

**SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JANUARY 26, 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, JANUARY 26, 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      *CONTINUED 7/20/10***

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

All the surface or right of soil of all that certain lot, piece or parcel of land situated, lying and being in the Borough of Winton, now Jessup, County of Lackawanna, and State of Pennsylvania, being more fully described in a Deed dated October 25, 2007 and recorded November 26, 2007 in Instrument No. 200732203.

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

TAX PARCEL NUMBER: 104.18-030-019

Title to said premises is vested in Michael Clayton Shupp by deed from MICHAEL CLAYTON, SHUPP, SINGLE AND CAREY CLARK, SINGLE, dated October 25, 2007 and recorded November 26, 2007 in Instrument No. 200732203.

Assessment Map #: 104.18-030-019

Assessed Value: \$5,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$93,150.48

McCabe, Weisberg and Conway, P.C.

Attorney

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

By virtue of a Writ of Execution filed to No. 08-CV-4614, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF SAIL 2006-3 TRUST FUND vs. JEFFREY CASELLA, owner(s) of property situate in FOURTH WARD OF THE CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1111 Howell Street, Scranton, Pennsylvania 18504

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE FORUTH WARD OF THE CITY OF SCRANTON, COUTNY OF LACKAWANNA AND STATE OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN DEED DATED 5/8/03 AND RECORDED 5/9/03 IN DEED BOOK 0926, PAGE 825, INSTRUMENT #2003-013834.

DWELLING KNOWN AS: 1111 HOWELL STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14514 080 029

Title to said premises is vested in Jeffrey Casella by deed from MARY ANN MULHERIN, PATRICK MULHERIN, HER HUSBAND AND THERESA FRANKS, dated May 8, 2003 and recorded May 9, 2003 in Deed Book 0926, Page 825, Instrument #2003-.13834.

Assessment Map #: 14514 080 029

Assessed Value: \$10,000.00

Improvements thereon: Residential Dwelling  
Sheriff to Collect: \$128,790.75  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 3 STAYED**

By virtue of a Writ of Execution filed to No. 09-CV-3615, BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA vs. DANIEL W. REID and CAROL A. REID, owner(s) of property situate in CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1422 North Washington Avenue, Scranton, PA 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 JANUARY 23, 1986 AND RECORDED JANUARY 23, 1986 IN DEED BOOK 1159, PAGE 458.

DWELLING KNOWN AS: 1422 NORTH WASHINGTON AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 14606-060-019

Title to said premises is vested in Daniel W. Reid and Carol A. Reid, husband and wife, by deed from Jeffrey A. Weinerth and Freda N. Weinerth, husband and wife, dated January 23, 1986 and recorded January 23, 1986 in Deed Book 1159, Page 458.

Assessment Map #: 14606-060-019

Assessed Value: \$12,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$72,555.33

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 4 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09 CV 2475, WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET BACKED CERTIFICATES, SERIES 2003-2 vs. ALAN SHIELD A/K/A ALAN G SHIELD, owner(s) of property situate in Clifton, LACKAWANNA COUNTY, PENNSYLVANIA

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF CLIFTON, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 10-21-02 AND RECORDED 01-30-03 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF LACKAWANNA IN RECORD BOOK 853, PAGE 375,

DWELLING KNOWN AS: Lot 706 Lake Drive West, Gouldsboro, Pennsylvania 18424.

TAX PARCEL NUMBER: 23301-020-006

Title to said premises is vested in Alan Shield a/k/a Alan G Shield by deed from Douglas G. Bauer and Joanne Bauer, his wife, dated October 21, 2002 and recorded January 30, 2003 in Deed Book 853, Page 375.

Assessment Map #: 23301-020-006

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$125,234.73

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 5 – SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-601, WACHOVIA BANK, N.A. V. v. THE ESTATE OF VINCENT A. AUGELLI, SR, MORTGAGOR AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VINCENT A. AUGELLI, SR. AND JOYCE ANN JENKINS, TRUSTEE OF THE VINCENT A. AUGELLI, SR. TRUST, REAL OWNER, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 331 NORTH HYDE PARK AVENUE, SCRANTON, PA consisting of approximately .02 acres

Property Identification Number: 14514-060-050

Assessed Value Figure: \$8,000.00

Improvements Thereon: consists of a single family residential dwelling.

Sheriff to collect: \$51,460.42 plus interest continuing from 01/15/09 at the mortgage per diem of \$5.98 until the date of sale.

Anthony R. Distasio, Esquire

Attorney

**SALE NUMBER 6 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09-CV-4208 BAC HOME LOANS SERVICING, L.P., F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. LOUISE DAVEY and, owner(s) of property situate in Borough of Jessup, Lackawanna County, Pennsylvania being 914 BLAKELY STREET, JESSUP, PA 18434-1910

Front: 55 feet Depth: 150 feet, containing 8250 square feet.

Assessment Map #: 11510030032

Assessed Value Figure: \$5,000.00

Improvements thereon: Residential Property

Judgment Amount: \$87,513.94

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 7 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-1729, WENDOVER FINANCIAL vs. UNKNOWN HEIRS, SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTERST FROM OR UNDER VINCENT P. TURNABE, DECEASED MORTGAGOR AND REAL OWNER, owner(s) of property situate in Tenth Ward of the City of Scranton, Lackawanna County, Pennsylvania being 1019 Moosic Street, Scranton, PA 18505

Front: 40 Depth: 152

Assessment Map #: 15717-050-024

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$110,496.15

Mary L. Harbert-Bell, Esquire

Attorney

**SALE NUMBER 8 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-cv-5648, ONEWEST BANK FSB vs. MARIE GILROY and MARY C GILROY, owner(s) of property situated in Second Ward of the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA

ALL that certain lot, piece or parcel of land situate in the Second Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania being more fully described in a Deed dated May 20, 2005 and recorded June 10, 2005 as Instrument No. 200515395.

DWELLING KNOWN AS: 1429 CHURCH AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 13416-020-021

Title to said premises is vested in Marie Gilroy and Mary C Gilroy by deed from Michelle R. Lacoë, Mark Lacoë, Mary C Gilroy and Marie Gilroy, dated May 20, 2005 and recorded June 10, 2005 as Instrument No. 200515395.

Assessment Map #: 13416-020-021

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$130,027.35

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 9                    SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08-CV-8373, INDYMAC FEDERAL BANK FSB vs. JOSEPH BARONE, owner(s) of property situate in Throop, LACKAWANNA COUNTY, PENNSYLVANIA BEING 306 Oleckna Street, Throop, Pennsylvania 18512

ALL that certain lot, piece or parcel of land situate in the Borough of Throop, County of Lackawanna and State of Pennsylvania being more fully described in a Deed dated October 2, 2006 and recorded October 27, 2006 as Instrument No. 200630927.

DWELLING KNOWN AS: 306 OLECKNA STREET, THROOP, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 12416-020-025

Title to said premises is vested in Joseph Barone by deed from Joseph Barone widower, dated October 2, 2006 and recorded October 27, 2006 as Instrument No. 200630927.

Assessment Map #: 12416-020-025

Assessed Value Figure: \$16,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$180,300.40

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 10 CONTINUED 7/20/10**

By virtue of a Writ of Execution filed to No. 09-CV-1557 BAC HOME LOAN SERVICING, L.P. FKA COUNTRYWIDE HOME LOAN SERVICING, L.P. vs. PATRICK J. SHERIDAN and ROBIN SHERIDAN, owner(s) of property situate in Jefferson, LACKAWANNA COUNTY, PENNSYLVANIA

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF JEFFERSON, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA BEING MORE FULLY DESCRIBED IN A DEED DATED MAY 15, 2001 AND RECORDED MAY 21, 2001 IN DEED BOOK 427, PAGE 421.

DWELLING KNOWN AS: 310 LAKE SPANGENBERG ROAD, LAKE ARIEL, PENNSYLVANIA 18436.

TAX PARCEL NUMBER: 14003-010-002

Title to said premises is vested in Patrick J. Sheridan and Robin Sheridan, husband and wife, by deed from Pennstar Bank, N.a., F/k/a La La Bank, National Association, a Pennsylvania Banking Corporation, dated May 15, 2001 and recorded May 21, 2001 in Deed Book 427, Page 421.

