

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, NOVEMBER 17, 2009

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, **NOVEMBER 17, 2009** 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 3 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-608, DEUTSCHE BANK NATIONAL TRUST CO. AS TRUSTEE....., vs. RONALD LUKAITIS and SAVERIA LUKAITIS, owner(s) of property situate in 2nd Ward City of Scranton, Lackawanna County, Pennsylvania being 1631 Ralph Avenue, Scranton, PA 18508

38 17/100 feet front and rear, 98 ft deep, S. 76 34/100 feet

Property Identification Number: 13411-040-038

Assessed Value: \$8,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$81,193.65

Daniel J. Mancini, Esquire

Attorney

SALE NUMBER 4 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-1488, INDYMAC FEDERAL BANK, FSB vs. EUGENE A. SANTORE, JR., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 528 Eynon Street, Scranton, PA 18504

133' Northeasterly 55' Northwesterly 133' Southwesterly 55' Southeasterly 55'

Property Identification Number: 15610-050-039

Assessed Value Figure: \$4,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$103,935.86

Daniel J. Mancini, Esquire

Attorney

SALE NUMBER 7 STAYED

By virtue of a Writ of Execution filed to No. 09-CV-3688, BANK OF AMERICA, N.A. v. IRENE ZARRA, A/K/A IRENE M. ZARRA and JOSEPHINE ZARRA VIOLA, owner(s) of property situate in Tenth Ward of the City of Scranton, Lackawanna County, Pennsylvania being 944 MATTHEW AVENUE, SCRANTON, PA 18510. Size of Lot 62 ft. x 100 ft.

Property Identification Number: 15711-030-034

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential property.
Sheriff to collect: \$109,001.56
Gregory Javardian, Esquire
Attorney

SALE NUMBER 13 STAYED

By virtue of a Writ of Execution No. 09-CV-3554 WELLS FARGO BANK, N.A., AS TRUSTEE FOR HOLDERS OF BANK OF AMERICA FUNDING CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5 v. ABRAHAM SCHWARTZ, owner(s) of property situate in the 4TH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1319 REAR LAFAYETTE STREET, SCRANTON, PA 18504

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

Assessment Map #: 14514020062

Assessed Value Figure: \$9,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$60,373.54

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 15 STAYED

By virtue of a Writ of Execution No. 09-CV-3279, CHASE HOME FINANCE LLC v VLADIMIR MITROFANOV and TATYANA MITROFANOV, owners of property situate in CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania being 1898 NORTH MOUNT GLEN DRIVE, GOULDSBORO, PA 18424-0263

Front: 100 feet Depth: 218 feet, containing 21,800 square feet.

Assessment Map #: 23302110006

Assessed Value Figure: \$20,800.00

Improvements Thereon: Residential Property

Judgment Amount: \$311,426.95

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 16 STAYED

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

Dimensions: 40 X 140 X 40 X 141 feet

Assessment Map #: 13419040042

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$92,737.59

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 18 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 08-CV-3916 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17 v. LAWRENCE RISNER and JADE RISNER, owner(s) of property situate in the BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania being 215 WOODLAWN AVENUE, CLARKS SUMMIT, PA 18411-1953

Front: 80 feet Depth: 140 feet, containing 11,200 square feet.

Assessment Map #: 1001002001400

Assessed Value Figure: \$14,950.00

Improvements Thereon: Residential Property

Judgment Amount: \$135,480.07

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 23 STAYED

By virtue of a Writ of Execution No.09-CV-3631 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RASC 2002KS8 v. SHAWN D. GOULD, owner(s) of property situate in TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania being 189 MAGNOLIA DRIVE, THORNHURST, PA 18424

Dimensions: 80 X 150 AND 80 X 150 containing 24,000 square feet.

Assessment Map #: 24601-040-008 AND 24601-040-009

Assessed Value Figure: \$20,142.00

Improvements Thereon: Residential Property

Judgment Amount: \$116,608.80

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 24 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 08-CV-5958 WELLS FARGO BANK, NA v. TODD M. MINET and JANICE C. MINET owner(s) of property situate in the TOWNSHIP OF SPRINGBROOK, Lackawanna County, Pennsylvania, being 42 WILLIAM STREET A/K/A RR 4 BOX 4653, MOSCOW, PA 18444

Dimensions: 165 X 223 X 240 X 242 feet, Acres: 1.039

Assessment Map #: 21102-020-00104

Assessed Value Figure: \$17,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$196,374.83

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 25 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 09-82 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005EFC4 v. MARTIN E. BUTRIM and DEBORAH BUTRIM, owner(s) of property situate in the JERMYN BOROUGH , Lackawanna County, Pennsylvania, being 646 MADISON AVENUE, JERMYN, PA 18433

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

Assessment Map #: 0731204005100

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$155,072.14

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A SCHEDULE OF DISTRIBUTION OF EACH SALE WILL BE FILED BY THE SHERIFF NOT LATER THAN DECEMBER 16, 2009 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

JOHN SZYMANSKI
SHERIFF OF LACKAWANNA COUNTY

ATTEST:

FRAN DiRIENZO
REAL ESTATE DEPUTY
SHERIFF'S DEPARTMENT
SCRANTON, PA 18503

SEPTEMBER 1, 2009