

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JULY 22, 2008

SALE NUMBER 1 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 07-CV-6164, OLD FORGE BANK (PLAINTIFF) vs. CHRISTINE WHEELER (DEFENDANT), owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania being 146 Washington Street

Assessment Map #: 055.09-070-005

Assessed Value: \$8,000.00

IMPROVED WITH a two-story frame dwelling and two-story frame garage and second story floor used as an apartment

Sheriff to collect: \$53,743.36, plus interest, taxes and attorney's fees.

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

Attorney

SALE NUMBER 2 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 08-1373, US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SASCO AAMES MORTGAGE LOAN TRUST, SERIES 2003-1 vs. DEL A. PANFINI, JR. A/K/A DEL PANFINI AND LUCY PANFINI owner(s) of property situate in Archbald Borough, Lackawanna County, Pennsylvania Being 218 Simpson Street, Eynon, PA 18403

ALL THAT CERTAIN piece or parcel of land in Jones, Archibald Borough, Lackawanna County, Pennsylvania being part of Lot Numbered Five (5) in Block Numbered One (1) and fronting on Ridge Road, being one-half of Lot Numbered Five (5), Block Numbered One (1), being thirty (30) feet in front by about two hundred (200) feet in depth according to a plan or map entitled Allotment of part of Miller Farm excepting and reserving all things and matters as are excepted and reserved in former deeds forming the chain to title to these premises.

The parcel being conveyed is also known as 218 Simpson Street and is improved with a home.

The parcel being conveyed is the northerly half of Lot Numbered five (5).

Property Identification Number: 09401-040-045

Assessed Value: \$4,000.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$78,269.71 plus interest and costs

Martha E. Von Rosenstiel, Esquire

Attorney

SALE NUMBER 3 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 07 CV 7561, LASALLE BANK, N.A. AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-HE6 v. JOSEPH KESTER and MICHELLE KESTER, A/K/A MICHELE KESTER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania Being 1501 Prospect Avenue, Scranton, PA 18505

BEGIN LOT NUMBER One (1) in Square or Block Number Twenty six (26) and situate upon Street called and known as the Southeasterly corner of Fig and Prospect Streets upon the Town Plot of the City of Scranton, intended to be duly registered and recorded; said Lot being forty (40) feet in front, forty (40) feet in rear and one hundred forty (140) feet in depth; with the privilege of using ten (10) feet additional in front of said Lot on Fig Street for yard, vault, porch, piazza, cellarway and baywindow, but for no other purpose.

Property ID#: 167.11-050-010

Assessed Value: \$8,500.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$138,453.46, plus interest and costs

Martha E. Von Rosenstiel, Esquire

Attorney

SALE NUMBER 4 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 06-CV-5401 JP MORGAN CHASE BANK (F/K/A THE CHASE MANHATTAN BANK), AS TRUSTEE FOR IMC HOME EQUITY LOAN TRUST 1998-1 v. JOHN G. BALDAUFF and LINDA BALDAUFF A/K/A LINDA L. BALDAUFF owner(s) of property situate in Borough of Dunmore, Lackawanna County, PENNSYLVANIA Being 1103 Wheeler Drive, Dunmore, PA 18510

BEING Lots Numbers 1 & 3 on Third Street, front: 88.6 ft., depth: 150 ft., containing 13,380 sq. ft. more or less
Property Identification Number: 146-19-010-02100

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$101,387.18, plus interest and costs

Martha E. Von Rosenstiel, Esquire

Attorney

SALE NUMBER 5 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 07-CV-6242, US BANK, N.A. AS TRUSTEE v. LEWIS D. ARMSTRONG and owner(s) of property situate in the SCRANTON, Lackawanna County, PENNSYLVANIA being 339 FIG STREET, SCRANTON, PA 18505

Dimensions: (Irregular) 50x114x75x23x25x90

Assessment Map #: 1670701000100

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$55,989.50

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 6 – CONTINUED 10/7/08

By virtue of a Writ of Execution No. 07-CV-3037 WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v. BRIAN P. MCGUIRK owner(s) of property situate in the CLARKS SUMMIT, Lackawanna County, Pennsylvania being 508 GLADIOLA DRIVE, CLARKS SUMMIT, PA 18411

Front: 90 X feet Depth: 165 feet, containing 14850 square feet.

Assessment Map #: 10015 020 024

Assessed Value Figure: \$22,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$137,324.31

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 7 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 07-6816 US BANK NATIONAL ASSOCIATION AS TRUSTEE v. APRIL L. PARKER owner(s) of property situate in the Fifth Ward of the City of Scranton, Lackawanna County, Pennsylvania being 1505 Division Street, Scranton, PA 18504

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

Assessment Map #: 14517 020 025

Assessed Value Figure: \$4,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$150,195.23

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 8- STAYED

By virtue of a Writ of Execution No. 07-CV-6706 CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. STEVEN GOMBITA and MARIA A. GOMBITA owner(s) of

property situate in the BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania, being 806 RIDGE ROAD, ARCHBALD, PA 18403

Dimensions: 60X136X60X130 feet

Assessment Map #: 09420 030 005

Assessed Value Figure: \$4,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$53,517.84

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 9 – CONTINUED 10/7/08

By virtue of a Writ of Execution No. 07-CV-6077, BANK OF NEW YORK AS TRUSTEE FOR THE CREDITORS OF CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-05 v. THOMAS PHILLIPS and owner(s) 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: \$68,538.99

PHELAN HALLINAN & SCHMIEG, LLP

ATTORNEY

SALE NUMBER 10 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 07-CV-6232, BANK OF NEW YORK AS TRUSTEE FOR THE CREDITORS OF CWABS, INC. ASSET-BACKED NOTES, SERIES 2006-SD1 v. YVONNE J. GLANVILLE, owner(s) of property situate in BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania being 201 Stone Avenue Clarks Summit, PA 18411, 09019-040-028,

ALL THAT CERTAIN PIECE OF PARCEL OF LAND SITUATE IN THE BOROUGH OF CLARKS SUMMIT, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE NORTH LINE OF SCHOOL STREET WITH THE WEST LINE OF STONE AVENUE

Assessment Map #: 09019-040-028

Assessed Value Figure: \$18,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$192,671.68

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 11 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 08 CV 1378, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2005-5, HOME EQUITY PASS THROUGH CERTIFICATES, SERIES 2005-5, C/O SELECT PORTFOLIO SERVICING, INC. v. MARIE FASULO and ROBERT J. FASULO, owner(s) of property situate in BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania being 117 Spruce Street, Olyphant, PA 18447, 11414-010-043,

ALL that certain lot, piece or parcel of land situate in the Borough of Olyphant, County of Lackawanna and state of Pennsylvania, bounded and described as follows, to wit: Being fifty (50) feet in front on Fourth Street (now called Spruce Street); the same width in the in the rear, and one hundred and twenty (120) feet in depth and being bounded on the southeasterly side by property formerly of Samo-1, Rows, et ux; on the southwesterly side by Fourth Street; on the Northwesterly side by sixth Street (now called Sanderson Street); and on the Northeasterly side by lands now or formerly of George M. Kull. Being the Northwesterly portion of Lots Nos.

two hundred three (203) and two hundred four (204) as the same in represented and designated on a map of building lots entitled "Hall's Addition to the Borough of Olyphant."

