

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JUNE 1, 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, JUNE 1, 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 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09-CV-07050, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-3 vs. LAURA M. WASKO, owner(s) of property situated in the City of Scranton, Lackawanna County, Pennsylvania being 200 Dale Avenue, Scranton, PA 18504

60X100X73X101

Assessment Map #: 144.02-050-046

Assessed Value: \$17,500.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$167,416.56

Michael J. Clark, Esquire

Attorney

SALE NUMBER 2

By virtue of a Writ of Execution filed to No. 09-CV-6937 RBS CITIZENS, N.A., SUCCESSOR IN INTEREST TO CCO MORTGAGE CORP, F/K/A CHARTER ONE MORTGAGE CORP. SUCCESSOR BY MERGER TO CHARTER ONE CREDIT CORPORATION F/K/A EQUITY ONE CREDIT CORPORATION vs. ERVIN W. HAFFNER; EMMA HAFFNER AKA EMMA MAE HAFFNER, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 817 Brook Street, Scranton, PA 18505

40X160

Assessment Map #: 16712-010-029

Assessed Value: \$18,500.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$89,559.29

Michael J. Clark, Esquire

Attorney

SALE NUMBER 3 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09CV159, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE vs. MEHMET ALI ESEN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 938-940 Wheeler Avenue, Scranton, PA 18510

Dimensions: Irregular

See Deed Book 2006, Page 21715

Assessment Map #: 15706-070-025

Assessed Value: \$15,000.00

Improvements thereon: A residential dwelling house
Sheriff to Collect: \$147,033.74 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.
Leon P. Haller, Esquire
Purcell, Krug & Haller
Attorney

SALE NUMBER 5

By virtue of a Writ of Execution filed to No. 09CV7357 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR AMERIQUEST MORTGAGE SECURITIES TRUST 2005-R11, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R11 vs. GARY RICHARD DIXON and DEBORAH ANN DIXON, owner(s) of property situate in South Abington Township, Lackawanna County, Pennsylvania. Being: 460 Willowbrook Road, Clarks Summit, PA 18411
Dimensions: 0.51A
Assessment Map #: 09103-030-013
Assessed Value Figure: \$23,500.00
Improvements Thereon: Improved w/single family dwelling
Sheriff to collect: \$265,008.38
Mark J. Udren, Esquire
Attorney

SALE NUMBER 6 STAYED

By virtue of a Writ of Execution filed to No. 09CV6705 WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES vs. ROGER A. BISIGNANI and CHRISTINA J. BISIGNANI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 724 Eynon Street, Scranton, PA 18504
Dimensions: 28x133
Assessment Map #: 15610-040-011
Assessed Value Figure: \$8,000.00
Improvements thereon: Improved w/single family dwelling
Sheriff to collect: \$113,765.86
Mark J. Udren, Esquire
Attorney

SALE NUMBER 7 BK CONTINUED 7/20/10

By virtue of a Writ of Execution filed to No. 07-CV-2495, PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE INC., F/K/A NATIONAL CITY MORTGAGE COMPANY vs. MICHAEL C. COHOWICZ and MICHELE SURIANO, owner(s) of property situate in BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania being 153 Casper Street Old Forge, PA 18518, 16519-040-015,
BEGINNING at an iron peg on the easterly side of Casper Street, the said point being on Casper Street wehe leaseholds designated as #4962 and #6198 meet; thence proceeding in a northerly direction along said easterly side of Casper Street for a distance of one hundred (100) feet to a point; thence in an easterly direction through lands now or formerly of Barbara Toplonsky Porpora, for a distance of one hundred eighty (180) feet to a point designated by an iron peg; thence in a southerly direction through lands now or formerly of Barbara Toplonsky Porpora, for a distance of one hundred two (102) feet to a point six (6) feet within leasehold #4962; thence in a westerly direction in a straight line within and through leasehold #4962 for a distance of one hundred forty-five (145) feet to a point; thence in a northwesterly direction within leasehold #4962 to a point on the northerly side of the said leasehold for a distance of four (4) feet; thence along the northerly side of leasehold #4962 for a

distance of thirty-two (32) feet to the point of beginning. Containing 18,000 square feet of land, all dimensions, distance and areas being more or less accurate.

Assessment Map #: 16519-040-015

Assessed Value Figure: \$5,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$147,287.00

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 8 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09-CV-7015, HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-ASAP2, ASSET BACKED PASS-THROUGH CERTIFICATES vs. JOSEPH EMMETT and TAMMY EMMETT, owner(s) of property situated in Carbondale City, Lackawanna County, Pennsylvania being 103 Fallbrook Street, Carbondale, PA 18407

80X107X60X116

Assessment Map #: 04416 010 015

Assessed Value Figure: \$8,000.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$98,940.32

Michael J. Clark, Esquire

Attorney

SALE NUMBER 9 STAYED

By virtue of a Writ of Execution filed to No. 09CV7049, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR ARGENT SECURITIES TRUST 2005-W2, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-W2 vs. DONALD M. WILLIAMS, UNITED STATES OF AMERICA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 1719 Penn Avenue Scranton, PA 18509

Dimensions: 37x81x67x36x30x145

Assessment Map #: 13518-020-020

Assessed Value Figure: \$12,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$141,494.12

Mark J. Udren, Esquire

Attorney

SALE NUMBER 10 CONTINUED 7/20/10

By virtue of a Writ of Execution filed to No. 08-CV-6736 GREENPOINT MORTGAGE FUNDING, INCORPORATED vs. DONALD J. EDWARDS A/K/A DONALD JOSEPH EDWARDS and LOUISE A. EDWARDS, owner(s) of property situate in Township of Covington, Lackawanna County, Pennsylvania being RR#9 Box 9215 a/k/a Route 502, Moscow, PA 18444

Front: 34 ¼ perches Depth: 21 perches

Assessment Map #: 21203 030 010

Assessed Value Figure: \$11,175.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$162,819.96

Mary L. Harbert-Bell, Esquire

Attorney

SALE NUMBER 11 STAYED

By virtue of a Writ of Execution filed to No. 2009-7185 EASTERN SAVINGS BANK, FSB v. ROBERT J. TROUTMAN and MICHELE L. TROUTMAN, owner(s) of property situate in Township of Springbrook, Lackawanna County, Pennsylvania being 11 Pearl Drive, Springbrook Township, PA 18444

150 x 200

Property Identification #: 20401-010-036

Assessed Value Figure: \$3,000.00 (Land) + \$29,000.00 (Bldg) = \$32,000.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$167,277.69, plus interest, tax and costs

Scott A. Dieterick, Esquire

Attorney

SALE NUMBER 12 STAYED

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

3,331.60 square feet

Assessment Map #: 157.61-030-024

Assessed Value Figure: \$20,000.00

Improvements Thereon: A single family dwelling

Sheriff to collect: \$137-941.19

Joseph A. Fidler

Attorney

SALE NUMBER 13 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 08-CV-4617 WELLS FARGO BANK... vs. MICHAEL D. METZLER, owner(s) of property situate in 4th Ward City of Scranton, Lackawanna County, Pennsylvania being 1711 Price Street Scranton, PA 18504

25x150

Property Identification #: 14513070032

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Single Dwelling

Sheriff to collect: \$122,089.54

Daniel T. Mancini, Esquire

Attorney

SALE NUMBER 14 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 07-CV-1639 WELLS FARGO BANK, NA AS TRUSTEE vs. ROBERT J. MCCORMACK JR and JEANETTE A. CHIAVACCI MCCORMACK., owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 115 Homestead Street, Dunmore 18512

36x136

Property Identification #: 1464301001601

Assessed Value Figure: \$10,950.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$114,093.86

Daniel T. Mancini, Esquire

Attorney

SALE NUMBER 15 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09-7045 AURORA LOAN SERVICES, LLC v. KENNETH COLES, owners of property situate in Township of FELL, Lackawanna County, Pennsylvania being 1-3 DORIS STREET, SIMPSON, PA 18407

7,500 square feet

Property Identification #: 03519-030-015

Assessed Value Figure: \$N/A + \$N/A = \$7,057.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$82,986.87

Joel A. Ackerman, Esquire

Attorney

SALE NUMBER 16 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-3489 WELLS FARGO BANK, NA v. RONALD J. TELEMKO, owner(s) of property situate in TOWNSHIP OF CITY OF CARBONDALE, 2ND WARD OF THE CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 80 WYOMING AVENUE, CARBONDALE, PA 18407-2427

Front: 58 feet Depth: 75 feet, containing 4350 square feet

Assessment Map #: 05505 020 005

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$132,259.65

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 17 CONT 7/20/10

By virtue of a Writ of Execution No. 06-CV-991 WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v. JEFFREY M. HILL A/K/A JEFFREY MATTHEW HILL, owner(s) of property situate in TOWNSHIP OF SCOTT, Lackawanna County, Pennsylvania being RD #1 BOX 566, OLYPHANT, PA 18447

Front: 132 feet Depth: 165 feet, containing 21,780 square feet.

Assessment Map #: 08301 010 004

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$77,616.09

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 18 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-5172 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSAB 2006-4 v. JOCHEVED BREUER, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1043 BLAIR AVENUE, SCRANTON, PA 18508-2303

Front: 40 feet Depth: 149 feet, containing 5,960 square feet.

Assessment Map #: 14508010033

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$73,276.50

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 19 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-1048 HSBC BANK USA, NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES SERIES 2005-AP3 v. JOCHEVED BREUER, owner(s) of property situated in TOWNSHIP OF CITY OF SCRANTON, Lackawanna County, Pennsylvania being 541 HARRISON AVENUE, SCRANTON, PA 18510-2311

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

Assessment Map #: 15710-020-030

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$75,888.89

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 20 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 07-CV-2533 NATIONAL CITY BANK v. RUSSELL SIMPSON A/K/A RUSSELL F. SIMPSON, owner(s) of property situate in BOROUGH OF JERMYN, Lackawanna County, Pennsylvania being 513 JEFFERSON AVENUE, JERMYN, PA 18433

Front: 50 feet Depth: 170 feet, containing 8,500 square feet.

Assessment Map #: 07316-030-01700

Assessed Value Figure: \$5,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$95,456.91

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 21 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09-CV-5964 PNC BANK, NATIONAL ASSOCIATION SUCCESSOR IN INTEREST TO UNITED TRUST BANK vs. JAMES C. CARR and LOIS A. CARR, owner(s) of property situated in Borough of Jessup, Lackawanna County, Pennsylvania being 209 Olga Street, Jessup, PA 18434

.31 acres.

Assessment Map #: 104.19-010-001

Assessed Value Figure: \$21,000.00

Improvements Thereon: a residential dwelling

Sheriff to Collect: \$162,169.92

Michael J. Clark, Esquire

Attorney

SALE NUMBER 22 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09-CV-6555 U.S. BANK, N.A. AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-TC1 vs. MARIAN J. COLLERAN, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 416 14th Avenue, Scranton, PA 18504

40X75

Assessment Map #: 15605-010-041

Assessed Value Figure: \$11,400.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$25,140.51

Michael J. Clark, Esquire

Attorney

SALE NUMBER 23 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No.2009-07106 ONEWEST BANK, FSB vs. ISMET POPVIC and SEREVETE POPOVIC AKA SEREVETE POPOVIC, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 1225 & 1225 R Washburn Street, Scranton, PA 18504 45X79 AND 45X54

Assessment Map #: 14517-060-06901 & 14517-060-069

Assessed Value Figure: \$6,500.00 AND \$4,500.00

Improvements Thereon: a residential dwelling

Sheriff to Collect: \$66,711.89

Michael J. Clark, Esquire

Attorney

SALE NUMBER 25 STAYED

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

All the surface or right of soil of the following described lot of land situate on the Westerly side of Thackery Street and fronting on said Thackery Street in the 21 Ward of Scranton, County of Lackawanna and State of Pennsylvania Being lot No. 61 in square or Block "E" upon plot of lots known as "The Tripp Farm Co.'s Plot of Lots", recorded in the Office of Recording of Deeds in Lackawanna County in Deed Book No. 165 at Page 2, etc. Said lot being 40 feet wide in front, same width in rear, and one hundred twelve (112) feet in depth to a Court called Reed Court, 14 feet side for public use.

Property Identification #: 13419-020-018

Assessed Value Figure: \$15,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$161,301.96

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 26 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09 CV 8676 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MSAC 2007-SEA1 vs. CHRISTOPHER LORINCZ and JOCLYN MINICH, owner(s) of property situate in Sixth Ward of the City of Carbondale, Lackawanna County, Pennsylvania being 119 Birkett Street Carbondale, PA 18407, 04510-030-026,

ALL that certain piece or parcel of land situate in the Sixth (formerly first) ward of the City of Carbondale, County of Carbondale and State of Pennsylvania, in Birkett's Addition to said City, being thirty (30) feet in width, in front, on the westerly side of Birkett Street or Avenue, the same width in rear and one hundred fifty (150) feet in depth and bounded and described as follows to wit:

Property Identification #: 04510-030-026

Assessed Value Figure: \$7,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$94,159.31

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 27 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 08 CV 5398 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF GSAMP TRUST 2004-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR1 vs. JEFFREY DARGATIS and NORAJEAN DARGATIS, owner(s) of property situate in 15th Ward of the City of Scranton, Lackawanna County, Pennsylvania being 1125 Luzerne Street Scranton, PA 18504, 15605-060-032,

BEGINNING at a point on Luzerne Street at the northeast corner of other lands now or formerly of John Von Welsenfluh; said point being ninety-three and one-half (93 ½) feet distant from Hyde Park Avenue; THENCE running in a southerly direction one hundred (100 feet) feet more or less, along said land of said John Von Welsenfluh to a point on lands now or formerly of Kevin Forgarty; THENCE running along said lands of Forgarty in an easterly direction thirty-seven (37 feet) feet, more or less, to land now or formerly of George Schweitzer; THENCE running in a northerly direction along said land of said George Schweitzer one hundred (100 feet) feet, more or less, to said Luzerne Street; THENCE running along said Luzerne Street in a westerly direction thirty-seven (37 feet) feet, more or less, to the place of beginning.

Assessment Map #: 15605-060-032

Assessed Value Figure: \$10,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$153,122.24

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 28 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09-CV-5650 CITIMORTGAGE INC. F/K/A CITIFINANCIAL MORTGAGE CO., INC. vs. MARK CHESTER WALEGA and KIMBERLY A. WALEGA A/K/A KIM WALEGA, owner(s) of property situate in Township of Benton, Lackawanna County, Pennsylvania being RR1 Box 50 Marshbrook Road Dalton, PA 18414, 02.902-020-005,

BEGINNING at a corner in the center of the State Road leading from Walleville to Marshbrook, corner of land of William T. Graham; thence along line of William T. Graham and the South side of a forty (40') foot road leading to the lake South eighty seven (87°) degrees forty (40'') minutes East, two hundred forty two (242') feet to an iron pin corner, corner of land of Davis; thence along land of Davis and the South side of a forty (40') foot road North eighty five (85 °) degrees thirty (30'') minutes East, eighty two and five tenths (82.5') feet to an iron pin corner; thence along line of David and M.E. Sewell and the East side of a forty (40') foot road North one (01 °) degree fifteen (15'') minutes East, one hundred thirty five (135') feet to an iron pin corner; thence through lands of Albert J. Yesu and Mary Ann Yesu, his Wife, North fifty four (54 °) degrees fifteen (15'') minutes West, two hundred thirty (230') feet to a corner in center of State Road; thence along center of said road South twenty five (25 °) degrees thirty (30'') minutes West, sixty (60') feet to a corner in center of road; thence along center of road South twenty eight (28 °) degrees twenty (20'') minutes West, one hundred (100') feet to a corner in center of road, place of Beginning. CONTAINING ninety six hundredths (.96) acres of land, be the same more or less. This description includes the road leading from Sialo Road to lots fronting on Deer Lake, namely, William T. Graham (Davis) M.E. Sewell and Alice Yanochat.

