

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JULY 20, 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, JULY 20, 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 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-6935, HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. RONALD BEERS and TRACY BEERS, owner(s) of property situate in the 4th Ward, City of Scranton, Lackawanna County, Pennsylvania being 221 North Hyde Park Avenue, Scranton, PA 18504

Front: 50 feet Depth: 140 feet

Assessment Map #: B006L003P016

Assessed Value: \$12,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$125,186.27

Mary L. Harbert-Bell, Esquire

Attorney

SALE NUMBER 2 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CIV-9071 COMMUNITY BANK & TRUST CO. vs. LOUISE FRATZOLA, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 2718 Price Street

Lots 202, 203 and 204, Block 5, Kramer & Levy Plot

PROPERTY IDENTIFICATION NUMBER: 144.08-020-027 and 144.08-020-028.01

Assessed Value: \$1,000.00 and \$16,000.00

Improvements thereon: Single Family Dwelling

Sheriff to Collect: \$282,096.23

Daniel L. Penetar, Jr., Esquire

Attorney

SALE NUMBER 3 STAYED

By virtue of a Writ of Execution filed to No. 10 CV 879, 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 F/K/A WASHINGTON MUTUAL BANK F.A. vs. RONALD DOUGLAS, owner(s) of property situate in FIRST WARD OF THE CITY OF SCRANTON,

Lackawanna County, Pennsylvania, being 2806-2808 North Main Avenue, Scranton, PA 18508, 124.03-030-009,
BEING fifty (50') feet in front on Main Avenue (formerly Providence and Carbondale Turnpike) and one hundred fifty (150') feet in depth; bounded on the North by Lot No. Sixteen (16); on the East by lands formerly

of George L. Dickson, et al; on the South by Lot No. Thirteen (13) of said map; and on the West by Main Avenue.

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

Assessment Map #: 124.03-030-009

Assessed Value: \$7,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$111,617.86

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 4 CONTINUED 11/16/10

By virtue of a Writ of Execution filed to No. 2010 CV 1799 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. ANNMARIE SPYHALSKY, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania, being 227 South Valley Avenue Olyphant, PA 18447, 11414-030-011,

BEGINNING at a stake South 42 degrees, 45 minutes East, 25 feet from the center of Dunmore Street, now called South Valley Avenue, and running South 42 degrees 45 minutes East one hundred twenty (120) feet; thence South 31 degrees, 15 minutes West, 30 feet; thence North 42 degrees, 45 minutes West, one hundred twenty (120) feet; and thence North 31 degrees, 15 minutes East, 30 feet to the place of beginning. Containing 3460 square feet of surface, more less, and being known as the Northeastern half of Lot No. 62 on the map of Hull's Addition to the Borough of Olyphant. Being bounded on the Northeast side by land now or formerly John Wade, and on the Southeast by Lot No. 64 on the Southwest by the Southwest half of Lot No. 62 and on the Northwest by Dunmore Street. Together with all appurtenances and improvements thereon.

Property Identification #: 11414030011

Assessed Value: \$5,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$113,021.12

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 5 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 10CV1276 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. JOYCE F. BENNETT and WINFIELD BENNETT, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 940 Acker Avenue, Scranton, Pennsylvania 18504

ALL THAT CERTAIN lot or piece of land situate in the City of Scranton (formerly Township of Lackawanna), County of Lackawanna, and Commonwealth of Pennsylvania, being more fully described in a deed dated November 17, 1995 and recorded December 8, 1995 in Deed Book 1530, Page 743.

DWELLING KNOWN AS: 940 ACKER AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 15614010050

Title to said premises is vested in Joyce F. Bennett and Winfield Bennett, husband and wife, by deed from ELAINE M. RUHANNA AND JOHN C. RUHANNA, SR. HER HUSBAND AND DIANE L. JOHNSON AND BROMLEY JOHNSON, HER HUSBAND AND WILLIAM J., KADRYNA AND A. JOYCE KADRYNA, HIS WIFE, dated November 17, 1995 and recorded December 8, 1995 in Deed Book 1530, Page 743.

Assessment Map #: 15614010050
Assessed Value Figure: \$3,500.00
Improvements Thereon: Residential Dwelling
Sheriff to collect: \$99,811.79
McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 6 STAYED

By virtue of a Writ of Execution filed to No. 2009 CIV 8750 FIDELITY DEPOSIT AND DISCOUNT BANK vs. JILL L. THOMAS and JOHN THOMAS, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 202 Karen Drive, Scranton, PA. Being 100x100x69x105

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF JILL L. THOMAS AND JOHN THOMAS

Assessment Map #: 15716-020-015

Assessed Value Figure: \$22,000.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$35,416.44, plus interest, taxes, costs and attorneys' fees. Judgment filed to Docket No.2009 CIV 8750 Writ of Execution issued April 29, 2010

Paul A.Kelly, Jr.

Attorney

SALE NUMBER 7 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 10 CV 903, GMAC MORTGAGE, LLC vs. DAVID DAVIS and GEANETTE DAVIS, owner(s) of property situate in BOROUGH OF BLAKELY, Lackawanna County, Pennsylvania being 316 Bridge Street Peckville, PA 18452, 10414-040-017,

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF BRIDGE STREET, SIXTY (60) FEET DISTANT FROM THE EASTERLY CORNER OF BRIDGE AND HICKORY STREET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG BRIDGE STREET, A DISTANCE OF FIFTY-FIVE (55) FEET TO A POINT; THENCE AT RIGHT ANGLES, OR NEARLY SO, EASTERLY, ALONG THE LAND FORMERLY OF STEPHEN CAIRNS, JR., A DISTANCE OF ONE HUNDRED TEN (110) FEET; THENCE NORTHERLY (ERRONEOUSLY STATED ON PREVIOUS DEED AS SOUTHERLY) AT RIGHT ANGLES, OR NEARLY SO, AND PARALLEL TO THE FIRST LINE, A DISTANCE OF FIFTY-FIVE (55) FEET TO A POINT; THENCE WESTERLY AT RIGHT ANGLES, OR NEARLY SO, ALONG LAND FORMERLY OF WILLIAM HILL, SR., A DISTANCE OF ONE HUNDRED TEN (110) FEET TO THE PLACE OF BEGINNING.

Assessment Map #: 10414-040-017

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$134,966.97

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 8 STAYED

By virtue of a Writ of Execution filed to No. 2007 CIV 7204 FIDELITY DEPOSIT AND DISCOUNT BANK vs. PETER T. O'MALLEY, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania, being 1613 Wyoming Ave., Scranton, PA 18509 22 ft. x 91 ft.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF PETER T. O'MALLEY

Assessment Map #: 13518-040-025.06

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$67,940.03, plus interest, taxes, costs and attorneys' fees. Judgment filed to Docket No. 2007 CIV 7204 Writ of Execution issued April 29, 2010

Paul A. Kelly, Jr.