Assessment Map #: 11414-010-043

Assessed Value Figure: \$6,900.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$119,450.47

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 12 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 08-CV-1207 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CSFB HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-AGE1 v. KEVIN E. WALSH A/K/A KEVIN WALSH, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being, 1806 MCDONOUGH AVENUE SCRANTON, PA 18508, 13408-010-043,

BOUNDED on the North by land of William Davitt, on the East: by land of James Haggerty, on the South by land of Patrick Reilly, and on the West by McDonough Avenue, said piece or parcel of land being 35 feet in front and 32 feet in width in rear and 125 feet in depth.

Assessment Map #: 13408-010-043

Assessed Value Figure: \$4,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$51,040.97

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 13 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 08-CV-567, 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 and 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 the line of lands conveyed to Walter and Marion Tibbs by Deed recorded in Lackawanna County Deed Book 638, page 125;

Assessment Map #: 17606-020-004

Assessed Value Figure: \$8,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$104,950.35

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 14 – CONTINUED 10/7/08

By virtue of a Writ of Execution No. 07-CV-2963, CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES CONSUMER DISCOUNT COMPANY vs. GERARD BILARDI, JR., owner(s) of property situate in TOWNSHIP OF NEWTON, Lackawanna County, Pennsylvania, being, 2202 Port Royal Road Clarks Summit, PA 18411, 13101-010-01701,

BEGINNING at the Intersection of L.R. 35016, known as the Church Hill Road, and Township Road T-374, known as the Port Royal Road; THENCE, along the center of said Port Royal Road, South 0 degrees 55 minutes West 210.00 feet to a point; THENCE, through the lands of Grantor, No. 210.00 feet to a point; THENCE, through the lands of the Grantor, No. 860 21 degrees West, 312.00 feet to the Southeasterly corner of Lot 7; THENCE along the dividing line of Lots 7 and 8, North 4 degrees 58 minutes East 209.90 feet to the

center of said Church Hill Road; the northeasterly corner of Lot 7; THENCE, along the center of said Church Hill Road, South 86 degrees 20 minutes East 297.18 feet to the place of beginning.

Assessment Map #: 13101-010-01701

Assessed Value Figure: \$6,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$53,936.27

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 15 - STAYED

By virtue of a Writ of Execution filed to No. 08 CV 884, WASHINGTON MUTUAL BANK, AS SUCCESSOR-IN-INTEREST TO LONG BEACH MORTGAGE COMPANY, BY OPERATION OF LAW vs. FELICIA CLEMENTE and SALVATORE CLEMENTE, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being, 138 Walnut Street Dunmore, PA 18512, 14616-030-016

BEGINNING at a corner of lots numbers twenty-five and twenty-seven (25 and 27) on Walnut Street; thence by lot number twenty-five (25) South forty-one degrees (41 degrees) thirty minutes (30 minutes) East one hundred eighteen (118) feet to a corner; thence North forty-eight degrees (48 degrees) thirty minutes (30 minutes) East forty (40) feet to a corner

Assessment Map #: 14616-030-016

Assessed Value Figure: \$7,300.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$106,760.50

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 16 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 08 CV 680 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT4 vs. WILLARD KREIDLER and IRENE MCHUGH, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being, 1320 Wyoming Avenue Scranton, PA 18509, 146-090-40014,

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SIUTATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA, BEING PART OF LOT NUMBER 6, IN BLOCK NUMBER 310 UPON THE PLOT OF WALSH AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE DIVIDING LINE BETWEEN LOTS NUMNBER 5 AND 6, IN BLOCK NUMBER 310 ON THE AFORESAID PLOT, DISTANT ONE HUNDRED (100) FEET IN A SOUTHEASTERLY DIRECTION FROM THE SOUTHEASTERLY BUILDING LINE OF WYOMING AVENUE, A CORNER OF LANDS NOW OR FORMERLY OF NEVA E. FRANK AND LOUISE FRANK; THENCE IN A NORTHEASTERLY DIRECTION, AT RIGHT ANGLES TO THE SAID DIVIDING LINE, ALONG SAID LINES OF NEVA E. FRANK AND LOUIS FRANK, BEING ALONG A STONE WALL, A DISTANCE OF FORTY (40) FEET TO A CORNER IN THE DIVIDING LINE BETWEEN LOTS NUMBER 6 AND 7 IN SAID BLOCK; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG SAID DIVIDING LINE A DISTANCE OF FIFTY (50) FEET TO A CORNER OF LANDS NOW OR FORMERLY OF WINIFRED SWEENEY PHILBIN; THENCE IN A SOUTHWESTERLY DIRECTION, AT RIGHT ANGLES TO SAID DIVIDING LINE AND ALONG SAID LANDS OF WINIFRED SWEENEY PHILBIN, A DISTANCE OF FORTY (40) FEET TO A POINT ON THE DIVIDING LINE BETWEEN LOTS NUMBERS 5 AND 6 IN SAID BLOCK; AND THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID DIVIDING LINE, A DISTANCE OF FIFTY (50) FEET TO THE PLACE OF BEGINNING.

Assessment Map number: 146-090-40014

Assessed Value Figure: \$5,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$65,378.33
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 17 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 08-CV-316, HSBC BANK USA N.A AKA HSBC MORTGAGE CORPORATION (USA) v. JOSEPHINE A. ARMENTEROS and ANNETTE A. ZUMMO owner(s) of property situate in the TOWNSHIP OF CLIFTON, Lackawanna County, Pennsylvania being 906 Lyman Lane Clifton, PA 18424, 23302-080-010

BEGINNING at a point in the easterly line of Lyman Lane and at the southwesterly corner of Lot No. 905; thence South 2 degrees – 35 minutes – 28 seconds East along the easterly line of Lyman Lane for a distance of 99 feet to a point in the northerly line of Section C; thence North 87 degrees – 24 minutes – 32 seconds East along a portion of the northerly line of Section C for a distance of 218 feet to a point; thence North 13 degrees – 50 minutes – 02 seconds East for a distance of 15.74 feet to a point; thence North 2 degrees – 35 minutes – 28 seconds West for a distance of 83.91 feet to a point, the southeasterly corner of Lot No. 905; thence South 87 degrees 24 minutes – 32 seconds West along the southerly line of Lot No. 905; for a distance of 222.45 feet to a point, the place of BEGINNING.

Assessment Map number: 23302-080-010

Assessed Value Figure: \$25,200.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$253,486.65

Michael T. McKeever, Esquire
Attorney

SALE NUMBER 18 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 07 CV 6700 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HOLDERS OF THE CDC MORTGAGE CAPITAL TRUST 2002-HE3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-HE3 v. BETH A. SCHLESSER, owner(s) of property Situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 915 Ridge Avenue, a/k/a 915 Ridge Street Scranton, PA 18510, 15706-050-007,

BEING Lot Number Twelve (12) in Block Number One Hundred Seventy-five (175) as designated and laid out on the plot of lots of Henry A. Kauthold, which said plot or map is recorded in the office for the recording of deeds in and for said County of Lackawanna, in Map Book No. 1, Page 109, said lot being Thirty (30) feet in front on Ridge Street, Thirty and Five One-hundredths (30.05) feet in width in the rear, and extending on its Northerly side in a Northwesterly direction from Ridge Street Eighty-four and Eight-tenths (84.8) feet, and on its Southerly side in the same direction from Ridge Street Eighty-three and Four-tenths (83.4) feet.

EXCEPTING AND RESERVING, however, to Henry A. Kaufhold, his heirs and assigns, the right to maintain sever as now located, together with the right to enter upon said land of the purpose of making necessary repairs to the same.

