10

By virtue of a Writ of Execution filed to No. 10 CV 2184 CITIBANK N.A. AS TRUSTEE FOR THE MLMI TRUST SERIES 2007-HE2 vs. BARBARA ANN DUNSTON and RENEE L. KELLOGG, owner(s) of property situate in BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 311 Bridge Street Old Forge, PA 18518, 18411-020-008,

ALL THAT CERTAIN lot or parcel of land, situate in the Borough of Old Forge, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows; to wit: BEING the Westerly part of Lot No. 22 on Bridge Street in the Old Forge lottings of the Pennsylvania Coal Company, map of which is on file in the Pennsylvania Coal Company's office. This land hereby conveyed is a strip having its side parallel to the land of William Tinkelpaugh and is forty-seven (47) feet in width, when measured at right angles, and is one hundred eighty (180) feet, more or less, in depth. Coal and minerals excepted and reserved as they are excepted and reserved in prior deed in chain of title. All improved with a two-story frame dwelling house and outbuildings thereon.

Assessment Map #: 18411-020-008

Assessed Value Figure: \$6,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$100,313.44

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 33 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 10-CV-1260 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2006-C UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2006 vs. BRUCE DAVIDSON, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 1906-1908 Prescott Street, assessed as 1908 Prospect Avenue L22, Scranton, PA 18505

40X150

Assessment Map #: 16710-030-051

Assessed Value Figure: \$15,400.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$84,733.92

Michael J. Clark, Esquire

Attorney

SALE NUMBER 34 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 09A-944 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-2 v. ERIC PARSONS; ELIZABETH M. PARSONS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being North Hyde Park, 120, Scranton, PA 18504

2,233 square feet

Property Identification #: 14518-020-068

Assessed Value Figure: \$2,400.00 + \$9,600.00 =\$12,000.00

Improvements Thereon: Single family dwelling

Sheriff to collect: \$140,619.53

Scott A. Dietterick, Esquire

Attorney

SALE NUMBER 35 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-7548 WELLS FARGO BANK, N.A. v. UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH J. GROCHOWSKI, DECEASED, owner(s) of property situate in MADISON TOWNSHIP, Lackawanna County, Pennsylvania, being 310 MADISONVILLE ROAD, MADISON TOWNSHIP, PA 18444-7304

Front: 60 feet, Depth: 125 feet, containing 7500 square feet.

Assessment Map #: 19901020020 and 1990102001801

Assessed Value Figure: \$6,000.00 and \$700.00

Improvements Thereon: Residential Property

Judgment Amount: \$92,120.19

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 36 STAYED

By virtue of a Writ of Execution No. 08-CV-136 WELLS FARGO HOME MORTGAGE INC v. MARK W. KINSEY and CAROL L. KINSEY, owner(s) of property situate in the Lackawanna County, Pennsylvania, being 1106 NORTH LEHIGH RIVER DRIVE, GOULDSBORO, PA 18424

Dimensions: 75 x 211 x 130 x 227

Assessment Map #: 23304 090 013

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$112,020.13

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 37 CONT 11/16/10

By virtue of a Writ of Execution No. 08-5264, CHASE HOME FINANCE LLC v. BRADLEY P. SCHREINER, owner(s) of property situate in the Lackawanna County, Pennsylvania, being 306 EDGAR STREET, OLYPHANT, PA 18447-2013

Assessment Map #: 12501040012

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$85,308.16

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 38 SOLD TAXES AND COSTS

HAVING erected thereon a dwelling house KNOWN AND NUMBERED:

317-319 Christ Court, Scranton, PA 18504

MAP BLOCK/LOT # N/A

TAX MAP # 15606-050-062

ASSESSED VALUE \$10,500.00

The same having been sold by me, the said Sheriff to the said Grantee, on October 5, 2010 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on 7/13/2010 out of the Court of Common Pleas of the said County of Lackawanna at the suit of:

American Home Mortgage Servicing, Inc.

vs.

Joshua Jury

LACKAWANNA COUNTY C.C.P. NO. 10 CV 876

to satisfy the judgment in the sum of \$97,300.16, plus interest and costs.

UDREN LAW OFFICES, P.C.

ATTORNEYS FOR THE PLAINTIFF

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

Attorney

SALE NUMBER 39 STAYED

By virtue of a Writ of Execution No. 51698-06 MID VALLEY SCHOOL DISTRICT vs. HARRY BRADSHAW and PAMELA BRADSHAW were the owners of property situate in Throop, Lackawanna County, Pennsylvania being: 203 Oleckna Street,

40 x 140

Property Identification #: 12416-010-007

Assessed Value Figure: \$6,500.00

Improvements Thereon: MULTI DWELLING PROPERTY

Sheriff to collect: \$4,473.07

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.,

(484)690-9300

Attorney

SALE NUMBER 40 CONT 2/1/11

By virtue of a Writ of Execution filed to No. 09-CV7321 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-04 vs. ROBERTA A. MCALISTER, owner(s) of property situate in Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 153 East Pine Street, Dunmore, Pennsylvania 18512

All that certain parcel of land situate in the Borough of Dunmore, County of Lackawanna, State of Pennsylvania, being more fully described in a deed dated February 18, 2004 and recorded March 8, 2004 in Deed Book 1177, Page 195 Instrument # 2004-007271.

DWELLING KNOWN AS: 153 EAST PINE STREET, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 13-006L-009P-011

Title to said premises is vested in Roberta A. McAlister by deed from ROBERTA A. MCALISTER AND GAYLON H MCALISTER, WIFE AND HUSBAND, dated February 18, 2004 and recorded March 8, 2004 in Deed Book 1177, Page 195 Instrument # 2004-007271.

Assessment Map #: 14615-060-019

Assessed Value Figure: \$75,650.00

Improvements Thereon: Residential Dwelling
Sheriff to collect: \$100,232.85
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 41 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09-7099 ONEWEST BANK FSB vs. ANGEL M. ZANGHI MILLER, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 931-933 Providence Road, Scranton, Pennsylvania 18508

All that certain piece or parcel of land situate, lying and being in the Twenty-first Ward of the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described in a deed dated January 14, 2005 and recorded January 18, 2005 in Instrument No. 200501549.

DWELLING KNOWN AS: 931-933 PROVIDENCE ROAD, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 14507-060-040

Title to said premises is vested in Angel M. Zanghi Miller by deed from ANTHONY L. ZANGHI dated January 14, 2005 and recorded January 18, 2005 in Instrument No. 200501549.

Assessment Map #: 14507-060-040

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$96,611.32

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 42 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 10CV3148 BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, FORMERLY KNOWN AS LASALLE NATIONAL BANK, IN ITS CAPACITY AS INDENTURE TRUSTEE UNDER THE CERTAIN SALE AND SERVICING AGREEMENT DATED JUNE 1, 2000 AMONG AFC TRUST SERIES 2000-2, AS ISSUER, SUPERIOR BANK FSB, AS SELLER AND SERVICER, AND LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AFC MORTGAGE LOAN ASSET BACKED NOTES SERIES 2000-2 vs. BARBARA LEGG and JOHN L. LEGG, owner(s) of property situate in Dickson City, LACKAWANNA COUNTY, PENNSYLVANIA BEING 619 Ash Street, Dickson City, Pennsylvania, being more fully described in a deed dated May 9, 2000 and recorded May 17, 2000 in Deed Book 251, Page 748.

DWELLING KNOWN AS: 619 ASH STREET, DICKSON CITY, PENNSYLVANIA 18519.

TAX PARCEL NUMBER: 12408-303-029

Title to said premises is vested in Barbara Legg and John L. Legg, husband and wife, by deed from BARBARA LEGG, FORMERLY KNOWN AS BARBARA KRUKOSKI dated May 9, 2000 and recorded May 17, 2000 in Deed Book 251, Page 748.

Assessment Map #: 12408-303-029

Assessed Value Figure: \$5,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$58,630.14

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 43 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 10CV2399 HSBC MORTGAGE CORPORATION (USA) vs. JAMES J. BAUMAN and DEBORAH A. BAUMAN, owner(s) of property situate in Borough of Moosic, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1406 Main Street, Avoca, Pennsylvania 18641

All that certain piece or parcel of land situate in the Borough of Moosic, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated May 8, 1992 and recorded May 8, 1992 in Deed Book 1396, Page 142.

DWELLING KNOWN AS: 1406 MAIN STREET, AVOCA, PENNSYLVANIA 18641.

TAX PARCEL NUMBER: 18420-030-009

Title to said premises is vested in James J. Bauman and Deborah A. Bauman, husband and wife, by deed from JOHN E. GRIFFIN AND EUGENIA GRIFFIN, HIS WIFE, dated May 8, 1992 and recorded May 8, 1992 in Deed Book 1396, Page 142.