Property Identification #: 02.902-020-005

Assessed Value Figure: \$12,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$136,913.71

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 29 *CONT 10/5/10*

By virtue of a Writ of Execution filed to No. 09 CV 8321, BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. DENISE A. HEATER, owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania, being, 402 Loftus Street Throop, PA 18512, 12517-040-087,

BEING Lots Nos. 1 and 2 in Block "H" of Loftus and Gannon's Addition to the Borough of Throop as shown on Map recorded in Lackawanna County in Recorder's Office in Map Book Vol. 2, page 56-57, the said lots are each forty-five (45) feet in width in front and rear and face Ryan Street on the East and Loftus Street on the West and said lots are each about Two Hundred (200) feet in depth. Coal and Minerals reserved.

Property Identification Number: 12517-040-087

Assessed Value Figure: \$7,900.00

Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$130,635.53
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 30 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09 CV 7652 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7 vs. ADOLFO CRESPO JR. and MARLENE G. CRESPO, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania, being 615 Timber Lane Clarks Summit, PA 18411, 10006-010-00300,

Beginning at a point on the southeasterly side of Timber Lane at the intersection of Lots Number Fourteen (14) and Fifteen (15) Block "A"; thence North Fifty One (51) degrees Thirty (30) minutes East Eighty (80) feet to Lot Number Thirteen (13); thence South Thirty Eight (38) degrees Thirty (30) minutes East along Lot Number Thirteen (13) One Hundred Twenty Five (125) feet to a point; thence South Fifty One (51) degrees Thirty (30) minutes West Eighty (80) feet to Lot Number Fifteen (15); thence along Lot Fifteen (15) North Thirty Eight (38) degrees Thirty (30) minutes West One Hundred Twenty five (125) feet to the place of beginning. Also all that certain piece or parcel of land situate, lying and being in the Borough of Clarks Summit, County of Lackawanna and State of Pennsylvania, being the Southwesterly Ten (10) feet of Lot Number Thirteen (13) in Block "A" on the Addition to Haven Homes, map of which is recorded in Lackawanna County Map Book 9, page 124 and being more particularly described as follows: Being a strip of land Ten (10) feet in width fronting on Timber Lane and extending Southeasterly One Hundred Twenty Five (125) feet, and adjoining Lot Number Fourteen (14).

Property Identification #: 10006-010-00300

Assessed Value Figure: \$20,000.00

Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$228,485.37
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 31 *CONTINUED 7/20/10*

By virtue of a Writ of Execution filed to No. 09 CV 6909 BANK OF AMERICA N.A. vs. LISA MARIA TORCH, AS EXECUTRIX OF THE ESTATE OF FRANK TORCH, DECEASED, owner(s) of property situate in BOROUGH OF MAYFIELD, Lackawanna County, Pennsylvania, being 413 Main Street Mayfield, PA 18433, 07405-020-004,

BEGINNING at a common corner of lands of O.S.C. Company, Joseph Piwarski and Frank Torch; thence along Northerly lands of Frank Torch South sixty degrees nine minutes West (S 60 ° 09' W) one hundred and fifty-one hundredths (101.51) feet to a corner of lands of Gina Kubilus; thence North thirty-nine degrees forty-five minutes West (N 39 ° 45' W) seventy-three and ninety-seven hundredths (73.97) feet to a point; thence along lands of S. Bagezza and Robert Kozuch North fifty-four degrees forty-nine minutes East (N 54 ° 49" E) one hundred and thirty two hundredths (100.32) feet to a point; thence along lands of Arnold Tornvail and O.S.C. Company South thirty-nine degrees forty-five minutes East (S 39 ° 45' E) eighty-three and forty-four hundredths (83.44) feet to the place of beginning.

Property Identification #: 07405-020-004

Assessed Value Figure: \$11,000.00

Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$114,389.90
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 32 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 2009-CV-5969, BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. RANDY S. CHAPMAN, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1137 West Locust Street Scranton, PA 18504, 15609-060-010

All that certain parcel of land and improvements therein situate in the City of Scranton, County of Lackawanna, and Commonwealth of Pennsylvania, and designated as Parcel No. 156-090-60010 and more fully described in a Deed dated November 27, 2006 and recorded May 7, 2007 in Lackawanna County in Deed Instrument Number 200711904, granted and conveyed unto Randy S. Chapman, a single person.

Property Identification #: 15609-060-010

Assessed Value Figure: \$11,000.00

Improvements Thereon: A Residential Dwelling.

Sheriff to collect: \$101,899.29

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 33 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-6918 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2006-2 ASSET BACKED NOTES vs. MICHELLE LUKASKI and LAWRENCE J. LUKASKI, owner(s) of property situated in Township of Jefferson, Lackawanna County, Pennsylvania, being 501 Cortez Road Lake Ariel, PA 18436, 15002-010-02601,

BEGINNING in the center of the State Highway leading from Mount Cobb to Cortez, Pennsylvania, on line of lands now or late of William A. Kramer; thence along said State Highway South Forty-One degrees and Thirty minutes West (S. 41° 30' W) Three Hundred Seventy-One (371) feet, and South Forty-Four degrees West (S. 44° W.) Five Hundred (500) feet to line of other lands; thence North Fifty degrees West (N. 50 ° W.) Three Hundred Nine (309) feet to stake; thence along land now or late of William A. Kramer, North Forty degrees East (N. 40 ° E.) Eight Hundred Seventy (870) feet to a stake; thence along said land now or late of Kramer, South Fifty degrees East (S. 50 ° E.) Three Hundred Forty-Three (343) feet to the place of beginning.

Property Identification #: 15002-010-02601

Assessed Value Figure: \$18,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$191,071.37

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 34 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09 CV 6159 HSBC MORTGAGE CORPORATION vs. YAN KOGAN and ELAINE KOGAN A/K/A ELAINE YOFFE, owner(s) of property situate in TOWNSHIP OF CLIFTON, Lackawanna County, Pennsylvania, being 1407 South Leigh River Road Clifton, PA 18424, 23304-150-007,

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SOUTH LEHIGH RIVER DRIVE AND AT THE NORTHERNMOST CORNER OF LOT NO. 1408 THENCE NORTHWESTWARDLY ALONG THE SOUTHWESTERLY LINE OF SOUTH LEHIGH RIVER DRIVE BY A CURVE TO THE LEFT HAVING A RADIUS OF 400 FEET FOR AN ARC DISTANCE OF 68 FEET TO A POINT; THE EASTERNMOST CORNER OF LOT NO. 1406; THENCE SOUTH 66 ° 06' 44" WEST ALONG THE SOUTHEASTERLY LINE OF LOT NO 1406 FOR A DISTANCE OF 268 FEET TO A POINT; THENCE SOUTH 22 ° 47' 36" EAST ALONG A SHORE AREA OF THE LEHIGH RIVER FOR A DISTANCE OF 115.07 FEET TO A POINT; THENCE NORTH 56 ° 22' 19" EAST ALONG THE NORTHWESTERLY LINE OF LOT NO. 1408 FOR A DISTANCE OF 280 FEET TO A POINT, THE PLACE OF BEGINNING.

Property Identification #: 23304-150-007

Assessed Value Figure: \$23,957.00

Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$257,637.88
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 35 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09 CV 5617 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE ON BEHALF OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5 vs. ANGELA AUSTIN and SAMUEL AUSTIN, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 622 Quincy Avenue Scranton, PA 18510, 15705-010-007, BEING LOT NUMBER SIX (6) IN SQUARE OR BLOCK NUMBER ONE HUNDRED TWENTY-EIGHT (128), AND SITUATE UPON STREET CALLED AND KNOWN AS QUINCY AVENUE, UPON THE PLOT OF SCRANTON, INTENDED TO BE DULY REGISTERED AND RECORDED, SAID LOT BEING FORTY (40) FEET IN FRONT AND ONE HUNDRED FIFTY (150) FEET IN DEPTH, AND RECTANGULAR WITH AN ALLEY IN THE REAR SIXTEEN (16) FEET WIDE FOR PUBLIC USE WITH THE PRIVILEGE OF USING TEN (10) FEET IN FRONT ON THE FRONT LINE OF SAID LOT ON QUINCY AVENUE FOR YARD, VAULT, PORCH, PIAZZA AND CELLARWAY AND BAY WINDOW BUT FOR NOT OTHER PURPOSE WHATSOEVER, THE TOP OF THE LINE OF SAID VAULT IN NO CASE TO BE HIGHER THAN THE TOP LINE OF THE SIDEWALK IN FRONT OF THE SAME.

Property Identification #: 15705-010-007
Assessed Value Figure: \$15,200.00
Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$173,103.16
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 36 *CONT 10/5/10*

By virtue of a Writ of Execution filed to No. 09 CV 7619, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR QUEST TRUST 2006-X1, ASSET BACKED CERTIFICATES, SERIES 2006-X1 vs. MARY ELIZABETH CORCORAN and JOSEPH PAUL CORCORAN, owner(s) of property situated in Borough of Dickson City, Lackawanna County, Pennsylvania, being 637 Ash Street Dickson City, PA 18519, 12408-030-015, BEING the Northerly thirty (30) feet of Lot Number fourteen (14) in Square or Block Number Two (2) on Ash Street, or Thirty (30) feet nearest to Lot Number fifteen (15), said Block Number Two (2) and one hundred and fifty (150) feet in depth to an alley, according to a plan or map made by Edmund A. Bartl and known as "Dickson City Annex".

Property Identification #: 12408-030-015
Assessed Value Figure: \$6,000.00
Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$70,242.45
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 37 *CONT 10/5/10*

By virtue of a Writ of Execution filed to No. 09 CV 7654 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF GREENPOINT MORTGAGE LOAN TRUST 2004-1 vs. THEO CHWASCIEWSKI, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania, being 451 Hickory Street Peckville, PA 18452, 10413-050-031, BEGINNING at a corner of lot now or formerly of Charles A. Thompson and Margaret L. Thompson, on the south side of Hickory Street; thence along line of said Charles A. Thompson and Margaret L. Thompson, South one hundred sixty (160) feet to Traviss Alley; thence Westerly along said alley twenty-five (25) feet; thence

Northerly one hundred sixty (160) feet to Hickory Street; thence Easterly along Hickory Street twenty-five (25) feet to the place of beginning.

Property Identification #: 10413-050-031

Assessed Value Figure: \$7,700.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$92,677.45

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 39 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 08-CV-5470 NATIONAL CITY MORTGAGE, ET AL, vs. WILLIAM H. JAMES JR. ET AL, owner(s) of property situate in Borough of Old Forge (Municipality), Lackawanna County, Pennsylvania, being 123 West Morton Street, Old Forge, PA 18518

Assessment Map #: 18407-020-063

Assessed Value Figure: \$14,000.00

Improvements Thereon: A dwelling

Acreage, sq footage: N/A

Sheriff to collect: \$116,287.08 plus interest, taxes and cost

Louis P. Vitti, Esquire

Attorney

SALE NUMBER 40 CONTINUED 7/20/10

By virtue of a Writ of Execution filed to No. 09-7107, WELLS FARGO BANK N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK SOUTHWEST, N.A., FORMERLY KNOWN AS WACHOVIA MORTGAGE FSB v. ESTHER KRAUSZ and JOEL KRAUSZ, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania Being 1038 Carmalt Street, Dickson City, PA 18519

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Dickson City, County of Lackawanna and Commonwealth of Pennsylvania, more particularly described as follows: BEING part of a lot called and known as Lot No. 10 in square or block No. 13 fronting on Carmalt Street in the Borough of Dickson City and more particularly described as follows: BEING rectangular in shape and being fifty feet in front and rear and 100 feet in depth being the front part of said Lot No. 10 in Block No. 13 fronting on Carmalt Street according to Morse's Map of Priceburg, which map is duly recorded. TOGETHER with the right to the Grantees herein, their successors and assigns, to maintain and use in common with the present owners, their heirs grantees or assign of any or all other portions of Lot No. 10 the sewer and water lines as they are now laid over, under and across the entirety of said Lot No. 10 with the right to enter, dig up and repair the same at all necessary times on any portion of said Lot No. 10 provided that the Grantees herein, their successors and assigns shall repair and pay for all damages, done for and by reason of such entry digging up and repairing said sewer and water pipes when they find it necessary to do so and shall always leave said premises in the same condition as nearly as possible as it was at such entry.

Property Identification #: 113.16-070-007

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$106,976.78, plus interest and costs

Martha E. Von Rosenstiel, Esquire

Attorney

SALE NUMBER 41 STAYED

By virtue of a Writ of Execution filed to No. 2008-CV-06519 DEUTSHCE BANK NATIONAL TRUST CO., AS TRUSTEE... vs. JOHN FROESE, owner(s) of property situate in Dunmore Borough, Lackawanna County, Pennsylvania, being 1807 Electric Street, Dunmore, PA 18509

70x150

Property Identification #: 14607050004

Assessed Value Figure: \$12,500.00
Improvements Thereon: Single Dwelling
Sheriff to collect: \$165,000.00
Daniel J. Mancini, Esq
Attorney

SALE NUMBER 42 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-1632 BAC HOME LOANS SERVICING, L.P., F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. JENNIFER L. SCHLEGEL A/K/A JENNIFER SCHLEGEL, owner(s) of property situate in the Lackawanna County, Pennsylvania, being 11 APPLETREE LANE AKA LOT 11 STATE ROUTE 611 TALL TIMBERS VILLAGE, LAPLUME, PA 18440

Dimensions: 1.50A
Assessment Map #: 0470402000400
Assessed Value Figure: \$10,000.00
Improvements Thereon: Residential Property.
Judgment Amount: \$99,990.85
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 43 *CONT 10/5/10*

By virtue of a Writ of Execution filed to No. 09 CV 8594 M&T BANK vs. JEFFREY C. COLLINS A/K/A JEFFREY F. COLLINS SR., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 221 North Dewey Avenue, Scranton, PA 18504, 14412-050-021,

Together with a perpetual privilege of enclosing, occupying, and using twenty (20) feet of land, in front of the front line of the above mentioned lot, piece or parcel of land on Langstaff Avenue (now called Dewey Avenue) aforesaid, for yard, lawn, flowers, trees, shrubbery, porch, piazza or bay window or vaults, but for no other purposes; no such porch, piazza or bay window to exceed ten (10) feet in width, and the top of the outside of no such vault to be higher than the sidewalk in front of the said twenty (20) foot privilege. The second Thereof being situate on the northwestern side of a right line parallel with, and distant northwestwardly twenty (20) feet from a northwestern side of certain street called and known as Langstaff Avenue (now called Dewey Avenue) in the 21st Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, and particularly described as lot number sixty six (66) in square or block number four (4), according to a map in the plan of subdivision of a part of the "Peleg Briggs Farm", into lots by the Keyser Valley Land and Improvement Company, recorded in the Office for the recording of deeds in and for said County of Lackawanna in Book of Maps No. 1, at page 114, which said lot is of the following further description and dimensions, to wit: BEING rectangular in form, forty (40) feet wide on its right line which are parallel with said Avenue, and one hundred twenty two (122) feet long, on its right lines which are at right angles to the Avenue aforesaid, together with the perpetual privilege of enclosing, occupying and using, twenty (20) feet of land in front of the front line of the above mentioned lot, piece or parcel of land on Langstaff Avenue (now called Dewey Avenue) aforesaid, for yard, lawn, flowers, trees, shrubbery, porch, piazza, bay-window or vault, but for no other purposes; no such porch piazza, or bay window to exceed ten (10) feet in width, and the top of the outside of no such vault to be higher than the sidewalk in front of the said twenty (20) feet privileged.