ALSO RESERVING to the owners of Lot Number Thirteen (13) adjoining on the Southerly side, their heirs and assigns, the right to extend the eaves and projections of buildings as now constructed over on said Lot Number Twelve (12), together with the right to enter upon said Lot Number Twelve (12) for the purpose of making repairs to said building or for the purpose of maintaining the same.

Assessment Map #: 15706-050-007

Assessed Value Figure: \$8,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$43,005.63

Michael T. McKeever, Esquire
Attorney

SALE NUMBER 19 – SOLD HIGH BID \$98,700.00 AJT PROPERTIES

By virtue of a Writ of Execution filed to No. 07-7231, JPMORGAN CHASE BANK, N.A. vs. CATHY JONES and KEITH JONES, owner(s) of property Situate in Borough of Throop, Lackawanna County, Pennsylvania being 925 South Valley Avenue Olyphant, PA 18447, 12501-030-008

CONTAINING a front of thirty (30) feet Northwestward on Dunmore Road (now known as South Valley Avenue), bounded Northeastward at right angles to said Road or Avenue, one hundred fifty (150) feet by land now or formerly of James A. Loftus, et, ux, Southeastward parallel with said Road or Avenue, thirty (30) feet by land now or formerly of the Delaware and Hudson Canal Company, and Southwestward at right angles to said Road or Avenue, one hundred fifty (150) feet by Lot No. Twenty-eight (28) on said Avenue or Road

Assessment Map number: 12501-030-008

Assessed Value Figure: \$6,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$226,159.00

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 20 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No.08-1243, DEUTSHCE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE MLMI TRUST, SERIES 2005-AR1 vs. PAULA WINIESKI, owner(s) of property Situate in City of Scranton, Lackawanna County, Pennsylvania being 134 South Merrifield Avenue, Scranton, PA 18504, 144.12-0-20-036,

All the surface or right of soil of the following described lot of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, described as follows, to wit: It being lot number nineteen (19) in block number (3) on the William Merrifield Plot Of Lots in Keyser Valley, Twenty-First Ward of said city of Scranton. Said lot is rectangular in shape and fronting on Merrifield Avenue, being in width thereon forty-eight (48) feet, starting at a point on the westerly side of Merrifield Avenue three hundred ninety (390) feet or thereabouts in a southerly direction from Jackson Street, running thence at right angles along line of lot number twenty (20) one hundred (100) feet to a corner in rear of lot number twelve (12); thence southerly along said lot number twelve (12) forty-eight (48) feet to a corner in line of lot number eighteen (18); thence easterly along said lot number eighteen (18) one hundred fifty (150) feet to said Merrifield Avenue; thence northerly along the same forty-eight (48) feet to the place of beginning.

Assessment Map number: 144.12-0-20-036

Assessed Value Figure: \$3,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$124,314.80

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 21 - STAYED

By virtue of a Writ of Execution filed to No. 08 CV 917 BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA vs. RASHI L. ITKIN and YEHUDAH L. ITKIN owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 831 Madison Avenue, Avenue Scranton, PA 18510, 14670010006,

ALSO BEING DESCRIBED AS: BEING PART OF LOT NUMBER SEVENTEEN (17) IN SQUARE OR BLOCK NUMBER TWO HUNDRED AND NINE (209) AND SITUATED UPON A STREED CALLED AND NAMED MADISON AVENUE UPON THE MAP OR PLOT OF JONES ADDITION TO THE CITY OF SCRANTON. SAID PART OF SAID LOT IS FORTY (40) FEET WIDE IN FRONT ON SAID MADISON AVENUE AND THE SAME WIDTH IN REAR ADJOINING OTHER LAND OF THE SAID ELLEN C. KELLEY, BY ONE HUNDRED AND TWELVE (112) FEET IN DEPTH MORE OR LESS TO THE BOARD FENCE DIVIDING THE LAND HEREBY CONVEYED FROM OTHER LAND OF SAID ELLEN C.

KELLEY BY A MEASUREMENT COMMENCING TEN FEET FROM THE SIDEWALK ON SAID MADISON AVENUE.

EXCEPTING AND RESERVING, HOWEVER, ALL THE COAL AND MINERALS AS THE SAME ARE EXCEPTED AND RESERVED IN THE DEED OF S. N. NASH OT AL., TO ELLEN C. KELLY, ATED 9TH OF MAY, A.D. 1885, AND DULY RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF LACAKAWANNA IN DEED BOOK NO. 28 PAGE 480 ETC. THE ABOVE DESCRIBED LOT IS RECTANGULAR IN FORM WITH THE PRIVELEDGE OF USING TEN (10) FEET IN FRONT ON THE FRONT LINE OF SAID LOT FOR YARD, VAULT, PORCH, PIAZZA, CELLARWAY AND BAYWINDOW, BUT FOR NO OTHER PURPOSES, WITH THE RIGHT OF INGRESS AND EGRESS TOP THE ALLEY SIXTEEN (16) FEET WIDE FOR PUBLIC USO. SAID EASEMENT NOT TO COVER THE RIGHT OF USING SAME FOR DRIVEWAY.

Assessment Map Number: 14670010006

Assessed Value Figure: \$14,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$119,395.62

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 22 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 07-145 WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET BACKED CERTIFICATES, SERIES 2003-2 vs. JANET FISNE, owner(s) of property situate in TOWNSHIP OF NEWTON, Lackawanna County, Pennsylvania being 1612 Summit Lake Road Clarks Summit, PA 18411, 11103-010-010

BEGINNING AT A CORNER IN THE CENTER OF STATE ROAD LEADING FROM SCRANTON TO MILWAUKEE, CORNER OF LAND OWED BY HENIGHAN; THENCE ALONG CENTER OF SAID ROAD NORTH THIRTY-NINE (39) DEGREES EAST ONE HUNDRED TWENTY-ONE (121) FEET TO CORNER IN CENTER OF ROAD; THENCE SOUTH EIGHTY-THREE (83) DEGRESS FORTY-FIVE (45) MINUTES WEST THIRTY-THREE (33) TO CORNER IN CENTER OF DIRT TOWNSHIP ROAD KNOWN AS VALLEY VIEW DRIVE;

Assessment Map number: 11103-010-010

Assessed Value Figure: \$8,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$114,396.50

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 23 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 08-1662 AURORA LOAN SERVICES, LLC vs. DANIEL PISANTI, owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 28 Rear Upper Powderly Road Carbondale, PA 18407, 05412-060-047,

BEGINNING at a point, said point being one hundred feet distance southerly on a south 25 degrees 12 minutes east direction from the intersection of Upper Powderly Road and an open road to the north of Loftus Field;

THENCE along said road south 12 degrees 12 minutes east eighty-four and seven-tenths (84.7) feet to a point; THENCE south 53 degrees 15 minutes west twenty-seven (27) feet to a point; THENCE along Thomas Barrett's land north 13 degrees 50 minutes west forty-eight and one-half (48 ½) feet and north 14 degrees 33 minutes west forty-two and six-tenths (42.6) feet to a point; THENCE along lands, now or formerly, of Kenneth Mannion, north 67 degrees 46 minutes east twenty-eight (28) feet to the point of beginning. TOGETHER WITH that triangular piece adjacent southerly to the above described piece; BEGINNING at the southeasterly corner of the above described piece along the road to Lee Breaker south 8 degrees 32 minutes west 63.2 feet to a point; THENCE north 37 degrees 39 minutes west 44.5 feet to a point; THENCE north 53 degrees 15 minutes east 45.5 feet to the place of beginning.