Attorney

SALE NUMBER 9 SOLD TAXES AND COSTS

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY DEUTSCHE BANK NATIONAL
TRUST COMPANY, ET AL NO. 08-5649

DESCRIPTION OF PROPERTY: ALL that certain lot, piece or parcel of land situate, lying and being in the City of Scranton, County of Lackawanna and State of Pennsylvania, described as follows: BEING Lot Number Nineteen (19) in Square or Block Number Thirty-Five (35) and situate upon street called and known as Maple Street, upon the Town Plot of the City of Scranton, intended to be duly registered and recorded; said lot being Forty (40) feet in front, Forty (40) feet in rear and One Hundred and Fifty (150) feet in depth and situated at the corner of Grimes Court and Maple Street. COAL and minerals excepted and reserved, together with the right to mine and remove the same as said exceptions and reservations are contained in preceding conveyances in chain of title to these premises. HAVING erected thereon a dwelling known as 735 Maple Street, Scranton, PA 18505. PARCEL NO. 16708-010-064

BEING the same premises which Home Improvers LLC by deed dated 12/21/2005 and recorded on 12/29/2005 in Lackawanna County, Pennsylvania, Recorder of Deeds Office at Instrument No. 200536783, granted and conveyed unto Robert Kane.

IMPROVEMENTS THEREON CONSIST OF: A dwelling known as 735 Maple Street, Scranton, PA 18505.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF ROBERT KANE

Assessment Map #: 16708-010-064

Assessed Value Figure: \$7,000.00

SALE NUMBER 10 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-8757 MOREQUITY, INC. vs. JASON R. KIZER and CORRINE A. KIZER, owner(s) of property situated in 22nd Ward of the City of Scranton, Lackawanna County, Pennsylvania being 1424 Rundle Street, Scranton, PA 18504 73X145

Assessment Map #: 155.16-010-015

Assessed Value Figure: \$14,000.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$203,976.92

Leslie J. Rase, Esquire

Attorney

SALE NUMBER 11 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-4705 LITTON LOAN SERVICING, L.P. v. ELIZABETH A. HEDGLIN and RAYMOND P. HEDGLIN, SR, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 823 BIRCH STREET, SCRANTON, PA 18505-1915

Front: 25 feet, Depth: 162 feet, containing 4,050 square feet.

Assessment Map #: 15620040071

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Dwelling

Judgment Amount: \$130,481.91

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 12 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 08-CV-5348 PHH MORTGAGE CORPORATION, F/K/A PHH MORTGAGE SERVICES v. NAN M. GAUS, owner(s) of property situate in the TOWNSHIP OF City of Scranton, Lackawanna County, Pennsylvania being 2121 PITTSTON AVENUE, SCRANTON, PA 18505-3235

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

Assessment Map #: 167 14040 004
Assessed Value Figure: \$12,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$70,591.41
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 13 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-4590 CITIMORTGAGE, INC. v. DAVID J. JENKINS, owner(s) of property situate in TOWNSHIP OF CITY OF SCRANTON, Lackawanna County, Pennsylvania being 332 SOUTH DECKER COURT, SCRANTON, PA 18504-2571

Dimensions: 49X43X54X37

Property Identification #: 14513070032

Assessment Map #: \$15605050055

Assessed Value Figure: \$650.00

Improvements Thereon: Residential Property

Judgment Amount: \$72,332.18

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 14 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 08-5247 GMAC MORTGAGE, LLC, S/I/I TO GMAC MORTGAGE CORPORATION, F/K/A GMAC MORTGAGE CORPORATION OF PA v. EUGENE F. BIGLIN and MOLLY K. SEDLAK., owner(s) of property situate in the Lackawanna County, Pennsylvania being 461 SALEM STREET, ARCHBALD, PA 18403-2225

Front: 60 feet, Depth: 120 feet, containing 7,200 square feet.

Assessment Map #: 09514 040018

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$67,095.65

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 15 CONT 11/16/10 BK

By virtue of a Writ of Execution No. 06-4575 BAC HOME LOANS SERVICING, L.P. v. FRANCIS G. GARDUS and GRETCHEN L. GARDUS, owners of property situate in Township of FELL, Lackawanna County, Pennsylvania being 35 ONTARIO STREET, CARBONDALE, PA 18407

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

Assessment Map #: 04507020011

Assessed Value Figure: \$6,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$127,939.16

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 16 CONTINUED 11/16/10

By virtue of a Writ of Execution No. 07-CV-5323 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2004-3, ASSET-BACKED CERTIFICATES SERIES 2004-3 v. ANTHONY DOMINIC MORGANTINI, JR. and BELINDA MORGANTINI, owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 18 FALLBROOK STREET, CARBONDALE, PA 18407-1808

Dimensions: 53X7X20X50X90X77

Assessment Map #: 04513 020 01301

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$139,785.32
PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 17 CONTINUED 11/16/10

By virtue of a Writ of Execution No. 09-CV-2878 CITIMORTGAGE, INC. v. JAMES W. HARRIS and WENDY ANN HARRIS, owner(s) of property situate in TOWNSHIP OF SCRANTON CITY, Lackawanna County, Pennsylvania being 328 CHARLES STREET A/K/A, 326-329 CHARLES STREET, SCRANTON, PA 18508-1323

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

Assessment Map #: 12413-030-017

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$176,657.90

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 18 - STAYED

By virtue of a Writ of Execution No. 09-CV-4788 US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2007KS3 v. LUKE J. BERARDIS and REBECCA BERARDIS A/K/A REBECCA SMITH, owner(s) of property situate in RANSOM TOWNSHIP, Lackawanna County, Pennsylvania being 2855 ROCK ROAD, CLARKS SUMMIT, PA 18411-9646

Dimensions: 2.10A

Assessment Map #: 15302-010-00216

Assessed Value Figure: \$24,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$293,627.89

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 19 STAYED

By virtue of a Writ of Execution filed to No. 09 CV 8784 CITIBANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED SECURITIES SERIES 2007-HE2 vs. ANGELA COLBORN and ERIC COLBORN, owner(s) of property situated in Borough of Dunmore, Lackawanna County, Pennsylvania being 309 North Apple Street Dunmore, PA 18512, 14635-010-009,

BEGINNING AT A POINT ON THE WESTERLY SIDE OF APPLE STREET, ONE HUNDRED (100) FEET NORTHEASTERLY FROM THE NORTHERLY CORNER OF APPLE AND ANDREW STREETS;

THENCE NORTH FORTY-ONE (41) DEGREES THIRTY (30) MINUTES WEST, ONE HUNDRED AND FIFTY (150) FEET, MORE OR LESS, TO LAND NOW OR FORMERLY OF ROBERT MCMILLAN;

THENCE NORTH FORTY EIGHT (48) DEGREES THIRTY (30) MINUTES EAST, TWENTY-FIVE (25) FEET TO OTHER LAND NOW OR FORMERLY OF N.R. SWINGLE;

THENCE SOUTH FORTY-ONE (41) DEGREES THIRTY (30) MINUTES EAST, ALONG SAID LAND, ONE HUNDRED AND FIFTY (150) FEET, MORE OR LESS, TO THE WESTERLY SIDE OF APPLE STREET;

THENCE SOUTH FORTY-EIGHT (48) DEGREES THIRTY (30) MINUTES WEST ALONG THE WESTERLY SIDE OF SAID STREET, TWENTY-FIVE (25) FEET TO THE PLACE OF BEGINNING.

