

**SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, MARCH 23, 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, MARCH 23, 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 STAYED**

By virtue of a Writ of Execution filed to No. 2009-CV-7226, FIDELITY DEPOSIT AND DISCOUNT BANK vs. GERARD T. DONAHUE, KATHLEEN A. DONAHUE, AND CENTRAL NEW JERSEY RR STATION, L.P., OWNERS of the property situate in the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA being 400 N. Sixth Avenue, Scranton, Pennsylvania 181,611.77 square feet, 4.169 acres of land,

Property Identification #: 14519-020-03602

Assessed Value: \$37,700.00

Improvements thereon: Commercial Structure

Sheriff to Collect: \$421,815.87

Robert A. Cecchini, Esquire

Attorney

**SALE NUMBER 2 STAYED**

By virtue of a Writ of Execution filed to No. 6852-Civil-2009, THE DIME BANK vs. MARINO J. ZAZZERA, JR., JACQUELINE ZAZZERA and MARINO-ZAZ, INC., owner(s) of property situate in the Borough of Blakely, Lackawanna County, 978 Main Street, Peckville, PA 18452

100 x 152 x 100 x 153

Assessment Map #: 10316-060-050

Assessed Value: \$20,000.00

Improvements thereon: Commercial Building

Sheriff to Collect: \$378,323.89

David M. Gregory, Esquire

Attorney

**SALE NUMBER 3 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09CV3904, SELENE RMOF REO ACQUISITION LLC vs. ERIC J. RUSH, owner(s) of property situate in Jessup Borough, Lackawanna County, Pennsylvania Being: 912 Grassy Island Avenue, Jessup, PA 18434

Dimensions: 100x125

Assessment Map #: 11503-020-00105

Assessed Value: \$25,400.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$215,414.07

Mark J. Udren, Esquire.

Attorney

**SALE NUMBER 4 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09 CV 4202, NATIONSTAR MORTGAGE LLC F/K/A CENTEX HOME EQUITY COMPANY, LLC vs. JEFFREY M. FAGAN and HEATHER K. FAGAN, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 107 Spring Street, Carbondale, PA 18407

Front: 60 feet Depth: 30 feet

Assessment Map #: 05505 020 046

Assessed Value Figure: \$12,500.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$103,786.81

Mary L. Harbert-Bell, Esquire

Attorney

**SALE NUMBER 5 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08-CV-4590, THE BANK OF NEW YORK AS TRUSTEE FOR EQUITY ONE INC. MORTGAGE/PASS THROUGH CERTIFICATE SERIES # 2003-2 vs. BEVERLY FRUMAN, owner(s) of property situate in Borough of Winton, Lackawanna County, Pennsylvania being 910 Church Street, Jessup, PA 18434

Front: 200 feet Depth: 25 feet

Assessment Map #: 11511 010 039

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$77,203.92

Mary L. Harbert-Bell, Esquire

Attorney

**SALE NUMBER 6 STAYED**

By virtue of a Writ of Execution filed to No. 09-5927 HSBC MORTGAGE SERVICES INC. vs. MICHAEL CZANKNER A/K/A MICHAEL J. CZANKNER and MICHELE CZANKNER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 105 Mary Lane, Scranton, PA 18505

Front: 100 feet Depth: 100 feet

Assessment Map #: 16810-020-030

Assessed Value Figure: \$13,500.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$178,080.41

Mary L. Harbert-Bell, Esquire

Attorney

**SALE NUMBER 7 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08-CV-7087, WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE1 vs. MICHAEL J. CHAPMAN, JR. and SHAWN D. CHAPMAN, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania being 252 Main Street, Archbald, PA 18403

Front: 60 feet Depth: 150 feet

Assessment Map #: 09420-050-040

Assessed Value Figure: \$6,400.00  
Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$119,257.08  
Mary L. Harbert-Bell, Esquire  
Attorney

**SALE NUMBER 8 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 796 CV 2009, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2006 MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006 NC3 vs. WILLIAM P. REYNOLDS and PEGGY ANN REYNOLDS, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania being 615 Meadow Lane, Clarks Summit, PA 18411

Front: 125 feet Depth: 75 feet  
Assessment Map #: 100103001700  
Assessed Value Figure: \$25,000.00  
Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$278,998.42  
Mary L. Harbert-Bell, Esquire  
Attorney

**SALE NUMBER 9 STAYED**

By virtue of a Writ of Execution filed to No. 09 CV 3494, 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. ELIZABETH R. BELLANTONI and MICHAEL A. BELLANTONI, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania being 3004 Gorham Terrace, Clarks Summit, PA 18411

Front: 75 feet Depth: 177.77 feet  
Assessment Map #: 09003-010-01020  
Assessed Value Figure: \$43,000.00  
Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$531,592.95  
Mary L. Harbert-Bell, Esquire  
Attorney

**SALE NUMBER 10 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, owner(s) 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: \$59,186.21  
Mary L. Harbert-Bell, Esquire  
Attorney

**SALE NUMBER 11 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09 CV 1046 FINANCIAL FREEDOM SENIOR FUNDING CORPORATION vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANGELA CASEY CUSICK, DECEASED MORTGAGOR AND REAL OWNER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 3 Pen-Y-Bryn Drive, Scranton, PA 18505

Front: 152.77 feet Depth: 100 feet

Assessment Map #: 15715-030-013

Assessed Value Figure: \$24,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$194,529.66

Mary L. Harbert-Bell, Esquire

Attorney

**SALE NUMBER 12 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 07-CV-5311 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 vs. DANIEL BIBBER and TINA BIBBER, owner(s) of property situate in Township of Lehigh, Lackawanna County, Pennsylvania being 360 Thistle Lane Thornhurst, PA 18424, 24103-030-011,

Assessment Map #: 24103-030-011

Assessed Value Figure: \$18,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$90,333.22

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 13 STAYED**

By virtue of a Writ of Execution filed to No. 07-5057 CITIMORTGAGE, INC. vs. MELVIN M. EMANUEL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1438 Saint Anns Street Scranton, PA 18504, 15512-030-006,

Being Lot Number Twenty (20) in Block Number Twenty-One (21) as designated and laid out on a plot or plan known as "Round Woods Park" which plot or map as recorded in said county in Map Book No. 1, Page 82, etc. Said lot being forty (40) feet in width, front and rear and one hundred and twenty-five (125) feet in depth. Fronting in front on Vanderverter Boulevard, now known as St. Ann's Street and in rear on Lyford Court.

Assessment Map #: 15512-030-006

Assessed Value Figure: \$7,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$133,086.41

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 14 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09 CV 5970 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. WILLIAM F. ESBRANDT JR., owner(s) of property situate in 5<sup>th</sup> Ward City of Scranton, Lackawanna County, Pennsylvania being 1423 Academy Street Scranton, PA 18504, 14517-030-030, BEING LOT number Twenty One (21) in Block Number Thirty One (31) on Jones and Rinsland's Addition to the City of Scranton, being Forty (40) Feet in Front on Academy

Street, the same width in the rear on Division Street, and One Hundred Thirty Four (134)  
Feet in depth

Assessment Map #: 14517-030-030

Assessed Value Figure: \$12,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$117,910.77  
Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 15 STAYED**

By virtue of a Writ of Execution filed to No. 09 CV 5616, CITIMORTGAGE INC. vs. PAUL VOTTA, owners of property situate in Tenth Ward City of Scranton, Lackawanna County, Pennsylvania being 956 Wheeler Avenue Scranton, PA 18510, 15706 070 016, BEGINNING at a corner of land of Gustave Otto, on Cross Street; thence along Cross Street (now known as Wheeler Avenue) Northeast Fifty (50') to a corner in lands of George Graf; thence Southeasterly at right angles a distance of One Hundred Seventy (170') feet to a corner; thence at right angles Southwesterly along line of lands of William Bauman and parallel to Cross Street (now known as Wheeler Avenue) Fifty (50') feet; thence Northwesterly along line of Gustave Otto, One Hundred Seventy (170') feet to the place of beginning. Being the Westerly 50 x 170 feet of all that land which was conveyed to George Graf by Louise Georiltz, et ux., by Deed Dated March 6, 1896, and recorded in Deed Book 135, page 171.

Property Identification #: 15706 070 016

Assessed Value Figure: \$9,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$117,291.61

Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 16 STAYED**

By virtue of a Writ of Execution filed to No. 09-CV-6236 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 vs. THOMAS J. DEVINE and MICHELLE M. DEVINE A/K/A MARY M. DEVINE A/K/A MICHELE DEVINE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 636 Orchard Street Scranton, PA 18504, 15668-020-012,

BEING the Easterly one-half part of lot number Eighteen (18) in square or block number eighty-nine (89) as said lot is divided lengthwise; and situated on street called and known as Orchard Street as designated on the Lackawanna Iron & Coal Company's Map of the City of Scranton; said one-half lot being twenty (20) feet in front on Orchard Street, same in rear and One hundred and fifty-two (152) feet in depth.