Assessment Map number: 05412-060-047

Assessed Value Figure: \$5,500.00
Improvements Thereon: A Residential Dwelling
Sheriff to Collect: \$66,570.48
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 24 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 08-CV-757 WASHINGTON MUTUAL BANK, FA vs. PATRICK J. LANGAN and JANET S. LANGAN, owner(s) of property situate in, Lackawanna County, Pennsylvania, being 1345 Church Avenue Scranton, PA 18508, 13415030010, BEGINNING at a corner on the Northwest side of Church Avenue, Seventy-five (75) feet Southwest from the Southwest side of Wood Street; thence Northwest along line of land sold to John Leone, One Hundred Fifty (150) feet to an alley; thence South west along said alley Twenty-five (25) feet to a corner in line of land sold to F. Scardamaglia; thence southeast parallel with Wood Street along said land of Scardamaglia One Hundred Fifty (150) feet to Church Avenue; thence Northeasterly along Church Avenue Twenty-five (25) feet to the place of beginning. SUBJECT to the same exceptions, restrictions and conditions as are conatined in former deeds in the chain of title.

Assessment Map number: 13415030010
Assessed Value Figure: \$8,500.00
Improvements Thereon: A Residential Dwelling
Sheriff to Collect: \$25,471.76
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 25 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 07 CV 6568 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE vs. GAIL J. FARRIS and DONATO MECCA, owner(s) of property situate in, Lackawanna County, Pennsylvania being, 1712 Pittston Avenue Scranton, PA 18505

Front: 27 feet Depth: 140 feet
Assessment Map #: 16710-040-027
Assessed Value Figure: \$13,900.00
Improvements Thereon: Residential Dwelling
Sheriff to Collect: \$69,279.40
Heidi R. Spivak, Esquire
Attorney

SALE NUMBER 26 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 2008-00748, THE BANK OF NEW YORK AS TRUSTEE FOR EQUITY ONE INC. MORTGAGE/PASS THROUGH CERTIFICATE SERIES #2004-1 vs. MARY ANN CAPASSO, ORIGINAL MORTGAGOR AND REAL OWNER AND NOEL CAPASSO, REAL OWNER, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania, being 223 Oak Street, Old Forge, PA 18518

Front: 25 ft. Depth: 150 ft.
Assessment Map #: 17512-050-005
Assessed Value Figure: \$8,100.00
Improvements Thereon: Residential Dwelling
Sheriff to Collect: \$63,999.71
Heidi R. Spivak, Esquire
Attorney

SALE NUMBER 27 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 2006-2058, J. TIMOTHY MALONEY and ANNE O'HARA MALONEY were the owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being 1315 Woodlawn St. Dunmore, PA

Dimensions 40 x 83

Assessment Map #: 13515010013

Assessed Value Figure: \$24,550.00

Improvements Thereon: Multi Dwelling

Sheriff to Collect: \$273,823.74 plus costs

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 28 – SOLD HIGH BID \$158,432.68 T MALONEY

By virtue of a Writ of Execution filed to No. J. TIMOTHY MALONEY and ANNE O'HARA MALONEY were the owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being 1615 Quincy Avenue Dunmore Borough, PA

Dimensions 40 x 163

Assessment Map #: 14606040025

Assessed Value Figure: \$18,000.00

Improvements Thereon: Mulit Dwelling

Sheriff to Collect: \$273,823.74 Plus costs

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 29 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 08-CV-1478 DEUTSCHE BANK NATIONAL TRUST CO., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT2, ASSET BACKED CERTIFICATES, SERIES 2006-OPT2 vs. MICHAEL ACARINO and BENEGNA ACARINO, owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 36 Darte Avenue, Carbondale, PA 18407

Dimensions: 50x150

Assessment Map #: 04518-050-016

Assessed Value Figure: \$7,128.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$111,133.76

Mark J. Udren, Esquire

Attorney

SALE NUMBER 30 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 08-1225 WELLS FARGO BANK,NA AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC 2005-OP1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OP1 vs. KATHLEEN GRANKO, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1738 Bundy Street Scranton, PA 18508

Dimensions: 50x100

Assessment Map #: 13411-030-011

Assessed Value Figure: \$7,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$83,428.25

Mark J. Udren, Esquire

Attorney

SALE NUMBER 31 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 08-CV-1166 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs. CATHY CLARK, owner(s) of property situated in CARBONDALE CITY, Lackawanna County, Pennsylvania being 115 Belmont Street Carbondale, PA 18407

Dimensions: 30x75

Assessment Map #: 04510-020-029

Assessed Value Figure: \$7,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$68,458.91

Mark J. Udren, Esquire

Attorney

SALE NUMBER 32 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 08-CV-1047, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs. ANGENIKA ARMBRISTER, owner(s) of property situate in City of Scranton, Lackawanna County, being 440 Hickory Street, Scranton, PA 18505.

Dimensions: 28 x 70

Assessment Map #: 15616-020-028

Assessed Value Figure: \$8,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$90,398.58

Mark J. Udren, Esquire

Attorney

SALE NUMBER 33 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 08-CV-1167 DEUTSCHE BANK TRUST CO. AMERICAS F/K/A BANKER'S TRUST CO., AS TRUSTEE AND CUSTODIAN FOR MORGAN STANLEY, MSAC 2007-NC3 BY: SAXON MTG. SERVICES, INC. F/K/A MERITECH MTG. SERVICES, INC. AS ITS ATTORNEY-IN-FACT vs. RIVKIE WITRIOL and ALEX WITRIOL, owner(s) of property situate in Scranton City, Lackawanna County, Pennsylvania being 512 North Rebecca Avenue Scranton, PA 18504

Dimensions: 24x143

Assessment Map #: 14510-020-014

Assessed Value Figure: \$6,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$114,073.97

Mark J. Udren, Esquire

Attorney

SALE NUMBER 34 – CONTINUED 10/7/08

By virtue of a Writ of Execution 07-CV-6600 LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF THE STRUCTURED ASSET SECURITIES CORPORATION, STRUTCTURED ASSET SECURITIES CORPORATION, STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2003-BC5 vs. PIETRO ALGIERI owner(s) of property situate in BOROUGH OF OLD FORGE being 523 South Main Street, Old Forge, PA 18518

50 X 150

Assessment Map #: 17576-010-021

Assessed Value Figure: \$13,000.00

Improvements Thereon: A Residential Dwelling
Sheriff to Collect: \$118,012.75
Lauren R. Tabas
Attorney

SALE NUMBER 35 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 07 CV 5757 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006 EQ2 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ2 vs. ABDULLAH MOHAMMAD, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 832 Madison Avenue, Scranton, PA 18510

40' X 160'

Assessment Map #: 14670010027

Assessed Value Figure: \$16,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$194,921.15

SALE NUMBER 36 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 07-CV-6489 JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS AND THE NOTE INSURER OF ABFS MORTGAGE LOAN TRUST 2000-3, MORTGAGED BACKED NOTES vs. GREGORY PIERRE and PATRICIA PIERRE, owner(s) of property situated in Township of Covington, Lackawanna County, Pennsylvania being Rural Route 1 Box 1306, Gouldsboro, PA 18424

193.25x155x114.4x189.65

Assessment Map #: 206-03-010-006

Assessed Value Figure: \$18,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$140,930.56

Lauren R. Tabas

Attorney

SALE NUMBER 37 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 08 CV1123 WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA vs. REBECCA CURRIE AKA REBECCA C. FRANTZ, owner(s) of property situated in 2nd Ward of the City of Scranton, Lackawanna County, Pennsylvania being 1121 Lloyd Street, Scranton, PA 18508

50' x 131'