Property Identification #: 14635-010-009

Assessed Value Figure: \$12,500.00

Improvements Thereon: A Residential Dwelling
Sheriff to Collect: \$218,857.00
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 20 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09 CV 6584 EASTERN SAVINGS BANK, FSB v. LEO M. FISNE BY JANET L. FISNE, HIS ATTORNEY-IN-FACT, owner(s) of property situate in NEWTON TOWNSHIP, Lackawanna County, Pennsylvania being 1614 SUMMIT LAKE ROAD, CLARKS SUMMIT, PA 18411

18 acres more or less

Property Identification #: 11103-010-011 and 11103-010-011-01

Assessed Value Figure: \$1,103.00 + \$24,800.00 (Bldg)

Improvements Thereon: single family dwelling

Sheriff to Collect: \$103,420.80, plus interest, tax and costs

Scott A. Dieterick, Esquire

Attorney

SALE NUMBER 21 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 10 CV 1280 ONEWEST BANK, FSB vs. ISMET POPOVIC and SERVETE POPOVIC, owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania. Being: 520 Clark Street, Throop, PA 18512

Assessment Map #: 12513-020-050

Assessed Value Figure: \$14,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$78,685.79

Mark J. Udren, Esquire

Attorney

SALE NUMBER 22 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 07-CV-6082 SECRETARY OF VETERANS AFFAIRS vs. ROBERT E. KRESGE JR. and ROBIN E. KRESGE, owner(s) of property situated in , Lackawanna County, Pennsylvania being 432 N. Francis Cabrini Avenue, Scranton, PA 18504, 14515-010-043/B016-1-027-P006,

Beginning at a corner of Chestnut Street, now St. Cabrini Avenue, and Lots Nos. 146 & 147, thence along same line South sixty-nine degrees East (S 69° E) one hundred eighty-six (186) feet to a corner in line of Lot No. 153; thence along said line South thirty-one degrees West (S 31 ° W) forty-six (46) feet to a corner on line between Lots. Nos. 147 and 148; thence along same line North sixty-nine degrees West (N 69 ° W) one hundred eighty-six (186) feet to a corner on Chestnut Street, now St. Cabrini Avenue, North forty-one degrees East (N 41 ° E) forty-six (46) feet to the place of beginning. Containing eight thousand five hundred fifty-six (8556) square feet be the same more or less.

Assessment Map #: 14515-010-043/B016-1-027-p006

Assessed Value Figure: \$9,350.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$103,686.41

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 23 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-2327 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 F/K/A WASHINGTON MUTUAL BANK F.A. S/B/M LONG BEACH MORTGAGE vs. FELICIA CLEMENTE and SALVATORE CLEMENTE, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 138 Walnut Street Dunmore, PA 18512, 14616-030-016,

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

thence North forty-one degrees (41 °) thirty minutes (30') West one hundred eighteen (118) feet to a corner on line of Walnut Street; thence by said Street South forty-eight degrees (48 °) thirty minutes (30') West forty (40) feet to the place of beginning.

Property Identification #: 14616-030-016

Assessed Value Figure: \$7,300.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$136,354.28

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 24 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09 CV 3370 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION, SERIES 2005-AR1 v. COREY L. KLINEFELTER, owner(s) of property situate in TOWNSHIP OF LEHIGH, Lackawanna County, Pennsylvania being 127 COUNTRY CLUB ESTATES, A/K/A 1250 COUNTRY CLUB ESTATES, THORNHURST, PA 18424-9333

Front: 80 feet, Depth: 125 feet, containing 10,000 square feet

Assessment Map #: 24601080001

Assessed Value Figure: \$19,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$180,670.33

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 25 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 2009-CV-5260, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-WL1 vs. WADE J. ROSAR and MICHELE L. ROSAR, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1206 NORTH MAIN STREET A/K/A 1206 NORTH MAIN AVENUE, SCRANTON, PA 18508

4000 square feet

Property Identification #: 13419-050-016

Assessed Value Figure: \$1,600.00 + \$8,200.00 = \$9,800.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$89,231.17

Joel A. Ackerman, Esquire

Attorney

SALE NUMBER 26 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09 CV 5931 BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS, INC. vs. RONALD TAYLOR, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 27 Franklin Street Carbondale, PA 18407, 05412-030-028,

BEGINNING at an iron pin on the northerly line of Franklin Avenue, said iron pin being the common corner of lands now or formerly of Mary Essif (Deed Book 573, page 88) and lands herein described; thence along the said northerly line of Franklin Avenue South Sixty-nine Degrees Fifteen Minutes West (S 69° 15' W) a distance of fifty-five and no hundredths (55.00) feet to an iron pin corner of lands now or formerly of William Moran; thence along the line of lands now or formerly of William Moran, North Twenty-one Degrees Thirty Minutes West (N 21° 30' W) a distance of one hundred seventy-eight and thirty hundredths

(178.30) feet to an iron pin corner of the line of lands now or formerly of Umberta Vergari; thence along the line of lands now or formerly of Umberto Vergari North Thirty-seven Degrees Forty-eight Minutes East (N 37° 48' E) a distance of thirty-five and fifty hundredths (35.50) to an iron pin; thence South Forty-five Degrees Fifty-nine Minutes East (S 45° 59'

E) a distance of fifteen and no hundredths (15.00) feet to an iron pin corner, and North Thirty-eight Degrees Sixteen Minutes East (N 38° 16' E) a distance of nineteen and fifty hundredths (19.50) feet to an iron pin corner of lands now or formerly of Chester Robinson; thence, along the line of lands now or formerly of said Chester Robinson, lands now or formerly of Joe Dombrosky and lands of first-mentioned Mary Essif South Twenty-one Degrees Fifty-four Minutes East (S 21° 54' E) one hundred ninety three and three-tenths (193.3) feet to the point of beginning.

