

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, JUNE 2, 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, JUNE 2, 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 4 – SOLD TAXES AND COSTS

By virtue of a Writ of Execution No. 06-6277, COUNTRYWIDE HOME LOANS, INC. v. DANIEL J. EDWARDS and JODI L. EDWARDS, owner(s) of property situate in SCRANTON, Lackawanna County, PENNSYLVANIA being RR 6, MOSCOW, PA 18444

Front: 146X257 feet Depth: 310X200 feet, containing square feet.

Assessment Map #: 20502-020-00301 & 20502-020-00309

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$188,961.78

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 45 – SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 08CV5900 U.S. BANK NATIONAL ASSOCIATION, TRUSTEE FOR LEHMAN BROTHERS vs. WILLIAM FIRESTONE, owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania being 707 Mill Street, Dunmore, Pennsylvania 18512

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING THE BOROUGH OF DUNMORE, COUNTY OF LACKAWANNA BEING MORE FULLY DESCRIBED IN DEED DATED 10/14/2005 AND RECORDED 10/25/2005 IN INSTRUMENT NO. 200529647.

DWELLING KNOWN AS: 707 MILL STREET, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 14619030036

Title to said premises is vested in William Firestone by deed from Nicholas A. Ross and Mary Patricia Ross, his wife, dated October 14, 2005 and recorded October 25, 2005 in Instrument No. 200529647.

Assessment Map #: 14619030036

Assessed Value figure: \$13,000.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$127,429.08

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 64 SOLD TAXES AND COSTS

By virtue of a Writ of Execution No.08-CV-5018, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON HEAT 2005-7 v. CLAUDIA LIGUS and owner(s) of property situate in the MADISON TOWNSHIP, Lackawanna County, Pennsylvania, being 2115 HAMLIN HIGHWAY ROUTE 590, MADISON TOWNSHIP, PA 18444

Front: 100 feet Depth: 435 feet, containing 43500 square feet.

Assessment Map #: 18102020001

Assessed Value figure: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$92,074.64

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 66 – SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 08-7317, WELLS FARGO BANK, NA v. RICHARD LOMBARDO and TRACY LOMBARDO, owners of property situate in the SIMPSON, Lackawanna County, Pennsylvania being 63 SHANNON STREET, SIMPSON, PA 18407-1230

Front: 50 feet Depth: 120 feet, containing 6000 square feet.

Assessment Map #: 03511-030-003 and 03511-030-004 and 03511-030-035

Assessed Value figure: \$6,500.00

Improvements thereon: Residential Property

Judgment Amount: \$84,277.54

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 79 – SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 08-CV-4690 PHH MORTGAGE CORPORATION v. CHRISTINE RICHARD and owner(s) of property situate in the CLARKS SUMMIT, Lackawanna County, Pennsylvania, being 1579 NEWTON RANSOM BOULEVARD, CLARKS SUMMIT, PA 18411-9669

Front: 1A feet Depth: feet, containing square feet.

Assessment Map #: 11.01-010-00404

Assessed Value figure: \$36,000.00

Judgment Amount: \$338,733.59

Improvements thereon: Residential Property

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 JULY 2, 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

MARCH 16, 2009