Assessment Map #: 13419-040-010

Assessed Value Figure: \$13,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$71,985.40

Lauren R. Tabas

Attorney

SALE NUMBER 38 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 2008-560 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-2 vs. HARRY MORGAN, owners of property situated in 3rd Ward of the City of Carbondale, Lackawanna County, Pennsylvania being 17 Maple Street, Carbondale, PA 18407

40 x 60

Assessment Map #: 045.13-060-025

Assessed Value Figure: \$8,325.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$71,069.30

SALE NUMBER 39 – *continued 10/7/08*

By virtue of a Writ of Execution filed to No. 08 CV 1369 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2004-6 vs. CARRIE A. SCARFO and RALPH J. SCARFO, owner(s) of property situated in City of Scranton , Lackawanna County, Pennsylvania being 421 South Main Avenue, Scranton, PA 18504

1,694 square feet

Assessment Map #: 15606-040-01001

Assessed Value Figure: \$7,800.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$85,046.46

SALE NUMBER 40 – *CONTINUED 10/7/08*

By virtue of a Writ of Execution filed to No. 08-1739 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-6 vs. TIMOTHY A. BARNETT and MELODY A. BARNETT, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1067 Albright Avenue, Scranton, PA 18508

40 x 136 x 40 x 137

Assessment Map #: 14508-030-046

Assessed Value Figure: \$7,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$146,295.76

SALE NUMBER 41 - *STAYED*

By virtue of a Writ of Execution No. 50701-06 ABINGTON HEIGHTS SCHOOL DISTRICT vs. EUGENE M. KUREY and NATALIE M. KUREY, owner(s) of property situate in Ransom Township, Lackawanna County, Pennsylvania being: 2419 Ransom Rd.

3.75A

Property ID#: 15304-010-01801

Assessed Value Figure: \$24,800.00

Improvements Thereon: Single Residential Property

Sheriff to collect: \$4,720.41

Laurence R. Chashin, Esquire

Portnoff Law Associates, Ltd.

(484)690-9300

Attorney

SALE NUMBER 42 - *STAYED*

By virtue of a Writ of Execution No. 50790-06, ABINGTON HEIGHTS SCHOOL DISTRICT vs. JEFREY D. NORTHUP, owner(s) of property situate in Glenburn Twp., Lackawanna County, Pennsylvania, being: Northup Hill Rd., 76.5 acres

76.5A

Property Identification #: 07904-010-007

Assessed Value figure: \$14,000.00

Improvements thereon: Residential property-land

Sheriff to Collect: \$5,457.81

Laurence R. Chashin, Esquire

Portnoff Law Associates, Ltd.

(484)690-9300

Attorney

SALE NUMBER 43 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 07-CV-6388, DEUTSHCE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2004-6 v. IRIS S. CRUZ and LUIS A. CARCORZE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1804 Roselyn Street, Scranton, PA 18510
Square feet 300

Property Identification #: 15762 020 017

Assessed Value figure: \$1,300.00 + \$6,700.00 = \$8,000.00

Improvements thereon: Single Family Dwelling

Sheriff to Collect: \$77,312.39 plus interest and costs

Scott A. Dietterick, Esquire

Attorney

SALE NUMBER 44 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 08 CV 1598, U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. FARIDA FOE and SUWITO SANTOSO, owner(s) of property situate in 9th Ward, City of Scranton, Lackawanna County, Pennsylvania being 815 East Gibson Street, Scranton, PA

Dimensions: 40 x 90

See Instrument No. 2004-45253

Assessment Map #: 14670-010-017

Assessed Value figure: \$11,500.00

Improvements thereon: Single A Residential Dwelling House

Sheriff to Collect: \$78,916.02 (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 45 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No 07–CV-4561 PNC BANK, NATIONAL ASSOCIATION vs. ALL KNOWN AND UNKNOWN HEIRS OF JOHN S. KRESEKY owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1201 Rollin Avenue, Scranton, Pennsylvania 18510
134' x 140'

Assessment Map #: 16803-020-031

Assessed Value Figure: \$20,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$59,128.16

Brett A. Solomon, Esq.

Michael C. Mazack, Esq.

Tucker Arensberg, P.C.

Attorney

SALE NUMBER 46 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 2007-07370 P, AMERICAN GENERAL FINANCIAL SERVICES, INC. PLAINTIFF, vs. KEVIN J. FAHERTY and DENISE M. FAHERTY, DEFENDANTS owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 528 Wintermantle Drive, Scranton, PA

Parcel 1: 40 ft. X 125 ft.; Parcel 2: 40 ft. X 125 ft.

Property Identification #: 16805030061

Assessed Value figure: \$18,000.00

Improvements thereon: Single-Family Dwelling
Sheriff to Collect: \$146,724.08, plus interest at \$43.71 per day from June 4, 2008
Clemson N. Page, Jr., Esquire
44 North Sixth Street
Reading, PA 19603
Attorney

SALE NUMBER 47 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 07-CV-1531, CHASE HOME FINANCE LLC, ET AL. vs. JOHN J. THOMAS and DEBRA A. THOMAS, owner(s) of property situate in BOROUGH OF MOOSIC, Lackawanna County, Pennsylvania, being 3624-3626 Birney Avenue, Moosic, PA 18507
7,750 square feet
Assessment Map #: 17611-040-017
Assessed Value figure: \$10,000.00
Improvements thereon: Dwelling
Sheriff to Collect: \$118,407.68
Kristine M. Anthon
Attorney

SALE NUMBER 48 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 99-CV-489, COUNTRYWIDE HOME LOANS, INC., ET AL., vs. MICHAEL F. STANTON and BARBARA STANTON, owners of property situate in City of Carbondale , Lackawanna County, Pennsylvania, being 105 Washington Street, Carbondale, PA 18407
30 feet by 75 feet
Assessment Map #: 05505-050-035
Assessed Value figure: \$6,500.00
Improvements thereon: Single Family Dwelling
Sheriff to Collect: \$56,739.55
Kristine M. Anthon
Attorney

SALE NUMBER 49 - STAYED

By virtue of a Writ of Execution No. 50726-06 ABINGTON HEIGHTS SCHOOL DISTRICT vs. NOREEN DAVIS, owner(s) of property situate in Clarks Green, Lackawanna County, Pennsylvania, being: 200 Vassar Avenue
112.50 x 102.81 x 95.6 x 104.62
Property Identification #: 09002-020-077
Assessed Value figure: \$22,000.00
Improvements thereon: Single Dwelling Residential Property
Sheriff to Collect: \$7,117.71
Laurence R. Chashin, Esquire
Portnoff Law Associates, Ltd.
(484)690-9300
Attorney

SALE NUMBER 50 – continued 10/7/08

By virtue of a Writ of Execution filed to No. 07-CV-3395, U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE vs. RICHARD J. GATTO and MARION J. GATTO, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania Being 1005 Layton Road, Clarks Summit, PA 18411.
Irregularly Shaped, containing 16,582 square feet.
Assessment Map #: 101-11-080-006
Assessed Value figure: \$18,000.00

Improvements thereon: Residential Dwelling
Judgment Amount: \$269,428.05
Ron Saltzman, Esquire
Attorney

SALE NUMBER 51 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 07-4378, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE vs. CLARENCE W. LEWIS, JR., owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania being 706 Edgebrook Drive, Moosic, PA 18507.

Parcel 1 (irregular shape)
Front: 15.17 ft. Depth: 136 ft.

Parcel 2

Front: 40 ft. Depth: 143 ft.