Property Identification #: 14412-050-021
Assessed Value Figure: \$6,000.00
Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$118,227.98
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 44 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 08-CV-4125 US BANK NATIONAL ASSOCIATION AS TRUSTEE vs. KEITH T. COYNE, owner(s) of property situate in Springbrook Township, Lackawanna County, Pennsylvania, being 3310 Route 502, Springbrook Twp, PA 18444

1.6A

Property Identification #: 21103020021

Assessed Value Figure: \$16,000.00

Improvements Thereon: Single Dwelling

Sheriff to collect: \$143,974.05

Daniel J. Mancini, Esq.

Attorney

SALE NUMBER 45 STAYED

By virtue of a Writ of Execution filed to No. 2006-06214 LEHMAN CAPITAL, A DIVISION OF LEHMAN BRO. HOLDINGS, INC. vs. FRANCES BUTKIEWICZ, owner(s) of property situated in Borough of Jessup, Lackawanna County, Pennsylvania, being 129 FRONT STREET, LOT 11, JESSUP, PA 18434

Dimensions: Irregular lot size

See Deed Instrument #200529553

Assessment Map #: 11507-050-00111

Assessed Value Figure: \$34,155.00

Improvements Thereon: A residential dwelling house

Sheriff to collect: \$259,977.95 (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 46 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09CV7550 ONEWEST BANK, FSB vs. THEODORE LAMBRINOS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 305 Pittston Avenue Scranton, PA 18505

Dimensions: 20x76

Assessment Map #: 15616-050-014

Assessed Value Figure: \$6,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$76,990.88

Mark J. Udren, Esquire

Attorney

SALE NUMBER 47 CONTINUED 7/20/10

By virtue of a Writ of Execution filed to No. 09CV6841, HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-3 vs. AUGUSTO F. COELLO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 338 East Elm Street Scranton, PA 18505

Dimensions: 40x162

Assessment Map #: 15619-010-050

Assessed Value Figure: \$8,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$158,975.23

Mark J. Udren, Esquire

Attorney

SALE NUMBER 48 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09-CV-5961 ONEWEST BANK FSB vs. EWAN POWELL, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 1822-1824 Jackson Street, Scranton, PA 18504

50x150

Assessment Map #: 145.13-050-051

Assessed Value Figure: \$6,000.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$171,477.63

Michael J. Clark, Esquire

Attorney

SALE NUMBER 49 *CONT 10/5/10*

By virtue of a Writ of Execution filed to No. 04808 Civil 2009 DEUTSCHE BANK NATIONAL TRUST COMPANNY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, BY ITS ATTORNEY IN FACT, SAXON MORTGAGE SERVICES, INC. vs. KENNETH HAWLEY and EILEEN M. HAWLEY, owner(s) of property situate in Borough of Archbald, County of Lackawanna, and State of Pennsylvania being 423 3rd Street, Eynon, PA 18403.

Front: 50 ft. Depth: 150 ft.

Property Identification #: 09418-020-031.

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$72,410.40

KEVIN P. DISKIN, Esq.

Attorney

SALE NUMBER 50 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09CV6640 PENNSTAR BANK AS SUCCESSOR BY MERGER TO LA BANK A DIVISION OF NBT BANK, NA vs. JOHN JOSEPH SWEENEY and ELLEN MARIE SWEENEY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being 2133 Rockwell Avenue Scranton, PA 18505

Dimensions: 36x150

Assessment Map #: 12320-060-034

Assessed Value Figure: \$8,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$50,691.06

Mark J. Udren, Esquire

Attorney

SALE NUMBER 51 *CONT 10/5/10*

By virtue of a Writ of Execution No. 09-573 RESIDENTIAL FUNDING COMPANY, LLC v. JEFFERY A. HUTTO and TAMMY E. HUTTO, owner(s) of property situate in the BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania, being 409 CARNATION DRIVE, CLARKS SUMMIT, PA 18411-2156

Assessment Map #: 10016030033

Assessed Value Figure: \$25,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$213,228.29

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 52 *CONTINUED 7/20/10*

By virtue of a Writ of Execution No. 09-CV-3507 WELLS FARGO BANK, N.A., AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-6 v. DEBRA NOTARI, owner(s) of property situate in CITY OF SCRANTON Lackawanna County, Pennsylvania, being 2206 PROSPECT AVENUE, SCRANTON, PA 18505-3316

Dimensions: 40X160X41X152

Assessment Map #: 16714030042

Assessed Value Figure: \$11,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$66,568.81

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 53 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 08 CV 5661 GMAC MORTGAGE CORPORATION vs. MICHAEL J. PASTELOK, owner(s) of property situate in Dickson City Borough, Lackawanna County, Pennsylvania, being 951 Dimmick Street Dickson City, PA 18519, 11312-020-002, BEING Lot Number One (1) said Lot Being in Book Number Thirty-eight (38) and fronting on Dimmick Street, said lot being Fifty (50) feet in front by One Hundred and Sixty-five (165) feet in depth according to a Plan of Map entitled "Price, Pancoast and Throop a Map of Priceburg, Pa". SUBJECT to the same exceptions and reservations as are contained in deeds forming the chain of title to said premises.

Assessment Map #: 11312-020-002

Assessed Value Figure: \$10,200.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$84,063.28

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 54 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 08 CV 3554 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE7 v. TEODORA ZUNIGA and FRANCISCO ZUNIGA, owner(s) of property situate in, Lackawanna County, Pennsylvania, being 1307-1309 JACKSON STREET, SCRANTON, PA 18504

Dimensions: 60X96X18X60X56X145

Assessment Map #: 145.18-010-044-00

Assessed Value Figure: \$16,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$159,194.03

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 55 *CONT 10/5/10*

By virtue of a Writ of Execution No. 08-CV-3076 SUNTRUST MORTGAGE, INC. v. BARBARA A. CUTLER A/K/A BARBARA CUTLER, owner(s) of property situate in Dalton Borough, Lackawanna County, Pennsylvania, being 116 BROOKSIDE ROAD, DALTON, PA 18414

Front: 110 feet, Depth: 300 feet, containing 33,000 square feet.

Assessment Map #: 05803-010-01600

Assessed Value Figure: \$11,994.00

Improvements Thereon: Residential Property

Judgment Amount: \$197,736.88

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 56 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09 CV 4591 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP. vs. RICHARD MERRIGAN and JO ANN MERRIGAN, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 207 West Parker Street, Scranton, Pennsylvania 18508

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA BEING MORE FULLY DESCRIBED IN A DEED DATED FEBRUARY 8, 2001 AND RECORDED FEBRUARY 9, 2001 IN DEED BOOK 377, PAGE 55.

DWELLING KNOWN AS: 207 WEST PARKER STREET, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 13505010054

Title to said premises is vested in Richard Merrigan and Jo Ann Merrigan, husband and wife, by deed from GLADYS R. PANKO, BY AND THROUGH HER ATTORNEY-IN-FACT, PETER PAUL PANKO, dated February 8, 2001 and recorded February 9, 2001 in Deed Book 377, Page 55.

Assessment Map #: 13505010054

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$76,731.81

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 58 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 06 CV 4750 LITTON LOAN SERVICING, LP v. CARL P. WEBER A/K/A CARL J. WEBER, owners of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 401 BOULEVARD AVENUE, DICKSON CITY, PA 18519

Dimensions: 25x153x25x152

Assessment Map #: 12412010 046

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$113,213.71

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 59 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09-CV-5329 WACHOVIA BANK, NATIONAL ASSOCIATION vs. PATRICIA MACKRELL A/K/A PATRICIA A. MACKRELL and JOHN MACKRELL A/K/A JOHN J. MACKRELL, owners of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania, being 1311 Olga Street (Hufnagel's Addition)

Dimensions: 40 x 100

Assessment Map #: 11413-050-050

Assessed Value Figure: \$10,000.00

Improvements thereon: single dwelling

Sheriff to Collect:\$92,310.57 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 60 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09-CIVIL-7739 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-8 v CARMELO RIVERA, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 917 Hampton Street, Scranton, PA 18504

3657.5 square feet

Property Identification #: 156.10-010-027

Assessed Value Figure: \$1,000.00 + \$5,000.00 = \$6,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$

Joel A. Ackerman, Esquire

Attorney

SALE NUMBER 61 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09-CV-7809 WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC3 ASSET-BACKED PASS-THROUGH CERTIFICATES vs. KAREN M. RUTKOWSKI and EDWARD RUTKOWSKI, JR., owners of property situated in Borough of Dickson City, Lackawanna County, Pennsylvania, being 1114 Freida Street, Dickson City, PA 18519

40X100

Assessment Map #: 1141304024

Assessed Value Figure: \$8,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$130,738.90

Michael J. Clark, Esquire

Attorney

SALE NUMBER 63 STAYED

By virtue of a Writ of Execution filed to No. 09-CIV-4297 COMMUNITY BANK & TRUST CO. vs. JAMES CHIBIRKA and CINDY K. CHIBIRKA, owner(s) of property situate in West Abington Township, Dalton, Lackawanna County, Pennsylvania, being SR 4015, Wilbur Road, RR2, Box 61-1

5.613 acres, Parcel 1, Chibirka Subdivision

Property Identification #: 078.04-010-005.02

Assessed Value Figure: \$25,000.00

Improvements Thereon: Single Dwelling

Sheriff to Collect: \$213,439.88

Daniel L. Penetar, Jr., Esquire

Attorney

SALE NUMBER 64 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09-CV-8213 HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-2 vs. CHRISTINE PRADEL; ANN MARIE SACCO, owner(s) of property situated in 21st Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 9 Glinko Street, Scranton, PA 18504

37X90

Assessment Map #: 14404 020 010

Assessed Value Figure: \$6,000.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$61,636.42

Michael J. Clark, Esquire

Attorney

SALE NUMBER 65 CONT 7/20/10

By virtue of a Writ of Execution No. 09-CV-2997 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2007-HE2 v. LAURIE CAMPBELL and DAVID CAMPBELL, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 835 ORCHARD STREET, A/K/A 821 AND 835 ORCHARD ST, SCRANTON, PA 18505-2027

Assessment Map # One: 15761020021:

Front: 40 feet, Depth: 152 feet, containing 6,080 square feet,

Assessed Value Figure: \$2,000.00

Assessment Map # Two: 15761020020

Assessed Value Figure: \$7,000.00

Front: 40 feet, Depth: 152 feet, containing 6,080 square feet,

Improvements Thereon: Residential Property

Judgment Amount: \$107,785.22

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 66 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-3241 AURORA LOAN SERVICING, LLC v. EWAN POWELL, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania, being 314 FERDINAND STREET, SCRANTON, PA 18508-2734

Front: 25 feet, Depth: 78 feet, containing 1950 square feet,

Assessment Map #: 13412040002

Assessed Value Figure: \$6,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$107,470.93

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 67 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09 CV 4479 BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2007RS2 v. ANIBERCA SANCHEZ, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1317 SOUTH WEBSTER AVENUE, SCRANTON, PA 18505

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

Assessment Map #: 16707060004

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$136,500.59

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 68 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 08-CV-2877 CITIMORTGAGE, INC. v. JAMES HRONICH and MARY HRONICH, owner(s) of property situate in the Lackawanna County, Pennsylvania, being 305 UNION STREET, TAYLOR, PA 18517

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

Assessment Map #: 16614-070-006

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$41,438.99
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 70 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-3395 PHH MORTGAGE CORPORATION v. DAVID M. KUCHESKIE and KARINA M. ARIOLA, owner(s) of property situate in 3RD WARD OF THE CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 102 RIVER STREET, CARBONDALE, PA 18407-2318

Front: 30 feet, Depth: 120 feet, containing 3,600 square feet,

Assessment Map #: 05521030026

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$87,751.99

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 72 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 2009-CV-5283, AMERICAN GENERAL CONSUMER DISCOUNT COMPANY (PLAINTIFF) vs. U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE and GLORIA E. GARCIA, AKA GLORIA GARCIA, AKA GLORIA ESTHER VILLARIN GARCIA, DEFENDANTS and/or owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1612-1614 Cedar Avenue, Scranton, PA 18505

Dimensions: 40 ft. X 150 ft.

Assessment Map #: 16706-020-006

Assessed Value Figure: \$12,000.00

Improvements Thereon: Two story duplex with 4 units

Sheriff to collect: \$112,250.55

Craig H. Fox, Esquire

Fox and Fox

706 One Montgomery Plaza

Norristown, PA 19401

Attorney

SALE NUMBER 73 STAYED

By virtue of a Writ of Execution filed to No. 08-CV-4635 WACHOVIA BANK NATIONAL ASSOCIATION vs. FRANK GIGLIOTTI and ELLEN GIGLIOTTI, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 1605 Lafayette Street

30 x 75

Assessment Map #: 14513-080-008

Assessed Value Figure: \$7,500.00

Improvements Thereon: single dwelling

Sheriff to collect: \$82,790.64 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 75 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 07-316 WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT 5 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT5 v. JAMES LEE A/K/A JAMES G. LEE, JR. owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 436-438 NEW STREET, SCRANTON, PA 18509

Front: 50 feet, Depth: 117 feet, containing 5,850 square feet,

Assessment Map #: 14661010015

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$95,972.50

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 76 CONT 10/5/10

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

Dimensions: 1.07A

Assessment Map #: 20504 010 01201

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$172,341.68

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 77 CONT 10/5/10

By virtue of a Writ of Execution No. 09-CV-3510 LITTON LOAN SERVICING, L.P. v. MARY LOU BEAM, owners of property situate in 21ST WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 2765 BRIGGS STREET, SCRANTON, PA 18504-1303

Front: 80 feet, Depth: 165 feet, containing 13,200 square feet,

Assessment Map #: 14408010030

Assessed Value Figure: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$79,624.53

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 78 STAYED

By virtue of a Writ of Execution No. 08-CV-368 WASHINGTON MUTUAL BANK, F.A. S/B/M TO WASHINGTON HOME LOANS, INC., F/K/A PNC MORTGAGE CORP OF AMERICA v. ESTATE OF JEAN M. SANTORO A/K/A JEAN M. ALU KEVIN J. ALU, EXECUTOR OF THE ESTATE OF JEAN M. SANTORO A/K/A JEAN M. ALU, BENJAMIN G. SANTORO, DEVISEE OF THE ESTATE OF JEAN M. SANTORO A/K/A JEAN M. ALU and VINSON A. SANTORO, DEVISEE OF THE ESTATE OF JEAN M. SANTORO A/K/A JEAN M. ALU, owners of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1410 PINE STREET, SCRANTON, PA 18510

Front: 34 feet, Depth: 50 feet, containing 1,700 square feet,

Assessment Map #: 15706020017

Assessed Value Figure: \$10,500.00

Improvements thereon: Residential Property

Judgment Amount: \$36,545.95

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 79 CONT 7/20/10

By virtue of a Writ of Execution No. 09-CV-3280 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON HEAT 2005-7 v. VALERIE HOLZMAN, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 224 WEST DRINKER STREET, DUNMORE, PA 18512-1916