Assessment Map #: 18420-030-009

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$64,540.42

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 44 - STAYED

BY VIRTUE OF A WRIT OF EXECUTION FILED TO NO. 08-CV-7111 BY FIDELITY DEPOSIT & DISCOUNT BANK v. TIMOTHY J. MALONEY and ANNE MALONEY, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being: 1711 Quincy Avenue Dunmore, PA 18509

Dimensions: 40 x 163

Assessment Map #: 14607 010 019

Assessed Value Figure: \$16,000.00

Improvements Thereon: Single Dwelling

Sheriff to collect: \$232,704.37 Plus costs

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 45 CONT 2/1/11

By virtue of a Writ of Execution filed to No. 2009-08106 PNC BANK, NATIONAL ASSOCIATION vs. CUAUTHEMOC UVERA and MARIA MAGANA, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 214 Harrison Avenue, Clarks Green, Pennsylvania 18411

Assessment Map #: 15754-020-028

Assessed Value Figure: \$15,000.00

Improvements Thereon: RESIDENTIAL DWELLING

Sheriff to collect: \$87,782.89

BRETT A. SOLOMON, ESQ.,

MICHAEL C. MAZACK, ESQ.

TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 46 CONT 11/16/10

By virtue of a Writ of Execution No. 09-CV-3629 WELLS FARGO BANK, N.A., AS TRUSTEE FOR HOLDERS OF BANK OF AMERICA FUNDING CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5 v. ABRAHAM SCHWARTZ, owner(s) of property situate in Lackawanna County, Pennsylvania being 1031-1033 NORTH MAIN AVENUE, SCRANTON, PA 18508-2133

Dimensions: 40X140X40X141

Assessment Map #: 134.19-040-042

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$96,563.46
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 47 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-5456 ONEWEST BANK FSB v. EWAN POWELL, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 138-140 SOUTH BROMLEY AVENUE, SCRANTON, PA 18504-2478

DIMENSIONS: 50X118X50X121

Assessment Map #: 14518010057.

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$180,190.90

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 48 *CONT 11/16/10*

By virtue of a Writ of Execution No. 08-CV-1179 WELLS FARGO BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT2 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2006-OPT2 v. JAMES JOYCE, owner(s) of property situated in Scranton, Lackawanna County, Pennsylvania, being 629 STAFFORD AVENUE, SCRANTON, PA 18505

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

Assessment Map #: 16805-020018

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$99,909.32

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 49 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 06-CV-5839 IRWIN MORTGAGE CORPORATION v. TERRENCE J. HUEGEL and LEE ANN HUEGEL, owner(s) of property situate in TOWNSHIP OF SOUTH ABINGTON, Lackawanna County, Pennsylvania being 122 RAQUELS WAY, CLARKS SUMMIT, PA 18411

Front: 100 feet, Depth: 100 feet, containing 10,000 square feet.

Assessment Map #: 08104 020009

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$119,232.43

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 50 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-4204 METLIFE HOME LOANS A DIVISION OF METLIFE BANK NA v. JAMES L. NOLL and ANDREA M. NOLL, owner(s) of property situate in CARBONDALE TOWNSHIP, Lackawanna County, Pennsylvania being 38 LINDA LANE A/K/A, 52 LINDA LANE, CARBONDALE, PA 18407-1425

Dimensions: 90x246x72x125x129x380

Assessment Map #: 0450403000352

Assessed Value Figure: \$16,700.00

Improvements Thereon: Residential Property

Judgment Amount: \$170,001.61

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 51 CONT 11/16/10 BK

By virtue of a Writ of Execution No. 10 CV 406 BAC HOME LOANS SERVICING, L.P. v. VERNA C. PACOLITCH, owner(s) of property situate in BOROUGH OF TAYLOR, Lackawanna County, Pennsylvania, being 809 UNION STREET, TAYLOR, PA 18517-1317

Front: 48 feet, Depth: 150 feet, containing 7200 square feet.

Assessment Map #: 16610020017

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$145,653.93

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 52 STAYED

By virtue of a Writ of Execution No. 08-CV-5776 US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RESIDENTIAL FUNDING COMPANY, LLC. v. JAMES PRIORIELLI, owner(s) of property situate in the Lackawanna County, Pennsylvania, being 1322 MONSEY AVENUE, SCRANTON, PA 18509-2830

DIMENSIONS: 40X139X45X8X166

Assessment Map #: 14605-020-048

Assessed Value Figure: \$6,800.00

Improvements Thereon: Residential Property

Judgment Amount: \$83,713.60

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 53 CONT 2/1/11

By virtue of a Writ of Execution filed No. 10-CV-2179 THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES, SERIES 2001-1F. vs. DEIDRE FITZGERALD MORANAARON MORAN, owner(s) of property situate in Township of Fell, Lackawanna County, Pennsylvania, being 31 Froble Street

Dimensions of Parcel:

Assessment Map #: 03511020038

Assessed Value Figure: \$6,800.00

Improvements Thereon: Detached, Two Story Single Family Residential Dwelling

Sheriff to Collect: \$40,005.67

Barbara A. Fein, Esq.

Attorney

SALE NUMBER 54 - CONTINUED 11/16/10

By virtue of a Writ of Execution filed to No. 07-CV-5944 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF CDC MORTGAGE CAPITAL TRUST 2003-HE4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-HE4 vs. ANNETTE M. MILLER; BRUCE A. MILLER, owner(s) of property situate in Municipality of Scranton, Lackawanna County, Pennsylvania, being 609 Race Street, Scranton, PA 18509

32X90

Assessment Map #: 1351001004300

Assessed Value Figure: \$11,000.00

Improvements Thereon: a residential dwelling

Sheriff to Collect: \$128,865.01

Michael J. Clark, Esquire

Attorney

SALE NUMBER 55 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09 CV 4447 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2007 EQUIFIRST LOAN SECURITIZATION TRUST 2007-1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. DARREN R. DEMORROW, owner(s) of property situate in Township of Fell, Lackawanna County, Pennsylvania, being 35 Owego Street, Simpson, PA 18407

Front: 88 feet Depth: 37 feet

Assessment Map #: 03511-020-028

Assessed Value Figure: \$5,630.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$61,056.05

Mary L. Harbert-Bell, Esquire

Attorney

SALE NUMBER 56 - CONTINUED 11/16/10

By virtue of a Writ of Execution filed to No. 09 CV 7857, DB STRUCTURED PRODUCTS, INC. v. LISA KNOWLES and SHANNON HIGGINS, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 626 EAST ELM STREET, SCRANTON, PA 18505.

Size of Lot 80 ft. x 26 ft. x 95 ft. x 70 ft.

Property Identification #: 16707-050-078

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential Property

Sheriff to Collect: \$127,487.31

Gregory Javardian, Esquire

Attorney

SALE NUMBER 57 STAYED

By virtue of a Writ of Execution filed to No. 09-6786 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH4, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH4 vs. GERALD S. GACHA, owner(s) of property situate in Township of Falls, LACKAWANNA COUNTY, PENNSYLVANIA BEING 191 Quarry Hill Road, Dalton, Pennsylvania 18414

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Falls, County of Wyoming and State of Pennsylvania, being more fully described in a deed dated February 2, 2007 and recorded February 8, 2007 in Deed Book 2007, Page 454.

DWELLING KNOWN AS: 191 QUARRY HILL ROAD, DALTON, PENNSYLVANIA 18414.

TAX PARCEL NUMBER: 07-034.0-021-01

Title to said premises is vested in Gerald S. Gacha by deed from JAMES R. MARTIN, III dated February 2, 2007 and recorded February 8, 2007 in Deed Book 2007, Page 454.

Assessment Map #: 07-034.0-021-01

Assessed Value Figure: \$40,850.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$249,596.30

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 58 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 09-CV-7098 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. PAUL CONNORS and KAREN CONNORS, owner(s) of property situate in Borough of Winton n/k/a Jessup, LACKAWANNA COUNTY, PENNSYLVANIA BEING 143 River Street, Jessup, Pennsylvania 18434

ALL that following described lot of land situate in the Borough of Winton n/k/a Jessup, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated July 1, 2005 and recorded July 5, 2005 in Instrument No. 200517608.

DWELLING KNOWN AS: 143 RIVER STREET, JESSUP, PENNSYLVANIA 18434.

TAX PARCEL NUMBER: 10418-010-043

Title to said premises is vested in Paul Connors and Karen Connors by deed from MABEL FRANCES KANE, UNMARRIED, dated July 1, 2005 and recorded July 5, 2005 in Instrument No. 200517608.

Assessment Map #: 10418-010-043

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$149,172.24

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 59 STAYED

By virtue of a Writ of Execution filed to No. 09CV2839 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3 vs. MARY E. LEOPARD, A/K/A MARY ELLEN LEOPARD, owner(s) of property situate in Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1232 Diamond Avenue, Scranton, Pennsylvania 18508

All the surface of the following described piece or parcel of land situate in "Winan's Addition to the City of Scranton, now known as Park Place", being more fully described in a deed dated February 28, 1992 and recorded April 30, 1992.