Assessment Map #: 14003-010-002

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$107,609.76

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 11 CONT 10/5/10**

By virtue of a Writ of Execution filed to No. 09 cv 3246 BAC HOME LOAN SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. ROBERT G KOLLONIGE and ELIZABETH A

KOLLONIGE, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1010 Prospect Avenue, Scranton, Pennsylvania 18505

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED SEPTEMBER 8, 1989 AND RECORDED SEPTEMBER 11, 1989 IN DEED BOOK 1299, PAGE 243.

DWELLING KNOWN AS: 1010 PROSPECT AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 15619-050-056

Title to said premises is vested in Robert G Kollonige and Elizabeth A Kollonige, husband and wife, by deed from Penn Security Bank & Trust Company, Executors of the Estate under the the Last Will and Testament of Helen Lockner, deceased, dated September 8, 1989 and recorded September 11, 1989 in Deed Book 1299, Page 243.

Assessment Map #: 15619-050-056

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$34,532.69

McCabe, Weisberg and Conway, P.C.

Attorney

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

By virtue of a Writ of Execution filed to No. 09-CV-2725 LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1 vs. DARRELL ODEN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania BEING 888 Scanlon Avenue, Scranton, Pennsylvania 18508

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN DEED DATED 6/27/06 AND RECORDED 6/27/09 AS INSTRUMENT NO. 200617871.

DWELLING KNOWN AS: 888 SCANLON AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 14511-030-012

Title to said premises is vested in Darrell Oden by deed from Catherine M. Travis, Single, dated June 27, 2006 and recorded June 27, 2006 as Instrument No. 200617871.

Assessment Map #: 14511-030-012

Assessed Value Figure: \$6,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$61,078.83

McCabe, Weisberg and Conway, P.C.

Attorney

### **SALE NUMBER 13    *STAYED***

By virtue of a Writ of Execution filed to No. 09-5492 HSBC MORTGAGE SERVICES, INC. vs. TAINA CARDONA, owner(s) of property situate in FELL, LACKAWANNA COUNTY, PENNSYLVANIA ALL THAT SURFACE OR RIGHT OF SOIL OF ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF FELL, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN DEED DATED MARCH 31, 2006 AND RECORDED APRIL 5, 2006 AS INSTRUMENT NO. 200609024.

DWELLING KNOWN AS: 100 MORSE AVENUE, CARBONDALE, PENNSYLVANIA 18407.

TAX PARCEL NUMBER: 03519-010-027

Title to said premises is vested in Taina Cardona by deed from Carol Salva and Edwin Salva, Sr., Russell D. Lathrope, Jr. and Wilma Lathrope, Jennie Ann Pollinger n/b/m Jennie Ann Willis and Jack Willis, dated March 31, 2006 and recorded April 5, 2006 as Instrument No. 200609024.

Assessment Map #: 03519-010-027

Assessed Value Figure: \$1,538.39

Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$77,891.57  
McCabe, Weisberg and Conway, P.C.  
Attorney

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

By virtue of a Writ of Execution filed to No. 08-5779 LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC ASSET BACKED CERTIFICATES, SERIES 2004-HE10 vs. JOSEPH P. RODNEY, owner(s) of property situate in TOWNSHIP OF SPRINGBROOK, Lackawanna County, Pennsylvania being 80 Mathews Road f/k/a RR 3 Box 3191A Moscow, PA 18444, 21103-010-003,

BEGINNING at a point on the easterly side of Township route 314, said point being the northerly boundary of Lot No. 3 where it meets said Township Route; thence along the division line between Lots No. 2 and No. 3 on said map, South Eighty-six (86) degrees East, a distance of Two hundred (200 feet) feet to a point; thence along the division line between lands of the Grantor herein and lands of Otis Morgan, North Four (04 degrees) degrees Thirty (30 minutes) minutes East, a distance of Ninety (90 feet) feet to a corner; thence North Eighty-six (86 degrees) degrees West, along the division line between Lot No. 1 and No. 2 on the map aforesaid, a distance of Two hundred (200 feet) feet to a point on the easterly side of Township Route 314; thence along the same, South Four (04 degrees) degrees Thirty (30 minutes) minutes West, a distance of Ninety (90 feet) feet to the place of Beginning.

Assessment Map #: 21103-010-003  
Assessed Value Figure: \$15,000.00  
Improvements Thereon: A Residential Dwelling  
Sheriff to collect: \$118,700.38  
Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 15 - STAYED**

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, owners 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; thenc 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 16      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09 cv 1805 COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. APRIL CLARK and NATHAN MOOTHART, owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 66 South Church Street Carbondale, PA 18407, 05529-020-031, Containing nine thousand (9,000) square feet, more or less, as surveyed and marked on map of Carbondale, Luzerne County (now Lackawanna County) by Delaware and Hudson Canal Company.

Assessment Map #: 05529-020-031  
Assessed Value Figure: \$14,000.00  
Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$80,149.31  
Michael T. McKeever, Esquire  
Attorney

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

By virtue of a Writ of Execution filed to No. 09w 2369 COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. ROBERT K. COURSEN and JOY QUINNAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 219 Pittston Avenue Scranton, PA 18505, 15660-020-003, Pittston Avenue, said lot being rectangular in shape and being forty (40) feet in front and one hundred forty (140) feet in depth, to an alley in the rear for public use; according to the plot of lots of Lackawanna Iron and Steel Company duly recorded in the Office of the Recorder of Deeds of Lackawanna County in Map book Number One (1), Pages Eighty-four (84) and Eighty-five (85) with the privilege of using ten (10) feet in front of the front line of said lot for yard, vault, porch, piazza cellarway and bay windows, but for not other purpose, the top of the outside of said vault in no case to be higher than the sidewalk in front of same.

Assessment Map #: 15660-020-003

Assessed Value Figure: \$12,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$116,300.94

Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 18    *CONT 10/5/10***

By virtue of a Writ of Execution filed to No. 07-CV-5834 WACHOVIA BANK, N.A. v. RONALD B. WITKOWSKI, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being ROSEN COURT, SCRANTON, PA

consisting of approximately .08 acres

Property Identification Number: 126710-020-013

Assessed Value Figure: \$8,500.00

Improvements Thereon: consists of a single family residential dwellilng.

Sheriff to collect: \$74,789.01 plus interest continuing from 01/27/07 at the mortgage per diem of \$12.06 until the date of sale

Anthony R. Distasio, Esquire  
Attorney

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

By virtue of a Writ of Execution filed to No. 2008-2353 WACHOVIA BANK, N.A. v. JOSEPH W. DUTKO, owner(s) of property situated in BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania being 455 CENTER STREET, OLD FORGE, PA

consisting of approximately .19 acres

Property Identification Number: 18415-010-2402

Assessed Value Figure: \$26,000.00

Improvements Thereon: consists of a single family residential dwellilng.