Property Identification #: 15668-020-012

Assessed Value Figure: \$9,850.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$33,966.47

Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 17 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09 CV 6151 FREEDOM MORTGAGE CORPORATION vs. REBECCA KORT JONES and GERALD OWEN JONES JR., owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1718 Rear Wayne Avenue Scranton, PA 18508, 13412-050-009,

BEGINNING at a corner on the Northwesterly side of Doane Court at a corner of lot of Morgan Morgans, said corner being one hundred thirty-eight and seven tenths (138.7) feet

more or less northeasterly along the Northwestern side of Doane Court from the  
Northeasterly side of Putnam Street;  
TAX PARCEL #: 13412-050-009  
Property Identification #: 13412-050-009  
Assessed Value Figure: \$5,000.00



Improvements Thereon: A Residential Dwelling  
Sheriff to collect: \$76,225.44  
Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 18 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09 CV 6261 GMAC MORTGAGE, LLC vs. VLADIMIR POPOV and MARINA POPOVA, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1823 Price Street Scranton, PA 18504, 14513-050-031,

Fronting on Adams Avenue, now called Price Street, said lot being twenty-five (25) feet wide in Front and rear , and one hundred and fifty (150) feet deep, according to a plan or map entitled "Price and Pancoast's Addition to the City of Scranton".

Also, a small piece of land situate on Price Street in the City of Scranton, County of Lackawanna, and Commonwealth of Pennsylvania, being two (2) feet wide in front and rear, and one hundred and fifty (150) feet deep, contiguous to Lot Number 28, in Block Number 18, on Map of Price and Pancoast's Addition to the City of Scranton; It being the westerly two (2) feet of Lot Number 29, In said Block Number 18, on said Map of Price and Pancoast's Addition to the City of Scranton

Property Identification Number: 14513-050-031

Assessed Value Figure: \$6,500.00

Improvements Thereon: A Residential Dwelling.

Sheriff to collect: \$122,085.09

Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 19 STAYED**

By virtue of a Writ of Execution filed to No. 09 CV 4926 ONEWEST BANK FSB vs. RICHARD EVANS, owner(s) of property situated 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 20 STAYED**

By virtue of a Writ of Execution filed to No. 09-3737 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. DEBORAH CESARI, owner(s) of property situate in Throop, LACKAWANNA COUNTY, PENNSYLVANIA BEING 820 Murray Street, Throop, Pennsylvania 18512

ALL THAT CERTAIN LOT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF THROOP COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 8/29/05 AND RECORDED 11/23/09 AS INSTRUMENT NO. 200533125.  
DWELLING KNOWN AS: 820 MURRAY STREET, THROOP, PENNSYLVANIA 18512  
TAX PARCEL NUMBER: 12513-060-050

Title to said premises is vested in Deborah Cesari by deed from Vincent J. Cesari and Deborah A. Cesari a/k/a Deborah Cesari, Husband and Wife, dated August 29, 2005 and recorded November 23, 2005 as Instrument No. 200533125.

Assessment Map #: 12513-060-050

Assessed Value Figure: \$1,137.19

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$160,390.70

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 21 STAYED**

By virtue of a Writ of Execution filed to No. 09-CV-5400 EVERHOME MORTGAGE COMPANY vs. GARY FLETCHER, owner(s) of property situate in Olyphant, LACKAWANNA COUNTY, PENNSYLVANIA BEING 310 Susquehanna Avenue, Olyphant, Pennsylvania 18447

ALL THAT CERTAIN lot, piece or parcel of land, situate in the Borough of Olyphant, County of Lackawanna and State of Pennsylvania, being more fully described in a deed dated March 23, 2007 and recorded April 27, 2007 in Instrument No. 200710992.

DWELLING KNOWN AS: 310 SUSQUEHANNA AVENUE, OLYPHANT, PENNSYLVANIA 18447.

TAX PARCEL NUMBER: 11406080025

Title to said premises is vested in Gary Fletcher by deed from IRENE KOSYDAR dated March 23, 2007 and recorded April 27, 2007 in Instrument No. 200710992.

Assessment Map #: 11406080025

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$94,033.71

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 22 STAYED**

By virtue of a Writ of Execution No. 09-5807 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSETBACKED CERTIFICATES, SERIES 2004-6 vs. ANN MARIE MACKIN, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 611 Sherwood Avenue Dunmore, PA 18512, 14705-020-049

THE FIRST THEREOF: Beginning at a point on the Easterly side of Sherwood Avenue, two hundred thirty-two (232) feet from the East corner of Reeves Street and Sherwood Avenue; thence along Sherwood Avenue, South forty-nine (49) degrees forty-five (45) East thirty-eight (38) feet; thence North forty (40) degrees thirty (30) minutes East, two hundred and twenty-five (225) feet to an alley; thence along said alley North Forty-nine degrees forty-five minutes West, thirty-eight (38) feet to land now or formerly of Mary Johnson; thence south forty (40) degrees, thirty (30) minutes West, two hundred twenty-five (225) feet to the place of beginning.

THE SECOND THEREOF: Beginnng at a corner on the Northeasterly side of said Sherwood Avenue, said corner being two hundred seventy (270) feet Southeasterly from the Easterly intersection of Reeves Street and Sherwood Avenue; thence Southeasterly along Sherwood Avenue, two (2) feet to a corner; thence at right angles in a Northeasterly direction on a line parallel with Reeves Street, two hundred twenty-five (225) feet to an alley; thence at right angles in a Northwesterly direction along said alley two (2) feet to a corner; thence at right

angles in a Southwesterly direction on a line parallel with Reeves Street two hundred twenty-five (225) feet to Sherwood Avenue, the place of beginning.

BEING a part of Lot No. 3 in Square or Block No. 8 on Parker and Throop's allotment of the Sherwood Farm in the Borough of Dunmore.

Property Identification #: 14705-020-049

Assessed Value Figure: \$6,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$65,927.15  
Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 23 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No.09 CV 240 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. CONNIE FRANCISCO and RAMON A. FRANCISCO, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1106 South Webster Avenue Scranton, PA 18505, 16707-050-070,

Being all that certain front half of lot, piece or parcel of land situate, lying and being on the Westerly corner of South Webster Avenue (formerly called Stone Avenue, sometimes called Jermyn Avenue) and Elm Street in the Twentieth (20) Ward of the said City of Scranton, said half lot being known, designated and described as the front half of lot Twenty-three (23) in Square or Block No. Thirty (30) according to the Pawnee Coal Company's plot of lots in the City of Scranton. Said half lot being Forty (40) feet in width in front on said South Webster Avenue, the same width in rear and seventy (70) feet in depth along Elm Street.

Assessment Map #: 16707-050-070

Assessed Value Figure: \$14,500.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$164,036.10

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 24 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09 CV 1940, INDYMAC FEDERAL BANK FSB vs. SERVETE POPOVIC, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 601-603 N Bromley Avenue, Scranton, Pennsylvania 18504

All that certain lot, piece or parcel of land situate, lying and being in the City of Scranton, County of Lackawanna, State of Pennsylvania, being more fully described in a Deed dated February 10, 2006 and recorded February 14, 2006 in Instrument No. 200604222.

DWELLING KNOWN AS: 601-603 N BROMLEY AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14510-060-066

Title to said premises is vested in Servete Popovic by deed from PAULA A. BOCHON AND DEBRA BOCHON, HIS WIFE, dated February 10, 2006 and recorded February 14, 2006 in Instrument No. 200604222.

Assessment Map #: 14510-060-066

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$100,336.72

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 25 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08CV8893, INDYMAC FEDERAL BANK FSB vs. EWAN POWELL, owner(s) of property situate in City of Scranton , LACKAWANNA COUNTY, PENNSYLVANIA, BEING 714 South Ninth Avenue, Scranton, Pennsylvania 18504

All that certain lot, piece or parcel of land situate, lying and being in the City of Scranton, County of Lackawanna, State of Pennsylvania, being more fully described in a deed dated September 1, 2005 and recorded September 13, 2005 in Instrument No. 200524957.

DWELLING KNOWN AS: 714 SOUTH NINTH AVENUE, SCRANTON,  
PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 15609-080-056

Title to said premises is vested in Ewan Powell by deed from WILLIAM R. FIRESTONE  
dated September 1, 2005 and recorded September 13, 2005 in Instrument No. 200524957.

Assessment Map #: 15609-080-056

Assessed Value Figure: \$10,000.00  
Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$113,209.55  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 26 STAYED**

By virtue of a Writ of Execution filed to No. 08CV8050, WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF GSR 2004-15F vs. DAVID D. VALENTI AND UNITED STATE OF AMERICA C/O MIDDLE DISTRICT, owner(s) of property situate in Moosic, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 321 GLENMAURA DRIVE, MOOSIC, PENNSYLVANIA 18507

ALL that certain lot or parcel of land situate in the Borough of Moosic, County of Lackawanna and State of Pennsylvania being more fully described in a deed dated July 9, 2002 and recorded August 9, 2002 in Deed Book 727, Page 104 Instrument # 25970.

DWELLING KNOWN AS: 321 GLENMAURA DRIVE, MOOSIC, PENNSYLVANIA 18507.