Property Identification #: 05412-030-028

Assessed Value Figure: \$6,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$50,294.52

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 27 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CIV-8723 COMMUNITY BANK & TRUST CO. vs. STEVEN M. JAMES, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 1803 Washburn Street

42.6 x 110, Part Lot 1 Block 35 ½ William Farrell's Plot

Property Identification #: 145.17-010-004

Assessed Value Figure: \$13,000.00

Improvements Thereon: Multi-Dwelling

Sheriff to collect: \$57,810.38

Daniel L. Penetar, Jr., Esquire

Attorney

SALE NUMBER 28 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 10CV901 ONEWEST BANK, FSB vs. LUIS PENETRA and CATHERINE PENETRA (MORTGAGOR), owner(s) of property situate in Township of Thornhurst, Lackawanna County, Pennsylvania. Being: 1111 Golf Course Drive Thornhurst, PA 18424

Dimensions: 80X125

Assessment Map #: 24500-010-015

Assessed Value Figure: \$24,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$169,619.60

Mark J. Udren, Esquire

Attorney

SALE NUMBER 29 STAYED

By virtue of a Writ of Execution filed to No. 09-8875 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. THOMAS REPELLA, JOHN F. CHANDLER (REAL OWNERS), and CHRISTINE M. CHANDLER (REAL OWNER), owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania. Being: 147 Spruce Street Archbald, PA 18403

Dimensions: 60X106

Assessment Map #: 09517-030-015

Assessed Value Figure: \$4,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$32,194.71

Mark J. Udren, Esquire

Attorney

SALE NUMBER 30 CONT 7/19/11

By virtue of a Writ of Execution filed to No. 2009-08826 THE BANK OF NEW YORK MELLON, SUCCESSOR IN INTEREST TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 1999-5 vs. CAROL GAWRON, owner(s) of property situate in Fifth Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 223 South Main Avenue Scranton, PA 18504

Dimensions: 26X94

Assessment Map #: 15606-020-01001

Assessed Value Figure: \$11,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$80,013.42

Mark J. Udren, Esquire

Attorney

SALE NUMBER 31 HIGH BID \$37,701.00

By virtue of a Writ of Execution filed to No. 10CV1313 M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK vs. KENNETH F. KASHUBA and STACEY L. KASHUBA, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 296 Meridian Avenue Scranton, PA 18510, 15606-030-00113,

BEGINNING AT A POINT ON MERIDIAN AVENUE NINETY-TWO (92) FEET FROM AN IRON PIN LOCATED AT THE NORTHWESTERN CENTER OF OXFORD STREET AND MERIDIAN AVENUE, SAID POINT BEING A COMMON CORNER OF LOTS ONE AND TWO AS SHOWN ON A SUBDIVISION PLAN PREPARED BY WILLIAM G. KAREM ASSOCIATES, INC. TITLED "MERIDIAN AVENUE HOUSING".

THENCE SOUTH TWO DEGREES, NINETEEN MINUTES WEST (S. 2 DEGREES 19 MINUTES W.) FORTY (40') FEET ALONG MERIDIAN AVENUE TO A POINT, A COMMON CORNER OF LOTS ONE AND TWO; THENCE NORTH EIGHT-SEVEN DEGREES, FORTY ONE MINUTES WEST (N. 87 DEGREES 41 MINUTES W.) ONE HUNDRED FIFTY (150') FEET ALONG THE BOUNDARY OF LOTS ONE AND TWO TO A POINT; THENCE NORTH TWO DEGREES NINETEEN MINUTES EAST (N. 2 DEGREES 19 MINUTES E.) FORTY (40') FEET ALONG MCNICHOLS COURT TO A POINT; A COMMON CORNER OF LOTS TWO AND THREE; THENCE SOUTH EIGHTY SEVEN DEGREES FORTY ONE MINUTES EAST (S. 87 DEGREES 41 MINUTES E.) ONE HUNDRED FIFTY FEET (150') FEET ALONG THE BOUNDARY OF LOTS TWO AND THREE, LOT THREE BEING LAND OF ANDREW MARTINELLI AND MICIMIENO MARTINELLI, TO THE PLACE OF BEGINNING.

Property Identification #: 15606-030-00113

Assessed Value Figure: \$11,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$27,279.89

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 32 - STAYED

By virtue of a Writ of Execution filed to No. 08-1893 WACHOVIA BANK NATIONAL ASSOCIATION F/K/A FIRST UNION NAT'L BANK vs. SCOTT BROWNING and KATHLEEN BROWNING, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania, being 112 7th Street

50 x 150

Assessment Map #: 10317020023

Assessed Value Figure: \$15,000.00

Improvements Thereon: Single dwelling.

Sheriff to collect: \$30,366.46 PLUS INTEREST, TAXES AND COSTS.

RICHARD BRENT SOMACH, ESQUIRE

NORRIS MCLAUGHLIN & MARCUS, P.A.

1611 POND ROAD STREET, SUITE 300
ALLENTOWN, PA 18104

Attorney

SALE NUMBER 33 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 2010-00521 CHASE HOME FINANCE, LLC, ET AL. vs. TRAVIS A. BUMBARGER and AMY J. BUMBARGER, owner(s) of property situated in 23rd Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 2233 Boulevard Avenue, Scranton, PA 18509

Square Footage: 7,060

Assessment Map #: 135.10-060-012

Assessed Value Figure: \$13,500.00

Improvements Thereon: A single family dwelling

Sheriff to collect: \$131,429.78

Brian M. Kile

Attorney

SALE NUMBER 34 CONTINUED 11/16/10

By virtue of a Writ of Execution filed to No. 09-8576 BENEFICIAL CONSUMER DISCOUNT COMPANY DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA vs. CARRIE M SNYDER and SCOTT A SNYDER, owner(s) of property situate in Township of Greenfield, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 109 Crestmont Street, Greenfield Township, Pennsylvania 18407

ALL THOSE CERTAIN TWO LOTS, SITUATE IN THE TOWNSHIP OF GREENFIELD, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED APRIL 8, 2004 AND RECORDED AUGUST 13, 2004 IN INSTRUMENT NO. 200431395.

DWELLING KNOWN AS: 109 CRESTMONT STREET, GREENFIELD TOWNSHIP, PENNSYLVANIA 18407.

TAX PARCEL NUMBER: 02304-090-003

Title to said premises is vested in Carrie M Snyder and Scott A Snyder, husband and wife, by deed from CARRIE M. BUCKSBEE NOW BY MARRIAGE CARRIE M. SNYDER, SCOTT A. SNYDER, AND JOHN WASHBURN, dated April 8, 2004 and recorded August 13, 2004 in Instrument No. 200431395.

Assessment Map #: 02304-090-003

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$200,454.73

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 35 CONTINUED 11/16/10

By virtue of a Writ of Execution filed to No. 09-CV-4927 ONEWEST BANK FSB vs. RICHARD EVANS, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 315 North Hyde Park Avenue, Scranton, Pennsylvania 18504

All that certain lot or parcel of ground with improvements situate in the Fourth Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, being more particularly described in a deed dated April 4, 2002 and recorded April 12, 2002 in Instrument No. 2002-012435.

DWELLING KNOWN AS: 315 NORTH HYDE PARK AVENUE SCRANTON,
PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14514060060

Title to said premises is vested in Richard Evans by deed from THE MENTAL HEALTH ASSOCIATION IN NORTHEASTERN PENNSYLVANIA, NOW BY CHANGE OF NAME THE ADVOCACY ALLIANCE (A PENNSYLVANIA NON-PROFIT CORPORATION) dated April 4, 2002 and recorded April 12, 2002 in Instrument No. 2002-012435.

Assessment Map #: 14514060060

Assessed Value Figure: \$7,900.00
Improvements Thereon: Residential Dwelling
Sheriff to collect: \$25,918.95
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 36 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 2008 CV 8468 FOUNDATION CAPITAL RESOURCES vs. SAINT ROSE ACADEMY, owner(s) of property situate in Borough of Mayfield, Lackawanna County, Pennsylvania, being 1300 Old Plank Road.

