

**SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JULY 21, 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, JULY 21, 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 18 STAYED**

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 Figure: \$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 24 – SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 06-6456, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, 2005-9 v. ERMA L. HIPSMAN and, owner(s) of property situate in the, Lackawanna County, Pennsylvania, being 137B RIVER ROAD, THORNHURST, PA 18424

Size 1.47A feet

Assessment Map #: 25203 010 003

Assessed Value Figure: \$16,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$87,678.69

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 33 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 08-CV-6678 WELLS FARGO BANK, NA v. MARIE M. LACOMBE and RISALDO LACOMBE, owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania being 1319 PROSPECT AVENUE, SCRANTON, PA 18505

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

Assessment Map #: 16707 040 024

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$63,187.16

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 60 STAYED**

By virtue of a Writ of Execution filed to No.09 CV 1479 AMERIPRISE BANK, FSB vs. PATRICK JOYCE, owner(s) of property situated in Borough of Clarks Summit, Lackawanna County, Pennsylvania being 518 Waverly Avnenue, Clarks Summit, PA 18411

240X145X166X161

Assessment Map #: 090.11-010-01500

Assessed Value figure: \$12,560.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$55,003.66

Michael J. Clark, Esquire

Attorney

**SALE NUMBER 63 – STAYED**

**By virtue of a Writ of Execution No. 06-CV-4299 LASALLE BANK NATIONAL ASSOCIATION, TRUSTEE v. JOHN F. LEESE and DARLENE GOLDYN LEESE, owner(s) of property situated in the DICKSON CITY, Lackawanna County, Pennsylvania being 721 JACKSON STREET, DICKSON CITY, PA 18519**

Front: 50 feet Depth: 165 feet, containing 8250 square feet.

Assessment Map Number: 11316-030-014

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Property

Judgment Amount: \$133,203.93

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 70 – STAYED**

By virtue of a Writ of Execution filed to No. 2009 CV 756, FAIRWAY CONSUMER DISCOUNT COMPANY vs. CHRISTINE J. SCHWARTZ, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania. being 1701-1703 Wayne Avenue, Scranton City.

Dimensions: 70.5 feet by 62 feet by 84.5 feet by 58 feet.

Assessment Map #: 13412-020-020

Assessed Value figure: \$15,000.00  
Improvements thereon: IMPROVED with a single family dwelling  
Sheriff to collect: \$50,681.73 plus costs as of July 21, 2009.  
Mark J. Udren, Esquire  
Attorney

**SALE NUMBER 71 STAYED**

By virtue of a Writ of Execution No. 2008-07952, BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. AMY RUDALAVAGE and SHANNEN SUTTON owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania. being 634 ORCHARD STREET, SCRANTON, PA 18505-1312  
Front: 20 feet Depth: 162 feet, containing 3240 square feet.  
Assessment Map #: 15668020011  
Assessed Value figure: \$7,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$37,658.19  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 88 – STAYED**

By virtue of a Writ of Execution No. 09-CV-1314 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON HEAT 2004-6 v. WILLIAM P. RIST and MARY ANN RIST, owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania, being 426 WILBUR STREET, SCRANTON, PA 18508-1314  
DIMENSIONS: 60x149x60x150  
Assessment Map Number: 12413020032  
Assessed Value figure: \$6,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$51,650.99  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 96 - STAYED**

By virtue of a Writ of Execution No. 08-CV-5894 GMAC MORTGAGE, LLC v. MICHAEL J. PERNA and KIMBERLY R. PERNA, owner(s) of property situate in MADISON TOWNSHIP, Lackawanna County, Pennsylvania being 4511 HAAS POND ROAD, MOSCOW, PA 18444  
2.66 Acres  
Assessment Map #: 19201-010-00302  
Assessed Value figure: \$11,000.00  
Improvements thereon: Residential Property  
Judgment Amount: \$121,043.67  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 97 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09-CV-272 DEUTSCHE BANK NATIONAL TRUST AS INDENTURE TRUSTEE OF 2005-H34 v. EWAN POWELL and owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania being 1607 LAFAYETTE STREET, SCRANTON, PA 18504-1744

Front: 25 feet Depth: 150 feet, containing 3750 square feet.

Assessment Map #: 14513-080-007

Assessed Value figure: \$5,400.00

Improvements thereon: Residential Property

Judgment Amount: \$15,553.50

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

A SCHEDULE OF DISTRIBUTION OF EACH SALE WILL BE FILED BY THE SHERIFF NOT LATER THAN AUGUST 20, 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

MAY 11, 2009