DWELLING KNOWN AS: 1232 DIAMOND AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 1342002006Z

Title to said premises is vested in Mary E Leopard a/k/a Mary Ellen Leopard by deed from MICHAEL LEOPARD dated February 28, 1992 and recorded April 30, 1992 in Deed Book 1395, Page 261 Instrument # 2971.

Assessment Map #: 1342002006Z

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$102,556.61

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 60 CONT 11/16/10 BK

By virtue of a Writ of Execution filed to No. 10CV1623 BANK OF AMERICA, N.A. vs. ROBERT H. BLUMER, owner(s) of property situate in Springbrook, LACKAWANNA COUNTY, PENNSYLVANIA BEING 917 Route 307, Parcel # 19703 010 013, Moscow, Pennsylvania 18444

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Springbrook, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated March 23, 2004 and recorded March 31, 2004.

DWELLING KNOWN AS: 917 ROUTE 307, PARCEL #: 19703 010 013, MOSCOW, PENNSYLVANIA 18444.

TAX PARCEL NUMBER: 19703-010-013

Title to said premises is vested in Robert H. Blumer by deed from SHARYN L. BLUMER MOFFITT AND ROBERT H. BLUMER dated March 23, 2004 and recorded March 31, 2004 in Deed Book 1192, Page 567.

Assessment Map #: 19703-010-013

Assessed Value Figure: \$18,200.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$105,630.05

McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 61 SOLD TAXES AND COSTS

By virtue of Writ of Execution filed to No. 09-CV-6478 BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE4 ASSET-BACKED CERTIFICATES, SERIES 2007-HE4 vs. BRENDA A. CAPONE, owners of property situated in City of Scranton, Lackawanna County, Pennsylvania, 1213-1215 Hampton Street, Scranton, PA 18504

50X132

Assessment Map #: 15605-040-019

Assessed Value Figure: \$9,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$151,732.68

Michael J. Clark, Esquire

Attorney

SALE NUMBER 62 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 06-CV-5891 WELLS FARGO BANK NA, AS TRUSTEE UNDER THE APPLICABLE AGREEMENT BY: SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC. AS ITS ATTORNEY-IN-FACT vs. PAUL SCHAEPE and MARY SCHAEPE, owner(s) of property situate in Township of Greenfield, Lackawanna County, Pennsylvania. Being: 206 Pleasant View Drive, Carbondale, PA 18407

Dimensions: 99X125X97X125

Assessment Map #: 02304060011

Assessed Value Figure: \$14,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$99,608.92

Mark J. Udren, Esquire

Attorney

SALE NUMBER 63 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 10-CV-1259 CHASE HOME FINANCE LLC vs. ROBERT H. BASHORE, JR.; PATRICIA A. MARCELIS-BASHORE, owner(s) of property situated in Township of Roaring Brook, Lackawanna County, Pennsylvania, being 2221 Velview Drive, Moscow, PA 18444

Assessment Map #: 18901-020-012

Assessed Value Figure: \$19,000.00

Improvements Thereon: a residential dwelling

Sheriff to Collect: \$234,472.17

Leslie J. Rase, Esquire

Attorney

SALE NUMBER 64 CONT 2/1/11

By virtue of a Writ of Execution filed to No. 08 CV 1853 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2005-3 vs. JOSEPH E. TELESK and SHARI TELESK, owner(s) of property situate in Clarks Summit, LACKAWANNA COUNTY, PENNSYLVANIA BEING 210 Woodlawn Avenue, Clarks Summit, Pennsylvania 18411

All those certain lots, pieces or parcels situate in the Borough of Clarks Summit, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated September 10, 2004 and recorded September 13, 2004 in Instrument # 200434722.

DWELLING KNOWN AS: 210 WOODLAWN AVENUE, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 10010-010-04300

Title to said premises is vested in Joseph E. Telesk and Shari Telesk by deed from JOSEPH E. TELESK AND SHARI TELESK, HUSBAND AND WIFE dated September 10, 2004 and recorded September 13, 2004 in Instrument # 200434722.

Assessment Map #: 10010-010-04300

Assessed Value Figure: \$14,000.00

Improvements Thereon: Residential dwelling

Sheriff to collect: \$165,107.82

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 65 STAYED

By virtue of a Writ of Execution filed to No. 10-CV-2772 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. STEPHEN M JAMES and CONNIE F CATAPANO, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 728 Hemlock Street, Scranton, Pennsylvania 18505

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the City of Scranton, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated April 23, 2007 and recorded April 26, 2007.

DWELLING KNOWN AS: 728 HEMLOCK STREET, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 15761 01 0004

Title to said premises is vested in Stephen M James and Connie F Catapano by deed from Stephen M. James and Connie F. Catapano, formerly Connie F. James, dated April 23, 2007 and recorded April 26, 2007 in Instrument No. 200710824.

Assessment Map #: 15761 01 0004

Assessed Value Figure: \$7,450.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$40,599.42

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 66 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 10-CV-3281 HSBC MORTGAGE SERVICES, INC. vs. BRIDGET THOMAS and FRANKIE THOMAS, owner(s) of property situate in Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1415-1417 North Main Avenue, Scranton, Pennsylvania 18508

The following property located in the City of Scranton, Lackawanna County, Pennsylvania, being more fully described in a deed dated June 10, 2005 and recorded April 26, 2005.

DWELLING KNOWN AS: 1415-1417 NORTH MAIN AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 13416-020-057

Title to said premises is vested in Bridget Thomas and Frankie Thomas by deed from FRANKIE THOMAS dated June 10, 2005 and recorded April 26, 2005 in Instrument No. 200519959.

Assessment Map #: 13416-020-057

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$119,738.69

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 67 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 09 cv 4274 ONEWEST BANK FSB vs. SUSAN WEISS, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 124 Arnold Avenue, Scranton, Pennsylvania 18505

All that certain lot, piece or parcel of land situate in the Twelfth Ward of the City of Scranton, being more fully described in a deed dated December 20, 2007 and recorded December 28, 2007.

DWELLING KNOWN AS: 124 ARNOLD AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16806020057

Title to said premises is vested in Susan Weiss by deed from APRIL A. GENOVESE AND CHRISTOPHER GENOVESE, WIFE AND HUSBAND, dated December 20, 2007 and recorded December 28, 2007 in Instrument No. 200735186.

Assessment Map #: 16806020057

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$165,132.10

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 68 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 2010 – 3405 (revived 05-CV-3319), ATLANTIC NATIONAL TRUST, LLC, BY ASSIGNMENT OF PENNSTAR BANK, A DIVISION OF NBT BANK, SUCCESSOR BY MERGER OF PIONEER AMERICAN BANK, N.A., PLAINTIFF vs. STIVALA INVESTMENTS, INC., DEFENDANT, owner(s) of property situate in South Abington Township, Lackawanna County, Pennsylvania, located in SOUTH ABINGTON TOWNSHIP, LACKAWANNA COUNTY, PENNSYLVANIA.

CONSISTING OF AND BEING 13.7449 acres of land, more or less.

See Deed Book 1489, at page 38.

Assessment Map #: 08104 010 00204

Assessed Value Figure: \$99,400.00

Improvements Thereon: Townhome Units

Sheriff to collect: \$722,527.17 PLUS INTEREST, COSTS AND TAXES

NOGI, APPLETON, WEINBERGER & WREN, P.C.

Attorney

SALE NUMBER 69 STAYED

By virtue of a Writ of Execution filed to No. 10-CV-1043 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC 2005-OP2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OP2 vs. JOSEPH ROSS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 613 Willow Street, Scranton, PA 18505

Dimensions: 40X162

Assessment Map #: 15620-030-023

Assessed Value Figure: \$12,650.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$92,842.86

Mark J. Udren, Esquire

Attorney

SALE NUMBER 70 - CONTINUED 2/1/11

HAVING erected thereon a dwelling house KNOWN AND NUMBERED:

1243 Bryn Mawr Street, Scranton, PA 18504

MAP BLOCK/LOT # N/A

TAX MAP # 15609-070-049

ASSESSED VALUE \$12,000.00

The same having been sold by me, the said Sheriff to the said Grantee, on October 5, 2010 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on 06/07/2010 out of the Court of Common Pleas of the said County of Lackawanna at the suit of:

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7
vs.

Timothy Fitzsimmons

LACKAWANNA COUNTY C.C.P. NO. 2010-CV-664

to satisfy the judgment in the sum of \$167,732.03, plus interest and costs.

UDREN LAW OFFICES, P.C.