Acreage: Approximately 19.62 acres.

Assessment Map #: 061.10-020-004

Assessed Value Figure: \$525,000.00

Improvements Thereon: IMPROVED with a school building

Sheriff to collect: \$4,971,233.96 plus costs as of July 20, 2010

CHARITON & SCHWAGER

Attorney

SALE NUMBER 37 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 2010 CIV 934, FAIRWAY CONSUMER DISCOUNT COMPANY vs. NANCY LANGLEY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 133-135 East Grove Street, Taylor Borough

Dimensions: 20 feet by 150 feet

Assessment Map #: 16619-020-021

Assessed Value Figure: \$12,450.00

Improvements Thereon: IMPROVED with a single family frame dwelling

Sheriff to collect: \$18,769.07 plus costs as of July 20, 2010

CHARITON & SCHWAGER

Attorney

SALE NUMBER 38 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09 CV 4266 U.S. BANK, NATIONAL ASSOCIATION, ET AL, vs. MICHAEL MAROS and ARLENE MAROS, owner(s) of property situate in Olyphant (Municipality), Lackawanna County, Pennsylvania, being 407 Edgar Street, Olyphant, PA 18447(Address).

Assessment Map #: 12502-080-00107

Assessed Value Figure: \$25,000.00

Improvements Thereon: A dwelling

Acreage, sq footage: 41,146 SF

Sheriff to collect: \$338,337.66 plus interest, taxes and cost

Louis P. Vitti, Esquire

Attorney

SALE NUMBER 39 SOLD TAXES AND COSTS

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. v. ALFRED S. JASKULSKI and LAURA A. JASKULSKI were the owners of property situate in South Abington Township, Lackawanna County, Pennsylvania 10-CV-648 being: 210 Maggies Road Clarks Summit, PA 18411

Dimensions: 100 x 150

Assessment Map #: 0810401000117

Assessed Value Figure: \$29,000.00

Improvements Thereon: single dwelling

Sheriff to collect: \$119,628.76 Plus costs
James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC
600 Third Avenue
Kingston, PA 18704
Attorney

SALE NUMBER 40 HIGH BID \$200,000.00

By virtue of a Writ of Execution filed to No. 2122-Civil-2010, COMMUNITY BANK & TRUST CO. vs. SUMMIT FAMILY CARE, P.C., KDORE, LLC, LOUIS M. KAREHA and LORI A. KAREHA, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania being: 211 N. State Street, Clarks Summit, PA 18411

153 x 257 x 165 x 222

Assessment Map #: 09019-020-00100

Assessed Value Figure: \$65,000.00

Improvements Thereon: Commerical Building

Sheriff to collect: \$1,145,837.83

David M.Gregory, Esquire

Attorney

SALE NUMBER 41 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 08-CV-4935 IB PROPERTY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. HELDER DOS SANTOS, owner(s) of property situate in City of Scranton, County of Lackawanna and State of Pennsylvania, being known as 1100-1102 Pittston Avenue, Scranton, PA 18505 situate in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania.

Assessment Map #: 15619-040-006

Assessed Value Figure: \$25,000.00

Improvements Thereon: Commercial dwelling

Sheriff to collect: \$355,311.82

MARTIN S. WEISBERG, Esq

Attorney

SALE NUMBER 43 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-2707 WACHOVIA BANK, N.A. vs. PATRICK J PURDY and SHAWN M PURDY, owner(s) of property situate in 21st Ward City of Scranton, Lackawanna County, Pennsylvania, being, 624 North Bromley Avenue, Scranton, PA 18504

50 x 152

Property Identification #: 14510070011

Assessed Value Figure: \$11,000.00

Improvements Thereon: Single Dwelling

Sheriff to collect: \$122,874.62

Daniel Mancini, Esquire

Attorney

SALE NUMBER 44 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 08 CV 4496 GMAC MORTGAGE, LLC F/K/A GMAC MORTGAGE CORPORAION vs. JAMES SHERMAN, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 307 9th Street, Scranton, PA 18504, 15606-050-045

BEING the southerly half of lot Number Two (2) In Block Number Twelve (12) as said Lot and Block are designated on J. Heerman's Map of South Hyde Park. Half Lot herein conveyed being Twenty five (25) feet in front on Ninth Street and One Hundred Fifty (150)

feet in depth to an Alley, and being the Southerly Half of said Lot Number Two (2) as said lot is divided by a straight line from the center of the front line to the center of the rear line thereof.

Assessment Map #: 15606-050-045
Assessed Value Figure: \$7,300.00
Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$77,648.11
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 45 STAYED

By virtue of a Writ of Execution filed to No. 07-6291 BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION, AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST vs. JOSEPH SURDYKOWSKI, owner(s) of property situate in BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 121 Bellman Street Throop, PA 18512, 12415-030-011,

ALL that certain lot, piece of parcel of land situate in the Borough of Throop, County of Lackawanna and State of Pennsylvania, knowns as Lot number Six (6) in block number Six (6) and on Harriet Street, being fifty (50) feet in width in front, the same width in the rear in Bellman Street, and one hundred sixty-five (165) feet in depth

Assessment Map #: 12415-030-011
Assessed Value Figure: \$7,500.00
Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$94,549.37
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 46 STAYED

By virtue of a Writ of Execution No. 09-CV-5174 NATIONAL CITY REAL ESTATE SERVICES LLC, S/B/M TO NATIONAL CITY MORTGAGE, INC, F/K/A NATIONAL CITY MORTGAGE CO. vs. JACOB MELTZER and DEBORAH MELTZER, owner(s) of property situate in TOWNSHIP OF SCOTT TOWNSHIP, Lackawanna County, Pennsylvania being 73 ESTHER STREET, JERMYN, PA 18433

Front: 48 feet, Depth: 100 feet, containing 4,800 square feet.

Assessment Map #: 06210020009
Assessed Value Figure: \$5,000.00
Improvements Thereon: Residential Property
Judgment Amount: \$56,460.97
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 47 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 909 Civil 2010, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006 EQ2 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ2, BY ITS ATTORNEY IN FACT, OCWEN LOAN SERVICING, LLC vs. ROY J. GILGALLON, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 638-640 North Hyde Park Avenue, Scranton, PA 18504.

Front: 40 ft. Depth: 86 ft.

Property Identification #: 14510-070-045.
Assessed Value Figure: \$14,500.00
Improvements Thereon: Residential Real Estate
Sheriff to collect: \$103,497.03
KEVIN P. DISKIN, Esquire
Attorney

SALE NUMBER 48 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09 CV 4397 STATES RESOURCES CORP., SUCCESSOR BY ASSIGNMENT FROM WACHOVIA BANK, NATIONAL ASSOCIATION vs. GABY KOONCE and JOSE MANCHEGO, owner(s) of property situated in Scranton, Lackawanna County, Pennsylvania, being 1726-1728 Pittston Avenue, Scranton, Pennsylvania (but with a mailing address of 1730 Pittston Avenue, Scranton, Pennsylvania)

Property Identification #: 16710040031

Assessed Value Figure: \$18,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: AMOUNT DUE \$175,758.91

INTEREST

From 2/8/10 – 7/20/10 \$ 4,389.33

(Costs to be added) \$ 2,000.00

TOTAL \$182,148.24

PHILLIP D. BERGER, ESQUIRE

Lundy, Flitter, Beldecos & Berger, P.C.

