

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, NOVEMBER 18, 2008

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, **NOVEMBER 18, 2008** 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 55 *SOLD FOR TAXES AND COSTS*

By virtue of a Writ of Execution No. 08-CV-4024 THE BANK OF NEW YORK TRUST COMPANY N.A. SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE vs. DONNA GORNIAC and owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania. being 2217 RIVERSIDE DRIVE, SCRANTON, PA 18509

Front: 24 feet Depth: 130 feet, containing 5460 square feet

Assessment Map #: 135.10-020-004

Assessed Value figure: \$8,450.00

Improvements thereon: Residential Property

Judgment Amount: \$40,078.71

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 59 *SOLD FOR TAXES AND COSTS*

By virtue of a Writ of Execution filed to No. 08-CV-1971, COUNTRYWIDE HOME LOANS, INC. vs. BRENDA J. WILLIAMS, owner(s) of property situate in the Borough of Dickson City, Lackawanna County Pennsylvania BEING 615 Boulevard Avenue, Dickson City, Pennsylvania 18519

ALL the surface and right of soil of all that certain lot, piece or parcel of land situate in the Borough of Dickson City, County of Lackawanna and State of Pennsylvania, bounded and described as follows to wit:

BEING Lot No. Four (4) in Block or Square No. Three (3) on the Westerly Side of Street, known as Boulevard, same being forty (40) feet in front, Forty (40) feet in rear and One Hundred Fifty (150) feet in depth, to a court, Fifteen (15) feet wide for public use, as shown and designated according to a survey thereof, made by Edmund A. Bartl, dated October 23, 1899 and recorded in the office for the Recording of Deeds in and for Lackawanna County, in Map Book No. 1, Pages 116, and 117.

DWELLING KNOWN AS: 615 BOULEVARD AVENUE, DICKSON CITY, PENNSYLVANIA 18519.

TAX PARCEL NUMBER: 12408-030-040

Title to said premises is vested in Brenda J. Williams by deed from Richard J. Holly, Jr., dated November 30, 2005 and recorded December 2, 2005 in Deed Book Instrument #200533960.

Assessment Map #: 12408-030-040
Assessed Value Figure: \$5,000.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$63,504.12
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 79 *SOLD FOR TAXES AND COSTS*

By virtue of a Writ of Execution No. 06 CV 5559 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2005-R1, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2005 WITHOUT RECOURSE vs. LORRAINE GOERINGER owner(s) of property situate in TOWNSHIP OF ABINGTON, County of Lackawanna and State of Pennsylvania, Lackawanna County, Pennsylvania, being 263 Carbondale Road Clarks Summit, PA 18411, 07003-010-00801, BEGINNING at a point in the centerline of Legislative Route No. 35031, also known as PA. Route 632, and commonly known as Carbondale Road, in line of lands Now or formerly of Schack; thence along said lands of Schack through an existing iron Pin North Thirty-seven degrees, Twelve minutes West (North 37 degrees 12 minutes West) Two hundred ninety-two and fifteen one-hundredths (292.15) feet to an iron pin corner; Thence still along Schack and along a stone wall and fence line North Fifty-three degrees, Twenty-nine minutes East (North 53 degree 29 degrees East) Five hundred eighty-four and ninety-four One-hundredths (284.94) feet to an iron pin corner; thence along a fence line and along lands now or formerly of T. Vail South Forty degrees Forty-seven minutes East (South 47 degrees 47 minutes East) one hundred sixty-one and nine one-hundredths (161.09) feet to an iron pin corner, thence still along said Vail and along a stone wall North Fifty-one degrees, twenty-eight minutes East (North 51 degrees 28 minutes East) Two hundred thirty-four and thirty-four one-hundredths (234.34) feet to a corner; thence through lands of Grantor, South zero degrees, twenty-five minutes East (South 0 degree 25 minutes East) Four hundred forty-four and twenty-two one-hundredths (444.22) feet to a point in the centerline of said Carbondale Road; thence alone the centerline of the same the following courses and distances; South eighty seven degrees, Thirteen minutes West (South 87 degrees 13 minutes West) Eight three and seventy-five one-hundredths (83.75) feet; South Seventy eight degrees, Forty-eight minutes West (South 78 degree 48 minutes West) Ninety-eight and twenty one-hundredths (98.20) feet and South Seventy-one degrees, Sixteen minutes West (South 71 degree 16 minutes West) Four hundred twenty eight (428) feet to a point, the place of beginning.

Assessment Map #: 07003-010-00801
Assessed Value figure: \$29,000.00
Sheriff to collect: \$481,859.93
Improvements thereon: A Residential Dwelling
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 83 *STAYED*

By virtue of a Writ of Execution filed to No. 08 CV 2347 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR AMERICA'S WHOLESALE LENDER vs. ROBERT RANKOV, owner(s) of property situate in , Lackawanna County, Pennsylvania, being 1930 Boulevard Avenue Scranton, PA 18509, 1351401004402, Beginning at a point on the southeasterly side of Boulevard avenue, said corner being common to lands of Nobashar Zafar and John Hynak, said corner also being common to Lots No. 9 and 10 as shown on map of Survey C-27-84;

Thence along the division line between lands of said Zafar and Hynak, South 50 degrees 06 minutes 15 seconds East 89.95 feet to a corner of lands of Norman E. Evans;

Thence along the line of said Evans the following two courses and distances (1) south 39 degrees 16 minutes West, 17.50 feet and (2) South 50 degrees 44 minutes East 6.35 feet to a corner of Parcel "C";

Thence along the division line between Parcels "B" and "C" South 40 degrees 39 minutes 35 seconds west, 29.25 feet to a corner of parcel "A"

Thence along the division line between Parcels "A" and "B" North 49 degrees 20 minutes 25 seconds West, 110.76 feet to a corner on the southeasterly side of Boulevard Avenue;

Thence along the line of Boulevard Avenue, North 57 degrees 51 minutes East, 47.52 feet to the place of beginning.

Assessment Map #: 1351401004402

Assessed Value figure: \$17,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$145,419.39

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 88 ***SOLD FOR TAXES AND COSTS***

By virtue of a Writ of Execution filed to No. 08-1419 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE vs. MARGARET M. PRICE, owner(s) of property situated in Borough of Dickson City, Lackawanna County, Pennsylvania, being 722 Boulevard Avenue

40' Front 140' Depth

Property Identification Number: 12408-040-019

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$76,154.34

Daniel J. Mancini, Esq.

Attorney

SALE NUMBER 90 ***SOLD FOR TAXES AND COSTS***

By virtue of a Writ of Execution filed to No. 08-CV-4250 SUTTON FUNDING, LLC vs. ROBERT KARLUK owner(s) of property situate in 19th Ward City of Scranton, Lackawanna County, Pennsylvania, being 517 Wintermantle Avenue

(Lots)

(6) 39' width, 100' depth

(7) 40' width, 100' depth

(8) 39' width, 100' depth

(9) 39.2' front, 39.2' 118.4' depth S, 120.4' N

(10) 40' width, 40 Rear, 120.4' depth S, 124.4' depth N

(11) 39.2' width front, 39.2 rear, 124.4 depth, S, 128.4' N

Property Identification Number: 16805-040-011

Assessed Value figure: \$9,000.00

Improvements thereon: Residential Dwelling

Sheriff to collect: \$156,070.95

Daniel J. Mancini, Esq.

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 DECEMBER 17, 2008 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

SEPTEMBER 10, 2008