ATTORNEYS FOR THE PLAINTIFF

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

Attorney

SALE NUMBER 71 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09CV7127 ONEWEST BANK, FSB vs. AMROM LOWY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 828 East Parker Street, Scranton, PA 18509

Dimensions: 25X70X25X67

Assessment Map #: 13501-060-028

Assessed Value Figure: \$7,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$77,970.03

Mark J. Udren, Esquire

Attorney

SALE NUMBER 72 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09cv7551 ONEWEST BANK FSB vs. AMROM LOWY, owner(s) of property situate in City of Wilkes-Barre, Lackawanna County, Pennsylvania. Being: 100-102 Wells Street, Scranton, PA 18508

Dimensions: N/A

Assessment Map #: 12403-020-05002

Assessed Value Figure: \$6,300.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$108,532.50

Mark J. Udren, Esquire

Attorney

SALE NUMBER 73 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 2010cv1546 BANK OF NEW YORK AS TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2004-4 MORTGAGE BACKED NOTES, SERIES 2004-4 vs. CHANIE LEVINE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 632 Moosic Street, Scranton, PA 18505

Dimensions: 40x112

Assessment Map #: 15660030024

Assessed Value Figure: \$18,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$122,830.65

Mark J. Udren, Esquire

Attorney

SALE NUMBER 74 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 2010CV470 BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA vs. KATHLEEN CALPIN and MICHELE MCHUGH., owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania. Being: 3705 Wylam Avenue, Moosic, PA 18507

Dimensions: 100x200x50x35x50x100

Property Identification #:17611030016

Assessed Value Figure: \$19,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$203,732.50

Mark J. Udren, Esquire

Attorney

SALE NUMBER 75 CONT 2/1/11

By virtue of a Writ of Execution filed to No. 09-CV-7915 MTGLQ INVESTORS, LP v. ANICA ANGELOVSKA-MITRESKI and JANKO MITRESKI owner(s) of property situate in the TOWNSHIP OF DUNMORE BOROUGH, Lackawanna County, Pennsylvania, being 131-133 EAST ELM STREET, DUNMORE, PA 18512-2943

Front: 80 feet, Depth: 114 feet, containing 9,120 square feet.

Assessment Map #: 14616010052

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$162,528.82

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 76 - CONTINUED 11/16/10

By virtue of a Writ of Execution No. 09-CV-7668 US BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2007-3XS v. SHULEM LOWINGER owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 352-354 THEODORE STREET, SCRANTON, PA 18508-1861

Front: 50 feet, Depth: 115 feet, containing 5,750 square feet.

Assessment Map #: 13412010002

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$102,004.32

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 77 - CONTINUED 11/16/10

By virtue of a Writ of Execution No. 08-CV-2767 THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-22 v. NICHOLAS J. REPELLA and CHRISTIN M. REPELLA owners of property situate in the TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania, being 74 FERN DRIVE A/K/A 74 FERN DRIVE LOT 74, THORNHURST, PA 18424

Dimensions: 87 x 150 x 76 x 150

Assessment Map #: 24601020012

Assessed Value Figure: \$22,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$144,607.12
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 78 CONT 11/16/10

By virtue of a Writ of Execution No. 07-CV-6077 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-05 v. THOMAS PHILLIPS owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1616 CEDAR AVENUE, SCRANTON, PA 18505-1608

Front: 40 feet, Depth: 150 feet, containing 6,000 square feet.

Assessment Map #: 16706-020-005

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$90,036.06

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 79 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09 CV-8607 PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION v. TODD A. WICKKIZER owners of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 1114 PRESCOTT AVENUE, DUNMORE, PA 18510-1454

Front: 22 feet, Depth: 126 feet, containing 2,772 square feet.

Assessment Map #: 14618-100-025

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$61,806.30

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 80 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 10 CV 1674 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. LIDIA VELASQUEZ A/K/A DEVELASQUEZ and ARMANDO VELASQUEZ, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1625 Capouse Avenue Scranton, PA 18509 1625 Capouse Avenue Scranton, PA 18509, 13517-050-060,

BEGINNING at a point on the Northwesterly line of Capouse Avenue; said point being the common corner of other lands of Antoinette Makosky (D.B. 1438 – p. 703) and lands herein described and being marked by a bolt in concrete; Thence, along the Northwesterly line of Capouse Avenue, South forty (40) degrees, no (00) minutes West a distance of thirty and no hundredths (30.00) feet to a corner of lands now of Paul Dennebaum Jr., (D.B. 1334 – P 354) marked by a screw in flagstone walk; Thence, leaving the Northwesterly line of Capouse Avenue and along the line of lands of Paul Dennebaum, Jr., North forty-nine (49) degrees fifty-six (56) minutes West a distance of one hundred nineteen and fifty hundredths (119.50) feet to an iron pin corner; and North forty (40) degrees no (00) minutes East a distance of thirty and no hundredths (30.00) feet to an iron pin corner on the line of aforementioned other lands of Antoinette Makosky; Thence, along said line, South forty-nine (49) degrees fifty-six (56) minutes East a distance of one hundred nineteen and fifty hundredths (119.50) feet to the point of beginning.

CONTAINING three thousand five hundred eighty-five hundredths square feet of land, more or less (3,585 S.F. +/-).

Assessment Map #: 13517-050-060

Assessed Value Figure: \$11,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$65,218.76
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 81 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 08-CV-8476 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT5 vs. RYAN D. ROZSITCH and ERIN E. ROZSITCH, owner(s) of property situate in BOROUGH OF MOSCOW, Lackawanna County, Pennsylvania, being 109 Church Street Moscow, PA 18444, 19811-090-01701.

BEGINNING at an iron pin on the southerly 50 foot right-of-way of Church Street, said point lying North 89°30'00" West 164.95 feet from the intersection of the westerly 60 foot right-of-way of PA Route 435 and the southerly right-of-way of Church Street; Thence along Lot No. 2 as shown on a plot plan prepared by Richard C. Storm Registered Surveyor, entitled Subdivision lands of Mary B. Edwards, dated April 27, 1991 South 00°54'30" East 80.85 feet to an iron pin; Thence along lands of the Borough of Moscow North 89°30'00" West 61.88 feet to an iron pin; Thence along lands of the V.F.W. building and lying on the southerly right-of-way of Church Street; Thence along said right-of-way of South 89°30'00" East 59.89 feet to the point and place of BEGINNING

CONTAINING 4,921 plus or minus square feet.

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT5
NO. 08-CV-8476

METES AND BOUNDS OF PROPERTY:

Assessment Map #: 19811-090-01701

Assessed Value Figure: \$7,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$101,948.07

Michael T. McKeever, Esquire
Attorney

SALE NUMBER 82 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 10 CV 560 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. S/B/M LONG BEACH MORTGAGE COMPANY vs. CHRISTINE M DIPPRE, owner(s) of property situate in 19th Ward, City of Scranton, Lackawanna County, Pennsylvania, being 530 Moltke Avenue Scranton, PA 18505, 16805-030-019,

FIRST: BEING lots number twelve (12) and thirteen (13) in square or Block No. 1 (one) and situate upon a street called and known as Moltke Avenue upon Wintermantel's addition to the City of Scranton; a map of which plot is recorded in Lackawanna County in Map Book No. two (2) page 82, etc. The measurements of said lots being as follows: Lot No. twelve (12) being forty (40) feet in front on Moltke Avenue, same width in rear, and one hundred and thirty two and twelve hundredths (132.12) feet in depth. Lot No. thirteen (13) being forty (40) feet in front on Moltke Avenue, same width in rear and one hundred thirty and thirteen hundredths (130.13) feet in depth. Said lots extend from Moltke Avenue to an alley in the rear 16 feet wide for public use. No building to be erected within 15 feet of the front line of said lots on Moltke Avenue. Coal and mineral rights excepted and reserved as in chain of title.

SECOND: Being lot number fourteen (14) in square or Block No. one (1) fronting on Moltke Avenue as shown upon the plot known as Wintermantel's addition to the City of Scranton, a copy of which plot is duly recorded in the offices of the Recorder of Deeds, in and for Lackawanna County, in Map Book No. 2 page 82. Said lot being forty (40) feet in front on Moltke Avenue, the same width in rear, and one hundred and thirty and twelve one hundredths (130.12) feet in depth along the dividing line between lots number thirteen (13) and fourteen

(14) in said Block, and one hundred twenty eight and fourteen one hundredths (128.14) feet in depth along the dividing lines between lots number fourteen (14) and fifteen (15) in said block. No building to be erected within fifteen (15) feet of the front line of said lot on Moltke Avenue.

Assessment Map #: 16805-030-019

Assessed Value Figure: \$18,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$151,754.46

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 83 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 2009 – CIVIL - 4337 SCRANTON NEIGHBORHOOD HOUSING SERVICES, INC., PLAINTIFF vs. VIVIAN D. TAYLOR, DEFENDANT, owners of property situate in City of Scranton, Lackawanna County, Commonwealth of Pennsylvania, being 715 PRESCOTT AVENUE, SCRANTON, PA 18510.

Property Identification #: 15706-020-061

Assessed Value Figure: \$13,000.00

Improvements Thereon: single dwelling located at 715 PRESCOTT AVENUE, SCRANTON, PA 18510.