Dimensions: 60X148X48X150

Assessment Map #: 14607040027

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$122,231.74

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 80 CONT 7/20/10

By virtue of a Writ of Execution No. 09-5258 CITIMORTGAGE, INC. v. LAWRENCE W. GOBLE and BONNIE E. SCHAEFFER, owner(s) of property situate in FIRST WARD OF THE BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania, being 70 WEBSTER COURT, EYNON, PA 18403-1433

Front: 25 feet, Depth: 75 feet, containing 1,875 square feet,

Assessment Map #: 09417030025

Assessed Value Figure: \$4,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$68,687.32

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 81 CONTINUED 7/20/10

By virtue of a Writ of Execution filed to No. 2010CV404 WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-3 ASSET-BACKED CERTIFICATES, SERIES 2006-3 vs. EWAN POWELL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 416 Oak Street Scranton, PA 18508

Dimensions: 31x214

Assessment Map #: 13408-030-039

Assessed Value Figure: \$10,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$131,515.81

Mark J. Udren, Esquire

Attorney

SALE NUMBER 82 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 07-CV-7563 DEUTSCHE BANK NATIONAL TRUST CO., AS TRUSTEE FOR THE CRETIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT5 vs. TAMARA SANTARELLI and VICTOR SANTARELLI (MORTGAGOR), owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 526 North Cameron Avenue Scranton, PA 18504

Dimensions: 120 x 100

Assessment Map #: 14408-060-039

Assessed Value Figure: \$9,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$141,790.84

Mark J. Udren, Esquire

Attorney

SALE NUMBER 83 CONTINUED 7/20/10

By virtue of a Writ of Execution filed to No. 09 CV 5286 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. MELISSA A. PARKS and CRAIG J. PARKS, owner(s) of property situate in the Township of Jefferson, Lackawanna County, Pennsylvania, being RR 4 Box 4545 Lake Ariel, PA 18436, 16203-020-004,

Beginning at a point in the center of the Township Road 408 leading from the State Highway Route 590 to Saco, Pennsylvania, and being a corner of lands now or formerly of Mrs. John Hreha; thence along the center of said road, South forty-nine (49) degrees forty-two (42) minutes West eighty-five (85) feet to a point in the center of said road; thence South fifty-seven (57) degrees and thirty (30) minutes East two hundred fifty (250) feet to a pipe corner; thence North, forty-nine (49) degrees forty-two minutes East eighty-five (85) feet to a pipe corner in line of lands now or formerly of Mrs. John Hreha; thence along same, North fifty-seven (57) degrees thirty (30) minutes West two hundred fifty (250) feet to the place of beginning.

Assessment Map #: 16203-020-004

Assessed Value Figure: \$14,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$189,129.32

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 84 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 07-CV-3739 MANUFACTURERS AND TRADERS TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 1998-1 vs. CHRISTINA OWENS and RICHARD J. OWENS, owner(s) of property situate in BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 1118 Bank Street Dickson City, PA 18519, 11312-50-101,

BEGINNING at a point, said point being the intersection of the Northerly line of Scott Road with the Easterly line of Bank Street; thence along the Easterly and Southeasterly line of Bank Street – North 17° 45' East – 181.27 feet an dNorth 50 ° 00' East – 16.5 feet to a point on the Southeasterly line of Bank Street common to Lot "A" (Said point being South 50 ° 00' West – 10.0 feet from the Westerly corner of old Witko Lot Number 5); thence along division line of Lot "E" and Lot "A" (being 10.0 distant Southwesterly from and parallel to old Lot Number 5) South 40 ° 00' East – 106.0 feet to a point common to Lot "F" (Home Lot); thence along division line of Lot "E" and Lot "F" (passing 2.0 feet distant Northwesterly from and parallel to the Northwesterly side of a 10.5 feet wide concrete driveway on Lot "F" (Home Lot); South 43 ° 55' West – 156.55 feet to a point on the Northerly line of Scott Road; thence along the said line of Scott Road North 68 ° 30' West 29.5 feet to the place or point of beginning.

Assessment Map #: 11312-50-101

Assessed Value Figure: \$17,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$132,305.55

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 85 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09-CV-5178 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-2 vs. DANIEL NERKOWSKI, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 539 Gibbons Street, Scranton, PA 18505

50X150

Assessment Map #: 167.14-040-024

Assessed Value Figure: \$22,251.00

Improvements thereon: a multi dwelling
Sheriff to Collect: \$125,150.49
Leslie J. Rase, Esquire
Attorney

SALE NUMBER 86 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 2010-00005 ARCH BAY HOLDINGS, LLC vs JASON T. RATCHFORD, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania, being, being 607 East Market Street, Scranton, PA 18509
39 X 136
Assessment Map #: 135-13-020-46
Assessed Value Figure: \$9,000.00
Improvements Thereon: Single Dwelling
Sheriff to Collect: \$
Christine A. Pinto, Esquire
Parker McCay P.A.
Attorney

SALE NUMBER 87 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09-CV-2474 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v DAVID VANDERVELDE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 700 Prescott Avenue, Scranton, PA 18505
3128 square feet
Property Identification #: 15706-030-018
Assessed Value Figure: \$4,150.00 + \$5,850.00 = \$10,000.00
Improvements Thereon: single family dwelling
Sheriff to Collect: \$57,407.20
Scott A. Dietterick, Esquire
Attorney

SALE NUMBER 88 STAYED

By virtue of a Writ of Execution filed to No. 03-CV-1763, BANK OF AMERICA, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF EMC MORTGAGE LOAN TRUST 2005-A, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-A, USE PLAINTIFF v. THOMAS L. HEALEY and JOANNE HEALEY, owner(s) of property situate in 20th Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 2316 BIRNEY AVENUE, SCRANTON, PA 18505.
Size of Lot 8,550 square feet
Property Identification #: 167.14-010-006
Assessed Value Figure: \$19,000.00
Improvements Thereon: Residential Property
Sheriff to Collect: \$165,233.53
Gregory Javardian, Esquire
Attorney

SALE NUMBER 89 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-6026 ONEWEST BANK, FSB vs. PATRICK MITCHELL, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 2011 North Main Avenue, Scranton, PA 18508
44X100X10X11X35X110 AND 21X123
Assessment Map #: 13505 040 008 and 13505 040 00901
Assessed Value Figure: \$10,000.00 AND \$800.00

Improvements Thereon: a residential dwelling
Sheriff to Collect: \$137,977.14
Michael J. Clark, Esquire
Attorney

SALE NUMBER 90 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09 CV 9031 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2007-B UNDER THE POOLING & SERVICING AGREEMENT DATED JUNE 1, 2007 vs. EDMUNDO MENDOZA and JOY MENDOZA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 424 Harrison Avenue Scranton, PA 18510, 15710-030-010,

ALL that certain piece or parcel of land, situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, described as follows, vis: Lot Number Six (6) in Square or Block Number One hundred and seventy-four (174) and situate upon street called and known as Harrison Avenue upon the plot of Scranton, intended to be duly registered and recorded, said lot being forty (40) feet in front and one hundred and fifty (150) feet in depth; said lot is rectangular and is bounded on the rear by an alley sixteen (16) feet wide for public use; with the privilege of using ten (10) feet in front on the front line of said lot on Harrison Avenue for yard, porch, piazza, baywindow or vaults, but for no other purpose, the top of said vaults in no case to be higher than the sidewalk in front of same.

Property Identification #: 15710-030-010

Assessed Value Figure: \$13,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$87,127.03

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 91 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09 CV 7320 JPMORGAN CHASE BANK, N.A., AS ACQUIRER OF CERTAIN ASSETS AND LIABILITIES OF WASHINGTON MUTUAL BANK FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION ACTING AS RECEIVER vs. CYNTHIA MARC and KARLAN MARC, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1509 Farr Street, L-29 Scranton, PA 18504, 145060-020-020,

Being Lot No. Twenty-nine (29) in Square or Block No. Three (3) upon the plot of lots known as "Farr's Ideal Home Sites", said lot measures forty (40) feet in front on Farr Boulevard, the same in rear, and one hundred thirty-six (136) feet in depth to a court for public use.

Property Identification #: 145060-020-020

Assessed Value Figure: \$6,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$165,298.25

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 92 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09 CV 5073 BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. ORLANDA I. RODRIGUEZ, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 236 Harrison Avenue, Scranton, Pennsylvania 18505

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED JUNE 22, 2007 AND RECORDED JULY 3, 2007 IN INSTRUMENT NO. 200717716.

DWELLING KNOWN AS: 236 HARRISON AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 15754-020-023

Title to said premises is vested in Orlanda I. Rodriguez by deed from Mary Ann Palukonis and David Palukonis, Her husband, dated June 22, 2007 and recorded July 3, 2007 in Instrument No. 200717716.

Assessment Map #: 15754-020-023

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$124,916.50

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 93 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09cv4716 JPMC SPECIALTY MORTGAGE LLC vs. BETTY A SCHLEGEL AKA BETTY ANN SCHLEGEL BETTY A. CRANDALL AKA BETTY ANN CRANDALL, owner(s) of property situate in Jermyn, LACKAWANNA COUNTY, PENNSYLVANIA BEING 454 Madison Avenue, Jermyn, Pennsylvania 18433

All that certain lot, piece or parcel of land situate in the Borough of Jermyn, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated October 29, 1988 and recorded November 3, 1988 in Deed Book 1266, Page 339.

DWELLING KNOWN AS: 454 MADISON AVENUE, JERMYN, PENNSYLVANIA 18433.

TAX PARCEL NUMBER: 07316 070 02600

Title to said premises is vested in Betty A Schlegel aka Betty Ann Schlegel Betty A. Crandall aka Betty Ann Crandall by deed from Eugene P. Crandall and Betty Ann Crandall, his wife, dated October 29, 1988 and recorded November 3, 1988 in Deed Book 1266, Page 339.

Assessment Map #: 07316 070 02600

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$74,036.29

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 94 STAYED

By virtue of a Writ of Execution filed to No. 09CV4703 BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION (ASSIGNEE), FORMERLY KNOWN AS LASALLE NATIONAL BANK, IN ITS CAPACITY AS INDENTURE TRUSTEE UNDER THAT CERTAIN SALE AND SERVICING AGREEMENT DATED OCTOBER 1, 2000 AMONG AFC TRUST SERIES 2000-3, AS ISSUER, SUPERIOR BANK FSB, AS SELLER AND SERVICER, AND LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AFC MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2000-3 vs. KRISTIN STAHURSKI NUNES ONLY KNOWN SURVIVING HEIR OF JOSEPH NUNES, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF JOSEPH NUNES, DECEASED MORTGAGOR AND REAL OWNER, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2006 Edna Avenue, Scranton, Pennsylvania 18508

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE FIRST WARD OF THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED JULY 28, 2000 AND RECORDED AUGUST 3, 2000 IN DEED BOOK 288, PAGE 873.

DWELLING KNOWN AS: 2006 EDNA AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 13505-040-001

Title to said premises is vested in Kristin Sathurski Nunes Only Known Surviving Heir of Joseph Nunes, Deceased Mortgagor and Real Owner and Unknowns Surviving Heirs of Joseph Nunes, Deceased Mortgagor and

Real Owner by deed from Francis Hirschler, widow, dated July 28, 2000 and recorded August 3, 2000 in Deed Book 288, Page 873.

Assessment Map #: 13505-040-001

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$36,480.38

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 95 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09 CV 8501 EMC MORTGAGE CORPORATION vs. RONALD DOUGLAS, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2802-2804 North Main Avenue, Scranton, Pennsylvania 18508

ALL THAT CERTAIN that certain lot, 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 July 21, 2006 and recorded July 26, 2006 in Instrument No. 200620939.

DWELLING KNOWN AS: 2802-2804 NORTH MAIN AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 12403 030 010

Title to said premises is vested in Ronald Douglas by deed from Virgil Argenta, Jr., Administrator of the Estate of John L. Argenta, a/k/a John Argenta, deceased, dated July 21, 2006 and recorded July 26, 2006 in Instrument No. 200620939.

Assessment Map #: 12403 030 010

Assessed Value Figure: \$17,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$112,334.64

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 96 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09 CV 4722 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. CHRISTOPHER MARCHIONE AKA CHRISTOPHER A MARCHIONE, owner(s) of property situate in Third Ward of the City of Carbondale, LACKAWANNA COUNTY, PENNSYLVANIA BEING 146 South Church Street/17 Fox Street, Carbondale, Pennsylvania 18436

ALL THOSE CERTAIN lots of land situate on the Westerly side of South Church Street in the Third Ward of the City of Carbondale, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described in a deed dated December 5, 2005 and recorded December 12, 2005 in Instrument No. 200534905.

DWELLING KNOWN AS: 146 SOUTH CHURCH STREET/17 FOX STREET, CARBONDALE, PENNSYLVANIA 18436.

TAX PARCEL NUMBER: 5509-040-4801 & 05509-040-048

Title to said premises is vested in Christopher Marchione aka Christopher A Marchione by deed from Rose Ann Lavey and Edward J. Mcgrath, her husband, dated December 5, 2005 and recorded December 12, 2005 in Instrument No. 200534905.

Assessment Map #: 5509-040-4801 & 05509-040-048

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$101,999.28

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 97 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09 cv 4419 U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-OPT1 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2005-OPT1 vs. GLORIA DONATO AKA GLORIA M. DONATO and THOMAS COOK AKA THOMAS H. COOK, III, owner(s) of property situate in South Abington, LACKAWANNA COUNTY, PENNSYLVANIA BEING 639 Fairview Road, Clarks Summit, Pennsylvania 18411.

ALL THAT CERTAIN PARCEL OF LAND LYING AND SITUATE IN THE TOWNSHIP OF SOUTH ABINGTON, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED MARCH 31, 2005 AND RECORDED APRIL 5, 2005 IN INSTRUMENT NO. 200508468.

DWELLING KNOWN AS: 639 FAIRVIEW ROAD, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 09101-010-00796

Assessment Map #'s: 09101-010-00796

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential dwelling

Sheriff to Collect: \$120,535.53

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 98

By virtue of a Writ of Execution filed to No. 09 CV 5175 CHASE HOME FINANCE, LLC S/B/M/T CHASE BANK USA, N.A. vs. TOBY AKERMAN SCHWARTZ and JOSEPH SCHWARTZ, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 112 Winchester Way, Scranton, Pennsylvania 18504.

All that certain piece or parcel of land situate in the City of Scranton, County of Lackawanna, and Commonwealth of Pennsylvania, more particularly described in a deed dated August 23, 2006 and recorded August 30, 2006 in Instrument No. 200624598.

DWELLING KNOWN AS: 122 WINCHESTER WAY, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14404 020 00227

Title to said premises is vested in Toby Akerman Schwartz and Joseph Schwartz by deed from Michael A. Vacchiano and Ann Vacchiano, his wife, dated August 23, 2006 and recorded August 30, 2006 in Instrument No. 200624598.

Assessment Map #: 14404 020 00227

Assessed Value Figure: \$23,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$174,179.72

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 99

By virtue of a Writ of Execution filed to No. 08 CV 1183 BAC HOME LONAS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P. S/I/T COUNTRYWIDE HOME LOANS, INC. vs. ROBERT J. FOLEY, JR. A/K/A ROBERT JOHN FOLEY, JR A/K/A ROBERT FOLEY, JR. and CARA M. FOLEY A/K/A CARA FOLEY A/K/A CARA MIA FOLEY, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1034 Woodlawn Street, Scranton, Pennsylvania 18509

ALL THAT CERTAIN lot of land situate in the City of Scranton, Lackawanna County, Pennsylvania, being more fully described in a deed dated December 16, 2004 and recorded December 22, 2004 in Instrument #200445229.