TAX PARCEL NUMBER: 18507

Title to said premises is vested in David D. Valenti and United States of America c/o Middle District by deed from HEMINGWAY DEVELOPMENT LIMITED PARTNERSHIP dated July 9, 2002 and recorded August 9, 2002 in Deed Book 727, Page 104 Instrument #25970.

Assessment Map #: 18507

Assessed Value Figure: \$58,000.00

Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$387,048.64  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 27 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-5850, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2006-11 vs. JOHN MARSICO, owner(s) of property situate in City of Carbondale, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 152 Terrace Street, Carbondale, Pennsylvania 18407

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE CITY OF CARBONDALE, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED DATED JUNE 1, 1959 AND RECORDED JUNE 10, 1959 IN DEED BOOK 568, PAGE 138.

DWELLING KNOWN AS: 152 TERRACE STREET, CARBONDALE, PENNSYLVANIA 18407.

TAX PARCEL NUMBER: 05505040059

Title to said premises is vested in John Marsico by deed from JOHN O. STANTON AND ELIZABETH STANTON, HIS WIFE, dated June 1, 1959 and recorded June 10, 1959 in Deed Book 568, Page 138.

Assessment Map #: 05505040059

Assessed Value Figure: \$7,500.00

Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$69,926.72  
McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 28 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 2007-CV-283 SOVEREIGN BANK vs. LENORA CLAY and ALISHA BLACKWELL, owner(s) of property situate in Dalton Borough/Borough/Township/Municipality, Lackawanna County, Pennsylvania being 109 Lackawanna Trail, Dalton, PA 18414.

Front: 258.5 feet Depth: 300 feet



**PROPERTY IS AN IRREGULAR SIZE**

Assessment Map #: 068.19-020-00500  
Assessed Value Figure: \$18,000.00  
Improvements Thereon: residential dwelling  
Judgment Amount: \$145,161.47  
Rob Saltzman, Esquire  
Attorney

**SALE NUMBER 29 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-4895, MARIE YASINSKAS vs. MARK SLOCUM, SCOTT SLOCUM, BARBARA SLOCUM, owner(s) of property situate in Dalton, Lackawanna County, Pennsylvania, being 111-115 West Main Street (1) 128.7' x 115.5' x 66.7' (9400 sq ft) (2) 142'x49'x153'x69.5' (9800 sq ft)  
Property Identification Number: Parcel 1-06815-050-00300 Parcel 2 06815-050-00200  
Assessed Value Figure: Parcel 1 \$19,742.00 Parcel 2 \$1,657.00  
Improvements Thereon: Commercial property (store and apartment)  
Sheriff to collect: \$149,863.00  
Charles Witaconis  
Attorney

**SALE NUMBER 30 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 2009-CV-2053, REGENCY FINANCE COMPANY, PLAINTIFF vs. KAREN VANCOSKY EVANS and ROBERT MARK EVANS, DEFENDANTS, owner(s) of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 1029 Oram Street, Scranton, County of Lackawanna, Pennsylvania, with approximate dimensions of 50' x 60'.  
Tax Map Number: 14511-020-025  
Assessed Value Figure: \$10,000.00  
Improvements Thereon: Residential  
Sheriff to collect: \$58,946.24 plus costs and interest  
Jill M. Spott, Esquire  
Attorney

**SALE NUMBER 31 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-4317, U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JILL ALTIER, owner(s) of property situate in Borough of Jessup, Lackawanna County, Pennsylvania, being 210 Morgan Street, Jessup, PA 18434  
See Deed Book 1083, Page 1  
Assessment Map #: 10417-040-02601  
Assessed Value Figure: \$12,000.00  
Improvements Thereon: a residential dwelling house  
Sheriff to collect: \$54,017.42 (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 32 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09 CV 5574, GREEN TREE CONSUMER DISCOUNT COMPANY, F/K/A CONSECO FINANCE CONSUMER DISCOUNT COMPANY v. TIMOTHY R. BRENNAN, SR., A/K/A TIMOTHY RICHARD BRENNAN and LOIS J. BRENNAN, A/K/A LOIS

BRENNAN, owner(s) of property situate in Third Ward of the City of Carbondale, Lackawanna County, Pennsylvania, being 164 TERRACE STREET, CARBONDALE, PA 18407. Size of Lot 45 ft. x 100 ft.

50 X 60

Property Identification #: 05509-070-047

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential property.

Sheriff to collect: \$81,731.46

Gregory Javardian, Esquire

Attorney

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

By virtue of a Writ of Execution filed to No. 06-CV-6365 JPMORGAN CHASE BANK, N.A., TRUSTEE ON BEHALF OF CERTIFICATEHOLDERS AND THE CERTIFICATE INSURER OF ABFS MORTGAGE LOAN TRUST 2002-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-1 vs. GREGORY D. BELOTTI AKA GREG BELOTTI; GERALD V. BELOTTI, owner(s) of property situated in Borough of Old Forge, Lackawanna County, Pennsylvania, being known as 33 Connell and Union Sts., Old Forge, PA 18518

113X73X90X75

Assessment Map #: 18401010029

Assessed Value Figure: \$12,000.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$143,519.94

Leslie J. Rase, Esquire

Attorney

**SALE NUMBER 34 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-18, CHASE HOME FINANCE, LLC, ET AL. vs. JEFFREY DARGATIS and NORAJEAN DARGATIS, owner(s) of property situate in Twenty-First Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 7 Glinko Street, Scranton, PA 18505

37 ½ x 90

Assessment Map #: 14404-020-009

Assessed Value Figure: \$6,700.00

Improvements Thereon: a single family dwelling

Sheriff to collect: \$121,640.61

Kristine M. Anthou

Attorney

**SALE NUMBER 35 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-4018, U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. TRICIA M. DABNEY and WYTHE O. DABNEY, owner(s) of property situated in Mayfield Borough, Lackawanna County, Pennsylvania, being 722 Lackawanna Avenue, Mayfield, PA 18433

Dimensions: 30 x 128 x 30 x 138

See Deed Book 2007 Page 18304

Assessment Map #: 07405-050-004

Assessed Value Figure: \$8,000.00

Improvements Thereon: a residential dwelling house

Sheriff to collect: \$109,465.62 (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 36 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-5356, U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. DANA N. BELL and JOHN R. BELL, owner(s) of property situated in BOROUGH OF TAYLOR, Lackawanna County, Pennsylvania, being 601 Union Street, Taylor, PA 18517

Dimensions: 50 x 150

See Instrument No. 2008-15614

Assessment Map #: 16614-040-006

Assessed Value Figure: \$9,000.00

Improvements Thereon: a residential dwelling house

Sheriff to collect: \$104,041.63 (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 37 STAYED**

By virtue of a Writ of Execution No. 52162-07, MID VALLEY SCHOOL DISTRICT vs. JOSEPH W. NAPOLITAN and LINDA S. NAPOLITAN, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania, being: 203 E. Jefferson Street, 60 X 60

Property Identification #: 11418-010-004

Assessed Value Figure: \$6,000.00

Improvements Thereon: SINGLE DWELLING RESIDENTIAL PROPERTY

Sheriff to collect: \$4,462.05

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.,

(484)690-9300

Attorney

**SALE NUMBER 38 STAYED**

By virtue of a Writ of Execution No. 51930-07, MID VALLEY SCHOOL DISTRICT vs. MICHAEL SWIERCZEK and DONNA MARIE SWIERCZEK, owner(s) of property situate in Dickson City, Lackawanna County, Pennsylvania, being: 806 Beechwood Drive 60x100

Property Identification #: 11405-040-00205

Assessed Value Figure: \$16,000.00

Improvements Thereon: SINGLE RESIDENTIAL DWELLING PROPERTY

Sheriff to collect: \$5,601.44

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(484)690-9300

Attorney

**SALE NUMBER 39 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-civil-6046, BAC HOME LOAN SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. HUGO SIGUENZA, owner(s) of property situate in Clifton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 728 Lyman Lane, Gouldsboro, Pennsylvania 18424

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Clifton, County of Lackawanna and Commonwealth of Pennsylvania being more fully described in a Deed dated December 21, 2006 and recorded February 5, 2007 as Instrument No. 200703302.

DWELLING KNOWN AS: 728 LYMAN LANE, GOULDSBORO, PENNSYLVANIA 18424.

TAX PARCEL NUMBER: 23301-020-028

Title to said premises is vested in Hugo Siguenza by deed from Hugo Siguenza and Grace Siguenza, his wife, dated December 21, 2006 and recorded February 5, 2007 as Instrument No. 200703302.