Sheriff to collect: \$65,123.75

David J. Tomaine, Attorney for the Plaintiff

Attorney

SALE NUMBER 84 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 2010 – CIVIL - 01418 SCRANTON NEIGHBORHOOD HOUSING SERVICES, INC., PLAINTIFF vs. MARY K. OLMEDO, DEFENDANT, owners of property situate in City of Scranton, Lackawanna County, Commonwealth of Pennsylvania, being 621 FIG STREET, SCRANTON, PA

Property Identification #: 16707-040-040

Assessed Value Figure: \$7,500.00

Improvements Thereon: single dwelling located at 621 FIG STREET, SCRANTON, PA

Sheriff to collect: \$46,223.28

David J. Tomaine, Attorney for the Plaintiff

Attorney

SALE NUMBER 85 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 10-CV-1261 CITIMORTGAGE, INC. v. MARK T. POSLUSZNY owners of property situate in the FIRST WARD OF THE BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 1128-1130 SOUTH VALLEY AVENUE AND 1100 BLK DUNMORE STREET, OLYPHANT, PA 18447-2218 A/K/A 1128-1130 SOUTH VALLEY AVENUE AND 1100 BLK DUNMORE STREET, THROOP, PA 18447-2218

Front: 41 feet, Depth: 141 feet, containing 5781 square feet.

Assessment Map #: 12509030019 & 12509030020

Assessed Value Figure: \$17,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$172,708.63

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 86 CONT 11/16/10

By virtue of a Writ of Execution No. 09-CV-3279 CHASE HOME FINANCE LLC v. VLADIMIR MITROFANOV and TATYANA MITROFANOV owners of property situate in the TOWNSHIP OF Clifton, Lackawanna County, Pennsylvania, being 1898 NORTH MOUNT GLEN DRIVE, GOULDSBORO, PA 18424

Front: 100 feet, Depth: 218 feet, containing 21800 square feet.

Assessment Map #: 23302090027

Assessed Value Figure: \$20800

Improvements Thereon: Residential Property

Judgment Amount: \$324,637.11

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 87 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-5501 GMAC MORTGAGE, LLC v. JOHN PIPCYNski and JOANN PIPCYNski owners of property situate in the TOWNSHIP OF CLIFTON, Lackawanna County, Pennsylvania, being 343 BIG BASS DRIVE, A/K/A, 67 BIG BASS DRIVE P.O. BOX 940, GOULDSBORO, PA 18424-0940

Dimensions: 103X210X149X176.

Assessment Map #: 23303050015

Assessed Value Figure: \$21,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$106,546.18

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 88 *STAYED*

By virtue of a Writ of Execution No. 07-3160 WELLS FARGO BANK, N.A. v. DANIEL J. SMITH, UNKOWN HEIRS, DANIEL JOSEPH SMITH, ANTHONY SMITH, HEATHER DEFORREST and JOSEPH SMITH owners of property situate in the TOWNSHIP OF Covington, Lackawanna County, Pennsylvania, being 82 DELBERT LANE, 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: \$190,627.69

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 89 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09 CV 7222 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 2006RZ1 v. MICHAEL LYDON A/K/A MICHAEL J. LYDON owners of property situate in the BOROUGH OF DUNMORE BOROUGH, Lackawanna County, Pennsylvania, being 541 CHESTNUT STREET, DUNMORE, PA 18512-2930

Dimensions: 40x125x28x25x150

Assessment Map #: 14620020002

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$88,303.36

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 90 - STAYED

By virtue of a Writ of Execution No. 09-CV-1939 RESIDENTIAL FUNDING COMPANY, LLC v. DAVID LEE SNELL, SR and DOROTHY E. SNELL owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 617 DELAWARE STREET, SCRANTON, PA 18509-1830
Front: 81 feet, Depth: 70 feet, containing 5,670 square feet.

Assessment Map #: 13513030046

Assessed Value Figure: \$8,300.00

Improvements Thereon: Residential Property

Judgment Amount: \$95,722.94

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 91 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 2009 – CIVIL - 01419 SCRANTON NEIGHBORHOOD HOUSING SERVICES, INC., PLAINTIFF vs. BRUCE TOLAND and TONI L. TOLAND, HIS WIFE, DEFENDANTS, owners of property situate in City of Scranton, Lackawanna County, Commonwealth of Pennsylvania, being 638 PRESCOTT AVENUE, SCRANTON, PA 18510.

Property Identification #: 15710-010-007

Assessed Value Figure: \$11,000.00

Improvements Thereon: single dwelling located at 638 PRESCOTT AVENUE, SCRANTON, PA 18510.

Sheriff to collect: \$70,304.52

David J. Tomaine, Attorney for the Plaintiff

Attorney

SALE NUMBER 92 - *CONTINUED 11/16/10*

By virtue of a Writ of Execution No. 10 CV 1825 LITTON LOAN SERVICING, LP v. ANABELLE VARGAS owners of property situate in the TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania, being 831 BEECH STREET, SCRANTON, PA 18505-1929

Front: 40 feet, Depth: 160 feet, containing 6400 square feet.

Assessment Map #: 16708040027

Assessed Value Figure: \$8,000

Improvements Thereon: Residential Property

Judgment Amount: \$65,533.07

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 93 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 10 CV 405 WELLS FARGO BANK, N.A. v. JUAN U. GUEVARA and DIANA GUEVARA owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 901 HAMPTON STREET, SCRANTON, PA 18504-2881

Front: 55 feet, Depth: 67 feet, containing 3685 square feet.

Assessment Map #: 15610010021

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$70,361.74

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 94 CONT 11/16/10

By virtue of a Writ of Execution No. 10-CV-575 BAC HOME LOANS SERVICING, L.P. v. PETER ONUKIAVAGE and MARY JO ONUKIAVAGE owners of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 38 CEMETERY STREET, CARBONDALE, PA 18407-1651

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

Assessment Map #: 04513060002

Assessed Value Figure: \$6,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$77,777.40

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 95 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09 CV 8320 BAC HOME LOANS SERVICING, L.P. v. BRIAN K. TUFFY owners of property situate in the Lackawanna County, Pennsylvania, being 205 PITTSTON AVENUE, SCRANTON, PA 18505-1122

Front: 40 feet, Depth: 110 feet, containing 4400 square feet.

Assessment Map #: 15660-020-006

Assessed Value Figure: \$11,750.00

Improvements Thereon: Residential Property

Judgment Amount: \$149,106.03

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 96 CONT 11/16/10 BK

By virtue of a Writ of Execution No. 10-CV-1315 WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE BENEFIT OF PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-MCW1 v. KARL RACAVITCH and EVELYN RACAVITCH A/K/A EVELYN K. RACAVITCH owners of property situate in the TOWNSHIP OF NEWTON, Lackawanna County, Pennsylvania, being 1616 FOREST ACRES DRIVE A/K/A NEWTOWN ROAD FOREST ACRES, CLARKS SUMMIT, PA 18411-9512

Dimensions: 60A

Assessment Map #: 11004010011

Assessed Value Figure: \$10,814.00

Improvements Thereon: Residential Property

Judgment Amount: \$258,346.92

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 97 - STAYED

By virtue of a Writ of Execution filed to No. 09-CV-8455 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. LOURDES PASCAL and JEAN PASCAL, owner(s) of property situate in Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 909 Rear Albright Avenue, Scranton, Pennsylvania 18508

ALL THAT CERTAIN piece or parcel of land, situate, lying, and being in the City of Scranton, County of Lackawanna, and State of Pennsylvania, being more fully described in a deed dated June 9, 2005 and recorded June 16, 2005.

DWELLING KNOWN AS: 909 REAR ALBRIGHT AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 14508040029

Title to said premises is vested in Lourdes Pascal and Jean Pascal by deed from Jerome P. Cesare, dated June 9, 2005 and recorded June 16, 2005 in Document No. 200515973.

Assessment Map #: 14508040029

Assessed Value Figure: \$7,400.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$22,927.69

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 98 *SOLD TAXES AND COSTS*

HAVING erected thereon a dwelling house KNOWN AND NUMBERED:

845 Prescott Avenue

Scranton, PA 18510

MAP BLOCK/LOT # N/A

TAX MAP # 15706040061

ASSESSED VALUE \$16,500.00

The same having been sold by me, the said Sheriff to the said Grantee, on October 5, 2010 after due advertisement, according to law, under and by virtue of a Writ of Execution (Mortgage Foreclosure) issued on 05/17/2010 out of the Court of Common Pleas of the said County of Lackawanna at the suit of:

HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-4

vs.

Kathryn Youshock, Executrix of the Estate of Dorothy Morgan a/k/a Dorothy J. Morgan

LACKAWANNA COUNTY C.C.P. NO. 10-cv423

to satisfy the judgment in the sum of \$87,684.76, plus interest and costs.

UDREN LAW OFFICES, P.C.

ATTORNEYS FOR THE PLAINTIFF

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

Attorney

SALE NUMBER 99 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 2010cv457 THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-4 vs. DOUGLAS E. CROCKENBERG and JACQUELINE MARIE CROCKENBERG., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania.