450 N. Narberth Avenue

Narberth, PA 19072

(610)668-0770

Attorney

SALE NUMBER 49 STAYED

By virtue of a Writ of Execution filed to No. 8967 Civil 2009, BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE CO. OF PA vs. JAMES SINKAUS, KRYSTAL SINKAUS, and LYNN KERRIGAN, owner(s) of property situate in Village of Moosic, Lackawanna County, Pennsylvania being 723-725 Main Street, Moosic, PA 18507.

Front: 52 ft. Depth: 150 ft.

Property Identification #: 18509-030-005.

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Real Estate

Sheriff to collect: \$171,842.25

STEVEN K. EISENBERG, Esq.

Attorney

SALE NUMBER 50 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-6479 BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES 04-FA1 30YEAR, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, THE MASTER SERVICER, IN ITS CAPACITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT vs. VINCENT SCIALPI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1601 PENN AVENUE, SCRANTON, PA 18508

2340 square feet

Property Identification #: 13517-060-046

Assessed Value Figure: \$1,600.00 + \$8,951.00 =\$10,551.00

Improvements Thereon: three family dwelling

Sheriff to Collect: \$45,251.50

Joel A. Ackerman, Esquire

Attorney

SALE NUMBER 51 CONT 7/19/11

By virtue of a Writ of Execution filed to No. 2009-CV-3819 REGENCY FINANCE COMPANY, PLAINTIFF, AND AGAINST JEFFERY J. SACCHETTI, owner(s) of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 2618 North Main Street, Scranton, County of Lackawanna, Pennsylvania, with approximate dimensions of 24X156X23X160.

Tax Map #: 13501-010-039

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential

Sheriff to Collect: \$62,380.38 plus costs and interest

Jill M. Spott, Esquire

Attorney

SALE NUMBER 52 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 2007-04801 CHASE HOME FINANCE LLC, ET AL. vs. ROBERT ALBERTSON, owner(s) of property situate in City of Scranton Lackawanna County, Pennsylvania, being 78 E. Parker Street, Scranton, PA 18509

70' x 56', 3,920 square feet

Assessment Map #: 13501-060-034

Assessed Value Figure: \$7,000.00

Improvements Thereon: A single family dwelling

Sheriff to Collect: \$92,157.10

Kristine M. Anthou

Attorney

SALE NUMBER 53 - CONT 11/16/10

By virtue of a Writ of Execution filed to No. 06-CV-179 COUNTRYWIDE HOME LOANS, INC. vs. DORSEY WITKOWSKI, owner(s) of property situate in Borough of Dickson, Lackawanna County, Pennsylvania, being 809 Dundaff Street Dickson City, PA 18519, 11409-010-015,

BEING Lot Number Eight (8) upon a map of lands of Joseph Zabrowski of Dickson City, Lackawanna County, Pennsylvania, made by W. Moir, Civil Engineer, said lot being thirty-eight (38) feet in front upon a street called and known as Scott Road, same width in the rear by one hundred and ninety-five (195) feet in depth on the Northerly side and two hundred and four (204) feet in depth on the Southerly side.

Assessment Map #: 11409-010-015

Assessed Value Figure: \$7,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$64,097.57

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 54 CONTINUED 11/16/10

By virtue of a Writ of Execution filed to No. 09CV-1803 HSBC MORTGAGE SERVICES, INC. vs. CATHERINE L. OAKLEY, owner(s) of property situate in Old Forge, LACKAWANNA COUNTY, PENNSYLVANIA BEING 630 Edith Street, Old Forge, Pennsylvania 18518

All that certain lot or parcel of land situate in the Borough of Old Forge, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated October 20, 1995 and recorded November 6, 1995 in Deed Book 1527, Page 754 Instrument # 199520624.

DWELLING KNOWN AS: 630 EDITH STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 17519030005 (29078468)

Title to said premises is vested in Catherine L. Oakley by deed from Rexford J Oakley and Catherine L Oakley, his wife, dated October 20, 1995 and recorded November 6, 1995 in Deed Book 1527, Page 754 Instrument # 199520624.

Assessment Map #: 17519030005 (29078468)

Assessed Value Figure: \$84,000.00
Improvements Thereon: Residential Dwelling
Sheriff to Collect: \$87,110.02
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 55 SOLD TAXES AND COSTS

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

Dimensions: 65 x 33 x 71 x 33

See Deed Book 2004, Page 34001

Assessment Map #: 07312-070-003

Assessed Value Figure: \$3,000.00

Improvements Thereon: A residential dwelling house

Sheriff to Collect: \$51,496.54 (Total amount of Judgment)*

*With costs, interest, late charges and taxes, etc. as may accrue.

Leon P. Haller, Esquire

Purcell, Krug & Haller

Attorney

SALE NUMBER 56 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CIV-7872 FIRST NATIONAL COMMUNITY BANK vs. RANDY R. LONG, owner(s) of property situate in Madison Township, Lackawanna County, Pennsylvania, being 2911 Aberdeen Road

474.62 x 245 x 74.32 x 119.28 x 368.08 x 116.32

Property Identification #: 172.04-010-002.01

Assessed Value Figure: \$18,000.00

Improvements Thereon: Single Family Dwelling

Sheriff to Collect: \$132,780.37

Daniel L. Penetar, Jr., Esquire

Attorney

SALE NUMBER 57 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09 CV 2690 CITIMORTGAGE INC. S/B/M SOURCE ONE MORTGAGE CORP. vs. DAVID J. HOLLEY JR. and CAROL M. HOLLEY, owners of property situate in Fourth Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 360 North Bromley Avenue Scranton, PA 18504, 14514-060-007,

ALL the following lot, piece or parcel of land situate in the Fourth Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

Assessment Map #: 14514-060-007

Assessed Value Figure: \$7,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$69,631.83

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 59 STAYED

By virtue of a Writ of Execution filed to No. 09 CV 4447 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT

DATED AS OF JUNE 1, 2007 EQUIFIRST LOAN SECURITIZATION TRUST 2007-1
MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2007-1 vs. DARREN R. DEMORROW, owners of property situate in Township of Fell, Lackawanna County, Pennsylvania, being 35 Owego Street, Simpson, PA 18407

Front: 88 feet Depth: 37 feet

Assessment Map #: 03511-020-028

Assessed Value Figure: \$5,630.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$60,321.47

Mary L. Harbert-Bell, Esquire

Attorney

SALE NUMBER 60 CONT 11/16/10

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. v ANN SHARPE, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania, 10 CV 410 being: 216 Pittston Avenue, Scranton, PA

Dimensions: 28 x 80

Assessment Map #: 15612030032

Assessed Value Figure: \$11,000.00

Improvements thereon: multi dwelling

Sheriff to Collect: \$53,274.13 Plus costs

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 61 CONT 11/16/10

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENN SECURITY BANK & TRUST CO. v ANN GILHOOLEY LYDON, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania, 10 CV 3920 being: 2938 Birney Avenue, Scranton, PA

Dimensions: 40 x 50

Assessment Map #: 16717010046

Assessed Value Figure: \$5,451.00

Improvements thereon: single dwelling

Sheriff to Collect: \$44,888.72 Plus costs

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 62 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 10 CV 1044 BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. KENNETH B. SCHULER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1677 Ariel Street, Scranton, PA 18505

Front: 90 sq. ft. Depth: 111.50 sq. ft.