DWELLING KNOWN AS: 1034 WOODLAWN STREET, SCRANTON, PENNSYLVANIA 18509.

TAX PARCEL NUMBER: 13514060022

Title to said premises is vested in Robert J. Foley, Jr. a/k/a Robert John Foley, JR a/k/a Robert Foley, Jr. and Cara M. Foley a/k/a Cara Foley a/k/a Cara Mia Foley, husband and wife, by deed from Julie Connor, n/k/a Julie Connor Williams and Arthur Williams, husband and wife dated December 16, 2004 and recorded December 22, 2004 in Instrument No. 200445229.

Assessment Map #: 13514-060-022

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$164,824.47

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 100

By virtue of a Writ of Execution filed to No. 09-CV-7917 WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2006OPT2 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2006-OPT2 vs. EWAN E. POWELL, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1423 Dickson Avneue, Scranton, Pennsylvania 18509

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 as in a deed dated June 7, 2005 and recorded June 13, 2005 in Instrument # 200515472.

DWELLING KNOWN AS: 1423 DICKSON AVENUE, SCRANTON, PENNSYLVANIA 18509.

TAX PARCEL NUMBER: 13517-010-054

Title to said premises is vested in Ewan E. Powell by deed from William Firestone dated June 7, 2005 and recorded June 13, 2005 in Instrument No. 200515472.

Assessment Map #: 13517-010-054

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$132,915.56

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 101

By virtue of a Writ of Execution filed to No. 2009-3108 BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. CARMEN DEMORLA, owner(s) of property situate in Throop, LACKAWANNA COUNTY, PENNSYLVANIA BEING 158 Boulevard Avenue, Throop, Pennsylvania 18512

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE AND BEING IN THE BOROUGH OF THROOP, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN DEED DATED OCTOBER 31, 2006 AND RECORDED NOVEMBER 14, 2006 IN INSTRUMENT NO. 200632445.

DWELLING KNOWN AS: 158 BOULEVARD AVENUE, THROOP, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 12415010038

Title to said premises is vested in Carmen Demorla by deed from Delores Yankowski, a/k/a Dorothy Yankowski, unmarried dated October 31, 2006 and recorded November 14, 2006 in Instrument No. 200632445.

Assessment Map #: 12415010038

Assessed Value Figure: \$10,500.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$103,625.77

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 102

By virtue of a Writ of Execution filed to No. 08 CV 6300 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-2 vs. EDWARD J. MILLER and DIANE T. MILLER, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania being, RR 1 Box 560 Olyphant, PA 18447, 08301-020-004,

BEGINNING at a point in the centerline of SR 0632, said point being South forty-nine degrees thirty minutes East (S 49° 30'E) a distance of three hundred twenty-five feet along the centerline from the intersection of the centerline of SR 0632 and SR 1029; said point also being the Southerly corner of lands conveyed to Thomas & Joan Petrucci by deed dated May 24, 1960 recorded in Lackawanna County Recorder of Deeds Office in Deed Book 578, Page 230. THENCE, along said Petrucci lands North forty-five degrees thirty minutes East (N 45° 30'E) a distance of three hundred three (303.00) feet, more or less, to a point; and South forty-nine degrees thirty minutes East (S 49° 30' E) a distance of ninety-five (95.00) feet to a point; said point being a corner of lands conveyed to Angelo and Norma Caselli by deed dated August 10, 1962 and recorded in Lackawanna County Recorder of Deeds Office in Deed Book 594, Page 501. THENCE, along said Caselli lands South forty-five degrees thirty minutes West (S 45° 30' W) a distance of three hundred three (303.00) feet, more or less to a point in the center of SR 0632, THENCE, along the centerline of SR 0632 North forty-nine degrees thirty minutes West (N 49° 30' W) a distance of ninety-five (95.00) feet to a point, the place of BEGINNING.

Containing 28,675 square feet of land, more or less.

Assessment Map #: 08301-020-004

Assessed Value Figure: \$0.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$243,483.73

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 103 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 08-7218 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE1 vs. DARNELL GREEN, owner(s) of property situate in Thornhurst (formerly Township of Lehigh), LACKAWANNA COUNTY, PENNSYLVANIA BEING 240 Nadine Drive, Thornhurst, Pennsylvania 18424

All that certain lot, piece or parcel of land situate in the Township of Thornhurst, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described in a deed dated July 8, 2004 and recorded July 27, 2004 in Deed Book 1281, Page 708.

DWELLING KNOWN AS: 240 NADINE DRIVE, THORNHURST, PENNSYLVANIA 18424.

TAX PARCEL NUMBER: 24601-030-017

Title to said premises is vested in Darnell Green by deed from Federal Mortgage Corporation, aka Fannie Mae, dated July 8, 2004 and recorded July 27, 2004 in Deed Book 1281, Page 708..

Assessment Map #: 24601-030-017

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$77,761.51

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 104 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 6078-Civil-2009, PENNSTAR BANK, A DIVISION OF NBT BANK, NA vs. STEPHEN A. ULLRICH, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being: 1019 Luke Avenue, Scranton, Pennsylvania 18510

23 x 148 x 48 x 189

Assessment Map #: 15707-040-019

Assessed Value Figure: \$10,300.00

Improvements Thereon: Single Dwelling
Sheriff to Collect: \$35,963.57
David M. Gregory, Esquire
Attorney

SALE NUMBER 105 CONTINUED 7/20/10

By virtue of a Writ of Execution filed to No. 07-CV-3038 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-11 vs. CATHERINE HERMAN and THOMAS J. HERMAN, owner(s) of property situate in Township of Clifton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2717 Eaglesview Drive, Gouldsboro, Pennsylvania 18424

All that certain lot or parcel of land being in the Township of Clifton, Lackawanna County and Commonwealth of Pennsylvania, being more fully described in a deed dated February 26, 2004 and recorded April 20, 2004 in Deed Book 1206, Page 156, Instrument #2004-011705.

DWELLING KNOWN AS: 2717 EAGLESVIEW DRIVE, GOULDSBORO, PENNSYLVANIA 18424.

TAX PARCEL NUMBER: 23401070017

Title to said premises is vested in Catherine Herman and Thomas J. Herman, husband and wife, by deed from Wilbur G. Diehm, Jr. and Mary Jane Diehm, his wife dated February 26, 2004 and recorded April 20, 2004 in Deed Book 1206, Page 156, Instrument #2004-011705.

Assessment Map #: 234.01-070-017

Assessed Value Figure: \$25,850.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$416,835.59

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 106 CONTINUED 7/20/10

By virtue of a Writ of Execution filed to No. 2010 CV 884 BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY vs. DANIELLE WIDEMAN, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being 65 Connell Street, Old Forge, PA 18518

Front: 100 feet Depth: 325.40 feet

Assessment Map #: 18401-010-042

Assessed Value Figure: \$16,500.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$120,581.32

Mary L. Harbert-Bell, Esquire

Attorney

SALE NUMBER 107 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 07CV7562 WELLS FARGO BANK, NA vs. ROBERT LOMBARDO, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 921-923 Cedar Avenue, Scranton, Pennsylvania 18505

Being that lot or parcel of land, situate, lying and being in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described in a deed

DWELLING KNOWN AS: 921-923 CEDAR AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 15619-030-01001

Title to said premises is vested in Robert Lombardo by deed from Patricia A. Lombardo dated December 30, 2004 and recorded January 11, 2005 in Instrument No. 200500868.

Assessment Map #: 15619-030-01001

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$62,509.94

McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 108 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09 CV 7361 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. ANTONIO MUGNANO, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 626 Fig Street, Scranton, Pennsylvania 18505

ALL THAT CERTAIN piece, parcel or plot of land situate in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described as in a deed dated May 31, 2006 and recorded June 14, 2006 in Instrument No. 200616523.

DWELLING KNOWN AS: 626 FIG STREET, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 13517-010-054

Title to said premises is vested in Antonio Mugnano by deed from Veronica E. Caltenco and Anthony Mugnano, husband and wife, dated May 31, 2006 and recorded June 14, 2006 in Instrument No. 200616523.

Assessment Map #: 13517-010-054

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$67,543.41

McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 109 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 2010-CIVIL-1577 FIDELITY DEPOSIT & DISCOUNT BANK vs. RENE EGAN, EXECUTRIX OF THE ESTATE OF WILLIAM GIANNONE, owner(s) of property situate at 54 Abington Gardens, Unit 5D, South Abington Township, Clarks Summit, PA 18411.

Lot Dimensions: _____

Assessment Map #: 11206-CON-5D000.

Assessed Value Figure: \$15,400.00

Improvements Thereon: Condominiums.

Sheriff to Collect: \$103,317.19, plus additional interest from February 25, 2010 at the per diem rate as reflected in the Writ, plus late charges, costs, actual attorney's fees, unpaid taxes and costs of suit on the mortgaged property and premiums for insurance on the mortgaged property to which Plaintiff may be entitled until the delivery of the Sheriff's Deed to Plaintiff or the successful bidder at Sheriff's Sale.

Richard K. Hodges, Esquire

O'Malley, Harris, Durkin & Perry, P.C.
Attorney

SALE NUMBER 110 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 08CV5312 BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. JOSEPH COOKE, owner(s) of property situate in Twenty-first Ward of the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1637 Elizabeth Street, Scranton, Pennsylvania 18504

All that piece or parcel of land situate in the Twenty-First Ward of the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described in a deed dated November 17, 2003 and recorded November 20, 2003 in Deed Book 1109, Page 543.

DWELLING KNOWN AS: 1637 ELIZABETH STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 13418-040-018

Title to said premises is vested in Joseph Cooke by deed from Colleen J. Lavelle, n/k/a Colleen J. Arcuri and Anthony Arcuri, her husband dated November 17, 2003 in Deed Book 1109, Page 543.

Assessment Map #: 13418-040-018

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Dwelling
Sheriff to Collect: \$115,355.13
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 111

By virtue of a Writ of Execution filed to No. 2010-CIVIL-482 FIDELITY DEPOSIT & DISCOUNT BANK vs. LAKE STREET ACQUISITION CORPORATION, owner(s) of property situate at 300 Meadow Avenue & River Street, Scranton, PA 18505. **SOLD HIGH BID \$2,000,000.00**

Lot Dimensions: _____
Assessment Map #: 15717-060-00101.
Assessed Value Figure: \$148,000.00
Improvements Thereon: Other commercial.

Sheriff to Collect: \$3,902,413.93, plus additional interest from December 31, 2009 at the per diem rate as reflected in the Writ, plus late charges, costs, actual attorney's fees, unpaid taxes and costs of suit on the mortgaged property and premiums for insurance on the mortgaged property to which Plaintiff may be entitled until the delivery of the Sheriff's Deed to Plaintiff or the successful bidder at Sheriff's Sale.

Richard K. Hodges, Esquire
O'Malley, Harris, Durkin & Perry, P.C.
Attorney

By virtue of a Writ of Execution filed to No. 2010-CIVIL-482 FIDELITY DEPOSIT & DISCOUNT BANK vs. LAKE STREET ACQUISITION CORPORATION, owner(s) of property situate at 508 North Main Street, Carbondale Twp., Childs, PA 18407. **SOLD TAXES AND COSTS**

Lot Dimensions: 312 X 107
Assessment Map #: 05419-010-003
Assessed Value Figure: \$25,300.00
Improvements Thereon: Other commercial.

Sheriff to Collect: \$3,902,413.93, plus additional interest from December 31, 2009 at the per diem rate as reflected in the Writ, plus late charges, costs, actual attorney's fees, unpaid taxes and costs of suit on the mortgaged property and premiums for insurance on the mortgaged property to which Plaintiff may be entitled until the delivery of the Sheriff's Deed to Plaintiff or the successful bidder at Sheriff's Sale.

Richard K. Hodges, Esquire
O'Malley, Harris, Durkin & Perry, P.C.
Attorney

SALE NUMBER 112 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 8092 Civil 2009, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-SD2, BY ITS ATTORNEY IN FACT, OCWEN LOAN SERVICING, LLC, SUCCESSOR TO OCWEN FEDERAL BANK vs. MELISSA CISTOLA, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being 1246 Mine Street, Old Forge, PA 18518.

Front: 150 ft. Depth 50 ft.
Property Identification #: 16519-030-015
Assessed Value Figure: \$8,500.00
Improvements Thereon: Residential Real Estate

Sheriff to Collect: \$80,094.63
KEVIN P. DISKIN, Esq.
Attorney

SALE NUMBER 113 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09 CV 8087 BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA vs. MARGO A. WILLIAMS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 933 Madison Avenue, Scranton, PA 18510

Front: 40 feet Depth: 75 feet

Assessment Map #:14662-020-00402062007

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$71,385.27

Mary L. Harbert-Bell, Esquire

Attorney

SALE NUMBER 114 *CONTINUED 7/20/10*

By virtue of a Writ of Execution filed to No. 10-CV-516 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007 NC1 vs. LUZ GUZMAN A/K/A LUZ E. GUZMAN and RAFAEL GUZMAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 1406-1408 Capouse Avenue, Scranton, PA 18509

Dimensions: 40x167

Assessment Map #: 14605-040-031

Assessed Value Figure: \$14,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$140,339.24

Mark J. Udren, Esquire

Attorney

SALE NUMBER 115 *CONTINUED 7/20/10*

By virtue of a Writ of Execution filed to No. 2009-CV-9070 FIRST NATIONAL COMMUNITY BANK, PLAINTIFF against KENNETH SMITH, DEFENDANT, owner(s) of property situate in SCRANTON, Lackawanna County, Pennsylvania being 1402-1404 Cedar Avenue, Scranton, County of Lackawanna, Pennsylvania, with approximate dimensions of 1,593.47 square feet.

Tax Map #: 16707-010-008

Assessed Value Figure: \$54,950.00

Improvements Thereon: Commercial

Sheriff to Collect: \$98,779.24 plus costs and interest

Robert P. Shiels, Jr., Esquire

Attorney

SALE NUMBER 116 *SOLD HIGH BID \$83,700.00*

By virtue of a Writ of Execution filed to No. 2009-09034 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST vs. JOSEPH WASSELL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1909-1911 Luzerne Street, Scranton, PA 18504

Front: 50 feet Depth: 150 feet

Assessment Map #: 14420-030-002

Assessed Value Figure: \$13,750.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$138,700.43

Mary L. Harbert-Bell, Esquire

Attorney

SALE NUMBER 117 BK CONT 10/5/10

By virtue of a Writ of Execution filed to No. 2008 CIV 8717, FAIRWAY CONSUMER DISCOUNT COMPANY vs. JAMES WALSH, JR. and JUDY ANN WALSH N/B/M JUDY ANN BOLSAR, HIS WIFE, owner(s) of property situate in Archbald Borough, Lackawanna County, Pennsylvania being 193 Chestnut Street and 195 Chestnut Street.

Dimension/Acreage: 35 feet by 150 feet and 125 feet by 150 feet, respectively.

Assessment Map #: 09518-040-005 and 09518-040-004

Assessed Value Figure: \$6,000.00 and \$4,000.00

Improvements Thereon: IMPROVED with 2 single family dwellings

Sheriff to Collect: \$38,958.95 plus costs as of June 1, 2010.