Assessment Map #: 23301-020-028

Assessed Value Figure: \$33,300.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$166,287.50

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 40 STAYED**

By virtue of a Writ of Execution filed to No. 09-CV-4188, SABR MORTGAGE LOAN 2008-1 REO SUBSIDIARY – 1, LLC vs. GERALD O. JONES, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1726 Wayne Avenue, Scranton, PA 18508

55x150x45x150

Property Identification Number: 13412050011

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$129,858.15

Daniel J. Mancini, Esquire

Attorney

**SALE NUMBER 41 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08-CV-2719, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES AMQ 2006-HE7 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES AMQ 2006-HE7 vs. JOSHUA BETTI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 501 Depot Street, Scranton, PA 18509

2,990 square feet

Property Identification Number: 13510-030-024

Assessed Value Figure: \$1,300 + \$6,700.00 = \$8,000

Improvements Thereon: single family dwelling

Sheriff to collect: \$107,532.41

Joel A. Ackerman, Esquire

Attorney

**SALE NUMBER 42 STAYED**

**By virtue of a Writ of Execution filed to No. 09-3872, GREENPOINT MORTGAGE FUNDING, INC. vs. DONALD WELSH and PATRICIA ANNE WELSH, owner(s) of property situate in Township of Clifton, Lackawanna County, Pennsylvania, being 2514 THETA DRIVE, GOULDSBORO, PA 18424. Size of Lot 150 ft. x 300 ft.**

Property Identification #: 23401-050-014

Assessed Value Figure: \$22,000.00

Improvements Thereon: Residential property.  
Sheriff to collect: \$275,980.83  
Gregory Javardian, Esquire  
Attorney

**SALE NUMBER 43 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09 CV 5402, THE HUNTINGTON NATIONAL BANK, AS TRUSTEE FOR FRANKLIN MORTGAGE ASSET TRUST 2009-A v. ERIC BOOKER, owner(s) of property situate in First Ward of the City of Scranton, Lackawanna County, Pennsylvania, Being 816-818 Madison Avenue, Scranton, PA 18510

ALL THAT SURFACE of right of soil of all that certain piece or parcel of land situate in the First Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

ALL THAT CERTAIN piece, parcel or lot of land situated in the City of Scranton, County of Lackawanna, and State of Pennsylvania, bounded and described as follows, to wit:

ALL that certain lot of land situated on the Easterly side of Madison Avenue, between Gibson and Myrtle Streets, being described as Lot No. Five (5) in Block Number Two Hundred and Ten (210), upon the plot of "Lewis Jones Addition of the City of Scranton" a map whereof is recorded in the Recorder's Office of Lackawanna County in Deed Book No. 14 at page 17. Said lot being forty (40) feet in front on Madison Avenue, the same width in rear, rectangular, and on hundred and fifty (150) feet in depth, with an alley in the rear for public use, with the privilege of enclosing, occupying and using (10) feet in front on the front line of said lot on Madison Avenue for yard, porch, piazza, cellarway, and bay windows, but for no other purpose.

KNOWN as 816-818 Madison Avenue, Scranton, PA 18510

Property Identification Number: 14670-010-023

Assessed Value Figure: \$26,800.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$181,964.60, plus interest and costs

Martha E. Von Rosenstiel, Esquire

Attorney

**SALE NUMBER 44 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-cv-2663, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2006-1 vs. ALLENA HARTMAN, owner(s) of property situated in Borough of Old Forge, Lackawanna County, Pennsylvania, being 405 Milwaukee Avenue a/k/a, 405 Milwaukee Road, Old Forge, PA 18518

38X55X12X24X15X12X48

Assessment Map #: 17511-010-035

Assessed Value Figure: \$5,000.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$54,944.64

Leslie J. Rase, Esquire

Attorney

**SALE NUMBER 45 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-3731, U.S. BANK, N.A. AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-TC1 vs. JAMES L. CARTER, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 1216 Birch Street, Scranton, PA 18505

40X160

Assessment Map #: 16809-020-036

Assessed Value Figure: \$7,000.00

Improvements Thereon: a residential dwelling  
Sheriff to collect: \$99,092.43  
Leslie J. Rase, Esquire  
Attorney



**SALE NUMBER 46 STAYED**

By virtue of a Writ of Execution filed to No. 09-2474, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. DAVID VAN DERVELDE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 444 WHEELER AVENUE, SCRANTON, PA 18510

8,000 square feet

Property Identification Number: 15710-030-036

Assessed Value Figure: \$8,150.00 + \$10,850.00 = \$19,000.00

Improvements Thereon: single family dwelling

Sheriff to collect: \$122,562.33

Joel A. Ackerman, Esquire

Attorney

**SALE NUMBER 47 STAYED**

By virtue of a Writ of Execution No. 50683-08, MID VALLEY SCHOOL DISTRICT vs. MICHAEL A. DUTKO and REBECCA A. BECKAGE , owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania, being: 831 E. Spruce Street, 100x100

Property Identification Number: 11419-010-035

Assessed Value Figure: \$19,000.00

Improvements Thereon: SINGLE RESIDENTIAL DWELLING

Sheriff to collect: \$7,985.20

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(484)690-9300

Attorney

**SALE NUMBER 48 STAYED**

By virtue of a Writ of Execution filed to No. 50936-06, MID VALLEY SCHOOL DISTRICT vs. ROXANNE L. KASPER, owner(s) of property situate in Throop, Lackawanna County, Pennsylvania, being: 915 Sanderson Street, 70x200

Property Identification #: 12517-050-042

Assessed Value Figure: \$14,000.00

Improvements Thereon: RESIDENTIAL PROPERTY

Sheriff to collect: \$5,253.61

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(484)690-9300

Attorney

**SALE NUMBER 49 STAYED**

By virtue of a Writ of Execution No. 51354-08, NORTH POCONO SCHOOL DISTRICT vs. SYDNEY J. RICHARDS and MICHELLE RICHARDS, owner(s) of property situate in Moscow, Lackawanna County, Pennsylvania, being: RR9 Box 9467, 183x355x131x344

Property Identification Number: 21201-010-01101

Assessed Value Figure: \$11,000.00

Improvements Thereon: SINGLE RESIDENTIAL DWELLING

Sheriff to collect: \$4,631.91

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(484)690-9300

Attorney

**SALE NUMBER 50 SOLD FOR TAXES AND COSTS BK FILED AND SET ASIDE**

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 (Land) + \$24,800.00 (Bldg) = \$25,903.00

Improvements Thereon: single family dwelling

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

Scott A. Dieterick, Esquire

Attorney

**SALE NUMBER 51 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 08-CV-5330, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BAFC 2007-3 v. FRANCISCO ARAIZA-RAZO, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 819 MYRTLE STREET, SCRANTON, PA 18510-1051

Front: 90 feet, Depth: 32 feet, containing 2,880 square feet.

Assessment Map #: 14670020005

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$101,403.71

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 52 STAYED**

**By virtue of a Writ of Execution No. 07 CV 6377, WELLS FARGO FINANCIAL PENNSYLVANIA, INC. v. VITO J. PIZZO, owner(s) of property situate in the Lackawanna County, Pennsylvania, being 511 HARRISON AVENUE, SCRANTON, PA 18510-2311**

Dimensions: 79X100X42X66X37X160

Assessment Map #: 15710 020 022

Assessed Value Figure: \$15,642.00

Improvements Thereon: Residential Property

Judgment Amount: \$190,331.66

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 53 STAYED**

By virtue of a Writ of Execution No. 09-CV-2876, CITIMORTGAGE, INC. vs. PATRICIA A. BURKE, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 827 BEECH STREET, SCRANTON, PA 18505-1929

Front: 25 feet, Depth: 160 feet, containing 4000 square feet.

Assessment Map #: 16708-040-025

Assessed Value Figure: \$7,400.00

Improvements Thereon: Residential Property

Judgment Amount: \$63,646.20

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 54 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09-CV-5306, ONE WEST BANK FSB vs. ESTHER GREENFELD, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 214-216 PROSPECT AVENUE, SCRANTON, PA 18505

Front: 40 feet, Depth: 96 feet, containing 3,840 square feet.

Assessment Map #: 15660020026

Assessed Value Figure: \$13,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$135,989.46

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 55 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09-CV-5458, BAC HOME LOANS SERVICING, LP v. JERRY SINGMAN, owner(s) of property situate in the TOWNSHIP OF CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania, being 34 MILDRED DRIVE, CLIFTON, PA 18424

100X235X167X240

Assessment Map #: 23401080034

Assessed Value Figure: \$20,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$195,564.30

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 56 HIGH BID \$177,600.00**

By virtue of a Writ of Execution No. 09-CV-4375, BAC HOME LOANS SERVICING, L.P. v. BRIAN K. DOUD, owner(s) of property situate in the TOWNSHIP OF SOUTH ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 57 PARKLAND DRIVE, ABINGTON MEADOWS, CLARKS SUMMIT, PA 18411-2907

Front: 35 feet, Depth: 65 feet, containing 2275 square feet.

Assessment Map #: 0810204000276

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$150,887.76

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 57 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 09-CV-1636, THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF CWMBBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-21 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-21 v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROMOR UNDER EDWARD J. MCNICHOLS, JR, DECEASED, owner(s) of property situate in the FOURTH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1133 SWETLAND STREET, SCRANTON, PA 18504-1872

Front: 28 feet, Depth: 68 feet, containing 1,904 square feet.