Sheriff to collect: \$141,918.13 plus interest continuing from 03/19/08 at the mortgage per diem of \$20.63 until the date of sale

Anthony R. Distasio, Esquire  
Attorney

**SALE NUMBER 20      STAYED**

By virtue of a Writ of Execution filed to No. 09-CV-5398 MIDFIRST BANK vs. RICHARD MILFORD, owner(s) of property situate in Borough of Mayfield, Lackawanna County, Pennsylvania being 205 Division Street, Mayfield, PA 18433

Dimensions: 65 x 33 x 71 x 33

See Deed Book 2004, Page 34001  
Assessment Map #: 07312-070-003  
Assessed Value Figure: \$3,000.00  
Improvements Thereon: A residential dwelling house  
Sheriff to Collect: \$51,496.54 (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 21            SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09-CV-1696 HSBC BANK USA, AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-SHL1 v. FRANCES LAROSA, owner(s) of property situate in the BOROUGH OF JERMYN, Lackawanna County, Pennsylvania being 542 WASHINGTON AVENUE, JERMYN, PA 18433-1611  
Front: 50 feet Depth: 170 feet, containing 8500 square feet.  
Assessment Map #: 0731608000900  
Assessed Value Figure: \$8,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$72,599.24  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 22 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09-CV-5173 CITIMORTGAGE, INC. v. FITZPATRICK ST HILL DODSON and owner(s) of property situate in the Scranton, Lackawanna County, Pennsylvania being 1507 CAPOUSE AVENUE, SCRANTON, PA 18509-2347  
Front: 46 feet Depth: 182 feet, containing 8372 square feet.  
Assessment Map #: 13517040044  
Assessed Value Figure: \$16,248.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$106,783.68  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 23            SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No.09-CV-5045 METLIFE HOME LOANS A DIVISION OF METLIFE BANK NA v. RICHARD EVANS, owner(s) of property situate in the 13<sup>th</sup> Ward of the City of Scranton, Lackawanna County, Pennsylvania being 1359 REAR WYOMING AVENUE, SCRANTON, PA 18509  
Front: 40 feet Depth: 77 feet, containing 3080 square feet.  
Assessment Map #: 14605070054  
Assessed Value Figure: \$6,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$109,149.88  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 24 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-3000, SUNTRUST MORTGAGE, INC. v. MICHAEL BALCRIUS and ELIZABETH BALCRIUS, owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania, being 38 EMERALD DRIVE, THROOP, PA 18512. Size of Lot 0.29 acres (Dimensions of parcel, square footage and/or acreage)



Property Identification Number: 12416-030-00134

Assessed Value Figure: \$35,168

Improvements Thereon: Residential Property

Sheriff to collect: \$298,421.90

Gregory Javardian, Esquire

Attorney

**SALE NUMBER 25 STAYED**

By virtue of a Writ of Execution filed to No. 5200-2009, PENNSTAR BANK, A DIVISION OF NBT BANK, NA, EAST STROUDSBURG vs. ROSADO HEADQUARTERS, L.P., owner(s) of property situated in the City of Scranton, Lackawanna County, Pennsylvania, being 428 Lackawanna Avenue, Scranton, PA (25x108) and 430 Lackawanna Avenue, Scranton, PA (25x108)

Property Identification Number: 15635010020 (428 Lackawanna Avenue)  
1563501002101 (430 Lackawanna Avenue)

Assessed Value Figure: \$34,500.00 Land (428 Lackawanna Avenue)  
\$34,150.00 Land (430 Lackawanna Avenue)

Improvements Thereon: \$17,500 (428 Lackawanna Avenue)  
\$5,000 (430 Lackawanna Avenue)

Sheriff to collect: \$490,995.80

James F. Mangan, (Koff, Mangan, Vullo, Garley & Lach, PC) 179 S. Wyoming Avenue, Kingston, PA 18704  
Attorney

**SALE NUMBER 26 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 2009-3434, LEND AMERICA v. VINCENT BENTLER and GERTRUDE GUARD, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1422 Penn Avenue

ALL THAT CERTAIN piece, parcel of lot of land, situate, lying and being in the Thirteenth (13<sup>th</sup>) Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, more particularly described as follows: BEGINNING at a point ten (10) feet inside of the Southeasterly side walk line of Penn Avenue on the division line between lots numbers five (5) and six (6) in block number three hundred twenty-one (321) of Mylert's Addition to the City of Scranton; thence along said division line in a Southeasterly direction one hundred thirteen (113) feet to a point; thence at right angles on a line parallel with Penn Avenue eight (8) feet to a point; thence in a Northwesterly direction thirty-nine and five tenths (39.5) feet to a point fourteen (14) feet distant from said division line between Numbers five (5) and six (6); thence in a Northerly direction eighteen and four tenths (18.4) feet to a point seventy-five (75) feet distant from the fence line on Penn Avenue and ten (10) feet distant from the division line between Lots Numbers six (6) and seven (7) on said plot; thence in a Northwesterly direction along a line parallel with said division line between Lots Number six (6) and seven (7), and ten (10) feet distant therefrom, a distance of sixty-five (65) feet to a point ten (10) feet inside of the side walk line on Penn Avenue; and thence in a Southwesterly direction and at right angles with said last mentioned line a distance of thirty (30) feet to the place of beginning. TOGETHER with the right to use ten (10) feet in front of the front line of said land for yard, porch, vault, bay-windows or shrubberies, but not the right to erect any building thereon. BEING a portion of Lot Number six (6) in block number three hundred twenty-one (321) as designated upon the plot of Mylert's Addition to the City of Scranton, and this conveyance is delivered and accepted subject to all the exceptions, reservations, conditions and stipulations contained in the said recited deed.

Property Identification Number: 14605-060-008

Assessed Value Figure: \$6,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$92,966.53

Thomas M. Federman, Esquire

Attorney

**SALE NUMBER 27        SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CIV-1725, PENNSTAR REALTY TRUST vs. ROBERT J. TUNNEY, JR., owner(s) of property situate in Benton Township, Lackawanna County, Pennsylvania, being 10 Terrace Street, Fleetville, Pennsylvania  
Block "B", Lot 10, Handsome Lake Country Club  
Property Identification Number: 020.01-010-005  
Assessed Value Figure: \$2,100.00  
Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$46,083.26  
Daniel L. Penetar, Esquire  
Attorney

**SALE NUMBER 28    CONTINUED 7/20/10**

**By virtue of a Writ of Execution filed to No. 09-cv-1591 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HIS ASSET SECURITIZATION CORPORATION 2005-OPT1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 vs. MICHAEL D. KONYVES and REBECCA L. KONYVES, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 620 Prescott Avenue, Scranton, Pennsylvania 18510**  
ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE ON THE SOUTHEASTERLY SIDE OF PRESCOTT AVENUE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN DEED DATED 8/18/05 AND RECORDED 9/20/05 AS INSTRUMENT NO. 200525562.  
DWELLING KNOWN AS: 620 PRESCOTT AVENUE, SCRANTON, PENNSYLVANIA 18510.  
TAX PARCEL NUMBER: 15710-010-022  
Title to said premises is vested in Michael D. Konyves and Rebecca L. Konyves by deed from Rebecca L. Konyves dated August 18, 2005 and recorded September 20, 2005 as Instrument No. 200525562.  
Assessment Map #: 15710-010-022  
Assessed Value Figure: \$8,500.00  
Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$69,131.50  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 29        STAYED**

By virtue of a Writ of Execution filed to No. 09-CV-2756, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE... vs. JEFFREY DARGATIS and NORA JEAN DARGATIS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1144 Luzerne Street, Scranton, PA 18504 36°N N71° S71' (36x71)  
Property Identification Number: 15605050021  
Assessed Value Figure: \$7,000.00  
Improvements Thereon: Multi Dwelling  
Sheriff to collect: \$164,235.13  
Daniel J. Mancini, Esquire  
Attorney

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

By virtue of a Writ of Execution filed to No. 08-CV-03094, INDYMAC BANK, FSB vs. SANDRA CERRA, owner(s) of property situate in 24<sup>th</sup> Ward City of Scranton, Lackawanna County, Pennsylvania, being 100 Bengar Drive, Scranton, PA 18505  
80x65x103x38  
Property Identification Number: 16718010006

Assessed Value Figure: \$10,050.00  
Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$74,514.81  
Daniel J. Mancini, Esquire  
Attorney

**SALE NUMBER 31 STAYED**

By virtue of a Writ of Execution filed to No. 09-CV-3644, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-3 vs. KEVIN L. GRIFFITHS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 202 Wilbur Street, Scranton, PA 18508  
55X150X55X150

Assessment Map #: 12417-020-006  
Assessed Value Figure: \$12,000.00  
Improvements Thereon: a residential dwelling  
Sheriff to collect: \$69,789.79  
Michael J. Clark, Esquire  
Attorney

**SALE NUMBER 32 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 07-CV-522, LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF GSAMP TRUST 2005-AHL2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AHL2 vs. DEBBIE MAZZARELLA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 2014 Jackson Street, Scranton, PA 18504  
50 X 60

Assessment Map #: 14513-010-02601  
Assessed Value Figure: \$5,650.00  
Improvements Thereon: a residential dwelling  
Sheriff to collect: \$99,799.66  
Michael J. Clark, Esquire  
Attorney

**SALE NUMBER 33 STAYED**

By virtue of a Writ of Execution filed to No. 2009-04461 IB PROPERTY HOLDINGS LLC, A DELAWARE LLC vs. NIXON R. ORDONEZ, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 901-903 Pittston Avenue, Scranton, PA 18505 situate in the City of Scranton, County of Lackawanna.

