

**SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JANUARY 27, 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, JANUARY 27, 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 47 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08 CV 1125, ARCH BAY HOLDINGS, LLC – SERIES 2008A FOR CITI-23603 vs. DENISE ORTA FULLER; SANTA IRIS VARGAS, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 2044 Cedar Avenue, Scranton, PA 18505

68x139x68x134

Assessment Map #: 167.10-010-008

Assessed Value figure: \$8,000.00

Improvements thereon: A residential dwelling

Sheriff to Collect: \$140,234.54

Atty. Michael Clark

Attorney

Amount: \$88,000.59

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 FEBRUARY 25, 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

NOVEMBER 10, 2008