Assessment Map #: 14514-070-001

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$97,104.20

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 58 *SOLD TAXES AND COSTS***

By virtue of a Writ of Execution filed to No. 08CV747 RESIDENTIAL FUNDING COMPANY, LLC vs. BRIAN VICCICA and DONNA VICCICA, owners of property situate in Dunmore Borough, Lackawanna County, Pennsylvania. Being: 312 Gibbons Street, Dunmore, PA 18512

Dimensions: 37x72

Assessment Map #: 14709-020-024

Assessed Value Figure: \$10,600.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$107,833.05

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 59 *SOLD TAXES AND COSTS***

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY PHELAN HALLINAN & SCHMIEG, LLP NO. 09-CV-3277

DESCRIPTION OF PROPERTY:

ALL the following described lot of land situated in the Second Ward of Scranton, Lackawanna County, Pennsylvania, at the Southeast corner of the junction of Putnam Street and Brick Avenue, adjoining a lot now or late of Frederick Nile on the East and E. Woloskey, on the North, being about eighty-six (86) feet on Putnam Street and about one hundred (100) feet on Brick Avenue, to the line now or late of the said E. Woloskey lot to the lot now or late of Frederick Nile, and about one hundred (100) feet along the lot now or late of Frederick Nile and to Putnam Street; said described lot of land measuring about eighty-six (86) feet in front on Putnam Street, about ninety-two (92) feet in the rear along the lot now or late of E. Woloskey and about one hundred (100) feet in depth.

Together with the covenants, exceptions, reservations and restrictions in the deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Thomas West and Mindi West, by Deed from Amber N. Davis, n/k/a Amber Trunzo, dated 05/30/2007, recorded 05/31/2007 in Instrument Number 200714487.

IMPROVEMENTS THEREON CONSIST OF RESIDENTIAL PROPERTY:

SEIZED IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF THOMAS WEST AND MINDI WEST

350 PUTNAM STREET, SCRANTON, PA 18508-2724

ASSESSMENT MAP # 13412020001

JUDGMENT AMOUNT \$95,019.51

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

**SALE NUMBER 60 *STAYED***

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY PHELAN HALLINAN & SCHMIEG, LLP NO. 09-CV-5090

DESCRIPTION OF PROPERTY:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF CLIFTON, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA, BEING Lot NO. 1909 ON THE MAP OF SECTION N OF BIG BASS LAKE, INC., AS APPEARING IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LACKAWANNA COUNTY IN MAP BOOK NO. 6A AT PAGE NO. 41, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE Southeasterly INE OF LIVINGSTON LANE AND AT THE Northmost CORNER OF Lot NO. 1910; THENCE North 46 DEGREES-17 MINUTES-41 SECONDS East ALONG THE

Southeasterly LINE OF LIVINGSTON LANE FOR A DISTANCE OF 100 FEET TO A POINT, THE Westernmost CORNER OF Lot 1908; THENCE EXTENDING OF THAT 100 FOOT WIDTH OR BREADTH (BETWEEN THE Northeasterly LINE OF Lot NO. 1910 AND THE Southwesterly LINE OF Lot NO. 1908) IN LENGTH OR DEPTH Southeastwardly AND AT RIGHT ANGLES WITH LIVINGSTON LANE FOR A DISTANCE OF 218 FEET TO A LINE PARALLEL WITH LIVINGSTON LANE.

TITLE TO SAID PREMISES IS VESTED IN Keith T. Letts and Emma M. Letts, his wife, by Deed from Thomas Aquilla and Lena Aquilla, his wife, dated 08/04/2001, recorded 08/20/2001 in Book 486, Page 542.

IMPROVEMENTS THEREON CONSIST OF RESIDENTIAL PROPERTY:

SEIZED IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF KIETH T. LETTS and EMMA M. LETTS

1909 LIVINGSTON LANE, GOULDSBORO, PA 18424-8944

ASSESSMENT MAP # 23302-110-024

JUDGMENT AMOUNT \$100,369.01

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

**SALE NUMBER 61 SOLD TAXES AND COSTS**

**BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY PHELAN HALLINAN & SCHMIEG, LLP NO. 09-CV-5777**

DESCRIPTION OF PROPERTY:

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

BEGINNING on the Westerly side of Sanderson Avenue, one hundred fifty (150 feet) feet from the corner of Breaker (now Electric Street); thence along said Sanderson Avenue South thirty nine degrees forty five minutes West fifty feet (S. 39 degrees 45 W. 50 feet) to a corner; thence at right angles North fifty degrees fifteen minutes West one hundred fifty feet (N. 50 degrees 15 W. 150 feet) to a corner; thence at right angles North thirty nine degrees forty five minutes East fifty feet (N. 39 degrees 45 E. 50 feet) to a corner in line of Lot No. 13 in same block; thence at right angles South fifty degrees fifteen minutes East along the line of said Lot No. 13 one hundred fifty feet (S. 50 degrees 15 minutes E. 150 feet) to Sanderson Avenue the place of beginning. Being Lot No. 12, in Square or Block No. 9 on Plot of Lots surveyed for Willilam VonStorch by J.L. Lawrence, which plot is duly recorded in the Office for the Recording of Deeds, etc. in and for Lackawanna County in Deed Book 34, page 249. Coal and other minerals, with the right to remove same, are excepted and reserved as the same are excepted and reserved in former deeds of conveyance of said land.

TITLE TO SAID PREMISES IS VESTED IN Stanley A. Desonia, severalty, by Deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., by Shameeka Harris, by and through its Authorized Delegate, dated 05/14/2007, recorded 05/17/2007 in Instrument Number 200712948.

IMPROVEMENTS THEREON CONSIST OF RESIDENTIAL PROPERTY:

SEIZED IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF STANLEY A. DESONIA

1749 SANDERSON AVENUE, SCRANTON, PA 18509-1852

ASSESSMENT MAP # 13513030051

JUDGMENT AMOUNT \$151,414.52

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400



Philadelphia, PA 19103

**SALE NUMBER 62 *STAYED***

**By virtue of a Writ of Execution No. 08-7359, CITIMOTRGAGE, INC. v. EDIMAR GONCALVES, owner(s) of property situate in the Lackawanna County, Pennsylvania, being 1427 AND 1429 NORTH MAIN AVENUE, SCRANTON, PA 18508-1822**

Front: 40 feet, Depth: 142 feet, containing 5,680 square feet.

Assessment Map #: 134.16-020-053

Assessed Value Figure: \$13,700.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$106,317.64  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 63 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution No. 08-CV-5658, PHH MORTGAGE CORPORATION v. EDWARD J. LARKIN, owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 124 WAYNE STREET, CARBONDALE, PA 18407

Dimensions: 181X 121 X 202  
Assessment Map #: 05514010002  
Assessed Value Figure: \$8,500.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$72,591.87  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 64 STAYED**

By virtue of a Writ of Execution filed to No. 09 CV 6889, BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. DANUTA KURPIEWSKI, THOMAS KURPIEWSKI and AMY E. KURPIEWSKI, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania, being 735 Phillips Clevio Street Old Forge, PA 18518, 18505-020-025,  
Property Identification #: 18505-020-025

Assessed Value Figure: \$0.00  
Improvements Thereon: A Residential Dwelling  
Sheriff to collect: \$251,523.84  
Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 65 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-7016 HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-3 vs. JOSEPH RODNEY, owner(s) of property situated in Borough of Moscow, Lackawanna County, Pennsylvania, being 142-144 Market Street, Moscow, PA 18444

66X154  
Assessment Map #: 196.11-070-004  
Assessed Value Figure: \$13,714.00  
Improvements Thereon: a residential dwelling  
Sheriff to collect: \$202,180.68  
Leslie J. Rase, Esquire  
Attorney

**SALE NUMBER 66 STAYED**

**By virtue of a Writ of Execution filed to No. 09 CV 1691 JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR POOLING AND SERVICING AGREEMENT BETWEEN CONTITRADE SERVICES L.L.C. AS COMPANY AND OPTION ONE MORTGAGE CORPORATION AS SERVICER OPTION ONE/CTS MORTGAGE LOAN TRUST 1996-1 (MBIA INSURED TRANSACTION) vs. ALICE H. KWOK, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1507 North Main Avenue Scranton, PA 18508, 13414-010-023,**

BEING Lot No. one (1) in Square or Block "A" on the Plot as laid out by the Heirs of G. B. Robinson; a map of said plot is recorded in the Office of Recorder of Deeds of Lackawanna County. Said lot is forty-four and three-tenths (44.3) feet in width, and One Hundred and forty-two (142) feet in depth on its Southerly line, and One hundred and forty-five (145) feet in depth on its Northerly line.

Assessment Map #: 13414-010-023

Assessed Value Figure: \$15,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to collect: \$35,066.87

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 67 SOLD TAXES AND COSTS**

**By virtue of a Writ of Execution filed to No. 09-CV-2788 BAC HOME LOANS SERVICING, L.P., F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. GARY J. SNEDEKER and PATRICIA SNEDEKER, owner(s) of property situate in Fell, LACKAWANNA COUNTY, PENNSYLVANIA BEING 20 Owego Street, Simpson, Pennsylvania 18407**

ALL THAT LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF SIMPSON, TOWNSHIP OF FELL, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA BEING MORE FULLY DESCRIBED IN DEED DATED JUNE 20, 1997 AND RECORDED JULY 3, 1997 IN DEED BOOK 1590, PAGE 758.