Assessment Map #: 15619-060-013  
Assessed Value Figure: \$34,000.00  
Improvements Thereon: Commercial dwelling  
Sheriff to collect: \$172,080.51  
MARTIN S. WEISBERG, Esq  
Attorney

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

By virtue of a Writ of Execution filed to No. 09-CV-983, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2005-WL3 vs. KEITH MCPHILLIPS and SHARON LYNN MCPHILLIPS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 145 South Lincoln Avenue, Scranton, PA 18504  
25X150

Assessment Map #: 145.17-050-047  
Assessed Value Figure: \$10,000.00

Improvements Thereon: a residential dwelling  
Sheriff to collect: \$127,744.89  
Michael J. Clark, Esquire  
Attorney

**SALE NUMBER 35                    CONTINUED 7/20/10**

By virtue of a Writ of Execution filed to No. 09-CV-006107, JPMC SPECIALTY MORTGAGE LLC vs. LESTER KINNEY and TRUDY KINNEY, owner(s) of property situated in Borough of Archbald, Lackawanna County, Pennsylvania, being 193 Columbus Drive, Archbald, PA 18403  
100 X 165  
Assessment Map #: 09419-010-02001  
Assessed Value Figure: \$17,000.00  
Improvements Thereon: a residential dwelling  
Sheriff to collect: \$201,927.07  
Michael J. Clark, Esquire  
Attorney

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

By virtue of a Writ of Execution filed to No. 08-CV-5990, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2007-3 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-3 vs. TERRY RICHARD GALLELA A/K/A TERRY RICHARD GALELLA and KIMBERLY SUE GALLELA A/K/A KIMBERLY SUE GALELLA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1122 Watson Street  
Property Dimensions: 40 X 145  
Assessment Map #: 156.13-060-022  
Assessed Value Figure: \$11,000.00  
Improvements Thereon: Two Story Residential dwelling  
Sheriff to collect: \$113,693.35  
Barbara A. Fein, Esq.  
Attorney

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

By virtue of a Writ of Execution filed No. 08-CV-8401, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) vs. DANIEL SHERMAN and MARY ANN SHERMAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 2314-2316 Boulevard Avenue  
Dimensions: 179.35 X 150 X 136.63 X 156.27  
Assessment Map #: 13510-080-01901  
Assessed Value Figure: \$10,600.00  
Improvements Thereon: Two and One Half Story Framed Double Dwelling  
Sheriff to collect: \$81,656.11  
Barbara A. Fein, Esq.  
Attorney

**SALE NUMBER 39                STAYED**

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 40 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV 2836, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. v. EUGENE M. MENICHELLO and JANET MARIA KARKUT, owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania, being 3619 WINFIELD AVENUE, MOOSIC, PA 18507.

Size of Lot 50 ft. x 150 ft. (Dimensions of parcel, square footage and/or acreage)

Property Identification Number: 17612-030-005

Assessed Value Figure: \$5,000.00

Improvements Thereon: Residential property.

Sheriff to collect: \$96,226.45

Gregory Javardian, Esquire  
Attorney

**SALE NUMBER 41 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09 CV 2999, SUNTRUST MORTGAGE, INC. v. DONALD P. VEATER and STEPHANIE VEATER, owner(s) of property situate in City of Scranton, 2<sup>nd</sup> Ward, Lackawanna County, Pennsylvania, being 1232 NORTH MAIN AVENUE, SCRANTON, PA 18508. Size of Lot 30 ft. x 105 ft. x 30 ft. x 109 ft. (Dimensions of parcel, square footage and/or acreage)

Property Identification Number: 13419-050-003

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential property.

Sheriff to collect: \$55,189.04

Gregory Javardian, Esquire  
Attorney

**SALE NUMBER 42 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-2144, WACHOVIA BANK, NATIONAL ASSOCIATION vs. ROBERT CLARK and PATRICE P. CLARK A/K/A PATRICE M. CLARK, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 917 Delaware Street 60 X 130

Assessment Map #: 13518-020-004

Assessed Value Figure: \$65,000.00

Improvements Thereon: single dwelling

Sheriff to collect: \$116,055.68 PLUS INTEREST, TAXES AND COSTS

RICHARD BRENT SOMACH, ESQUIRE  
NORRIS MCLAUGHLIN & MARCUS, P.A.  
PENNSYLVANIA OFFICE  
1611 POND ROAD, SUITE 300  
ALLENTOWN, PA 18104  
Attorney

**SALE NUMBER 43 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 07-CV-4983, BANK OF AMERICA, N.A. v. JOSPEH R. CAPPELLINI and ANNE M. CAPPELLINI, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania, being 1114 WEST LACKAWANNA AVENUE, BLAKELY, PA 18447. Size of Lot 75 ft. x 60 ft. (Dimensions of parcel, square footage and/or acreage)

Property Identification Number: 11405-090-001  
Assessed Value Figure: \$13,400.00  
Improvements Thereon: Residential property.  
Sheriff to collect: \$78,985.26  
Gregory Javardian, Esquire  
Attorney

**SALE NUMBER 44 – CONT 10/5/10**

By virtue of a Writ of Execution filed to No. 09-CV-1622, WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK vs. NICHOLAS NIDOH A/K/A NICHOLAS NIDOH, JR., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 954 N. Main Avenue  
30 X 120

Assessment Map #: 14507-040-014  
Assessed Value Figure: \$6,000.00  
Improvements Thereon: single dwelling  
Sheriff to collect: \$47,060.40 PLUS INTEREST, TAXES AND COSTS.  
RICHARD BRENT SOMACH, ESQUIRE  
NORRIS MCLAUGHLIN & MARCUS, P.A.  
PENNSYLVANIA OFFICE  
1611 POND ROAD, SUITE 300  
ALLENTOWN, PA 18104  
Attorney

**SALE NUMBER 45        SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-1504, CHASE HOME FINANCE, LLC ET AL. vs. JEROLD and SUSAN SOLT, owner(s) of property situate in Twp of South Abington, Lackawanna County, Pennsylvania, being 822 Layton Road, Clarks Summit, PA 18411  
13,311 square feet  
Assessment Map #: 10111-070-007  
Assessed Value Figure: \$10,000.00  
Improvements Thereon: A single family dwelling  
Sheriff to collect: \$69,105.81  
Kristine M. Anthon  
Attorney

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

By virtue of a Writ of Execution filed to No. 09 CV 218, DEUTSCHE BANK NAT'L TRUST CO, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-10 v. EWAN POWELL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 541 West Market Street, Scranton, PA 18508  
4,640 square feet  
Property Identification Number: 12320-040-042  
Assessed Value Figure: \$2,150 + \$4,850 = \$7,000  
Improvements Thereon: single family dwelling  
Sheriff to collect: \$136,018.25  
Scott A. Dietterick, Esquire  
Attorney

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

By virtue of a Writ of Execution filed to No. 09-909, DEUTSHCE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-8 v. EWAN POWELL, owner(s) of

property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1928 PRICE STREET, SCRANTON, PA 18504

3750 SQUARE FEET

Property Identification Number: 14513-040-021

Assessed Value Figure: \$800.00 + \$10,100.00 = \$10,900.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$122,423.13

Scott A. Dietterick, Esquire

Attorney

**SALE NUMBER 48            SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08 – CV - 05338, FIRST LIBERTY BANK & TRUST, A DIVISION OF COMMUNITY BANK, N.A., PLAINTIFF vs. BRIAN T. KOBESKI and THOMAS M. KOBESKI, SR., owner(s) of property situate in Moosic, Lackawanna County, Pennsylvania, being 411 BROOK STREET, MOOSIC, LACKAWANNA COUNTY, PENNSYLVANIA.

CONTAINING 50 x 200 feet of land, more or less, as described more particularly in Record Book 177, beginning at page 481.