Assessment Map #: 15719-010-049

Assessed Value Figure: \$23,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$187,453.33

Mary L. Harbert-Bell, Esquire

Attorney

SALE NUMBER 63 STAYED

By virtue of a Writ of Execution filed to No. 08 CV 1049 JPMORGAN CHASE BANK, N.A. vs. JACQUELINE S. BUTLER A/K/A JACQUELINE F. BUTLER, owner(s) of property situate in Borough of Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 504-506 Butler Street, Dunmore, Pennsylvania 18512

All that certain piece or parcel of land located on the southwesterly side of Butler Street in the Third Ward of the Borough of Dunmore, County of Lackawanna, commonwealth of Pennsylvania, being more fully described in a Deed dated 9/27/2001 and recorded 10/2/2001 in Deed Book 516, Page 210.

DWELLING KNOWN AS: 504-506 BUTLER STREET, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 14619-020-061

Title to said premises is vested in Jacqueline S. Butler a/k/a Jacqueline F. Butler by deed from Jacqueline F. Sheerer, now by marriage Jacqueline F. Butler dated September 27, 2001 and recorded October 2, 2001 in Deed Book 516, Page 210.

Assessment Map #: 14619-020-061

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$96,474.14

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 64 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 09 CV 4169 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 vs. VINCE MARINARO A/K/A VINCENT MARINARO, owner(s) of property situate in Township of South Abington, LACKAWANNA COUNTY, PENNSYLVANIA BEING 552 Deerfield Drive, Clarks Summit, Pennsylvania 18411

All that certain lot, piece or parcel of land lying, being and situate in the Township of South Abington, County of Lackawanna and State of Pennsylvania, more particularly described in a deed dated November 30, 2006 and recorded December 11, 2006 in Instrument # 2006035324.

DWELLING KNOWN AS: 552 DEERFIELD DRIVE, CLARKS SUMMIT, PA 18411.

TAX PARCEL NUMBER: 09103-020-00103

Title to said premises is vested in Vince Marinaro a/k/a Vincent Marinaro by deed from SHERRILYN STIVALS dated November 30, 2006 and recorded December 11, 2006 in Instrument # 2006035324.

Assessment Map #: 09103-020-00103

Assessed Value Figure: \$21,000.00

Improvements Thereon: Residential dwelling

Sheriff to collect: \$320,435.77

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 65 SOLD TAXES AND COSTS

By virtue of a Writ of Execution field to No. 2010-CV-2719, COMMUNITY BANK, N.A. D/B/A FIRST LIBERTY BANK AND TRUST COMPANY vs. TRI-COUNTY REALTY AGENCY, INC., J&J REALTY, JOSEPH BUDNOVITCH, JOHN TEEPLE and HOMETOWN BUILDERS AND RENOVATORS, INC. DEFENDANTS, AND JOSEPH BUDNOVITCH AND TAMARA L. BUDNOVITCH, HIS WIFE, AND JOHN TEEPLE AND MARY K, TEEPLE, HIS WIFE, TERRE-TENANTS, owner(s) of property situate in

Covington, Lackawanna County, Pennsylvania, being known as Route 307, Covington,
Pennsylvania 18444.

Consisting of: 6.3 acres

Assessment Map # 21203-020-011

Assessed Value Figure: \$21,000.00 Total

Improvements Thereon: Commercial

Sheriff to Collect: \$432,785.84 PLUS TAXES, COSTS, EXPENSES AND ATTORNEY'S FEES

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

Myles R. Wren, Esquire

Attorney

SALE NUMBER 66 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-8214 MIDFIRST BANK vs. RONALD L. ENGLAND and LYNNE M. ENGLAND, owner(s) of property situate in the Thornhurst Township (formerly Lehigh Township), Lackawanna County, Pennsylvania, being 1099 Country Club Drive, Thornhurst, PA 18424

See Deed Book 165, Page 475

Assessment Map #: 24500-010-007

Assessed Value Figure: \$18,000.00

Improvements Thereon: a residential dwelling house

Sheriff to Collect: \$92,281.72 (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 67 CONT 7/19/11

By virtue of a Writ of Execution No. 09-05718 BANK OF AMERICA, N.A. v. ABRAHAM SCHWARTZ, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1926 PRICE STREET, SCRANTON, PA 18504. Size of Lot 30 ft. x 150 ft.

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

Property Identification #: 14513-040-019

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Sheriff to Collect: \$90,736.11

Gregory Javardian, Esquire

Attorney

SALE NUMBER 68 CONTINUED 11/16/10

By virtue of a Writ of Execution filed to No. 09 2084 WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-3 ASSET-BACKED CERTIFICATES, SERIES 2005-3 vs. SHERRY MUSACCHIO and JOSEPH MUSACCHIO, owner(s) of property situate in Olyphant, LACKAWANNA COUNTY, PENNSYLVANIA BEING 126 Palm Street, Olyphant, Pennsylvania 18447

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING ON THE SOUTHERLY SIDE OF NEW STREET, BOROUGH OF OLYPHANT, LACKAWANNA COUNTY, PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED MAY 24, 2005 AND RECORDED MAY 26, 2005 IN INSTRUMENT NO. 200513850.

DWELLING KNOWN AS: 126 PALM STREET, OLYPHANT, PENNSYLVANIA 18447.

TAX PARCEL NUMBER: 11509-010-002

Title to said premises is vested in Sherry Musacchio and Joseph Musacchio, husband and wife, by deed from MARIE HYNAK MYSKOWSKI AND ELAINE HYNAK EVANS, CO-EXECUTRIXES OF THE ESTATE OF SOPHIE HYNAK, DECEASED, dated May 24, 2005 and recorded May 26, 2005 in Instrument No. 200513850.

Assessment Map #: 11509-010-002

Assessed Value Figure: \$10,000.00
Improvements Thereon: Residential Dwelling
Sheriff to collect: \$88,462.79
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 69 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 10CV721 CHASE HOME FINANCE LLC vs. GERTRUDE F HOWELL, owner(s) of property situate in Ransom, LACKAWANNA COUNTY, PENNSYLVANIA BEING 2 2718 Ransom Road, Clarks Summit, Pennsylvania 18411

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Ransom, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated September 19, 1966 and recorded October 26, 1966 in Deed Book 633, Page 37.

DWELLING KNOWN AS: 2718 RANSOM ROAD, CLARKS SUMMIT, PA 18411.