DWELLING KNOWN AS: 20 OWEGO STREET, SIMPSON, PENNSYLVANIA 18407.

TAX PARCEL NUMBER: 03511-030-045

Title to said premises is vested in Gary J. Snedeker and Patricia Snedeker by deed from JEAN WARHOLA, WIDOW, JOSPEH DRAGWA AND MARIE DRAGWA, HIS WIFE, PRISCILLA ZROWKA AND PETER ZROWKA, HER HUSBAND, THOMAS DRAGWA AND PATRICIA DRAGWA, HIS WIFE, ROBERT DRAGWA AND IRENE DRAGWA, HIS WIFE, CARL DRAGWA AND BARBARA DRAGWA, HIS WIFE, RICHARD DRAGWA AND IRENE DRAGWA, HIS WIFE, AND LEONARD DRAGWA AND KAREN DRAGWA, HIS WIFE, dated June 20, 1997 and recorded July 3, 1997 in Deed Book 1590, Page 758.

Assessment Map #: 03511-030-045

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$99,406.07

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 68 CONTINUED 11/16 /10**

**By virtue of a Writ of Execution filed to No. 07-CV-7319 THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS, CWABS,**

**INC., ASSET-BACKED CERTIFICATES, SERIES 2007-10 vs. CHARLOTTE BANNON and EUGENE J. BANNON, owner(s) of property situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 548 North Fillmore Avenue, Scranton, Pennsylvania 18504**

ALL THE SURFACE OR RIGHT OF SOIL OF ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE FOURTH WARD OF THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA BEING MORE FULLY DESCRIBED IN A DEED DATED AUGUST 4, 1997 AND RECORDED AUGUST 11, 1997 IN DEED BOOK 1594, PAGE 749.

DWELLING KNOWN AS: 548 NORTH FILLMORE AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14510 010001

Title to said premises is vested in Charlotte N. Bannon and Eugene J. Bannon, husband and wife, by deed from ROSE DIXON date August 4, 1997 and recorded August 11, 1997 in Deed Book 1594, Page 749.

Assessment Map #: 14510 010001

Assessed Value Figure: \$10,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$142,370.56

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 69 SOLD TAXES AND COSTS**

**By virtue of a Writ of Execution filed to No. 09-4273 ONEWEST BANK FSB vs. ESTHER GREENFELD, owner(s) of property situate in Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 623 Larch Street, Scranton, Pennsylvania 18509**

ALL THAT CERTAIN lot or piece of land, situate in the Ward of the Borough of Dunmore, County of Lackawanna and State of Pennsylvania, being more fully described in a Deed dated May 5, 2006 and recorded May 15, 2006 in Instrument No. 200612762.

DWELLING KNOWN AS: 623 LARCH STREET, SCRANTON, PENNSYLVANIA 18209.

TAX PARCEL NUMBER: 14610010050

Title to said premises is vested in Esther Greenfeld by deed from YM REALTY ESTATES, LLC, dated May 5, 2006 and recorded May 15, 2006 in Instrument No. 200612762.

Assessment Map #: 14610010050

Assessed Value Figure: \$1,300.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$134,842.30

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 70 STAYED**

**By virtue of a Writ of Execution filed to No. 09 CV 6061 WELLS FARGO BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-BC1 vs. RONALD E. FISH, JR., owner(s) of property situate in Borough of Taylor, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1236 Loomis Avenue, Taylor, Pennsylvania 18517**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF TAYLOR, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA BEING MORE FULLY DESCRIBED IN A DEED DATED JULY 16, 2004 AND RECORDED JULY 16, 2004 IN DEED BOOK 1275, PAGE 637 INSTRUMENT # 2004-022213.

DWELLING KNOWN AS: 1236 LOOMIS AVENUE, TAYLOR, PENNSYLVANIA 18517.

TAX PARCEL NUMBER: 15520010047

Title to said premises is vested in Ronald E. Fish, Jr. by deed from ROBERT C CORTESE AND VALERIE L CORTESE, HIS WIFE, dated July 16, 2004 and recorded July 16, 2004 in Deed Book 1275, Page 637 Instrument # 2004-022213.

Assessment Map #: 15520010047

Assessed Value Figure: \$6,500.00  
Improvements Thereon: Residential Dwelling  
Sheriff to collect: \$143,105.32  
McCabe, Weisberg and Conway, P.C.  
Attorney

**SALE NUMBER 71 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09CV4166 PENNSTAR BANK, A DIVISION OF NBT BANK, NA vs. JAMES W. CLIFF, JR. and GAYLE M. CLIFF, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania. Being: 33 Cottage Street, Carbondale, PA 18407

Dimensions: 230x105x40x40

Property Identification Number: 05415-020-033

Assessed Value Figure: \$10,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$95,844.69

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 72 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08-CV-2717 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC 2005-OP1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OP1 vs. LYNN SHERYL MORAN, owner(s) of property situate in Throop Borough, Lackawanna County, Pennsylvania. Being: 713 Kossuth Street, Throop, PA 18512

Dimensions: 33x100

Assessment Map #: 12513-010-022

Assessed Value Figure: \$4,500.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$70,265.00

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 73 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 2009-07105 ONEWEST BANK, FSB vs. STEVEN PAUL STADLER; DEBORAH STADLER, owner(s) of property situated in Borough of Dunmore, Lackawanna County, Pennsylvania, being 2020 Rigg Street, Dunmore, PA 18512

40X140X40X142

Assessment Map #: 14642-010-035

Assessed Value Figure: \$8,000.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$160,166.94

Leslie J. Rase, Esquire

Attorney

**SALE NUMBER 74 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09 CV 1045 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. EDWARD G. LOFTUS and KATHLEEN J. LOFTUS, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being 315 West Grove Street, Dunmore, PA 18510

Dimensions: 24 x 150

See Record Book 188, Page 221

Assessment Map #: 14614-030-006

Assessed Value Figure: \$7,500.00

Improvements Thereon: A residential dwelling house

Sheriff to collect: \$68,176.37 (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 75 SOLD FOR HIGH BID**

By virtue of a Writ of Execution filed to No. 09-CIV-6169 PENNSTAR REALTY TRUST vs. CHRISTOPHER G. GRIFFIN, owner(s) of property situate in South Abington Township, Lackawanna County, Pennsylvania, being 206 Layton Road

150 x 77.5

Property Identification Number: 112.06-020-048

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$61,459.60

Daniel L. Penetar, Jr., Esquire

Attorney

**SALE NUMBER 76 STAYED**

**By virtue of a Writ of Execution filed to No. 08 CV 4965 WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF SASCO 2007-MLN1 vs. MARK RYAN and MARGARET RYAN, owner(s) of property situate in Borough of Dalton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 112 Second Street, Dalton, Pennsylvania 18414**

DWELLING KNOWN AS: 112 SECOND STREET, DALTON, PENNSYLVANIA 18414.

TAX PARCEL NUMBER: 06812-010-00502

Title to said premises is vested in Mark Ryan and Margaret Ryan, husband and wife, by deed from JOSEPH J. SMULEK, JR. AND DENISE SMULEK, HIS WIFE, dated August 8, 2006 and recorded August 14, 2006 in Deed Book , Page Instrument # 200622938.

Assessment Map #: 06812-010-00502

Assessed Value Figure: \$20,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$245,800.53

McCabe, Weisberg and Conway, P.C.

Attorney

**SALE NUMBER 77 STAYED**

**BY VIRTUE OF WRIT OF EXECUTION ISSUED BY SCRANTON NEIGHBORHOOD HOUSING SERVICES, INC. vs. EDMUND P. YEARING and DONNA MARIE YEARING filed to No. 07-CV-6353, property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 635 BROOK STREET, SCRANTON, LACKAWANNA COUNTY, PA 18505:**

All that lot or piece of land situate in the City of Scranton, County of Lackawanna, and Commonwealth of Pennsylvania, being lot number nineteen (19) in square or block number twenty nine (29), and situate on Street called and known as Brook Street upon the Town Plot of the City of Scranton. Said lot being forty (40) feet in front, forty (40) feet in rear, and one hundred fifty (150) feet in depth.

Subject to the same exceptions and reservations as are contained in the former deed in the line of title.

Being part of the same premises conveyed by Mary Barkofsky, Executor of the Estate of Loretta R. Willis, Deceased, Mary Barkofsky individually and Alfred/Thomas Barkofsky, her husband by deed dated October 25, 1996, duly recorded in the Office for the Recording of Deeds in and for Lackawanna County in Deed Book 1566, Page 165.

Tax Map #: 16707-050-035

Assessed Value Figure: \$12,000.00

SHERIFF TO COLLECT: \$60,109.82 plus additional interest from September 24, 2007 with a per diem rate of \$10.46 with additional costs, late charges and reasonable attorneys fees of five (5%) percent.

LAW OFFICE OF MARK J. CONWAY, P.C.