Assessment Map #: 18416030020

Assessed Value Figure: \$6,500.00

Improvements Thereon: Single Family Dwelling

Sheriff to collect: \$32,635.47 PLUS TAXES, COSTS AND ATTORNEY'S FEES

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

Attorney

**SALE NUMBER 49 - STAYED**

By virtue of a Writ of Execution No. 51287-08, ABINGTON HEIGHTS SCHOOL DISTRICT vs. MICHAEL F. TIGUE, owner(s) of property situate in S. Abington Twp, Lackawanna County, Pennsylvania, being: Lot 11 Audubon Dr., 1.06 acres, South Abington Twp., Deerfield Village Phase II

1.06

Property Identification Number: 08102-040-00311

Assessed Value Figure: \$8,725.00

Improvements Thereon: VACANT LOT PROPERTY

Sheriff to collect: \$5,005.33

KEVIN H. BURAKS, Esquire

Portnoff Law Associates, Ltd.

(484) 6909300

Attorney

**SALE NUMBER 50            SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08-CV-58920, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, 2005-8 v. NICHOLAS PRESTER, owner(s) of property situate in the Scranton, Lackawanna County, Pennsylvania, being 924 TAYLOR STREET, SCRANTON, PA 18510

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

Assessment Map #: 14618-050-047

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$86,594.83

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

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

By virtue of a Writ of Execution filed to No. 09-CV-901, WACHOVIA NATIONAL ASSOCIATION vs. ROBERT NELSON and DIANA S. NELSON, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania, being 1310 Main Street

50 x 156 x 50 x 153

Assessment Map #: 10315-050-028

Assessed Value Figure: \$11,000.00

Improvements Thereon: single dwelling

Sheriff to collect: \$150,545.28 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE

NORRIS MCLAUGHLIN & MARCUS, P.A.

PENNSYLVANIA OFFICE

1611 POND ROAD, SUITE 300

ALLENTOWN, PA 18104

Attorney

**SALE NUMBER 52 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08-CV-2565, WACHOVIA BANK, NATIONAL ASSOCIATION vs. GEORGE R. NORKAITIS A/K/A GEORGE R. NORKAITIS, SR., and GLORIA NORKAITIS A/K/A GLORIA M. NORKAITIS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 355-357 Ferdinand Street, Scranton, PA

115 x 50

Assessment Map #: 13412-010-045

Assessed Value Figure: \$10,000.00

Improvements Thereon: single dwelling

Sheriff to collect: \$135,794.10 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE

NORRIS MCLAUGHLIN & MARCUS, P.A.

PENNSYLVANIA OFFICE

1611 POND ROAD, SUITE 300

ALLENTOWN, PA 18104

Attorney

**SALE NUMBER 53 SOLD HIGH BID**

By virtue of a Writ of Execution filed to No. 09-CV-219, WACHOVIA BANK, NATIONAL ASSOCIATION vs. JOHN M. WILK, owner(s) of property situate in Borough of Clarks Green, Lackawanna County, Pennsylvania, being 113 Clark Street

50 x 150

Assessment Map #: 09004-030-008

Assessed Value Figure: \$12,000.00

Improvements Thereon: single dwelling

Sheriff to collect: \$76,813.20 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE

NORRIS MCLAUGHLIN & MARCUS, P.A.

PENNSYLVANIA OFFICE

1611 POND ROAD, SUITE 300

ALLENTOWN, PA 18104

Attorney



**SALE NUMBER 54            SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-3798, WACHOVIA BANK, NATIONAL ASSOCIATION vs. MARY PATRICIA CHARLES A/K/A MARY PATRICIA SIMPSON, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 550 Hickory Street  
72 x 50

Assessment Map #: 15616-040-023

Assessed Value Figure: \$6,000.00

Improvements Thereon: mulit dwelling

Sheriff to collect: \$84,542.10 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE

NORRIS MCLAUGHLIN & MARCUS, P.A.

PENNSYLVANIA OFFICE

1611 POND ROAD, SUITE 300

ALLENTOWN, PA 18104

Attorney

**SALE NUMBER 55 STAYED**

By virtue of a Writ of Execution filed to No. 09-CV-3942, WACHOVIA BANK, NATIONAL ASSOCIATION vs. JAMES B. WOLD and ANN L. WOLD, owner(s) of property situate in Township of Benton, Lackawanna County, Pennsylvania, being Worth Church Road

1.3 acres

Assessment Map #: 03004-010-011

Assessed Value Figure: \$8,742.00

Improvements Thereon: single dwelling

Sheriff to collect: \$83,791.45 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE

NORRIS MCLAUGHLIN & MARCUS, P.A.

PENNSYLVANIA OFFICE

1611 POND ROAD, SUITE 300

ALLENTOWN, PA 18104

Attorney

**SALE NUMBER 56            SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08 CV 4884, CITIMORTGAGE INC. v. VANESSA A. HANDZELEK A/K/A VANESSA HANDZELEK, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 915 Stafford Avenue Scranton, PA 18505, 16708-070-007, ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being on the Southeasterly side of Stafford Avenue between Beech and Maple Streets in the City of Scranton, County of Lackawanna and State of Pennsylvania.

Assessment Map #: 16708-070-007

Assessed Value Figure: \$10,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$147,009.38

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 57            SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08-3911, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY, MSAC 2007-HE5 vs. PHILIP F. MONTEMARANO, owner(s) of property situate in Borough of Jessup, Lackawanna County, Pennsylvania, being 216 Sturges Street Jessup, PA 18434, 11506-010-015

BEGINNING at a point on the southwesterly side of Sturges Street, which said point of beginning is one hundred (200) feet northwesterly along Sturges street from the northwesterly side of Fourth Street; thence at right angles to Sturges Street, in a southwesterly direction and parallel to Fourth Avenue, a distance of one hundred (100) feet to a point; thence at right angles to the last line and in a northwesterly direction a distance of fifty (50) feet to a point; thence at right angles to the last line and in a northeasterly direction a distance of one hundred (100) feet to a point on the southwesterly side of said Sturges street; thence along Sturges Street in a southeasterly direction of fifty (50) feet to the point of beginning. Being the rear fifty (50) feet of Lots 37 and 36, (sometimes marked Lots 10 and 19) in Block No. 10, according to map of David Brown Tract recorded in Lackawanna County in Map Book 2, page 10.

Assessment Map #: 11506-010-015

Assessed Value Figure: \$10,857.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$171,636.91

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 58                    SOLD FOR TAXES AND COSTS**

ALL that certain lot of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, designated and described as follows, to wit:

BEING Lot numbered Five (5) in Block numbered Seven (7) upon the westerly side of Bromley Avenue. Said Lot being forty (40) feet in front on said Bromley Avenue and one hundred and sixty-three (163) feet deep to a Court for public use, fourteen (14) feet wide and being rectangular in shape, as designated and laid out on the plot or map known as West Park, which map is intended to be duly recorded in the proper office for the recording of deeds, etc., in and for said County of Lackawanna, as by reference thereto had will fully appear.

BEING the same property conveyed to Randall K. Young by deed of Randall K. Young and Linda F. Young, his wife, dated 8/17/05 and recorded 8/24/05 to Lackawanna County Instrument Number 200523195.