Being: 1116 West Locust Street, Scranton, PA 18504

Dimensions: 40x129

Assessment Map #:15609050040

Assessed Value Figure: \$13,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$127,386.66

Mark J. Udren, Esquire

Attorney

SALE NUMBER 100 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 10-CV-716 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1 vs. JOSEPH PALMA III, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania, being 176-178 Sussex Street Old Forge, PA 18518, 175.12-030-004,

Beginning at a corner on the Southerly side of Smith Street forty-two and three fourths (42-3/4) feet from Stewart Street; THENCE South forty-eight degrees and seventeen minutes West one hundred and forty-nine (149) feet to a corner of land of Francis R. Coyne; THENCE along the said Francis R. Coyne's land South forty degrees and forty-nine minutes East eighty-seven and three-fourths (87-3/4) feet to a corner; THENCE North forty-eight degrees and seventeen minutes East one hundred and forty-nine (149) feet to a corner on Smith

Street aforesaid; and THENCE along Smith Street North forty degrees and forty-nine minutes West eighty-seven and three fourths (87-3/4) feet to the place of beginning. Containing thirteen thousand one hundred (13,100) square feet of land more or less.

Assessment Map #: 175.12-030-004

Assessed Value Figure: \$9,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$120,975.61

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 101 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-2420 AURORA LOAN SERVICES, LLC. v. MUJO NOKSICI owners of property situate in the 13TH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1551 – 1555 VON STORCH AVENUE, SCRANTON, PA 18509-2264

Front: 45 feet, Depth: 142 feet, containing 6390 square feet.

Assessment Map #: 135170100261

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$137,365.66

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 102 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-5068 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST SERIES 2007-2 v. KENT D. KRAMER owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 22 PARRISH COURT, CARBONDALE, PA 18407-2763

Dimensions: 79X82X113X25X52X52

Assessment Map #: 05509010034

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$58,766.10

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 103 *CONT 11/16/10*

By virtue of a Writ of Execution No. 09-CV-513 WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v. ALLEN W. JONES and LINDA R. JONES owners of property situate in the Borough of Avoca, and in the Township of Pittston, in the County of Luzerne, State of Pennsylvania, and partly in Lackawanna Township, now Moosic Borough, Lackawanna County, Pennsylvania being 920 SPRING STREET, MOOSIC, PA 18507-1263

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

Assessment Map #: 18517020006

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$55,336.57

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 105 *CONT 11/16/10*

By virtue of a Writ of Execution No. 09-CV-3647 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME MORTGAGE ASSET-BACKED SECURITIES 2007-M04 TRUST,

MORTGAGE ASSET BACKED CERTIFICATES v. TIMOTHY P. LEACH and MEGAN LEACH owners of property situate in the BOROUGH OF DUNMORE BOROUGH, Lackawanna County, Pennsylvania, being 1518 ELECTRIC STREET, DUNMORE, PA 18509-2047

Front: 27 feet, Depth: 142 feet, containing 3834 square feet.

Assessment Map #: 13519010016 130 40953

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$145,740.28

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 106 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09-CV-7126 ONEWEST BANK, FSB vs. AMROM LOWY., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania.

Being: 1855 Bloom Avenue, Scranton, PA 18508

Dimensions: 61X100

Assessment Map #:12319-030-039

Assessed Value Figure: \$8,900.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$68,959.52

Mark J. Udren, Esquire

Attorney

SALE NUMBER 107 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 2010-CV-1547 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4 vs. FELIX ALMONTE A/K/A FELIX A ALMONTE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania.

Being: 1137-1139 Rock Street, Scranton, PA 18504

Dimensions: 90X39

Assessment Map #:15605-070-005

Assessed Value Figure: \$10,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$86,078.92

Mark J. Udren, Esquire

Attorney

SALE NUMBER 108 *STAYED*

By virtue of a Writ of Execution filed to No. 10-CV-629 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION 2006-OPT3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT3 vs. ELEUZA DIGIULIO, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania.

Being: 128 4th Street, Blakely, PA 18447

Dimensions: 50X150

Assessment Map #:11405-090-022

Assessed Value Figure: \$5,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$137,294.73

Mark J. Udren, Esquire

Attorney

SALE NUMBER 109 CONT 11/16/10

By virtue of a Writ of Execution No. 09-8760 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006KS9 v. ANGELA HOWELLS owners of property situate in DICKSON CITY, Lackawanna County, Pennsylvania, being 1231 MAIN STREET, DICKSON CITY, PA 18519-1314

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

Assessment Map #: 11409060022

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$103,721.04

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 110 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-4148 CITIFINANCIAL SERVICES, INC. v. ANN ELLEN LYNCH and JOHN J. LYNCH owners of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 1938 ELECTRIC STREET, DUNMORE, PA 18512-1939

Front: 30 feet, Depth: 179 feet, containing 5370 square feet.

Assessment Map #: 14607040033

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$187,199.80

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 111 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09 CV 8987 QUADRANT RESIDENTIAL III, LLC v. BONNIE L. GAUGHAN owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1044 FARBER COURT, SCRANTON, PA 18510-1344

Front: 40 feet, Depth: 75 feet, containing 3000 square feet.

Assessment Map #: 14618060006

Assessed Value Figure: \$4,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$89,235.09

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 112 CONT 11/16/10

By virtue of a Writ of Execution No. 09 CV 3334 WELLS FARGO BANK, NA v. JOHN E. SUTTON A/K/A JOHN SUTTON and ELLEN J. SUTTON A/K/A ELLEN SUTTON owners of property situate in the TOWNSHIP OF NEWTON, Lackawanna County, Pennsylvania, being 2351 CHERRY HILL ROAD, CLARKS SUMMIT, PA 18411-9601

Dimensions: 57.76A

Assessment Map #: 14102010003

Assessed Value Figure: \$16,157.00

Improvements Thereon: Residential Property

Judgment Amount: \$230,769.43

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 113 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-8673 SUNTRUST MORTGAGE, INC. v. DEBRA A. MURPHY owners of property situate in the TOWNSHIP OF SCRANTON, Lackawanna County, Pennsylvania, being 521 NORTH GARFIELD AVENUE, SCRANTON, PA 18504-1811

Front: 30 feet, Depth: 155 feet, containing 4650 square feet.

Assessment Map #: 14510010020

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$61,029.60

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 114 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09 CV 5396 PHH MORTGAGE CORPORATION v. JOSHUA A. FRANK and JILLIAN G. FRANK owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 941 BIRCH STREET, SCRANTON, PA 18505-2563

Front: 40 feet, Depth: 90 feet, containing 3600 square feet.

Assessment Map #: 16708060053

Assessed Value Figure: \$10000

Improvements Thereon: Residential Property

Judgment Amount: \$153,419.55

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 115 STAYED

By virtue of a Writ of Execution filed to No. 10cv2841 HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-HE4, ASSET BACKED PASS-THROUGH CERTIFICATES vs. HEZEKIAH WATSON, owner(s) of property situate in 5th Ward of the City of Scranton, Lackawanna County, Pennsylvania.

Being: 814-816 Luzerne Street, Scranton, PA 18504

Dimensions: 50X83

Assessment Map #:15606050055

Assessed Value Figure: \$8,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$118,651.85

Mark J. Udren, Esquire

Attorney

SALE NUMBER 116 CONT 2/1/11

By virtue of a Writ of Execution filed to No. 06-CV-889 DEUTSCHE BANK NATIONAL TRUST CO. AMERICAS FORMERLY KNOWN AS BANKER'S TRUST CO., AS TRUSTEE AND CUSTODIAN BY: SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC. AS ITS ATTORNEY-IN-FACT vs. JAMES P. GROSS and RICHELLE G. GROSS, owner(s) of property situate in Clarks Green, Lackawanna County, Pennsylvania. Being: 220 North Abington Road, Clarks Summit, PA 18411

Dimensions: 70X272X50X272

Assessment Map #:09004010013

Assessed Value Figure: \$17,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$161,106.47

Mark J. Udren, Esquire

Attorney

SALE NUMBER 117 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 09-1559 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-WL2 vs. HERSCHEL ENGEL and LIPA ENGEL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 515 Alder Street Scranton, PA 18505, 156.16-040-009,

Being forty (40) feet along Alder Street to Hamm Court on the side, thence one hundred two feet along the easterly side of said Hamm Court; then forty (40) feet through the lands of the grantors herein; Thence one hundred two feet along land now or formerly owned by the City of Scranton to the place of beginning.