Mark J. Conway, Esquire

Attorney

**SALE NUMBER 78 SOLD TAXES AND COSTS**

BY VIRTUE OF WRIT OF EXECUTION ISSUED BY SCRANTON NEIGHBORHOOD HOUSING SERVICES, INC. vs. ROSARIO A. TRUBIA and LAURIE J. TRUBIA filed to No. 07-CV-6352, property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1928 SOUTH WEBSTER AVENUE., SCRANTON, LACAKWANNA COUNTY, PA 18505

Dimensions: See Deed Book 1574, at page 130.

Assessment Map #: 16711-020-016

Assessed Value Figure: \$10,000.00

Sheriff to collect: \$63,312.73 plus additional interest from September 24, 2007 with a per diem rate of \$10.46 with additional costs, late charges and reasonable attorneys fees of five (5%) percent.

Mark J. Conway, Esquire

Attorney

**SALE NUMBER 79 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08-CV-5465 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) vs. EVA MARIE BENSON A/K/A EVA LECESKI, owner(s) of property situate in Township of Ransom, Lackawanna County, Pennsylvania, being 1017 North Sekol Avenue

CONTAINING 2 ACRES

Assessment Map #: 13301-020-00601

Assessed Value Figure: \$18,000.00

Improvements Thereon: Detached, Two Story Single Family Residential Dwelling

Sheriff to collect: \$237,368.97

Barbara A. Fein, Esq.

Attorney

**SALE NUMBER 80 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-3427 WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3 vs. ROBIN LANCASTER A/K/A ROBIN A. LANCASTER, owner(s) of property situated in Township of Madison, Lackawanna County, Pennsylvania, being 1351 Aberdeen Road, Moscow, PA 18444

1.9 acres

Assessment Map #: 19101-010-005

Assessed Value Figure: \$6,157.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$109,842.69

Michael J. Clark, Esquire

Attorney

**SALE NUMBER 81 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-3815 ONEWEST BANK, FSB vs. TAMELA J. STRONY, owner(s) of property situate in Archbald Borough, Lackawanna County, Pennsylvania, being 169-171 Monroe Street, Archbald, PA 18403

99X127X75X133

Assessment Map #: 10501-030-010

Assessed Value Figure: \$4,700.00

Improvements Thereon: a residential dwelling

Sheriff to collect: \$147,773.83

Leslie J. Rase, Esquire

Attorney

**SALE NUMBER 82 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-4339 BAC HOME LOANS SERVICING, L.P., F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. LISA FLOREY, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1230-1232 DARTMOUTH STREET, SCRANTON, PA 18504-2722

Front: 40 feet Depth: 130 feet, containing 5,200 square feet.

Assessment Map #: 15609060040

Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$99,074.59

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 83 STAYED**

By virtue of a Writ of Execution No. 09-CV-2998 BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v. and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN N. LAWLESS, DECEASED, owner(s) of property situate in the TOWNSHIP OF CARBONDALE CITY 1<sup>ST</sup> WARD, Lackawanna County, Pennsylvania, being 78 LINCOLN AVENUE CARBONDALE, PA 18407-2069

Front: 60 feet Depth: 80 feet, containing 4,800 square feet.

Assessment Map #: 05505-030-001 60007198

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$33,725.40

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 84 - STAYED**

By virtue of a Writ of Execution No. 09-CV-4725 ONEWEST BANK FSB v. STANLEY A. DESONIA, owner(s) of property situate in the TOWNSHIP OF SCRANTON CITY, 18<sup>TH</sup> WARD, Lackawanna County, Pennsylvania, being 524 BROADWAY STREET, SCRANTON, PA 18505-1007

Front: 50 ft. Depth: 150 ft., containing 7500 sq. feet

Assessment Map #: 15640030005

Assessed Value Figure: \$13,500.00

Improvements Thereon: Residential Property

Judgment Amount: \$103,745.88

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 85 STAYED**

By virtue of a Writ of Execution filed to No. 09 CV 3799, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2007-BC2 vs. CRYSTAL EVANS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, Being 708 Prospect Avenue, Scranton, PA 18505

ALL that certain lot, piece or parcel of land, situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, being Lot Number 23 in square or block 79 and situate upon Street known as Prospect Avenue upon the Town Plot of the City of Scranton. Said lot is forty (40) feet in front and one hundred thirty-five (135) feet in depth with usual five (5) foot privilege in front of front line.  
Property Identification #: 15620-020-029

Assessed Value Figure: \$14,000.00  
Improvements thereon: Residential Dwelling  
Sheriff to Collect: \$161,401.15, plus interest and costs  
Martha Von Rosenstiel, Esquire  
Attorney

**SALE NUMBER 86 CONTINUED 11/16/10**

**By virtue of a Writ of Execution filed to No. 09 CV 5334 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, 2006-BC6 v. JEFFREY WENTOVICH, SR and DONNA WENTOVICH, owner(s) of property situate in the BOROUGH OF ARCHBALD, County of Lackawanna, and State Pennsylvania, being 1107 EAST FILBERT STREET, ARCHBALD, PA 18403-1718**

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

Assessment Map #: 10412010016  
Assessed Value Figure: \$10,000.00  
Improvements Thereon: Residential Property  
Judgment Amount: \$103,355.22  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 87 STAYED**

By virtue of a Writ of Execution filed to No. 09 CV 5618 BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. DAVID ECHON, owner(s) of property situate in BOROUGH OF DUNMORE, County of Lackawanna, and State Pennsylvania, being 1812 Roosevelt Street, L-16 Dunmore, PA 18512, 14607-040-02901,

Beginning at a corner of land now or late of Robert A. Hughes and fronting on Collins Street; thence a northerly course along, said Collins Street fifty' (50) feet to land now or late of Frank D., 'Collins; thence an easterly course along land of said Collins one hundred, sixty-four (164) feet, more or less, to land now or lately, owned by John Hoffman; thence a southerly course along land of said Hoffman, fifty; (50) feet to land of said R.A. Hughes aforesaid; thence a westerly course along land of said R.A. Hughes one hundred sixty-four' (164) feet, more or less, to place of beginning said lot being numbered sixteen (16) on Map of Collins, Addition to Dunmore.

Property Identification #: 14607-040-02901  
Assessed Value Figure: \$11,000.00  
Improvements Thereon: A Residential Dwelling  
Sheriff to Collect: \$77,532.81  
Michael T. McKeever, Esquire  
Attorney

**SALE NUMBER 88 STAYED**

By virtue of a Writ of Execution filed to No. 2009-CV-02915 PNC BANK, NATIONAL ASSOCIATION vs. KATHLYN A. CASSEBAUM, owner(s) of property situate in TOWNSHIP OF ROARING BROOK, Lackawanna County, Pennsylvania, being 301 Barbara Drive, Moscow, Pennsylvania 18444

83.79' X 100.28' X 91.37'  
Assessment Map #: 18804-030-016  
Assessed Value Figure: \$17,100.00  
Improvements Thereon: RESIDENTIAL DWELLING  
Sheriff to Collect: \$9,540.00

BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ., TUCKER ARENSBERG,  
P.C.  
Attorney



**SALE NUMBER 89 STAYED**

By virtue of a Writ of Execution filed to No. 09CV3493 OCWEN LOAN SERVICING LLC vs. JOHN WILDMAN and ANN MARIE WILDMAN, owner(s) of property situate in Throop Borough, Lackawanna County, Pennsylvania. Being: 3 Charles Street Throop, PA 18512

Dimensions: 50x165

Assessment Map #: 12420-010-004

Assessed Value Figure: \$13,000.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to Collect: \$117,392.18

Mark J. Udren, Esquire

Attorney

**SALE NUMBER 90 STAYED**

By virtue of a Writ of Execution No. 50700-08 MID VALLEY SCHOOL DISTRICT vs. LAURA A. GILLAR, owner(s) of property situate in Olyphant, Lackawanna County, Pennsylvania being: 220 Mary Street, 45x125

Property Identification #: 11410-040-023

Assessed Value Figure: \$10,500.00

Improvements Thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$4,878.79

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(484) 690-9300

Attorney

**SALE NUMBER 91 STAYED**

**By virtue of a Writ of Execution filed to No. 09-CV-6529 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE v. JAMES E. CULVER and MARY DEBORAH CULVER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 323 Putnam Street, Scranton, PA 18508**

ALL THAT CERTAIN piece or parcel of land situate in the 2<sup>nd</sup> Ward of the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, being part of Lot 8 in Square or Block Number 75 situate on the Southerly side of Putnam Street, between Brick Avenue and Church Avenue, fronting on said Putnam Street, thirty (30) feet and extending back about one hundred fifteen (115) feet, bounded and described as follows, to wit:

BEGINNING at point on the Southerly side of Putnam Street; said point being three hundred fifty-six (356) feet in an Easterly direction from the intersection of Putnam Street and Brick Avenue thence in a Southerly direction one hundred fifteen (115) feet to a corner; thence in an Easterly direction thirty (30) feet to a point of the line between Lots Number 8 and 9; thence along line of Lots Number 8 and 9 in a Northerly direction one hundred fifteen (115) feet to a corner on Putnam Street; thence along Putnam Street in a Westerly direction thirty (30) feet to a point, the place of beginning.