TAX PARCEL NUMBER: 15303010002

Title to said premises is vested in Gertrude F Howell by deed from EDWARD D. SMALLACOMBE, EXECUTOR AND TRUSTEE UNDER THE WILL OF RACHEL HOWELLS, DECEASED; HARRY D. HOWELL AND GERTRUDE HOWELL, HIS WIFE RUTH ROBERTS AND RUSSELL ROBERTS, HER HUSBAND, DEWAYNE HOWELL AND JUDITH E. HOWELL, HUSBAND AND WIFE, dated Septebmer 19, 1966 and recorded October 26, 1966 in Deed Book 633, Page 37.

Assessment Map #: 15303010002

Assessed Value Figure: \$24,000.00

Improvements Thereon: Residential dwelling

Sheriff to collect: \$195,626.84

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 70 CONTINUED 11/16/10

By virtue of a Writ of Execution filed to No. 09 CV 4926 ONEWEST BANK FSB vs. RICHARD EVANS, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 723 Hampton Street, Scranton, Pennsylvania 18504

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 July 1, 2003 and recorded July 3, 2003 in Deed Book 977, Page 395.

DWELLING KNOWN AS: 723 HAMPTON STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 15610030061

Title to said premises is vested in Richard Evans by deed from ROBERT STELMAK AND JUDITH STELMAK, HIS WIFE, dated July 1, 2003 and recorded July 3, 2003 in Deed Book 977, Page 395.

Assessment Map #: 15610030061

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential dwelling

Sheriff to collect: \$85,747.37

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 71 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-8611 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. DANIEL O'HARA III, owner(s) of property situate in Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 210 Spring Street, Scranton, Pennsylvania 18508

ALL THAT CERTAIN 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 August 7, 2006 and recorded August 8, 2006 in Instrument No. 200622339.

DWELLING KNOWN AS: 210 SPRING STREET, SCRANTON, PENNSYLVANIA
18508.

TAX PARCEL NUMBER: 13505-020-030

Title to said premises is vested in Daniel O'Hara, III by deed from FIDELITY DEPOSIT
AND DISCOUNT BANK dated August 7, 2006 and recorded August 8, 2006 in Instrument
No. 200622339.

Assessment Map #: 13505-020-030

Assessed Value Figure: \$10,000.00
Improvements Thereon: Residential Dwelling
Sheriff to collect: \$65,602.48
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 72 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CIVIL-7360 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LONAS SERVICING LP vs. UNKNOWN SURVIVING HEIRS OF MICHAEL ZANCA, DECEASED MORTGAGOR AND REAL OWNER AND CRYSTAL ZANCA, INDIVIDUALLY AND AS ONLY KNOWN SURVIVING HEIR OF MICHAEL ZANCA, DECEASED MORTGAGOR AND REAL OWNER, owner(s) of property situate in Old Forge, LACKAWANNA COUNTY, PENNSYLVANIA BEING 525 W. Grace Street, Old Forge, Pennsylvania 18518

ALL the surface or right of soil of all that certain lot or parcel of land situate in the Borough of Old Forge, County of Lackawanna and Commonwealth of Pennsylvania, being more fully described in a deed dated October 26, 2004 and recorded November 3, 2004 in Instrument No. 200440239.

DWELLING KNOWN AS: 525 W GRACE STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 17515-020-025

Title to said premises is vested in Unknown Surviving Heirs of Michael Zanca, Deceased Mortgagor and Real Owner of Crystal Zanca, individually and as Only Known Surviving Heir of Michael Zanca, deceased Mortgagor and Real Owner by deed from MICHELLE PAWLOWSKI, NOW BY MARRIAGE, MICHELLE LANDI AND JOHN A. LANDI, HER HUSBAND, dated October 26, 2004 and recorded November 3, 2004 in Instrument No. 200440239.

Assessment Map #: 17515-020-025

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential dwelling

Sheriff to collect: \$50,958.30

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 73 CONT 11/16/10

By virtue of a Writ of Execution filed to No. 10-CV-1021 WACHOVIA BANK, N.A. v. PATRICE PARKER HARRINGTON A/K/A PATRICE M. CLARK, owner(s) of property situated in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 905 DELAWARE STREET

Property Identification #:13518-020-003

Assessed Value Figure: \$7,000.00

Improvements Thereon: consists of a single family residential dwelling

Sheriff to collect: \$144,151.82 plus interest continuing from 11/30/09 at the mortgage per diem of \$29.08 until the date of sale.

Anthony R. Distasio, Esquire

Attorney

SALE NUMBER 74 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 08-CV-7525, HSBC BANK USA AS TRUSTEE FOR SERIES MANA 2007-F1 v. CHRISTOPHER M. JENKINS and SUSAN B. HAM., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1180-1182 WEST ELM STREET, SCRANTON, PA 18504. Size of Lot 40 ft. x 123 ft.

Property Identification #: 15609-040-029
Assessed Value Figure: \$9,000.00
Improvements Thereon: Residential property
Sheriff to collect: \$147,110.16
Gregory Javardian, Esquire

Attorney

SALE NUMBER 75 CONT 11/1 6/10

By virtue of a Writ of Execution filed to No. 10-CV-1888 WACHOVIA BANK, N.A. v. EUGENE E. WASSELL and PATRICIA M. WASSELL owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 413 WEST CHERRY STREET

Property Identification #: 16707-010-057

Assessed Value Figure: \$7,000.00

Improvements Thereon: consists of a single family residential dwelling

Sheriff to Collect: \$180,278.81 plus interest continuing from 02/25/10 at the mortgage per diem of \$28.87 until the date of sale.

Anthony R. Distasio, Esquire

Attorney

SALE NUMBER 76 SOLD TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 10-CV-1433 WACHOVIA BANK, N.A. v. JOSHUA J. MALIA A/K/A JOSHUA MALIA and PEGGY SCHROETER A/K/A PEGGY MALIA owner(s) of property situated in CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 8 SPENCER STREET

Property Identification #: 04510-040-031

Assessed Value Figure: \$8,371.00

Improvements Thereon: consists of a two unit residential dwelling

Sheriff to Collect: \$72,985.40 plus interest continuing from 02/03/09 at the mortgage per diem of \$14.60 until the date of sale.

Anthony R. Distasio, Esquire

Attorney

SALE NUMBER 77 SOLD TAXES AND COSTS

BY VIRTUE OF WRIT OF EXECUTION ISSUED BY WILLIAM P. GOLDEN vs. RICHARD M.S. FREEMAN filed to No. 10-CV-00584 property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 901 FORUM TOWERS, 220 LINDEN STREET, SCRANTON, LACKAWANNA COUNTY, PA 18503

Dimensions: See Deed at Instrument Number 200619410.

Assessment Map #: 14583-CON-01039

Assessed Value Figure: \$5,496.00

Sheriff to Collect: \$54,000.00 plus additional with additional costs, late charges, expenses and reasonable attorneys fees of fifteen (15%).

Mark J. Conway, Esquire

Attorney

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 AUGUST 18, 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.

BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S DEPARTMENT
SCRANTON, PA 18503
MAY 3, 2010