**SUBJECT TO THE SAME EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS-OF-WAY, AND INSTRUMENTS OF TITLE AS THE SAME MAY APPEAR IN THE CHAIN OF TITLE OR BY A VISIBLE INSPECTION OF THE PREMISES.**

THE PROPERTY IDENTIFICATION NUMBER OF THE ABOVE DESCRIBED PARCEL IS: 145.10-050-050

### **SALE NUMBER 59 SOLD FOR TAXES AND COSTS**

ALL that certain lot, piece or parcel of land, situate in the Township of Abington, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the division line between Lots 14 and 15 of Waverly Acres – Phase 2, where it intersects with the southeasterly right-of-way line of Longview Terrace;

THENCE along the division line between Lots 14 and 15, South fifty-four (54) degrees, thirty (30) minutes East, a distance of one hundred thirty and seven hundredths (130.07) feet to an iron pin;

THENCE along the division line of Lots 14 and 13, North twenty-nine (29) degrees, forty-four (44) minutes East, a distance of one hundred ninety-nine and thirty-seven hundredths (199.37) feet to an iron pin on the southerly right-of-way line of Morningside Road;

THENCE along the right-of-way line of Morningside Road, North sixty (60) degrees, sixteen (16) minutes West, a distance of eighty-eight (88) feet to an iron pin;

THENCE continuing along the right-of-way line of Morningside Road in a westerly direction on a curve to the left having a radius of twenty-five (25) feet and an arc length of thirty-six and seventy-five hundredths (36.75) feet to a concrete monument on the southeasterly right-of-way line of Longview Terrace;

THENCE along the right-of-way line of Longview Terrace, South thirty-five (35) degrees, thirty (30) minutes West, a distance of one hundred sixty-four and sixty-four hundredths (164.64) feet to the place of beginning.

CONTAINING 23,098 square feet of land more or less and being all of Lot 14 as shown on a Map of “Waverly Acres – Phase 2 Final Sub-Division Plan” by William G. Karam Associates, Inc., recorded in the Office of the Recorder of Deeds of Lackawanna County on October 3, 1990 in Map Book 6A, page 1224.

MAP #0800202003617

BEING the same premises conveyed to Michael C. Cowley and Margaret R. Cowley, his wife, by Deed of Francis Cunion and Angelo J. Guzzi, co-partners, dated April 15, 1993 and recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Deed Book 1430 at page 312, et seq.

SUBJECT TO THE SAME EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS-OF-WAY, AND INSTRUMENTS OF TITLE AS THE SAME MAY APPEAR IN THE CHAIN OF TITLE OR BY A VISIBLE INSPECTION OF THE PREMISES.

**SALE NUMBER 60 *SOLD TAXES AND COSTS***

**By virtue of a Writ of Execution filed to No. 08 CV 8002 INDYMAC FEDERAL BANK FSB vs. EWAN POWELL, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA**

DWELLING KNOWN AS: 2120-2122 BELMONT TERRACE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 156-090-80056

Title to said premises is vested in Ewan Powell by deed from William Firestone dated June 17, 2005 and recorded June 22, 2005 as Instrument #200516388.

Assessment Map #: 156-090-80056

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$127,645.05

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 61 *SOLD TAXES AND COSTS***

By virtue of a Writ of Execution filed to No. 09-CIV-5852 THOMAS P. O'CONNOR, ASSIGNEE OF PNC BANK, N.A. vs. JOHN (JACK) S. KRESESKY, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 1201 Rollin Avenue

134 x 140

Property Identification Number: 168.03-020-031

Assessed Value Figure: \$20,000.00

Improvements Thereon: Single Family Dwelling

Sheriff to collect: \$67,287.41

Daniel L. Penetar, Jr., Esquire

Attorney

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

By virtue of a Writ of Execution filed to No. 2006-CV-440, WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE v. VINCENT G. CONNOLLY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 523-525 Hemlock Street, Scranton, PA 18505.

Dimensions of Parcel, square footage and/or acreage: 40 x 100

Property Identification Number: 156.52-020-015

Assessed Value Figure: \$14,000.00

Improvements Thereon: Multi Dwelling

Sheriff to collect: \$121,381.32

Richard M. Squire & Associates, LLC

Attorney

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

By virtue of a Writ of Execution filed to No. 08-5280, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT4 vs. CHRISTINA RULIS and JOSPEH P. RULIS,

owner(s) of property situate in Carbondale Township, Lackawanna County, Pennsylvania, being 18 Murphy Street Carbondale, PA 18407, 04507-050-016,

BEGINNING at a point on the westerly line of Murphy Street at the corner common to lands of Grantor and land of Andrew Petler, et ux; THENCE in a Northerly direction along said street, 45 feet to a point; THENCE in a Westerly direction through land of Grantor on a line perpendicular to Murphy Street, 125 feet to a point; THENCE again through lands of Grantors on a line parallel to Murphy Street in a Southerly direction, 45 feet to a line of Andrew Petler aforesaid; THENCE Easterly along said Petler lot, 125 feet to Murphy Street, the point and place of BEGINNING.

Property Identification Number: 04507-050-016

Assessed Value Figure: \$4,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$70,369.92

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 64 STAYED**

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

BEING Lot Number Twenty-five (25) in Square or Block Number Six (6) and situate upon street called and known as Cedar Avenue, upon the Town Plot of the City of Scranton intended to be duly registered and recorded. Said lot being forty (40) feet in width in front, the same in rear, and one hundred forty (140) feet in depth, with the privilege of using ten (10) feet in front of said lot for yard, vault, porch, piazza, cellar-way and bay window, but for no other purpose.

Assessment Map #: 16706-020-014

Assessed Value Figure: \$11,285.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$39,860.71

Michael T. McKeever, Esquire

Attorney

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

By virtue of a Writ of Execution filed to No. 09 CV 3513 CITIFINANCIAL SERVICES INC. vs. THOMAS H. HALL, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being, 119 North Sumner Avenue Scranton, PA 18504, 14518-010-010,

EXCEPTING AND RESERVING however, out of the said grant the premises conveyed by Anna Emperor to Thomas E. Evans, by deed dated July 13, 1927 and recorded in Deed Book Vol. 365, at page 425, by which a strip of land Ten (10) feet wide on the Southwesterly side of said lot was therein conveyed, the purpose of this deed being to convey the remaining Forty (40) feet of land.

Property Identification Number: 14518-010-010

Assessed Value Figure: \$1,904.58

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$136,635.19

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 66 – SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 07-CV-3783 CHRISTIANA BANK & TRUST COMPANY, AS TRUSTEE OF THE SEQUOIA FUNDING TRUST vs. DEBORA DOYLE and NICHOLAS DOYLE, owner(s) of property situate in BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania, being, 10B Rachel Drive Archbald, PA 18403, 10407-020-01210,

Beginning at an iron pin corner on the Northwesterly side of Rachel Drive, said corner being the common corner of Lots No. (11-B) and No. (10-B). Thence along the division line of Lots No. (11-B) and No. (10-B), North thirty-seven degrees sixteen minutes West (North 37 degrees 16 minutes West) a distance of ninety-six and sixty-four hundredths (96.64) feet to an iron pin corner. Thence along a proposed street, North fifty-two degrees minutes East (North 52 degrees 40 minute East) a distance of fifty-seven and thirty-five hundredths (57.35) feet to a corner. Thence along a common division line of Lots No. (10-A) and No. (10-B) along the wall of buildings, Southeast a distance of ninety-seven and ninety-two hundredths (97.92) feet to a corner on Rachel Drive. Thence along the right-of-way line of Rachel Drive, South fifty-three degrees fifty-seven minutes West (South 53 degrees 57 minutes West.) A distance of fifty-seven and twenty-five hundredths (57.25) feet to an iron pin corner, the place of beginning. Containing 5.574 square feet, more or less.

Assessment Map #: 10407-020-01210

Assessed Value Figure: \$12,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$101,206.76

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 67 *STAYED***

By virtue of a Writ of Execution filed to No. 09 CV 3217 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2006-BC4 vs. MARGARET A. VOLDENBERG A/K/A MAGGIE VOLDENBERG and MICHAEL J. VOLDENBERG A/K/A MIKE VOLDENBERG, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being, 537 Deacon Street Scranton, PA 18509, 13509-050-037,

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

Property Identification Number: 13509-050-037

Assessed Value Figure: \$7,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$83,680.58

Michael T. McKeever, Esquire

Attorney

### **SALE NUMBER 69 *SOLD TAXES AND COSTS***

By virtue of a Writ of Execution filed to No. 07-5054 DEUTSCHCE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2004-R8, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2004, WITHOUT RECOURSE vs. DEBORAH LANGMAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 823 Beech Street Scranton, PA 18505, 16708-040-023,

BEING PART Lot Number Eleven (11) in Square or Block No. Fifty-one (51) situate upon the northerly side of street called and known as Beech Street upon the town plot of the City of Scranton, said part of lot being the easterly part of said Lot No. Eleven (11) beginning at the southeasterly corner of said lot on Beech Street and extending westerly along Beech Street twenty-five (25) feet; thence at right angles thereto one hundred and fifty (150) feet and thence at right angles therein one hundred and fifty (150) feet and thence at right angles in an easterly direction twenty-five (25) feet; thence at right angles thereto one hundred and fifty (150) feet and thence at right angles in an easterly direction twenty-five (25) feet along an alley for public use; thence at right angles to said alley in a southwesterly direction one hundred and fifty (150) feet to the place of beginning.