CHARITON & SCHWAGER

Attorney

SALE NUMBER 118 CONTINUED 7/20/10

By virtue of a Writ of Execution filed to No. 2009 CV 2310 SUTTON FUNDING LLC vs. MATTHEW J. DOLOFF, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 438 Monroe Avenue, Scranton, PA 18510

Front: 40 feet Depth: 110 feet

Assessment Map #: 15729010010

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$172,733.32

Mary L. Harbert-Bell, Esquire

Attorney

SALE NUMBER 119 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09 CV 8712 BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. LUZ M. VARGAS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1007 Quincy Avenue, Scranton, PA 18510

Front: 10 feet Depth: 150 feet

Assessment Map #: 14614-050-017

Assessed Value Figure: \$38,751.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$222,509.66

Mary L. Harbert-Bell, Esquire

Attorney

SALE NUMBER 120 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 08-2979 CHASE HOME FINANCE, LLC vs. DANIEL DENUNZIO, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1015 Beech Street, 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 June 15, 2007 and recorded June 18, 2007 in Instrument No. 200716178.

DWELLING KNOWN AS: 1015 BEECH STREET, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL NUMBER: 16708-070-025

Title to said premises is vested in Daniel Denunzio by deed from Arthur J. Luciane and Pearl V. Luciane, husband and wife dated June 15, 2007 and recorded June 18, 2007 in Instrument No. 200716178..

Assessment Map #: 16708-070-025

Assessed Value Figure: \$5,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$64,085.64

McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 121 CONT 7/20/10

By virtue of a Writ of Execution No. 09-CV-7103 WELLS FARGO BANK, N.A. v. DAVID LEMMER, owner(s) of property situate in TOWNSHIP OF SCRANTON TOWNSHIP, Lackawanna County, Pennsylvania being 724 COURT STREET, SCRANTON, PA 18508-2274

Dimensions: 43X102X75X30X26X9X6X63

Assessment Map #: 13420020052

Assessed Value Figure: \$14,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$108,851.29

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 122 CONT 7/20/10

By virtue of a Writ of Execution No. 07-CV-3693 THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE v. CHRISTOPHER KEARNEY A/K/A CHRISTOPHER F. KEARNEY, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 1510 HOLLY ROAD, DUNMORE, PA 18509-2413

Front: 40 feet, Depth: 132 feet, containing \$5,280.00 square feet

Assessment Map #: 14610030003

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$99,733.60

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 123 STAYED

By virtue of a Writ of Execution No. 09-CV-8490 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3 v. LYNN KNOCH and CHRISTOPHER KNOCH, owner(s) of property situate in the Lackawanna County, Pennsylvania being 539 NORTH IRVING AVENUE, SCRANTON, PA 18510-2237

Front: 34 feet, Depth: 105 feet, containing 3,570.00 square feet.

Assessment Map #: 15709050003

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$104,987.96

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 124 STAYED

By virtue of a Writ of Execution No. 09-CV-7181 WELLS FARGO BANK, N.A. v. KIMBERLY DAVIS and ROBERT DAVIS, II, owner(s) of property situate in the BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania being 662 EAST LACKAWANNA AVENUE, OLYPHANT, PA 18447-1925

Front: 50 feet, Depth: 150 feet, containing 7,500.00 square feet.

Assessment Map #: 114.15-020-050

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$68,499.13

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 125 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09 CV 5620 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005EFC1 v. JOSEPH T. KOWALSKI A/K/A JOSEPH KOWLASKI and PAULA A. KOWALSKI, owner(s) of property situate in the BOROUGH OF TAYLOR, Lackawanna County, Pennsylvania being 210 RINALDI DRIVE, TAYLOR, PA 18517-9618

Dimensions: 105X130X42

Assessment Map #: 1550102000320

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$146,372.82

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 126 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-6187 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HOLDERS OF GSA HOME EQUITY TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1 v. ROBERT T. MCGOWAN and DAWN E. MCGOWAN, owner(s) of property situate in the CITY OF SCRANTON Lackawanna County, Pennsylvania being 320 STAFFORD AVENUE, SCRANTON, PA 18505-2122

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

Assessment Map #: 15717030021

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$115,231.00

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 128 CONTINUED 7/20/10

By virtue of a Writ of Execution No. 09-CV-6260 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BAFC 2007-4 v. KENNETH COLES, owner(s) of property situate in the FIRST WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2010 EDNA AVENUE, SCRANTON, PA 18508-2032

Dimensions: 51X58X52X47

Assessment Map #: 13505040002

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$103,475.04

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 130 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 07-CV-7056 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17 v. MICHAEL J. CLARK and TIFFANY A. CLARK, owner(s) of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania being 335 SUSSEX STREET, OLD FORGE, PA 18518-1639

Front: 40 feet, Depth: 145 feet, containing 5,800 square feet.

Assessment Map #: 175.11-020-027

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$111,902.67

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 131 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-2324 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2006EFC1 v. CHAD MCPHILLIPS and ELIZABETH MCPHILLIPS, owner(s) of property situate in the BOROUGH OF BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 1110 MONROE AVENUE, DUNMORE, PA 18509-2806

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

Assessment Map #: 1461401002500

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$138,865.62

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 132 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-5573 WELLS FARGO BANK, N.A. v. AMROM LOWY, owner(s) of property situate in the TOWNSHIP OF GREENFIELD, Lackawanna County, Pennsylvania being 312 CREAMERY ROAD, JERMYN, PA 18433-3517

Dimensions: 1.45 A

Assessment Map #: 01204010005

Assessed Value Figure: \$16,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$112,070.16

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 133 *CONT 10/5/10*

By virtue of a Writ of Execution No. 09-CV-1315 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, 2006-GEL2 v. JOHN THOMAS and JILL THOMAS, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 109 LARCH STREET, SCRANTON, PA 18509-2804

Front: 66 feet, Depth: 50 feet, containing 3,300 square feet.

Assessment Map #: 14605-020-054

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$67,162.11

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 134 *CONT 7/20/10*

By virtue of a Writ of Execution No. 09-5728 WELLS FARGO BANK, NA v. RAMONE A. FERNANDEZ, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2637-2639 JACKSON STREET, SCRANTON, PA 18504

Front: 50 feet, Depth: 175 feet, containing 8750 square feet.

Assessment Map #: 14412010013

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$92,689.52

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 135 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-3371 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2006RZ5 v. CARL I. MCLAIN and BEVERLY MCLAIN A/K/A BEVERLY L. MCLAIN, owner(s) of property situate in the TOWNSHIP OF MADISON, Lackawanna County, Pennsylvania being 1040 RESERVOIR ROAD, MADISON TOWNSHIP, PA 18444-7013

Front: 193 feet, Depth: 254 feet, containing 49,022 square feet.

Assessment Map #: 18203010003

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$200,813.92

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 136 STAYED

By virtue of a Writ of Execution No. 09-CV-2803 NATIONASTAR MORTGAGE LLC v. WILLIAM PADULA and KATHRYN A. PADULA, owner(s) of property situate in NORTH ABINGTON TOWNSHIP Lackawanna County, Pennsylvania being RR 1, BOX 366 A/K/A, RR 1 BOX 366 GROUSE HILL ROAD, DALTON, PA 18414-9322

Dimensions: 1.8A

Assessment Map #: 07002020013

Assessed Value Figure: \$29,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$389,401.21

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 137 BK CONT 10/5/10

By virtue of a Writ of Execution No. 07-CV-3879 WELLS FARGO BANK, N.A., AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT RELATED TO IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2 v. ROSEMARY BOHANON and HANSFORD L. BOHANON, owner(s) of property situate in the Lackawanna County, Pennsylvania being 325 LEACH HILL ROAD, CLARKS SUMMIT, PA 18411

Dimensions: 1.2 Acres

Assessment Map #: 09102-010-012

Assessed Value Figure: \$10,550.00

Improvements Thereon: Residential Property

Judgment Amount: \$224,586.04

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 138

By virtue of a Writ of Execution filed to No. 09CV8674 COMMUNITY BANK, N.A. vs. MICHAEL A TALDO and DAWN M TALDO A/K/A DAWN TALDO A/K/A DAWN MARIE TALDO, owner(s) of property situate in Mayfield, LACKAWANNA COUNTY, PENNSYLVANIA BEING 203 Main Street, Mayfield, Pennsylvania 18433

ALL THAT surface or right of soil and to all the certain piece, parcel and lot of land situate, lying and being in the Borough of Mayfield, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described in a deed dated August 14, 1999 and recorded August 31, 1999 in Deed Book 138, Page 535.

DWELLING KNOWN AS: 203 MAIN STREET, MAYFIELD, PENNSYLVANIA 18433.

TAX PARCEL NUMBER: 07312-080-007

Title to said premises is vested in Michael A Taldo and Dawn M Taldo a/k/a Dawn Taldo a/k/a Dawn Marie Taldo, husband and wife, by deed from David J. Howey and Diane M. Howey, his wife, dated August 14, 1999 and recorded August 31, 1999 in Deed Book 138, Page 535..

Assessment Map #: 07312-080-007

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$105,064.28

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 139 STAYED

By virtue of a Writ of Execution filed to No. 09CV7970 BENFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA vs. JOHN GARBOSKY A/K/A JOHN A. GARBOSKY, owner(s) of property situate in 22ND WARD OF THE CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1340 Cornell Street, Scranton, Pennsylvania 18504

All the surface or right of soil of all that certain lot of land situate, lying and being in the 22nd Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated September 18, 1998 and recorded September 22, 1998 in Deed Book 1638, Page 821.

DWELLING KNOWN AS: 1340 CORNELL STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 15609-030-051

Title to said premises is vested in John Garbosky a/k/a John A. Garbosky by deed from John A. Garbosky and Gloria a. Garbosky dated September 18, 1998 and recorded September 22, 1998 in Deed Book 1638, Page 821..

Assessment Map #: 15609-030-051

Assessed Value Figure: \$89,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$76,129.37

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 140 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. UNIVEST NATIONAL BANK AND TRUST CO. vs. TRI-COUNTY REALTY AGENCY, INC., owner(s) of property situate in the TOWNSHIP OF COVINGTON, Lackawanna County, Pennsylvania being Lot 4 Independence Ridge, Covington Township, PA

UPI Nos.: 197-0404-000202

Approximate size: Parcel 197-0404-000202: 2.02 acres

Property Type: Incomplete, vacant single family home

Subject to Mortgage: YES

Subject to Rent: NO

Judgment: \$401,949.29

To be sold to the Property of: TRI-COUNTY REALTY AGENCY, INC.

Joshua B. Ladov, Esquire

Lipsky and Brandt

Attorney

SALE NUMBER 141 *CONTINUED 7/20/10*

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

Dimensions: 94X150X90X150

Assessment Map #: 24601050020

Assessed Value Figure: \$25,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$63,627.99
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 142 STAYED

By virtue of a Writ of Execution No. 09 CV 7555 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. KEVIN L. SEARFOSS, owner(s) of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania being 1212 Franklin Street, Old Forge, PA 18518

Dimensions: 80 x 150

See Deed Book 1621, Page 768

Assessment Map #: 17507-020-023

Assessed Value Figure: \$5,000.00

Improvements Thereon: A residential dwelling house

Sheriff to Collect: \$38,835.47 (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 143 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-6108 BAC HOME LOANS SERVICING, LP v. JOSHUA B. ANDRUKITIS, owner(s) of property situate in the Lackawanna County, Pennsylvania being 1838 BUNDY STREET SCRANTON, PA 18508-1704

Front: 50 feet, Depth: 100 feet, containing 5,000 square feet.

Assessment Map #: 13411020013

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$107,885.63

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 145 CONT 7/20/10

By virtue of a Writ of Execution No. 09-CV-7129 AURORA LOAN SERVICES, LLC v. NI PROPERTIES OF PA, LLC and ISRAEL STEINBERG, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania being 545 NORTH REBECCA AVENUE, SCRANTON, PA 18504-1831

Front: 28 feet, Depth: 143 feet, containing 4004 square feet.

Assessment Map #: 14510010072

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$93,017.09

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 146 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09-CV-6912 PENN SECURITY BANK AND TRUST COMPANY (PLAINTIFF) vs. JJ'S SERVICE STATION, INC. JONATHAN J. SEWITSKY (DEFENDANTS), owner(s) of property situate in Peckville, Lackawanna County, Pennsylvania being 1600 Main Street. Parcel one contains 15,000 square feet of land more or less; Parcel two contains ten one-hundredths (0.10) of an acre of land more or less.

Assessment Map #: 103.18-05-025

Assessed Value Figure: \$22,000.00

Improvements Thereon: a commercial garage
Sheriff to Collect: \$148,098.46 plus interest, taxes and attorney's fees.
CARL J. GRECO, P.C. – Carl J. Greco, Esquire
Attorney

SALE NUMBER 147 CONT 10/5/10

By virtue of a Writ of Execution No. 2009 CV 2135, ASSEMBLIES OF GOD LOAN FUND vs. PRAISE THE LORD ASSEMBLY OF GOD, owner(s) of property situate in Scranton City, Lackawanna County, Pennsylvania being 1021-1023 Taylor Avenue.
Dimensions: 80 feet by 150 feet, more or less.
Assessment Map #: 14618-040-022.
Assessed Value Figure: \$1,200.00
Improvements Thereon: IMPROVED with a church and rectory
Sheriff to Collect: \$103,069.05 plus costs as of June 1, 2010
CHARITON & SCHWAGER
Attorney

SALE NUMBER 148 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 5548-Civil-2009, PENNSTAR REALTY TRUST, ASSIGNEE OF PENNSTAR BANK, A DIVISION OF NBT BANK, NA vs. MARK A. SEBER and VERONICA SEBER, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being: 215 Moran Court, Scranton, Pennsylvania 18505
30 ft. x 75 ft.
Assessment Map #: 156.41-010-035
Assessed Value Figure: \$4,000.00
Improvements Thereon: 2 Story Dwelling
Sheriff to Collect: \$91,587.54
David M. Gregory, Esquire
Attorney

SALE NUMBER 149 CONTINUED 7/20/10

By virtue of a Writ of Execution filed to No. 2010-CIVIL-481 FIDELITY DEPOSIT & DISCOUNT BANK vs. TIGER REALTY, LTD., owner(s) of property situate at 511-515 Scranton Carbondale Highway, Route 6, Borough of Archbald, PA 18403.
Lot Dimensions: 20 X 149 X 194 X 170.
Assessment Map #: 09302-010-009.
Assessed Value Figure: \$80,000.00
Improvements Thereon: Other commercial.
Sheriff to Collect: \$388,979.00, plus additional interest from January 16, 2010 at the per diem rate as reflected in the Writ, plus late charges, costs, actual attorney's fees, unpaid taxes and costs of suit on the mortgaged property and premiums for insurance on the mortgaged property to which Plaintiff may be entitled until the delivery of the Sheriff's Deed to Plaintiff or the successful bidder at Sheriff's Sale
Richard K. Hodges, Esquire
O'Malley, Harris, Durkin & Perry, P.C.
Attorney

By virtue of a Writ of Execution filed to No. 2010-CIVIL-481 FIDELITY DEPOSIT & DISCOUNT BANK vs. TIGER REALTY, LTD., owner(s) of property situate at 511-515 Scranton Carbondale Highway, Route 6, Borough of Archbald, PA 18403.
Lot Dimensions: 20 X 149 X 194 X 170.
Assessment Map #: 09302-010-009.
Assessed Value Figure: \$80,000.00

Improvements Thereon: Other commercial.