Assessment Map #: 156.16-040-009

Assessed Value Figure: \$12,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$146,681.94

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 118 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 09 CV 8361 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 vs. JENNIFER A. O'CONNOR and CLAUDE R. O'CONNOR, JR., owner(s) of property situate in Springbrook Township, Lackawanna County, Pennsylvania, being RR 3 BOX 3375D, A/K/A 71 Bowens Road Moscow, PA 18444, 21001-010-01301,

BEGINNING AT A PINE TREE ON THE LANDS OF THE ESTATE OF MORGAN BOWEN, LATE OF LACKAWANNA COUNTY, DECEASED, TWENTY-ONE (21) RODS AND SEVEN (7) FEET SOUTH FROM THE CENTER OF THE TOWNSHIP ROAD LEADING FROM SRPING BROOK TO MOOSIC, THENCE AT RIGHT ANGLES FROM SAID PINE TREE IN THE EASTERLY DIRECTION, ELEVEN (11) RODS TO THE LINE OF LANDS OF RICHARD JONES, THENCE IN A NORTHERLY DIRECTION ALONG THE LINE OF LANDS OF SAID RICHARD JONES, TWENTY-NINE (29) RODS AND ONE (1) FOOT TO A CORNER IN THE LINE OF LANDS OF THE ESTATE OF MORGAN BOWEN AND OF THE SAID RICHARD JONES; THENCE IN A WESTERLY DIRECTION ALONG THE LINE OF LANDS OF THE ESTATE OF MORGAN BOWEN, ELEVEN (11) RODS TO A CORNER, THENCE AT RIGHT ANGLES IN A SOUTHERLY DIRECTION ALONG LINE OF LANDS OF THE ESTATES OF THE SAID MORGAN BOWEN AND ACROSS THE SAID TOWNSHIP ROAD, TWENTY-NINE (29) RODS AND ONE (1) FOOT TO THE CORNER, THE PINE TREE ABOVE MENTIONED, THE PLACE OF BEGINNING. EXCEPTING AND RESERVING TO THE FORMER GRANTORS, IN CHAIN OF TITLE ALL THAT PORTION OF THE AFOREMENTIONED DESCRIBED PIECE OR PARCEL OF LAND NORTH OF BOWEN'S ROAD AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEASTERLY CENTER OF THE ABOVE MENTIONED BOWEN'S ROAD AND PROCEEDING IN A NORTHERLY DIRECTION 137 FEET MORE OR LESS, ALONG OTHER LANDS OF BOWEN TO A POINT; THENCE PROCEEDING IN A NORTHEASTERLY DIRECTION 100 FEET, MORE OR LESS, TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG OTHER LANDS OF ONE OF THE FORMER GRANTORS HERIN, GEORGE A. WARD, TE UX, AND PARALLEL WITH THE NORTHWESTERLY LINE DESCRIBED HEREIN 100 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF SAID BOWEN'S ROAD, THENCE IN A WESTERLY DIRECTION ALONG SAID BOWEN'S ROAD 100 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

Assessment Map #: 21001-010-01301

Assessed Value Figure: \$8,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$67,663.80

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 119 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 09 CV 8891 WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2006-OPT2 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2006-OPT2 vs. EWAN POWELL, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1607 Lafayette Street Scranton, PA 18504, 14513-080-007, BEING Lot No. 29 in Block Eleven (11), on plan of "Price and Pancoast's Addition to the City of Scranton, PA.," and being twenty-five (25) feet in front on Lafayette Street, the same in rear, and one hundred fifty (150) feet in depth.

Assessment Map #: 14513-080-007

Assessed Value Figure: \$5,400.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$132,396.75

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 120 - CONTINUED 11/16/10

By virtue of a Writ of Execution filed to No. 09 CV 7836 DEUSTCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2006-1 vs. DENNIS J. BOGASKI, owner(s) of property situate in 21st Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 1449 Thackery Street Scranton, PA 18504, 13419-020-018,

ALL the surface or right of soil of the following described lot of land situate on the Westerly side of Thacerky Street and fronting on said Thackery Street in the 21st Ward of Scranton, County of Lackawanna and State of Pennsylvania being Lot No. 16 in Square or Block "E" upon plot of lots known as "The Tripp Farm Co.'s" plot of Lots" recorded in the Office of Recording Deeds in Lackawanna County in Deed Book 165 at Page 2, etc. Said lot being 40 feet wide in front, same width in rear, and one hundred twelve (112) feet in depth to a Court called Reed Court, 14 feet wide for public use. Coal and minerals excepted and reserved.

Assessment Map #: 13419-020-018

Assessed Value Figure: \$15,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$161,301.96

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 121 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 10 CV 1535 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. BOLIVAR PENA and RAFAELA PENA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 428 Cherry Street Scranton, PA 18505, 167.07-010-039,

BEING Lot Number Twenty-Eight (28) in Square or Block number ten (10) and situate upon Street called and known as Cherry Street upon the Town Plot of the Town, now city of Scranton, made by D. Coglan, intended to be duly registered and recorded. Said Lot being Twenty-four (24) feet in front and rear and One Hundred Fifty (150) feet in depth. 167.07-010-039

Assessment Map #: 167.07-010-039

Assessed Value Figure: \$7,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$92,248.58

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 122 STAYED

By virtue of a Writ of Execution filed to No. 10 CV 1732 U.S. BANK, NA v. MARK EVANOSKY A/K/A MARK J. EVANOSKY and CARMELA EVANOSKY A/K/A CARMELA M. EVANOSKY, owner(s) of

property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 102 DOGWOOD CIRCLE, SCRANTON, PA 18504.

Size of Lot Parcel One: 13,274 square feet and Parcel Two: 16,776.38 square feet

Property Identification #: 13304-050-00122

Assessed Value Figure: \$28,000.00

Improvements Thereon: Residential property

Sheriff to collect: \$249,095.94

Gregory Javardian, Esquire

Attorney

SALE NUMBER 123 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09 CV 7814 NATIONWIDE ADVANTAGE MORTGAGE COMPANY vs. SEAN P. STAVISKY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, Being 6524 Gardner Road, Moscow, PA 18444

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Elmhurst, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the division line between the Estate of J.M. Rhodes and George W. Williamson said point being South fifteen degrees forty-three minutes East (S 15° 43' E), seventy-five (75) feet from the intersection of said dividing line and line of lots no. one (1) and three (3) of said plot; thence North eighty-four degrees thirty-three minutes West (N. 84 ° 33' W.) through the center of said lot no. four (4) on said plot, a distance of three hundred ninety-six (396) feet to a point in the center of Dr. Gardner Road; thence North seven degrees seventeen minutes East (N. 7 ° 17' E.), a distance of seventy (70) feet along the traveled center of said road to the dividing line between lots no. four (4) and five (5) on said plot; thence South eighty-four degrees thirty-three minutes East (S. 84 ° 33' E.), a distance of three hundred sixty-six (366) feet along line of lot no. five (5) to an iron pin set in the dividing line between the Estate of J. M. Rhodes and George W. Williamson; thence South fifteen degrees forty-three minutes East (S. 15 ° 43' E.) along said division line seventy-five (75) feet to the place of beginning.

Property Identification #: 18113-010-018

Assessed Value Figure: \$20,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$250,523.31, plus interest and costs

Martha E. Von Rosensteil, Esquire

Attorney

SALE NUMBER 124 CONT 11/16/10

By virtue of a Writ of Execution No. 09-8849 BANK OF AMERICA NA, S/B/M TO COUNTRYWIDE BANK, FSB v. KIMBERLY VADELLA owners of property situate in the Lackawanna County, Pennsylvania, being 123 FALLBROOK STREET AND 123 REAR A/K/A 131 REAR AND 135 REAR FALLBROOK STREET, CARBONDALE, PA 18407-1827

Dimensions Parcel 1 – 57 x 48 x 101 x 100 x 162 x 116

Dimensions Parcel 2 – 106 X 121 X 98 X 127

Assessment Map #: Tax I.D. #: 04416010029 & 04416010008

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$150,634.96

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 125 CONT 11/16/10

By virtue of a Writ of Execution No. 09 CV 1717 US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR SASCO 2007-WF1 v. MOHAMMAD ABDULLAH owners of property situate in the BOROUGH OF

DUNMORE, 6TH WARD, Lackawanna County, Pennsylvania, being 1610 ELECTRIC STREET, DUNMORE, PA 18509-2120

Dimensions: 52 X 63 X 51 X 63

Assessment Map #: Tax I.D. #: 1351901004001

Assessed Value Figure: \$16,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$235,828.65

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 126 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 2010-cv-00974 WELLS FARGO BANK, NATIONAL ASSOCIATION vs. NEW BOSTON CARACOR DUNMORE LIMITED PARTNERSHIP owners of property situate in the boroughs of Dunmore and Throop Lackawanna County, Pennsylvania, being 200 Keystone Industrial Park

41.34 acres more or less

Property Identification #: 13601030009 and 13603020001

Assessed Value Figure: \$798,250.00

Improvements Thereon: Warehouse Storage Units

Sheriff to Collect: \$11,481,100.27

Andrew L. Swope, Esq.

K&L Gates LLP

17 N. 2nd St., 18th Fl.

Harrisburg, PA 17101

Attorney

SALE NUMBER 127 CONT 11/16/10

By virtue of a Writ of Execution No. 10 CV 475 CHASE HOME FINANCE LLC v. STEPHEN J. GUZA and MELODY GUZA owners of property situate in the BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania, being 124 MAPLE AVENUE A/K/A 124 MAPLE STREET, CLARKS SUMMIT, PA 18411-2239

Front: 90 feet, Depth: 150 feet, containing 13500 square feet.