Assessment Map #: 18513-040-003

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$111,105.85

Heidi R. Spivak, Esquire

Attorney

SALE NUMBER 52 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 07-5759, POPULAR FINANCIAL SERVICES, LLC 667/668 vs. MOHAMMED ABDULLAH A/K/A MOHAMMAD ABDULLAH, owner(s) of property situate in Scranton City, Lackawanna County, Pennsylvania being 721-723 Columbia Street, Scranton, PA 18509

Front: 100 Depth: 150

Assessment Map #: 13514 010 066

Assessed Value figure: \$16,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$191,235.99

Heidi R. Spivak, Esquire

Attorney

SALE NUMBER 53 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 2008 CIV 2095, FAIRWAY CONSUMER DISCOUNT COMPANY vs. JENNIFER E. RODGERS, owner(s) of property situate in City of Scranton, Lackawanna County Pennsylvania, being 447 Colfax Avenue, Scranton City.

Dimensions/Acreage: 40 feet by 70 feet.

Assessment Map #: 15710-030-053

Assessed Value figure: \$15,000.00

Improvements thereon: IMPROVED with a multiple family frame dwelling

Sheriff to Collect: \$72,133.20 plus costs as of July 22, 2008

CHARITON & SCHWAGER

Attorneys

SALE NUMBER 54 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 07-CV-3328 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF GSAMP TRUST 2006-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2 vs. DAVID JOHN KONTZ and CINA SCIRICA KONTZ, owner(s) of property situate in Borough of Clarks Summit , Lackawanna County, Pennsylvania being 210 Landsdowne Avenue, Clarks Summit, PA 18411

75 x 166

Assessment Map #: 1000805000900

Assessed Value figure: \$23,728.00
Improvements thereon: A Residential Dwelling
Sheriff to Collect: \$373,817.62
Lauren R. Tabas
Attorney

SALE NUMBER 55 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 07 CV 6219 NATIONSTAR MORTGAGE, LLC F/K/A CENTEX HOME EQUITY CORPORATION vs. FRANK E. SHACKELTON, LOU ANN SHACKELTON, DECEASED and ALAN SHACKELTON, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 444 Newton Road, Scranton, PA 18504

Dimensions of Parcel 40 x 199

Property Identification #: 13320-010-006

Assessed Value figure: \$650.00 (Land) + \$350.00 (Bldg) = \$1,000.00

Improvements thereon: Single Family Dwelling

Sheriff to Collect: \$51,865.94, plus interest, tax and costs

Scott A. Dieterick, Esquire

Attorney

SALE NUMBER 56 – continued 10/7/08

By virtue of a Writ of Execution filed in No. 2008-Civil-594, CITIZENS SAVINGS BANK vs. TERI M. TROVATO, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County and the Commonwealth of Pennsylvania, being on 777 South Abington Road, Clarks Summit, Lackawanna County, and the Commonwealth of Pennsylvania.

Dimensions of parcel: 73x114x66x135

Assessment Map Number: 1001203003500

Assessed Value figure: \$15,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$132,372.50*

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

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

Attorney

SALE NUMBER 57 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 06-CV-06291, Defendants, the owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 2627 PITTSTON AVENUE, SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA.

Consisting of 143.7 x 61.3 x 152.21 x 205 x 151.4

More particularly described in Book 42, page 339.

Assessment Map Number: 16717-040-073

Assessed Value figure: \$32,000.00

Improvements thereon: Commercial Building known as 2627 Pittston Avenue Scranton, PA 18505

Sheriff to Collect: \$303,433.53 PLUS COSTS, EXPENSES, ATTORNEY'S FEES AND ADDITIONAL INTEREST

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

Ann Lavelle Powell, Esquire

Attorney

SALE NUMBER 58 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 06-CV-06292, Defendants, the owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania, being known as 2801 STAFFORD AVENUE, MOOSIC, LACKAWANNA COUNTY, PENNSYLVANIA.

Consisting of 287' x 125' x 110.73' x 200.77' x 107.83'

More particularly described in Deed Book 1453, at page 274.

Assessment Map #: 17701-030-00601

Assessed Value figure: \$86,250.00

Improvements thereon: Commercial Building

Sheriff to Collect: \$1,061,779.20 PLUS COSTS, EXPENSES, ATTORNEY'S FEES AND ADDITIONAL INTEREST

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

Ann Lavelle Powell, Esquire

Attorney

SALE NUMBER 59 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 324-Civil-2008, HONESDALE NATIONAL BANK v. KIMBERLY LOCKETT, NOW KNOWN AS KIMBERLY KOVALESKI, owner(s) of property situate in Greenfield Township, Lackawanna County Pennsylvania being 108 Division Street.

Dimensions of Parcel No. 02304090006 are 60x161x60x160

Dimensions of Parcel No. 02304090013 are 90x262x90x60

Improvements on Parcel No. 02304090006: Single Family Dwelling

Assessed Value of Parcel No. 02304090006: \$14,000.00

Assessed Value of Parcel No. 02304090013: \$3,000.00

Sheriff to Collect: \$47,532.63

Steven E. Burlein, Esquire

307 11th Street

Honesdale, PA

Attorney

SALE NUMBER 60 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 04-CV-5345, LASALLE BANK N.A., F/K/A LASALLE NATIONAL BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED 06/01/2000, SERIES 2000-2 v. MARK AVELLINO and DAWN MARIE AVELLINO, owner(s) of property situate in Borough of Jessup Lackawanna County, Pennsylvania, being 447 HILL STREET, JESSUP, PA 18434.

Assessment Map #: 115.07-010-005

Assessed Value figure: \$4,000.00

Improvements thereon: Residential Property

Size of Lot: 25 ft. x 150 ft.

Sheriff to collect: \$56,367.92

Gregory Javardian, Esquire

Attorney

SALE NUMBER 61 - STAYED

By virtue of a Writ of Execution filed to No. 06-CV-2544, HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY v. LINDA MILLS and RAYMOND MILLS, JR., owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 130 East Elm Street, Dunmore, Pennsylvania 18512

ALL that certain piece or parcel of land, situate in the Borough of Dunmore, County of Lackawanna and Commonwealth of Pennsylvania, described as follows: Being Lot Number twenty-three (23) on Elm Street in said Borough of Dunmore, said lot being forty (40) feet in front on Elm Street, and extending at right angles to

said Elm Street, being forty (40) feet in front on Elm Street and extending at right angles to said Elm Street one hundred eighteen (118) feet. Containing 4720 square feet of land, more or less.

DWELLING KNOWN AS: 130 EAST ELM STREET, DUNMORE, PA 18512.

TAX PARCEL NUMBER: 14616-020-034

Title to said premises is vested in Linda Mills and Raymond Mills, Jr. by deed from Theresa Kupinski and Salvatore Deangelo, Co Executors of the Estate of Mary Deangelo, Deceased dated October 11, 1994 and recorded October 12, 1994 in Deed Book 1488, Page 296.