Sheriff to Collect: \$388,979.00, plus additional interest from January 16, 2010 at the per diem rate as reflected in the Writ, plus late charges, costs, actual attorney's fees, unpaid taxes and costs of suit on the mortgaged property and premiums for insurance on the mortgaged property to which Plaintiff may be entitled until the delivery of the Sheriff's Deed to Plaintiff or the successful bidder at Sheriff's Sale

Richard K. Hodges, Esquire

O'Malley, Harris, Durkin & Perry, P.C.

Attorney

SALE NUMBER 150 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 8698-Civil-2009, COMMUNITY BANK & TRUST CO. vs. MICHAEL C. COWLEY and MARGARET R. COWLEY, owner(s) of property situate in the Borough of Clarks Green, Lackawanna County, Pennsylvania being 281 East Grove Street, Clarks Green, Pennsylvania 18411

108 x 115 x 120 x 122

Assessment Map #: 09004-020-029

Assessed Value Figure: \$21,000.00

Improvements Thereon: Single Dwelling

Sheriff to Collect: \$295,223.58

David M. Gregory, Esquire

Attorney

SALE NUMBER 151 *CONT 10/5/10*

By virtue of a Writ of Execution No. 09-CV-1202 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON CSFB 2004-AR5 v. ROBERT E. LEVIS and LOIS M. LEVIS, owner(s) of property situate in the TOWNSHIP OF SPRING BROOK TOWNSHIP, Lackawanna County, Pennsylvania being 12 JUNE DRIVE, A/K/A 109 JUNE DR, MOSCOW, PA 18444-6304

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

Assessment Map #: 20401-010-041

Assessed Value Figure: \$30,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$212,753.94

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 152 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09 CV 5973 WACHOVIA MORTGAGE CORPORATION vs. EUGENE DIETRICH, owner(s) of property situate in Township of Lehigh, Lackawanna County, Pennsylvania being, 34 Tulip Lane Gouldsboro, PA 18424, 24103-050-029,

All that certain lot, parcel or piece of land situate in the Township of Lehigh, County of Lackawanna and Commonwealth of Pennsylvania being known as Lot No. 34, Section 1, of Thornhurst Country Club Estates as shown on a plan of lots recorded in the Office of Recorder of Deeds of Lackawanna County in Plot Book Volume 17, Page 36.

Assessment Map #: 24103-050-029

Assessed Value Figure: \$20,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$93,504.05

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 153 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 10CV698 AMERICAN HOME MORTGAGE SERVICING, INC. vs. JOSEPH D. JUICE, owner(s) of property situate in Carbondale City, Lackawanna County, Pennsylvania. Being: 16 Chestnut Street Carbondale, PA 18407

Dimensions: 50x62

Assessment Map #: 04510-020-018

Assessed Value Figure: \$7,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$80,552.47

Mark J. Udren, Esquire

Attorney

SALE NUMBER 154 CONTINUED 7/20/10

By virtue of a Writ of Execution filed to No. 09CV2088 HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3 vs. ANN SACCO, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania. Being: 122 Church Street Eynon, PA 18403

Dimensions: 50x150

Assessment Map #: 09418-030-003

Assessed Value Figure: \$16,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$228,106.70

Mark J. Udren, Esquire

Attorney

SALE NUMBER 155 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 8697-Civil-2009, COMMUNITY BANK & TRUST CO. vs. MICHAEL C. COWLEY and MARGARET R. COWLEY, owner(s) of property situate in the Township of Jefferson, Lackawanna County, Pennsylvania being Lot #10, Block L, Moosic Lake Plots, Glen Road, Lake Ariel, Pennsylvania

77 x 130 x 75 x 145

Assessment Map #: 13802-040-026

Assessed Value Figure: \$12,000.00

Improvements Thereon: Single Dwelling

Sheriff to Collect: \$215,299.76

David M. Gregory, Esquire

Attorney

SALE NUMBER 156 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09CV3001 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-C vs. THOMAS W. ASTON and EUGENE MURPHY, JR., owner(s) of property situate in Archbald Borough, Lackawanna County, Pennsylvania. Being: 1214 West State Street Archbald, PA 18403

Dimensions: 200x150x178x63x90

Assessment Map #: 10408-030-008

Assessed Value Figure: \$14,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$161,265.38

Mark J. Udren, Esquire

Attorney

SALE NUMBER 157 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-3632 DEUTSCHE BANK NATIONAL TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY AS TRUSTEE FOR RAMP 2006RS2 v. MARGARET COAR, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 402 LEGGETT STREET, SCRANTON, PA 18508-1643

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

Assessment Map #: 12320-060-045

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$88,847.48

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 158 STAYED

By virtue of a Writ of Execution No. 09-CV-3974 BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. MARY ANN M. TAFFERA, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania being 610 BOYLE STREET, DUNMORE, PA 18512-2038

Dimensions: 100 x 219 x 100 x 224 feet

Assessment Map #: 14608-050-00901

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$151,102.13

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 159 CONT 7/20/10

By virtue of a Writ of Execution No. 09-CV-5848 CITIMORTGAGE, INC. v. JOAN PHILLIPS, owner(s) of property situate in the TOWNSHIP OF GLENBURN, Lackawanna County, Pennsylvania being 438 SOUTH TURNPIKE ROAD, DALTON, PA 18414-9526

Dimensions: 2.4 acres

Assessment Map #: 07902-050-010

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$93,206.26

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 160 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-3282 AURORA LOAN SERVICES, LLC, v. EWAN POWELL, owner(s) of property situate in the SECOND WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 316 FERDINAND STREET, SCRANTON, PA 18508-2734

Front: 25 feet, Depth: 78 feet, containing 1,950 square feet.

Assessment Map #: 13412040001

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$112,944.77

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 161 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-8383 BAC HOME LOANS SERVICING, L.P. v. FITZPATRICK ST HILL DODSON and MERLE MONTERO, owner(s) of property situate in the CITY OF SCRANTON Lackawanna County, Pennsylvania being 209 PROSPECT AVENUE, SCRANTON, PA 18505-1487

Front: 40 feet, Depth: 140 feet, containing 5,600 square feet.

Assessment Map #: 15660-020-037

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$151,052.39

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 162 CONT 10/5/10

By virtue of a Writ of Execution No. 09-CV-6157 BAC HOME LOANS SERVICING, L.P. v. CHERYL STRYCHARZ, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF MAUREEN S. PERIH, owner(s) of property situate in the TOWNSHIP OF SPRINGBROOK, Lackawanna County, Pennsylvania being 359 MAPLELAKE ROAD A/K/A, RR 4 BOX 4278, MOSCOW, PA 18444-9363

Front: 95 feet, Depth: 110 feet, containing 10,450 square feet.

Assessment Map #: 19701010002

Assessed Value Figure: \$29,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$252,848.51

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 163 STAYED

By virtue of a Writ of Execution No. 07-CV-3880 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON HEAT 2005-6 v. KENNETH ALLEN HIGHTOWER and SHANNON HIGHTOWER, owner(s) of property situate in the City of Carbondale, Lackawanna County, Pennsylvania being 142 & 144 SOUTH CHURCH STREET, CARBONDALE, PA 18407

Parcel Number: 05509040049

Dimensions: 50x84x42x69

Parcel Number: 05509040050

Front: 33 feet, Depth: 69 feet, containing 2,277 square feet.

Assessment Map #: 05509040049 and 05509040050

Parcel Number: 05509040049 Assessed Value Figure: \$7,200.00

Parcel Number: 05509040050 Assessed Value Figure: \$1,400.00

Improvements Thereon: Residential Property

Judgment Amount: \$63,159.03

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 164 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 07-CV-7051 US BANK NATIONAL ASSOCIATION v. ROGER B. BROWNE and JILL M. BROWNE, owner(s) of property situate in the Fourth Ward of the City of Carbondale, Lackawanna County, Pennsylvania being 130 SOUTH CHURCH STREET, CARBONDALE, PA 18407

DIMENSIONS: 28X76X29X43X61X45X37X2X94X25X67

Assessment Map #: 05509 040 055

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$99,767.74

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 165 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-5926 BAC HOME LOANS SERVICING, L.P. v. ANGEL L. DIAZ A/K/A ANGEL LUIS DIAZ and SANDRA I TORRES A/K/A SANDRA YVETTE TORRES, owner(s) of property situate in the Lackawanna County, Pennsylvania being 426 GENET STREET,, SCRANTON, PA 18505-4652

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

Assessment Map #: 16710040017

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$91,296.38

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 166 *CONT 10/5/10*

By virtue of a Writ of Execution No. 09-5491 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-WFHE3, v. DONNA MELVIN and TERRY MELVIN, owner(s) of property situate in the TOWNSHIP OF CITY OF SCRANTON Lackawanna County, Pennsylvania being 253 CHARLES STREET, SCRANTON, PA 18508-1321

Front: 87 feet, Depth: 120 feet, containing 10,440 square feet.

Assessment Map #: 12417-010-02106

Assessed Value Figure: \$17,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$92,165.92

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 167 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 06-CV-566 AURORA LOAN SERVICES, LLC. v. GREGORY DUDENBOSTEL, owner(s) of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania being 1674 MOUNT COBB ROAD, JEFFERSON TOWNSHIP, PA 18436

Front: 55 feet, Depth: 148 feet, containing 8,140 square feet.

Assessment Map #: 16202-010-003

Assessed Value Figure: \$8,785.00

Improvements Thereon: Residential Property

Judgment Amount: \$123,104.90

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 168 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-4765 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE v. JOHN RASIMOVICH and NICHOL MACH, owner(s) of property situate in the Sixth Ward of the City of Scranton, Lackawanna County, Pennsylvania being 318 4TH AVENUE, SCRANTON, PA 18505-1027

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

Assessment Map #: 15469010003

Assessed Value Figure: \$5,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$71,342.29

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 169 CONT 10/5/10

By virtue of a Writ of Execution No. 09-CV-7916 US BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2007-3XS v. SHULUM LOWINGER, owner(s) of property situate in the CITY OF SCRANTON Lackawanna County, Pennsylvania being 323 EAST LOCUST STREET, SCRANTON, PA 18505-4402

Front: 30 feet, Depth: 162 feet, containing 4860 square feet.

Assessment Map #: 15619-010-036

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$65,837.04

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 170 CONT 10/5/10

By virtue of a Writ of Execution No. 09 CV 7223 US BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2007-3XS v. SHULEM LOWINGER, owner(s) of property situate in the 23RD WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 427 EAST MARKET STREET A/K/A 427/429 EAST MARKET STREET, SCRANTON, PA 18509-1628

Dimensions: 35X136X33X136

Assessment Map #: 13509-040-040

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$73,898.83

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 171 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09 CV 7806 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL2 v. EDWARD J. BAUMAN and LOIS A. BAUMAN, owner(s) of property situate in the 10TH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 954-954 ½ RIDGE AVENUE, SCRANTON, PA 18510

Parcel 15706-060-011 Front: 42 feet, Depth: 118 feet, containing 4,956 square feet

Parcel 15706-060-010 Front: 42 feet, Depth: 46 feet, containing 1932 square feet.

Assessment Map #: 15706-060-011 and 15706-060-010

Assessed Value figure: \$7,950.00

Improvements Thereon: Residential Property

Judgment Amount: \$93,075.33

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 172 CONT 10/5/10

By virtue of a Writ of Execution No. 09-CV-5652 BAC HOME LOANS SERVICING, L.P. v. ROBERT M. TORCH, owner(s) of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania being 100 GEORGE STREET, THROOP, PA 18512-1314

Front: 50 feet, Depth: 75 feet, containing 3,750 square feet

Assessment Map #: 12420-040-001
Assessed Value figure: \$9,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$102,852.42
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 173 CONT 10/5/10

By virtue of a Writ of Execution No. 09-CV-7128 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 2006RZ4 RAMP v. NATHAN P. JOHNSON and YVONNE C OREM, owner(s) of property situate in the BOROUGH OF OLYPHANT, Lackawanna County, Pennsylvania being 104 ROCK STREET A/K/A 104 ROCK STREET L 238, OLYPHANT, PA 18447-2030

Front: 60 feet, Depth: 120 feet, containing 7200 square feet.

Assessment Map #: 11418040014
Assessed Value figure: \$6,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$108,365.73
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 175 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09 cv 4536 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. JUDITH A SCHROEDER, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 513 Hampton Street, Scranton, Pennsylvania 18504

All the piece and parcel of land situate in the Borough of Hyde Park (Now City of Scranton), Lackawanna County, Pennsylvania, being more fully described in a deed dated June 16, 1994 and recorded June 20, 1994 in Deed Book 1475, Page 151.

DWELLING KNOWN AS: 513 HAMPTON STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 16610-050-033

Title to said premises is vested in Judith A Schroeder by deed from Anne M. Di Benedette and Philomemena Dellegrotto dated June 16, 1994 and recorded June 20, 1994 in Deed Book 1475, Page 151..

Assessment Map #: 16610-050-033
Assessed Value Figure: \$6,000.00
Improvements Thereon: Residential Dwelling
Sheriff to Collect: \$72,859.69
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 176 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09cv1355 BAC HOME LOANS SERVICING, LP F/KA COUNTRYWIDE HOME LOANS SERVICING, LP vs. DAVID H HOPKINS and LEIGH A HOPKINS, owner(s) of property situate in North Abington, LACKAWANNA COUNTY, PENNSYLVANIA BEING RR 1 Box 300, Dalton, Pennsylvania 18414

ALL THAT PIECE OR, PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF NORTH ABINGTON, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED MAY 25, 2006 AND RECORDED OCTOBER 18, 2006 IN INSTRUMENT NO. 200629909.

DWELLING KNOWN AS: RR 1 BOX 300, DALTON, PENNSYLVANIA 18414.

TAX PARCEL NUMBER: 06003-020-012

Title to said premises is vested in David H Hopkins and Leigh a Hopkins, husband and wife, by deed from David H Hopkins dated May 25, 2006 and recorded October 18, 2006 in Instrument No. 200629909..

Assessment Map #: 06003-020-012

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$76,903.17

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 177 CONT 7/20/10

By virtue of a Writ of Execution No. 09-CV-6906 HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FBR SECURITIZATION TRUST 2005-1, CALLABLE MORTGAGE-BACKED NOTES SERIES 2005-1 v. KIM BRITTON, owner(s) of property situate in the TOWNSHIP OF City of Carbondale, 5TH WARD, Lackawanna County, Pennsylvania being 42 BELMONT ST. CARBONDALE, PA 18407-1689

Front: 60 feet, Depth: 150 feet, containing 7,500 square feet.

Assessment Map #: 04514-020-004

Assessed Value figure: \$8,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$49,569.00

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 178 CONT 10/5/10

By virtue of a Writ of Execution No. 09-CV-4207 BANK OF AMERICA, N.A. v. ERNESTO CASANOVA, owner(s) of property situate in the TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania being 70 LAUREL DRIVE A/K/A LOT NO. 70 SECTION 1 OF THORNHURST COUNTRY CLUB ESTATES, GOULDSBORO, PA 18424

Dimensions: 72 x 151 x 80 x 153

Assessment Map #: 24103050007

Assessed Value figure: \$29,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$180,628.07

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 179 STAYED

By virtue of a Writ of Execution No. 09-CV-6025 ONEWEST BANK, FSB vs. MARK P. KLEEMAN, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 155 South Main Avenue, Scranton, PA 18504

32X150X32X150

Assessment Map #: 14518-060-011

Assessed Value figure: \$12,500.00

Improvements Thereon: a residential dwelling

Sheriff to Collect: \$132,328.86

Michael J. Clark, Esquire

Attorney

SALE NUMBER 180 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09-8605 BAYVIEW LOAN SERVICING, LLC AS SERVICING AGENT FOR IB PROPERTY HOLDINGS, LLC, PLAINTIFF CIVIL DIVISION NO.: 09-8605 vs. ISREAL M. PRUSHINOWSKI, DEFENDANT, WRIT OF EXECUTION (MORTGAGE FORECLOSURE) owner(s) of

property located in the City of Scranton, County of Lackawanna, and State of Pennsylvania containing six (6) apartments and known as 426-428 Colfax Avenue, Scranton, Pennsylvania 18509 and designated as Tax Map No. 157.14-010-030.