BEING known and designated as 323 Putnam Street, Scranton, Pennsylvania.

TAX PARCEL NUMBER: 13411-040-02401

Property Identification #: 13411-040-02401

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Dwelling  
Sheriff to Collect: \$38,564.20, plus interest and costs  
Martha E. Von Rosenstiel, Esquire  
Attorney

**SALE NUMBER 92 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 09-CV-01167 DEUTSCHE BANK NATIONAL TRUST CO. AS TRUSTEE.... vs. CHRISTOPHER GENTILE and DANIELLE GENTILE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 447-449 O'Malley Court, Scranton, PA 18508 AKA 445 Rear West Market Street, Scranton, PA 18508

90x144

Property Identification #: 13408030016

Assessed Value Figure: \$17,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: \$117,646.23

Daniel J. Mancini, Esquire

Attorney

**SALE NUMBER 93 STAYED**

By virtue of a Writ of Execution filed to No. 09 CIV 2108 DEUTSHCE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-EQ1 vs. BILL VOLOVITCH A/K/A WILLIAM VOLOVITCH and ROSEMARY VOLOVITCH A/K/A ROSE MARY VOLOVITCH, owner(s) of property situate in 21<sup>st</sup> Ward City of Scranton, Lackawanna County, Pennsylvania being, 1322 Farr Street Scranton, PA 18504, 14507-020-030,

BEGINNING at a point, said point being located in the northwesterly line of Farr Street at a distance of one hundred (100) feet on a bearing of South forty-nine degrees ten minutes East (S 49° 10' E) from the intersection of the southeasterly line of N. Sumner Avenue with the northeasterly line of Farr Street, said point also being in the division line between Lot 13 and Lot 14, Block 126 in Ward 21.

Assessment Map #: 14507-020-030

Assessed Value Figure: \$16,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$141,818.32

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 94 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08 CV 6911 WM SPECIALTY MORTGAGE LLC vs. RAFAEL VIAS III and ANNETTE M. VIAS, owner(s) of property situate in Borough of Moscow, Lackawanna County, Pennsylvania being 202 Gardner Street Moscow, PA 18444, 19810-050-00105,

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AN UNOPENED PORTION OF GARDNER STREET, SAID POINT BEING THE FEET SOUTHWESTERLY CORNER OF LOT NUMBER FIFTY FOUR (54);

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AN UNOPENED PORTION OF GARDNER STREET, SOUTH SEVEN (07) DEGREES TWENTY-SEVEN (27) MINUTES WEST, A DISTANCE OF NINETY (90) FEET;

THENCE ALONG THE DIVISION LINE BETWEEN LOTS NUMBERED FORTY (40) AND FORTY-THREE (43) SOUTH EIGHTY-TWO (82) DEGREES THRITY-THREE (33) MINUTES EAST, A DISTANCE OF ONE HUNDRED THIRTY THREE (133) FEET;

THENCE ALONG THE DIVISION LINE BETWEEN LANDS OF THE GRANTOR AND LAND NOW OR FORMERLY OF WILLIAM GOLDEN, NORTH SEVEN (07) DEGREES TWENTY-SEVEN (27) MINUTES EAST, A DISTANCE OF NINETY (90) FEET

THENCE ALONG THE DIVISION LINE BETWEEN LOTS NUMBERED FIFTY FOUR (54) AND FORTY-THREE (43), NORTH EIGHTY-TWO (82) DEGREES THIRTY THREE (33) MINUTES WEST, A DISTANCE OF ONE HUNDRED THIRTY-THREE (133) FEET TO THE PLACE OF BEGINNING  
BEING LOT NUMBERED FORTY THREE (43) AS DESCRIBED ON A MAP ENTITLED "SURVEY & STAKE-OUT OF THE PLOT CONTAINING LOTS 43, 52, 53, 54, 55, 56, 69, 70, 71, 82, 83 AND 84.

INCLUDING THE UNOPENED PORTIONS OF GARDNER & BIRCH STREETS IN THIS AREA OF GARDNER'S ADDITION, MOSCOW BOROUGH", AS SURVEYED BY THOMAS .D YEAGER, PROFESSIONAL ENGINEER.

Assessment Map #: 19810-050-00105

Assessed Value Figure: \$20,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$193,311.72

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 95 STAYED**

**By virtue of a Writ of Execution filed to No. 09 CV 6933 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. TIM KELLY, owner(s) of property situate in Old Forge Borough, Lackawanna County, Pennsylvania, being 411 Moosic Road, L-3 Old Forge, PA 18518, 17613-010-033,**

BEING LOT NUMBER 3 IN SQUARE OR BLOCK "11" AS SHOWN ON PLOT MADE BY WILLIAM MILES, ET AL., AND RECORDED IN THE LACKAWANNA COUNTY RECORDER OF DEEDS OFFICE IN MAP BOOK NO. 1, PAGE 111. THE WIDTH OF SAID LOT IS FIFTY (50) FEET ON THE EAST SIDE OF MOOSIC ROAD, 50 FEET IN THE REAR AND HAS A DEPTH OR LENGTH OF ONE HUNDRED SIXTY (160) FEET. IMPROVED WITH A TWO STORY FRAME DWELLING AND OTHER BUILDINGS THEREON.

Property Identification #: 17613-010-033

Assessed Value Figure: \$16,000.00

Improvements Thereon: A Residential Dwelling

Sheriff to Collect: \$214,683.60

Michael T. McKeever, Esquire

Attorney

**SALE NUMBER 96 SOLD FOR HIGH BID**

By virtue of a Writ of Execution filed to No. 2009-02388, RESIDENTIAL CREDIT SOLUTIONS, INC., v. CAROLYN M. WIKE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being known as 201-203 N. Hyde Park Avenue, Scranton, PA 18504.

Dimensions of Parcel, square footage and/or acreage: 50 X 84 X 50 X 85

Property Identification #: 14518-020-011

Assessed Value Figure: \$11,000.00

Improvements Thereon: Multi Dwelling

Sheriff to Collect: \$186,106.06

Richard M. Squire & Associates, LLC

Attorney

**SALE NUMBER 97 CONT 7/19/11**

By virtue of a Writ of Execution filed to No. 07-CV-7435, COMMUNITY BANK & TRUST COMPANY, PLAINTIFF vs. LOUIS J. DOMIANO and DEBRA DOMIANO, DEFENDANTS, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being known as 286 SAMPSON STREET, OLD FORGE, LACKAWANNA COUNTY, PENNSYLVANIA.

Consisting of 65' x 156' x 70' x 129' and 57' x 181' x 55' x 181', more or less. More particularly described in Deed Book 926, page 489-492.

Assessment Map #'s: 17609-010-018 and 17609-010-019

Assessed Value Figure: \$41,500.00

Improvements Thereon: Residential dwelling and lot known as 286 Sampson Street, Old Forge, PA 18518

Sheriff to Collect: \$238,159.65 PLUS ADDITIONAL COSTS, EXPENSES, ATTORNEY'S FEES AND ADDITIONAL INTEREST

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

John M. Murphy, Esquire

Attorney

**SALE NUMBER 98 STAYED**

By virtue of a Writ of Execution filed to No. 3932-CIVIL-2005, ATLANTIC NATIONAL TRUST LLC SUCCESSOR-IN-INTEREST TO PENNSTAR BANK, A DIVISION OF N.B.T. BANK, NATIONAL ASSOCIATION vs. JOSEPH R. D'ANDREA, owner(s) of property situate in Abington, Lackawanna County, Pennsylvania being 100 School Street, Waverly, Pennsylvania

CONTAINING 0.90 acres of land more or less as shown on drawing No. C-18-85 by John R. Hennemuth Associates, Inc., Scranton, PA .

Property Identification #: 08001060012

Assessed Value Figure: \$36,000.00

Improvements Thereon: Residential Dwelling

Sheriff to Collect: AMOUNT DUE \$454,043.27

INTEREST from 11/25/08-3/23/10 \$ 36,031.46

(Costs to be added) \$ 2,000.00

TOTAL \$492,074.73

PHILLIP D. BERGER, ESQUIRE

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

450 N. Narberth Avenue

Narberth, PA 19072

(610)668-0770

Attorney

**SALE NUMBER 99 SOLD TAXES AND COSTS**

By virtue of a Writ of Execution No. 07-CV-7527, WELLS FARGO BANK, N.A. v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH PERLMUTTER, DECEASED, JOSEPH PERLMUTTER, HEIR OF JOSEPH PERLMUTTER, DECEASED; HARRY PERLMUTTER, HEIR OF JOSEPH PERLMUTTER, DECEASED & ROBERTA PERLMUTTER CARSON, HEIR, owner(s) of property situate in the Lackawanna County, Pennsylvania being 1149 LOCUST STREET, SCRANTON, PA 18504

Front: 40 feet Depth: 129 feet, containing 5160 square feet.

Assessment Map #: 15609 060 004

Assessed Value Figure: \$10,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$62,841.07

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 APRIL 21, 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.

SHERIFF'S DEPARTMENT

SCRANTON, PA 18503

DECEMBER 28, 2009