Assessed Value figure: \$5,000.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$64,956.66

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 62 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 08-CV-1118, WELLS FARGO BANK NA, AS TRUSTEE FOR FREMONT INVESTMENT & LOAN SABR 2005-FR2 BY: SAXON MORTGAGE SERVICES, INC. AS ITS ATTORNEY-IN-FACT vs. BELINDA LA ROSA (MORTGAGOR), JLMA PROPERTIES, INC. (REAL OWNER) and MICHAEL BONEFEDE (REAL OWNER), owner(s) of property situate in CITY OF SCRANTON , Lackawanna County, Pennsylvania. Being: 610-612 Hemlock Street, SCRANTON, PA 18505

Dimensions: 70x50

Assessment Map #: 15660-020-034

Assessed Value figure: \$10,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$68,243.21

Mark J. Udren, Esquire

Attorney

SALE NUMBER 63 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed by PENN SECURITY BANK & TRUST CO. 08-CV-0900, ROBERT J. MOFFIT, JR. and MARY JO CERRA were the owner(s) of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania being: 117 Walnut St. Dunmore, PA 18512

Dimensions: 20 x 118

Assessment Map #: 14616-020-070

Assessed Value figure: \$5,000.00

Improvements thereon: Single dwelling

Sheriff to Collect: \$49,509.26 Plus costs

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 64 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 08-CV-64, WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1 v. JULIE HOLDEN owner(s) of property situate in Borough of Jermyn, Lackawanna County, Pennsylvania, being 729 Washington Avenue, Jermyn, Pennsylvania 18433

ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of Jermyn, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit: COMMENCING on First Avenue at the corner of lot numbers six (6) and seven (7); thence along First Avenue South 4 ½ degrees

East fifty-six (56') feet nine (9") inches to a stake in line of First Avenue and lot number five (5); thence North 80 ¾ degrees West thirty nine (39') nine (9") inches to a stake corner in lot number five (5); thence North 68 degrees West ninety (90') feet, more or less, to a stake corner in lot number five (5) in line of lands of Charles Hoyt and one hundred (100') feet distant from Second Avenue; thence North 25 degrees East seventy (70') feet to a corner in line between lots number six (6) and seven (7) and one hundred (100') feet distant from Second Avenue; thence South 64 degrees East one hundred five (105') feet, more or less, to the place of beginning. Being part of Lots Nos. five (5) and six (6) in Block No. 28, on Map of John Gibson's Estate in the Borough of Jermyn.

DWELLING KNOWN AS: 729 WASHINGTON AVENUE, JERMYN, PENNSYLVANIA 18433.

Title to said premises is vested in Julie Holden by deed from Patricia Hollenbeck, Executrix of the Estate of Chester F. Skorupa /k/a Chester F. Skorupa Sr., deceased dated October 19, 2006 and recorded November 2, 2006 at Instrument #200631546

Assessment Map #: 073.12-020-03800

Assessed Value figure: \$9,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$86,786.97

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 65 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 08-CV-906, DEUTSCHE BANK NATIONAL TRUST COMPANY. vs. DAVID SCHLITTLER and owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 310-312 13th Avenue, Scranton, Pennsylvania 18504

PARCEL I:

ALL THAT CERTAIN parcel of land as shown on J. Herman's map of South Hyde Park and described as the Northeasterly one half of lot 20 in Block 54, being Twenty-five (25) feet, more or less, in front and the same in rear, and One Hundred Ten and One-Half (110-1/2) feet in depth.

PARCEL II: ALL THAT CERTAIN lot, piece or parcel of land, as shown on J. Herman's map of South Hyde Park and described as the Southwesterly one half of lot 20 in Block 54, Being Twenty-five (25) feet, more or less, in front and the same in the rear and One Hundred Ten and One half (110-1/2) feet in depth.

Also known street and number as: 310-312 13th Ave, Scranton, PA 18504.

DWELLING KNOWN AS: 310-312 13th AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14517-020-074

Title to said premises is vested in David Schlittler by deed from IL Kesef of Pennsylvania, LLC dated October 7, 2005 and recorded December 19, 2005 as Instrument # 200535648.

Assessment Map #: 14517-020-074

Assessed Value figure: \$10,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$72,036.79

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 66 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 07 CV 3690, BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA vs. ROBERTA JEAN FENTON A/K/A ROBERTA JEAN DEPRIMO, owners of property situate in Township of Scranton, Lackawanna County, Pennsylvania. Being: 343 Phelps Street, Scranton, Pennsylvania 18509

ALL that certain lot of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows: BEGINNING on a corner on Phelps Street and running Northerly one hundred and forty (140) feet to a corner; thence Westerly Thirty-five (35) feet to a corner; thence one hundred and forty (140) feet to a corner on Phelps Street; thence along said Street forty (40) feet to the place of beginning. Being Lot Number Twelve (12) in Block Number Two (2) of Phelps and Winton's Addition to the

City of Scranton. SUBJECT to the same exceptions, restrictions, reservations and conditions as are contained in former deeds in the chain of title.

DWELLING KNOWN AS: 343 PHELPS STREET, SCRANTON, PENNSYLVANIA 18509.

TAX PARCEL NUMBER: 14512-050-079

Title to said premises is vested in Roberta Jean Fenton a/k/a Roberta Jean Deprimo and Roberta Jean Fenton a/k/a Roberta Jean Deprimo by deed from Russell L. Fenton, widower dated February 9, 1999 and recorded February 17, 1999 in Deed Book 38, Page 232, Instrument #199904002.

Assessment Map #: 14512-050-079

Assessed Value figure: \$9,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$51,692.61

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 67 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No. 2978 Civil 2007, OCWEN MORTGAGE ASSET TRUST I, BY ITS ATTORNEY IN FACT, OCWEN LOAN SERVICING, LLC vs. GENINE DAVIS, owners of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being 122 Henderson Street, Old Forge, PA 18518.

Front: 50 ft. Depth: 150 ft.

Property Identification #: 17519-060-005

Assessed Value figure: \$9,000.00

Improvements thereon: Residential Real Estate

Sheriff to Collect: \$112,231.75

BRADLEY D. SISLEY, Esq.

Attorney

SALE NUMBER 68 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 08 CV 958, US BANK NATIONAL ASSOCIATION, ET AL vs. ISMET POPOVIC owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 409-411 South Main Avenue, Scranton, PA 18504

3,187.5 square feet

Assessment Map #: 156.06-040-005

Assessed Value figure: \$89,695.59

Improvements thereon: dwelling house

Sheriff to Collect: \$112,368.37

Kristine M. Anthon

Attorney

SALE NUMBER 69 – CONTINUED 10/7/08

By virtue of a Writ of Execution filed to No.08-1240, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTRO ASSET BACKED SECURITIES TRUST 2005-AB1 vs. DANIEL PISANTI and owners of property situate in the FELL, Lackawanna County, Pennsylvania being 295 DUNDAFF STREET, CARBONDALE, PA 18407

Front: 40 feet Depth: 125 feet, containing 5000 square feet

Assessment Map #: 04501 020 004

Assessed Value figure: \$7,657.00

Improvements thereon: Residential Property

Judgment Amount: \$53,909.60

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 70 – CONTINUED 10/7/08

By virtue of a Writ of Execution No. 08-CV-173, THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN v. SONIA QUINONES, A/K/A SONIA PEROCIER and owner(s) of property situate in DICKSON CITY, Lackawanna County, Pennsylvania, being 1212 DUNDAFF STREET, DICKSON CITY, PA 18549

Front: 43x227 feet Depth: 50x200 feet, containing square feet

Assessment Map #: 11409 020 011

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$97,798.57

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 71 - STAYED

By virtue of a Writ of Execution No. 07-2334, COUNTRYWIDE HOME LOANS, INC. v. KIMBERLY VADELLA A/KA/ KIMBERLY A. ESGRO, JR. A/KA/ KIMBERLY A. BRINTON and owner(s) of property situate in CARBONDALE CITY, Lackawanna County, Pennsylvania, being 123 FALLBROOK STREET & 131-135 REAR FALLBROOK STREET, CARBONDALE, PA 18407-1827

Front: 106X121 & 57X48X101 feet, Depth: 98X127 & 100X162X116 feet, containing square feet

Assessment Map #: 04416-010-008 & 04416-010-029

Assessed Value: \$13,000.00

Improvements thereon: Residential Property

Judgment Amount: \$132,444.07

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 72 – continued 10/7/08

By virtue of a Writ of Execution No. 08-CV-3, HSBC BANK USA, NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-AR5 v. YANA KLETER and owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania, being 515 HARRISON AVENUE, SCRANTON, PA 18510

Front: 40 FEET

Feet Depth: 150 FEET

Containing square feet. 6,000

Assessment Map #: 15710-020-023

Assessed Value figure: \$15,000.00

Improvements thereon: Residential Property

Judgment Amount: \$116,042.32

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 73 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 07CV-6389, CHASE HOME FINANCE, LLC. vs. KIMBERLY DILEO, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 627 Alder Street, Scranton, PA 18505.