Property Identification #: 157.14-010-030

Assessed Value figure: \$18,000.00

Improvements Thereon: A six unit building

Sheriff to Collect: \$150,779.38

Gary W. Darr, Esquire

Attorney

SALE NUMBER 181 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09-9033 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2007 SECURITIZED ASSET-BACKED RECEIVABLES LLC TRUST 2007-BR4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR4 vs. JOSEPH NUNES, owner(s) of property situate in City of Carbdonale, Lackawanna County, Pennsylvania being 15 8th Street, Carbondale, PA 18407

Assessment Map #: 05521-030-015

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$71,581.34

Mary L. Harbert-Bell, Esquire

Attorney

SALE NUMBER 182 *CONTINUED 7/20/10*

By virtue of a Writ of Execution No. 09-CV-7355 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR BCAPB LLC TRUST 2007-AB1 v. MARK POSLUSZNY, owner(s) of property situate in the TOWNSHIP OF SCRANTON TOWNSHIP, Lackawanna County, Pennsylvania being 1334 DARTMOUTH STREET #36, SCRANTON, PA 18504-2701

DIMENSIONS: 40X135X40X134

Assessment Map #: 156.09-010-054

Assessed Value figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$143,292.59

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 184 *STAYED*

By virtue of a Writ of Execution filed to No. 2010 CV 473 NATIONSTAR MORTGAGE LLC F/K/A CENTEX HOME EQUITY COMPANY, LLC vs. EUGENE P. ALLEN, owner(s) of property situate in Township of Madison, Lackawanna County, Pennsylvania being 1890 Aberdeen Road, Moscow, PA 18444

Front: 384.66 feet Depth: 166.24

Assessment Map #: 18204-010-00404

Assessed Value Figure: \$8,700.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$135,102.11

Mary L. Harbert-Bell, Esquire

Attorney

SALE NUMBER 185 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 09 CV 6907 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. FRANK KIPP, owner(s) of

property situate in City of Scranton, Lackawanna County, Pennsylvania being 256 Hollister Avenue, Scranton, PA 18508

See Deed Book 1570, Page 284

Assessment Map #: 13501-010-014

Assessed Value Figure: \$10,000.00

Improvements Thereon: a residential dwelling house

Sheriff to Collect: \$59,548.58 (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 186 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-2419 JP MORGAN CHASE BANK, N.A. v. JOYCE A. GUFFEY and BETTY J. BEEMAN, owner(s) of property situate in the BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania being 429 MELROSE AVENUE, CLARKS SUMMIT, PA 18411

Front: 60 feet, Depth: 125 feet, containing 7,500 square feet.

Assessment Map #: 09018-020-00200

Assessed Value figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$239,475.49

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 187 *SOLD TAXES AND COSTS*

By virtue of a Writ of Execution No. 09-CV-7386 BAC HOME LOANS SERVICING, L.P. v. CHRISTOPHER C. ZUPKO, owner(s) of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania being 116 SUSSEX STREET, OLD FORGE, PA 18518-1661

DIMENSIONS: 50 X 140 X 51 X 140

Assessment Map #: 17560020016

Assessed Value figure: \$7,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$132,094.60

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 188 *CONTINUED 7/20/10*

By virtue of a Writ of Execution filed to No. 09 CV 1834 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. MARY ANN MULKERIN A/K/A MARY ANN RINALDI A/K/A MARY ANN LANTON, owner(s) of property situate in South Abington, LACKAWANNA COUNTY, PENNSYLVANIA BEING 633 Adella Road, Clarks Summit, PA 18411

All that certain lot, piece or parcel of land situate, lying and being in the Township of South Abington, County of Lackawanna, Commonwealth of Pennsylvania, being more fully described in a deed dated June 14, 1994 and recorded June 20, 1994 in Deed Book 1475, Page 108 Document # 1623.

DWELLING KNOWN AS: 633 ADELLA ROAD, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 09103010025

Title to said premises is vested in Mary Ann Mulkerin a/k/a Mary Ann Rinaldi a/k/a Mary Ann Lanton, by deed from Mark Rinaldi dated June 14, 1994 and recorded June 20, 1994 in Deed Book 1475, Page 108 Document # 1623.

Assessment Map #: 09103010025

Assessed Value Figure: \$24,500.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$175,980.30
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 189 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09-CV-6637 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-30CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-30CB vs. MARIA BALDASSARI and WILLIAM A BALDASSARI, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 225 Lemon Street, Scranton, Pennsylvania 18508

All that certain lot, piece, parcel or tract of land situate, lying and being in the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania, being more fully described in a deed dated October 12, 2000 and recorded October 12, 2000 in Deed Book 323, Page 68 Instrument # 2000-022636.

DWELLING KNOWN AS: 225 LEMON STREET, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 12403010012

Title to said premises is vested in Maria Baldassari and William A Baldassari by deed from Deborah S. Reynolds dated October 12, 2000 and recorded October 12, 2000 in Deed Book 323, Page 68 Instrument # 2000-022636.

Assessment Map #: 12403010012

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$86,335.33

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 190 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 20085278 THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS, CWABS INC., ASSET-BACKED CERTIFICATES SERIES 2007-6 vs. THOMAS P. EVANS, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 336 Theodore Street, Scranton, Pennsylvania 18508

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 February 27, 2007 and recorded March 5, 2007 in Instrument # 200705695.

DWELLING KNOWN AS: 336 THEODORE STREET, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 13412 010 008

Title to said premises is vested in Thomas P. Evans by deed from Donald Stott dated February 27, 2007 and recorded March 5, 2007 in Instrument # 200705695.

Assessment Map #: 13412 010 008

Assessed Value Figure: \$6,500.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$106,391.69

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 191 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-4132 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3 vs. LUZ GUZMAN A/K/A LUZ GUZMAN and RAFAEL GUZMAN, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1122-1124 Lafayette Street, Scranton, Pennsylvania 18504

ALL THE SURFACE AND RIGHT OF SOIL ONLY OF AND TO THE FOLLOWING LIT, PIECE OF PARCEL OF LAND SITUATE, LYING AND BEING IN THE FOURTH (4TH) WARD OF THE CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED MARCH 10, 2006 AND RECORDED MARCH 14, 2006 IN INSTRUMENT NO. 200606694. DWELLING KNOWN AS: 1122-1124 LAFAYETTE STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14514-070-034

Title to said premises is vested in Luz Guzman a/k/a Luz Guzman and Rafael Guzman, husband and wife, by deed from Michelle Evans, Now by Marriage Michelle Celuk and Robert Celuck, her husband, dated March 10, 2006 and recorded March 14, 2006 in Instrument No. 200606694.

Assessment Map #: 14514-070-034

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$107,379.33

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 192 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09-6582 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. KEVIN KRZAN, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania being 544 North Main Street, Archbald, PA 18403

See Instrument No. 2007-16513

Assessment Map #: 09513-010-006

Assessed Value Figure: \$6,000.00

Improvements Thereon: A residential dwelling house

Sheriff to Collect: \$91,851.69 (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 193 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 7590-Civil-2008, PENNSTAR BANK, A DIVISION OF N.B.T. BANK, NATIONAL ASSOCIATION vs. SCOTT L. SLOCUM, MARK SLOCUM and BARBARA SLOCUM, owner(s) of property situate in Borough of Dalton, Lackawanna County, Pennsylvania being 201 West Main Street, Dalton, Pennsylvania 18414

268 x 100 x 153 x 115 x 80 x 162

Assessment Map #: 06815-050-00100

Assessed Value Figure: \$27,000.00

Improvements Thereon: Commercial Building

Sheriff to Collect: \$348,378.36

David M. Gregory, Esquire

Attorney

SALE NUMBER 194 CONT 7/20/10

By virtue of a Writ of Execution No. 09-CV-4062 WELLS FARGO BANK, NA v. SEAN G. LOVALLO and MAUREEN LOVALLO, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 106 PROSPECT AVENUE, SCRANTON, PA 18505-2897

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

Assessment Map #: 15652020022

Assessed Value figure: \$9,348.00

Improvements Thereon: Residential Property

Judgment Amount: \$76,986.18
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 195 SOLD HIGH BID \$60,000.00

By virtue of a Writ of Execution No. 08-CV-6574 NATIONSTAR MORTGAGE, LLC v. ROBERT J. BERGAMINO, owner(s) of property situate in the BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania being 415 MOOSIC ROAD AND 415 ½ MOOSIC ROAD A/K/A 413 MOOSIC ROAD, OLD FORGE, PA 18518-2024

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

Assessment Map #: 17613010034 & 17613010035

Assessed Value figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$286,974.58

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 196 CONT 7/20/10

By virtue of a Writ of Execution No. 09-CV-4451 CHASE HOME FINANCE LLC v. ELIZABETH A. GUERING, owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 179 WYOMING AVENUE A/K/A 179 WYOMING STREET, CARBONDALE, PA 18407-2412

Front: 45 feet, Depth: 50 feet, containing 2250 square feet.

Assessment Map #: 05509070045

Assessed Value figure: \$6,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$61,967.06

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 197 CONT 7/20/10

By virtue of a Writ of Execution No. 09-CV-3609 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2007KS2 v. JOHN EIBACH and JEAN EIBACH, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 518 SOUTH WEBSTER AVENUE, SCRANTON, PA 18505-1340

Front: 20 feet, Depth: 145 feet, containing 2900 square feet.

Assessment Map #: 15620030062

Assessed Value figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$87,259.41

PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 198 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-1163 WELLS FARGO BANK, NA v. TINA M. O'NEILL, owner(s) of property situate in the BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania being 407-409 KEYSTONE AVENUE, PECKVILLE, PA 18452-2225

Front: 27 feet, Depth: 150 feet, containing 4050 square feet.

Assessment Map #: 10316-080-003

Assessed Value figure: \$7,10.00

Improvements Thereon: Residential Property

Judgment Amount: \$90,634.70

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 200 CONT 10/5/10

By virtue of a Writ of Execution No. 09-CV-7667 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE BENEFIT OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL2 v. PAUL R. EMILIANI, JR. A/K/A PAUL R. EMILIANI and EILEEN J. EMILIANI owner(s) of property situate in the 21ST WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 2051 DOROTHY STREET, SCRANTON, PA 18504-1115

Front: 70 feet, Depth: 136 feet, containing 9520 square feet.

Assessment Map #: 13418020001

Assessed Value figure: \$16,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$152,212.49

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 201 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 08-CV-2491 BANK OF AMERICA NATIONAL ASSOCIATION v. PAUL PARIS A/K/A PAUL CHRISTOPHER PARIS and BARBARA PARIS, owner(s) of property situate in the 24TH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 106 PARK DRIVE, SCRANTON, PA 18505

Front: 65 feet, Depth: 100 feet, containing 6,500 square feet.

Assessment Map #: 16718 030 024

Assessed Value figure: \$16,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$98,731.24

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 203 CONTINUED 7/20/10

By virtue of a Writ of Execution filed to No. 7676-CV-2009 ESSA BANK & TRUST vs. NATHAN C. HEAFIELD, owner(s) of property situate in Newton Township, Lackawanna County, Pennsylvania being 1501 Forest Acres Drive, Clarks Summit, PA containing 1.15 acres more or less.

PIN #: 11001-030-003.01

Assessed Value figure: Land: \$1,000.00: Building: \$10,000.00 – Total - \$11,000.00

Improvements Thereon:

Sheriff to Collect: \$138,971.84

James V. Fareri, Esq.

Attorney

SALE NUMBER 204 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09-CV-6612, CENLAR FSB v. JOSEPH E. MCGOFF and DEBRA N. MCGOFF, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania being 1150 LOOMIS AVENUE, TAYLOR BOROUGH, SCRANTON, PA 18517. Size of Lot 40 ft. x 126 ft.

Property Identification #: 15617-020-051

Assessed Value figure: \$6,142.00

Improvements Thereon: Residential Property

Sheriff to Collect: \$47,599.36

Gregory Javardian, Esquire

Attorney

SALE NUMBER 205 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 09 CV 6868, BANK OF AMERICA, N.A., S/B/M FLEET NATIONAL BANK v. RICHARD L. BOOTH, JR AS ADMINISTRATOR OF THE ESTATE OF RICHARD L. BOOTH, SR., owner(s) of property situate in Township of Newotn, Lackawanna County, Pennsylvania being 1653 FALLS ROAD, CLARKS SUMMIT, PA 18411. Size of Lot 28,810 square feet of land.

Property Identification #: 10902020010

Assessed Value figure: \$17,000.00

Improvements Thereon: Residential Property

Sheriff to Collect: \$28,625.55

Gregory Javardian, Esquire

Attorney

SALE NUMBER 206 CONT 7/20/10

By virtue of a Writ of Execution filed to No. 07-CV-5689, EMC MORTGAGE CORPORATION v. SARA FRANCIS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 839-841 NORTH IRVING AVENUE, SCRANTON, PA 18510. Size of Lot 40 ft. x 160 ft.

Property Identification #: 15706-040-022

Assessed Value figure: \$20,000.00

Improvements Thereon: Residential Property

Sheriff to Collect: \$228,700.33

Gregory Javardian, Esquire

Attorney

SALE NUMBER 207 CONTINUED 7/20/10

By virtue of a Writ of Execution filed to No. 08-CV-3999, JPMC SPECIALTY MORTGAGE LLC v. DAVID GEORGE and MELISSA BARRON, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being known as 339 Railroad Avenue, Scranton, PA 18505.

Dimensions of Parcel, square footage and/or acreage: 30 X 98 X 32 X 88

Property Identification #: 15640030025

Assessed Value figure: \$4,000.00

Improvements Thereon: Single Dwelling

Sheriff to Collect: \$67,494.07

Richard M. Squire & Associates, LLC

Attorney

SALE NUMBER 208 CONT 10/5/10

By virtue of a Writ of Execution filed to No. 09-CV-5285 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF GSA HOME EQUITY TRUST 2006-18 vs. AMBER E.D. NAPE A/K/A AMBER E. NAPE A/K/A AMBER E. FREED and CHARLES NAPA JR., owner(s) of property situate in Lehigh, LACKAWANNA COUNTY, PENNSYLVANIA BEING 395 Cedar Lane, Gouldsboro, Pennsylvania 18424

All that certain lot of land situate and being in the Township of Lehigh, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described in a deed dated March 25, 2006 and recorded April 4, 2006 in Deed Instrument # 200608876.

DWELLING KNOWN AS: 395 CEDAR LANE, GOULDSBORO, PENNSYLVANIA 18424.

TAX PARCEL NUMBER: 24103100026

Title to said premises is vested in Amber E.D. Nape a/k/a Amber E. Freed and Charles Nape, Jr. by deed from Lane J. Berkowitz and Annie F. Berkowitz dated March 25, 2006 and recorded April 4, 2006 in Deed Instrument # 200608876.

Assessment Map #: 24103100026

Assessed Value Figure: \$21,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$91,060.40

McCabe, Weisberg and Conway, P.C.
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 JUNE 30, 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

MARCH 15, 2010