

**SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, MARCH 24, 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, **MARCH 24, 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 23 CONTINUED 1/26/2010**

By virtue of a Writ of Execution No.08-CV-2557 FLAGSTAR BANK, FSB v. GARY SEVERE and owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania, being 901 QUNICY AVENUE, SCRANTON, PA 18510

Front: 80 feet Depth: 40 feet, containing 3200 square feet.

Assessment Map #: 14670020039

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$72,850.59

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

**SALE NUMBER 27 SOLD FOR TAXES AND COST**

By virtue of a Writ of Execution No. 08-CV-5624 CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. JOSEPH MARION and MAY MARION owner(s) of property situate in the ARCHBALD, Lackawanna County, Pennsylvania, being 835 HILL STREET, ARCHBALD, PA 18403-2113

DIMENSIONS: 113x40x65x81x110

Assessment Map #: 09510010015

Assessed Value Figure: \$15,000.00

Improvements Thereon: Residential Property

Judgment Amount: \$186,100.76  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney

**SALE NUMBER 45 SOLD FOR TAXES AND COSTS**

By virtue of a Writ of Execution filed to No. 08-CV-2683, CHASE HOME FINANCE LLC v. ERNESTO RESTO and HILDA RESTO, owner(s) of property situate in Lackawanna County, Pennsylvania being 926 RICHMONT STREET, SCRANTON, PA 18509-0000

IRREGULAR: 40x143x40x142

Assessment Map #: 13514-030-010

Assessed Value figure: \$14,000.00

Improvements thereon: Residential Property

Judgment Amount: \$134,077.45

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 23, 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

JANUARY 12, 2009