Assessment Map #: 1001202001900

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$116,148.59

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 128 STAYED

By virtue of a Writ of Execution No. 09-CV-1001 FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION v. ALAN G. MOROHOVECH and HELEN D. MOROHOVECH owners of property situate in the BOROUGH OF TAYLOR Lackawanna County, Pennsylvania, being 205 RINALDI DRIVE, TAYLOR, PA 18517-9619

Assessment Map #: 1550102000224 Dimensions: 70X100X90X120

Assessment Map #: 155010200228 Dimensions: 33X119X56X135

Assessed Value Figure for 1550102000224: \$20,000.00

Assessed Value Figure for 1550102000228: \$2,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$67,398.35

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 129 - STAYED

By virtue of a Writ of Execution filed to No. 06 CV 5138 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-2 vs. MICHELLE JOHNSTON, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1014-1016 Fairfield Street Scranton, PA 18509, 13510-070-024; 13511-010-031,

being Lot Number thirty-eight (38) in block Number One hundred seventeen (117) according to the City Assessment Map of the First Ward (now Twenty-third Ward) said lot being forty (40) feet in front on Fairfield Street, forty (40) feet in rear and one hundred forty (140) feet more less in depth, it being Lot Number thirty-one) as known and designated upon plot of lots known as Fairfield Plot, a map of which is recorded in the Recorder's Office of Lackawanna County, Deed Book 151, page 3.

Being Lot No. 29 as shown on the plot of lots known as "Fairfield Park Plot" a map of which is recorded in Lackawanna County in Deed Book 151, page 3. Said lot being forty (40) feet in front on Fairfield Street, forty (40) feet in width in rear, and one hundred fifty (150) feet more or less in depth. Said lot or parcel of land is also Lot Number 37 in Book Number 117, according to the Assessment map of the City of Scranton.

Assessment Map #: 13510-070-024; 13511-010-031

Assessed Value Figure: \$15,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$163,376.33

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 130 CONT 11/16/10

By virtue of a Writ of Execution No. 2009-CV-7808 WELLS FARGO BANK, N.A. v. JENNIFER HARRIS and STEVEN HARRIS owners of property situate in the TOWNSHIP OF FELL Lackawanna County, Pennsylvania, being 723 MAIN STREET, SIMPSON, PA 18407-1236

DIMENSIONS: 50 X 120 X 58 X 81.

Assessment Map #: 03515010004

Assessed Value Figure: \$6,8280.00

Improvements Thereon: Residential Property

Judgment Amount: \$119,430.47

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 131 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09 CV 7221 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE ON BEHALF OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE6, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-HE6 v. JOY P. SZYMANSKI and JOHN SZYMANSKI owners of property situate in the Lackawanna County, Pennsylvania, being 101 EAST AGNES STREET, OLYPHANT, PA 18447-2037

Front: 136 feet, Depth: 150 feet, containing 20400 square feet.

Assessment Map #: 11418060001

Assessed Value Figure: \$8,100.00

Improvements Thereon: Residential Property

Judgment Amount: \$151,632.22

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 132 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 08-CV-2557 FLAGSTAR BANK, FSB v. GARY A. SEVERE owners of property situate in the 9th Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 901 QUINCY AVENUE, SCRANTON, PA 18510

Front: 80 feet, Depth: 40 feet, containing 3200 square feet.

Assessment Map #: 14670020039

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$78,791.40

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 133 HIGH BID \$84,701.00 GREG WINOVICH

By virtue of a Writ of Execution filed to No. 09 CV 8677 CITIMORTGAGE, INC. vs. TODD J. WILLIAMS and STEPHANIE R. WILLIAMS, owner(s) of property situate in BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania, being 324 Tulip Circle Clarks Summit, PA 18411, 10016-010-01700, BEGINNING at a point in the northerly line of the southerly half of Tulip Circle said point of beginning being one hundred seventy-three and eighty-four hundredths (173.84) feet southwesterly and measured along the northerly line of Tulip Circle from its point of intersection with the southwesterly line of a sixteen (16) foot unnamed lane; thence along the division line between Lot 13 and Lot 14, north forty-five (45°) degrees thirty (30) minutes west, a distance of one hundred thirty-seven feet and eighteen hundredths (137.18) feet to a point, said point being a common corner for Lots 13, 14, 24, and 25; thence along the southerly line of Lot 24, south eighty-three (83 °) degrees eight (08) minutes west a distance of forty (40) feet to a point; thence along the division line between Lot 14 and Lot 15, south twelve (12 °) degrees thirty-six (36) minutes east a distance of one hundred fifty-five and ninety-six hundredths (155.96) feet to a point in the northerly side of the southerly half of Tulip Circle; thence along the northerly line of the southerly half of Tulip Circle; thence along the northerly line of the southerly half of Tulip Circle in a northeasterly direction on a curve to the left, having a radius of two hundred twenty-nine and forty-three hundredths (229.43) feet, an arc distance of one hundred twenty and ninety-three hundredths (120.93) feet to the place of beginning.

Assessment Map #: 10016-010-01700

Assessed Value Figure: \$23,357.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$151,509.84

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 134 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 08 CV 4883 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC., TRUST 2004-NC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC2 vs. TIMOTHY A. FILIPSKI and MICHELLE M. FILIPSKI, owner(s) of property situate in the 21st Ward, City of Scranton, Lackawanna County, Pennsylvania, being 101 Anmick Street Scranton, PA 18504, 14404-020-004, BEGINNING at a corner in the westerly side line of a court in rear of lots fronting on the westerly side of Keyser Avenue, said corner being the southerly corner of lands conveyed by Delaware, Lackawanna and Western Railroad Co. to Michael Roche, by deed dated February 15, 1902, as recorded in Lackawanna County in Deed Book No. 196, at page 222, thence (1) Northwesterly along lands of Michael Roche conveyed as aforesaid two hundred seventy-two and twenty-five one-hundredths (272.25) feet to the westerly corner of Michael Roche lands conveyed as aforesaid, thence (2) Southwesterly fifty (50) feet along lands of Parmoff Corporation to a corner, thence (3) Southeasterly two hundred seventy-two and twenty-five one hundredths (272.25) feet continuing along lands of Parmoff Corporation herein to a corner, thence (4) Northeasterly fifty (5) feet along the westerly side of the aforesaid court to a corner, the place of beginning.

Assessment Map #: 14404-020-004

Assessed Value Figure: \$17,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$157,509.80

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 135 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-4061 BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. MARK C. DUNLAP owners of property situate in the TOWNSHIP OF CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania, being 1143 EAST CREEKVIEW DRIVE, GOULDSBORO, PA 18424-8757

Dimensions: 85 X 202 X 137 X 198

Assessment Map #: 23304080007

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$131,971.80

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 136 - *CONTINUED 11/16/10*

By virtue of a Writ of Execution filed to No. 09-CV-7774 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2004-5 vs. RICHARD A. HARTLAND owners of property situate in the 7th Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 850 Lords Court, Scranton, PA 18509

31X76

Assessment Map #: 14516-040-026

Assessed Value Figure: \$3,500.00

Improvements Thereon: a residential dwelling

Sheriff to Collect: \$45,517.87

Leslie J. Rase, Esquire

Attorney

SALE NUMBER 137 CONT 11/16/10

By virtue of a Writ of Execution No. 10 CV 954 MANUFACTURERS AND TRADERS TRUST COMPANY v. STEPHEN R. PARANICH owners of property situate in the Old Forge, Lackawanna County, Pennsylvania, being 102 North Main Street, Old Forge, Pennsylvania

Tax Parcel #: 17516-050-003

Judgment Amount: \$679,362.22

Eugene E. Pepinsky, Jr., Esquire

Attorney

SALE NUMBER 138 CONT 11/16/10

By virtue of a Writ of Execution No. 09-Civil-7459 ONEWEST BANK, FSB v. BRIAN QUINN and PATRICIA QUINN owners of property situate in Clifton Township, Lackawanna County, Pennsylvania, being 825 Lake Drive, Gouldsboro, PA 18424

100x218

Property Identification #: 23302060009

Assessed Value Figure: \$8,078.00

Improvements Thereon: Single Dwelling

Sheriff to Collect: \$169,092.32

Daniel J. Mancini

Attorney

SALE NUMBER 139 - CONTINUED 11/16/10

By virtue of a Writ of Execution No. 09-CV-5091 LITTON LOAN SERVICING, L.P. v. JOHN GRZYWACZ and SUSAN GRZYWACZ owners of property situate in the BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania, being 126 ASH STREET, OLYPHANT, PA 18447-1402

DIMENSIONS: 30X5X121X28X102

Assessment Map #: 114.10.030-024

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$126,964.14

PHELAN HALLINAN & SCHMIEG, LLP

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 NOVEMBER 3, 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

JULY 12, 2010