16708 040 023

Assessment Map #: 16708-040-023

Assessed Value Figure: \$8,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$96,236.63  
Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 70 - STAYED**

By virtue of a Writ of Execution filed to No. 09-CV-2606 CITIFINANCIAL SERVICES INC. vs. THOMAS J. CONLON and PATRICIA M. CONLON, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being, 18 Margaret Avenue Archbald, PA 18403, 10407-010-00721, BEGINNING at a point on the Northwesterly line of Margaret Avenue, said point also being the Southeasterly corner of Lot 3 as shown on Map of "Kennedy Estates" – Phase 2; thence along division line between Lots 3 and 4 North thirty-eight degrees fifty-nine minutes West (N 38° 59' W) one hundred thirty (130) feet to a point; thence North thirty-two degrees fifty minutes fifteen seconds (N 32 ° 50' 15" E) eighty-three (83) feet to the Northwesterly corner of Lot 3; thence along division line between Lots 4 and 5 South thirty-eight degrees fifty-nine minutes East (S 38 ° 59'E) one hundred thirty (130) feet to a point on the Northeasterly line of Margaret Avenue; thence along Northwesterly line of Margaret Avenue South thirty-two degrees fifty minutes fifteen seconds West ( S 32° 50' 15"W) eighty-three feet to the place of beginning. Containing 10,251.50 square feet of land. BEING Lot 4 as shown on Map of "Kennedy Estates" – Phase 2 by Joseph Lednovich, Registered Surveyor. SUBJECT to the same conditions, exceptions, reservations and restrictions as are contained in prior deeds forming the chain of title.

Property Identification Number: 10407-010-00721

Assessed Value Figure: \$18,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$145,663.59

Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 71                      SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09cv3389 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-3 vs. MACKENZIE SIMPSON and RICHARD B. SIMPSON JR., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 539 Duncan Street Scranton, PA 18505, 16714-020-033, BEGINNING at an iron pin at the intersection of the northeasterly right-of-way line of Duncan Street with the northwesterly right-of-way line of Winfield Avenue; THENCE along said northeasterly right-of-way line of Duncan Street, North thirty-two degrees thirty-two minutes West (N 32° 32' W) one hundred fifty and zero hundredths (150.00) feet to an iron pin corner at the intersection of said northeasterly right-of-way line of Duncan Street with the southeasterly right-of-way line of Hamm Court; THENCE along said southeasterly right-of-way line of Hamm Court, North fifty-seven degrees twenty-eight minutes East (N 57 ° 28' E) forty and zero hundredths (40.00) feet to an iron pin corner; THENCE South thirty-two degrees thirty-two minutes (S 32 ° 32' E) one hundred fifty and zero hundredths (150.00) feet to an iron pin center in said northwesterly right-of-way line at Winfield Avenue; THENCE along said northwesterly right-of-way line of Winfield Avenue South fifty-seven degrees twenty-eight minutes West (S 57 ° 28' W) forty and zero hundredths (40.00) to the point of beginning.

Property Identification Number: 16714-020-033

Assessed Value Figure: \$18,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$195,120.38

Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 72 STAYED**

By virtue of a Writ of Execution filed to No. 09 CV 4200 JPMORGAN CHASE BANK, N.A., AS COURIER OF CERTAIN ASSETS AND LIABILITIES OF WASHINGTON MUTUAL BANK FROM THE FEDERAL

DEPOSIT INSURANCE CORPORATION ACTING AS RECEIVER vs. THOMAS J. DEVINE and MICHELLE M. DEVINE A/K/A MARY M. DEVINE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 209 South Irving Avenue Scranton, PA 18505, 15761-020-005, BEING Lot Number Three (3), in square or block Number 113, and situate upon Street called and known as Vale Street, now called South Irving Avenue, upon the Plot of Scranton, duly registered and recorded;

Property Identification Number: 15761-020-005

Assessed Value Figure: \$9,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$72,949.00

Michael T. McKeever, Esquire

Attorney

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

By virtue of a Writ of Execution filed to No. 09 CV 3820 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF MAIDEN LANE ASSET-BASED SECURITIES I TRUST 2008-1, WITHOUT RECOURSE vs. GEORGE PADMOS, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being, 1602 Wyoming Avenue Scranton, PA 18509, 135.18-040-027,

ALL THE FOLLOWING described lot or parcel of land situate in the Thirteenth (13<sup>th</sup>) Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania:

Property Identification Number: 135.18-040-027

Assessed Value Figure: \$15,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$170,018.72

Michael T. McKeever, Esquire

Attorney

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

By virtue of a Writ of Execution filed to No. 09 CV 3067 BANK OF AMERICA, NATIONAL ASSOCIATION S/B/M LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-8 vs. AMANDA A. MARION and DANIEL P. MARION, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 1801 Cherry Street Scranton, PA 18505, 16803-030-04425,

BEGINNING at the centerline intersection of Cherry Street and Ridgewood Avenue; thence along the centerline of Cherry Street in a southeasterly direction at a distance of 175.00 feet; thence at right angle in a northeasterly direction at a distance of 25.00 feet to the edge of the Cherry Street right of way and intersection of lot 25 and lands now or formerly of the Lackawanna Land Company, the place of beginning.

Property Identification Number: 16803-030-04425

Assessed Value Figure: \$23,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$229,027.97

Michael T. McKeever, Esquire

Attorney

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

By virtue of a Writ of Execution filed to No. 09 CV 4720 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS INC. vs. BROOKE CHADWICK and RICHARD J. CHADWICK, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being, 1217 Synder Avenue L-11 Scranton, PA 18504, 15613-080-044,

BEING Lot Number Eleven (11) in Block Number Three (3) as designated and laid out on the Plot or map of Keystone Land Company, known and designated as "Lincoln Height Annex" which Plot or Map is on record in

the Office for the Recording of deeds in and for the said County of Lackawanna in Map Book No. 1, Page 83. Said Lot being Forty (40) feet in front upon Rundle Avenue, (now called Snyder Avenue) and One Hundred Forty-two and seven-tenths (142.7) feet in depth to an alley fourteen (14) feet wide as shown by said recorded map.

Property Identification Number: 15613-080-044

Assessed Value Figure: \$5,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$171,001.88

Michael T. McKeever, Esquire

Attorney

#### **SALE NUMBER 76 STAYED**

By virtue of a Writ of Execution filed to No. 09 cv 5111 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. BRUCE MORGAN, owner(s) of property situate in Township of Springbrook, Lackawanna County, Pennsylvania, being, 125 Deerfield Drive L-4 Moscow, PA 18444, 20401-010-04304,

Beginning at a point along the easterly line of Harriet Drive said point being the common easterly corner of Lots No. 7 and 4 as shown on a map entitled "Deerfield Acres" as prepared by Frederick C. Spott and Associates, dated August 1, 1994, with revisions dated August 22, 1994, January 13, 1995 and March 27, 1996 and recorded in the Lackawanna County Recorder of Deeds Office in Map Book Page :

Property Identification Number: 20401-010-04304

Assessed Value Figure: \$25,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$290,317.01

Michael T. McKeever, Esquire

Attorney

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

By virtue of a Writ of Execution filed to No. 08-CV-7394 WELLS FARGO BANK, NA v. JASON PECK and JILLIAN DUDECK, owner(s) of property situate in the OLD FORGE, Lackawanna County, Pennsylvania, being, 180 SANDERSON STREET, A/K/A 180 REAR SANDERSON STREET, OLD FORGE, PA 18518-1736

Front: 70 feet Depth: 75 feet, containing 5250 square feet.