ALL THE FOLLOWING described lot or parcel of land, situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, described as follows:

BEING the Westerly one-half (1/2) part of Lot Number Seventeen (17) in Square or Block Number Nintey-one (91) and situate upon a street called and known as Alder Street upon the plot of the City of Scranton intended to be duly recorded. Said one-half (1/2) part of said lot being twenty (20) feet in front on Alder Street, one hundred fifty-two (152) feet to an alley in the rear sixteen (16) feet wide for public use; being twenty (20) feet

in width in rear and rectangular in shape. With the privilege of using ten (10) feet in front of the the front line of said lot for yard, vault, porch, piazza, cellarway and baywindow, but for no other purpose.

Title to said premises is vested in Kimberly Dileo by deed from Mary F. Waldmann, widow dated 6/2/2003 and recorded 6/3/2003 in Deed Book 948, Page 581.

Assessment Map #: 156.20-030-055

Assessed Value figure: \$10,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$87,100.45

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 74 - STAYED

By virtue of a Writ of Execution No. 08-CV-1220, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LEHMAN BROTHERS-STRUCTURED ASSET INVESTMENT LOAN TRUST 2004-SAIL-1 vs. JOSEPH LEONARD owner(s) of property situate in Township of Springbrook, Lackawanna County, Pennsylvania, being RR 3 Box 3413 Route 690, Moscow, Pennsylvania 18444

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

BEGINNING at a point where the centerline of L.R. 35007 intersects the northeasterly line of lands conveyed to Robert F. Cole; THENCE along lands of said Cole, North seventeen degrees twenty minutes West (N 17° 20' W) a distance of two hundred eighty-six and twenty-seven hundredths (286.27') feet to an iron pipe found; THENCE, along the southeast side of a proposed road North thirty-five degrees fifty-one minutes East (N35° 51'E) a distance of two hundred twenty-five and eighty-one hundredths (225.81') feet to a corner; THENCE, along the southwest side of another road South fifty-six degrees five minutes forty-five seconds East (S56° 05' 45" E) a distance of two hundred thirty-five and sixty-two hundredths (235.62') feet to a point in the centerline of L.R. 35007; THENCE, along the centerline of L.R. 35007 the following three courses and distances; (1) South thirty-three degrees forty-three minutes thirty-five seconds West (S 33° 43' 35"W), two hundred three and sixteen hundredths (203.16) feet to a point; (2) South thirty-five degrees fifty-four minutes thirty seconds West (S 35° S4' 30" W), ninety-seven and twenty hundredths (97.20) feet to a point; and (3) South forty-three degrees seventeen minutes thirty seconds West (S 43° 17' 30"W), one hundred six and three hundredths (106.03) feet to the point of beginning, CONTAINING an area of 1.754 acres of land.

DWELLING KNOWN AS: RR 3 BOX 3413 ROUTE 690, MOSCOW, PENNSYLVANIA 18444.

TAX PARCEL NUMBER: 20304-010-01303

BEING the same premises which Emily L. Slocum, widow, by Indenture dated 09-10-84 and recorded 09-11-84 in the Office of the Recorder of Deeds in and for the County of Lackawanna in Deed Book 1117, Page 167, granted and conveyed unto Joseph Leonard and Mary Lou Leonard, his wife:

AND THE SAID Mary Lou Leonard has since departed this life on / / , leaving title to the above recited premises vested solely unto Joseph Leonard, by right of survivorship.

Assessment Map #: 20304-010-01303

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$79,679.72

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 75 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 06 Civ 5614, DEUTSCHE BANK NATIONAL TRUST COMPANY vs. NICHOLAS T. AIELLO, III and JANINE AIELLO owner(s) of property situate in, Township of South Abington, Lackawanna County, Pennsylvania, being 123 Parkwood Avenue, Clarks Summit, PA 18411.

ALL THAT CERTAIN piece, parcel or tract of land lying and situate in the Township of South Abington, County of Lackawanna and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a corner on the Northerly right-of-way line of Parkwood Avenue; said corner being a distance of four hundred eight and eight tenths (408.8') feet and on a bearing of South sixty nine (69 degree) degrees zero (00') minutes West from the Westerly right-of-way line of Legislative Route 9523 (Abington Road); thence at right angles North twenty one (21 degrees) degrees zero (00') minutes West along the division lines of Lots Three (3) and Four (4) a distance of one hundred forty (140.0') feet to a corner; thence at right angles South sixty nine (69 degrees) degrees zero (00') minutes West a distance of seventy six (76.0') feet to a corner; thence at right angles South twenty one (21 degrees) zero (00') minutes East along the division lines of Lots Four (4) and Five (5) a distance of one hundred forty (140.0') feet to a corner on the aforesaid Northerly right-of-way line of Parkwood Avenue; thence at right angles North sixty nine (69 degrees) degrees zero (00') minutes East a distance of seventy six (76.0') feet to the place of beginning.

CONTAINING twenty four hundredths (0.24) acres of land, being the same, more or less.

BEING KNOWN AS 123 PARKWOOD AVENUE, CLARKS SUMMIT, PA 18411.

TAX PARCEL NUMBER: 10012-050-020

Title to said premises is vested in Nicholas T Aiello, III and Janine Aiello, husband and wife, by deed from Laura S. Glinsky dated 2/22/2002 and recorded 2/28/2002 in Deed Book 0614, Page 109.

Assessment Map #:

Assessed Value figure: \$18,614.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$154,663.35

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 76 - SOLD TO BANK FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 08-1939 WACHOVIA BANK, NATIONAL ASSOCIATION vs. ROBERT SARAFINKO A/K/A ROBERT T. SARAFINKO owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1633 Rear Dorothy Street.

40 x 50

Assessment Map #: 13418040049

Assessed Value figure: \$7,000.00

Improvements thereon: Single Dwelling

Sheriff to collect: \$82,748.16 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE

SOMACH & WEBSTER

1132 HAMILTON STREET, SUITE 201

ALLENTOWN, PA 18101

Attorney

SALE NUMBER 77- CONTINUED 10/7/08

By virtue of a Writ of Execution No. 03-357 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. v. GERI R. ZACKAVITCH AND JOANN LAZZERI A/K/A JOANNE M. LAZZERI owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 736 Moosic Street, Scranton, PA 18505.

Front: 75 feet, Depth: 40 feet, containing 3,000 square feet.

Assessment Map #: 157.53-020-022

Assessed Value figure: \$14,000.00

Judgment Amount: \$56,109.31

Improvements thereon: Residential Property

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 AUGUST 20, 2008 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 DEPUTY
SHERIFF'S DEPARTMENT
SCRANTON, PA 18503

MAY 14, 2008