Assessment Map #: 17512050049

Assessed Value Figure: \$4,000.00

Improvements Thereon: A Residential Property

Judgment Amount: \$36,067.62

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

#### **SALE NUMBER 78 STAYED**

By virtue of a Writ of Execution No. 51784-08 ABINGTON HEIGHTS SCHOOL DISTRICT vs. PATRICIA J. TUCKER, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being: 102 Grandview Street

127x33x20x110x81x47

Property Identification Number: 10011-010-01600

Assessed Value Figure: 9/1/95

Improvements Thereon: RESIDENTIAL DWELLING PROPERTY

Sheriff to collect: \$7,928.19

KEVIN H. BURAKS, Esquire

Portnoff Law Associates, Ltd.

(484) 690-9300



Attorney

**SALE NUMBER 79 STAYED**

By virtue of a Writ of Execution No. 51307-07 ABINGTON HEIGHTS SCHOOL DISTRICT vs. TIMOTHY KELLY and VIVIAN E. KELLY, owner(s) of property situate in Waverly, Lackawanna County, Pennsylvania, being: 104 Lynnwood Road

90x168x90x165

Property Identification Number: 06903-020-029

Assessed Value Figure: \$2,200.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$7,231.01

KEVIN H. BURAKS, Esquire

Portnoff Law Associates, Ltd.

(484) 690-9300

Attorney

**SALE NUMBER 80 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 07-cv-2289 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R7 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2005, WITHOUT RECOURSE vs. MICHAEL KUCHWARA and SANDI KUCHWARA, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being, 340-342 West Market Street Scranton, PA 18508, 13408-040-032,

BEGINNING at a point in the corner where the easterly side of West Market Street intersection the southerly side of Brick Avenue; THENCE in a southerly direction along said easterly side of West Market Street, forty-nine and one-half (49 ½) feet to a point in line of other lands of previous Grantees, Abraham Rosenberg and Leon H. Rosenberg; THENCE at right angles along said other lands of Rosenberg in an easterly direction one hundred (100) feet to a point; THENCE in a northerly direction on a line parallel with West Market Street, forty-nine and one-half (49 ½) feet to a point in the Southerly side of Brick Avenue, and THENCE in a westerly direction along said southerly side of Brick Avenue, one hundred feet to that place of beginning. BEING Twenty-two (22) feet off from the Northwesterly side of the following lot of lands, on the Easterly side of Market Street, in the 1<sup>st</sup> Ward of the city of Scranton, said lot being forty-eight (48) feet, six inches in width, fronting on Market Street, and one hundred (100) feet in depth. Bounded on the west by Market Street, Northerly by lands of William Blose and easterly by lands of M. Frederick and Silas Osterhour, and southerly by the Parsonage Lot of the First Presbyterian church of Providence. The land hereby sold being twenty-two (22) feet in front, same in rear, and one hundred (100) feet in depth.

Assessment Map #: 13408-040-032,

Assessed Value Figure: \$31,350.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$188,960.82

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 81 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution No. 08-CV-7564 THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-22 vs. YOENY NUNEZ, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 931-933 RICHMOND STREET, SCRANTON, PA 18509

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

Assessment Map #: 13514040037

Assessed Value Figure: \$16,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$182,457.16  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 82    *SOLD TAXES AND COSTS***

By virtue of a Writ of Execution filed to No. 09-CV-3482 WACHOVIA BANK, NATIONAL ASSOCIATION vs. JOEL KRAUSZ and ESTHER KRAUSZ, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being (1) 238 N. Main Avenue and (2) S Main Avenue

(1) 25 x 90 x 25 x 91 and (2) 2 x 58

Assessment Map #: (1) 14518-030-055 and (2) 14518-030-05601

Assessed Value Figure: (1) \$20,000.00 (2) \$200.00

Improvements Thereon: (1) Comb. Store/Apt. and (2) vacant lot

Sheriff to Collect: \$107,358.97 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE  
NORRIS MCLAUGHLIN & MARCUS, P.A.

PENNSYLVANIA OFFICE  
1611 POND ROAD, SUITE 300  
ALLENTOWN, PA 18104

Attorney

**SALE NUMBER 83    *CONTINUED 7/20/10***

By virtue of a Writ of Execution filed to No. 09-CV-3412 THE BANK OF NEW YORK MELLON, ET. AL. vs. RUSSELL and CLARITA PICCOTTI, owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 53 SOUTH CHURCH STREET CARBONDALE, PA 18407

75 ft. x 60 ft.

Property Identification Number: 05-505-040-006

Assessed Value Figure: \$20,000.00

Improvements Thereon: Residential dwelling

Sheriff to Collect: \$182,692.92

Sarah A. Jarosh

Attorney

**SALE NUMBER 84                    *SOLD FOR TAXES AND COSTS***

By virtue of a Writ of Execution filed to No. 09 CV 3106 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR RASC 2003KS9 vs. CONCETTA CRUSER and FRANCES MILLS, owner(s) of property situate in the Scranton, Lackawanna County, Pennsylvania, being, 971 John Avenue Scranton, PA 18510, 15707-010-026,

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

COMMENCING at a stake or post in the line of lands of Fred Brenne and John Avenue on the westerly side thereof;

THENCE northerly along the lands of said Fred Brenne one hundred fifty (150) feet to land of Jacob Hartman Estate;

THENCE easterly along said last-mentioned land twenty-five (25) feet to land of George Hazen;

THENCE southerly along said last-mentioned land one hundred fifty (150) feet to John Avenue;

THENCE westerly along said avenue twenty-five (25) feet to the place of beginning.

Said lot of land hereby conveyed being twenty-five (25) feet in front and rear, one hundred fifty (150) feet in depth and being the southerly one-half of lot conveyed by Leo Hazen to Rosella Hazen by Deed dated May 17, 1971, and recorded in Lackawanna County in Deed Book 250, page 598.

Property Identification Number: 15707-010-026

Assessed Value Figure: \$3,500.00

Improvements Thereon: A Residential Dwelling  
Sheriff to Collect: \$136,142.96  
Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 85 CONTINUED 10/5/10**

By virtue of a Writ of Execution filed to No. 09-CV-5236, WELLS FARGO BANK, NATIONAL ASSOCIATION vs. MICHAEL SUCHY and BERNADETTE SUCHY, owner(s) of property situate in the Glenburn Township, Lackawanna County, Pennsylvania, being 894 Old State Road, Clarks Summit, PA, together with improvements thereon.

Lot Size (acres or square feet):

Lot Acreage: 3.410 acres

Assessment Map #: 09001-030-016

Assessed Value Figure: \$40,000.00

Sheriff to Collect: \$377,496.20

Kurt Althouse, Esquire

Treeview Corporate Center, Suite 100

2 Meridian Boulevard, Wyomissing, PA 19610

(610) 374-8377

Attorney

**SALE NUMBER 86 STAYED**

By virtue of a Writ of Execution filed to No. 2009-04261 IB PROPERTY HOLDINGS LLC vs. CURT A. GEORGE and GLENDA GEORGE, owner(s) of property situate in the Borough of Throop, County of Lackawanna, and State Pennsylvania, being known as 655 Sanderson Street, situate in the Borough of Throop.

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

Assessment Map #: 12517-030-056

Assessed Value Figure: \$28,550.00

Improvements Thereon: Commercial dwelling

Sheriff to Collect: \$244,686.91

MARTIN S. WEISBERG, Esq.

Attorney

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

By virtue of a Writ of Execution filed to No. 2008-03938 THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3 vs. ERIC RUSSELL, owner(s) of property situate in the City of Scranton, County of Lackawanna, and State Pennsylvania, being known as 314 Willow Street, Scranton, PA 18505 situate in the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania.

314 Willow Street, Scranton, PA 18505, 50' x 40' x 50' x 40' (Approximate Dimensions of Parcel)

Assessment Map #: 156.15-010-028

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential dwelling

Sheriff to Collect: \$82,507.56 + Sheriff's Costs

MARTIN S. WEISBERG, Esq.

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 FEBRUARY 26, 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.  
SHERIFF'S DEPARTMENT  
SCRANTON, PA 18503  
NOVEMBER 2, 2009