

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, OCTOBER 6, 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, **OCTOBER 6, 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 10 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-1664, BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. SUSAN E HARPER and PAUL J MAY, owner(s) of property situate in DUNMORE, Lackawanna County, Pennsylvania. BEING 302 Church Street, Dunmore, Pennsylvania 18512

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being the Borough of Dunmore, County of Lackawanna and State of Pennsylvania being more fully described in a deed dated 2/4/2004 and recorded 2/11/2004 in Deed Book 1161, Page 713.

DWELLING KNOWN AS: 302 CHURCH STREET, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 14607-060-011

Title to said premises is vested in Susan E Harper and Paul J May by deed from Nicholas Charnichko, widower, dated February 4, 2004 and recorded February 11, 2004 in Deed Book 1161, Page 713.

Assessment Map #: 14607-060-011

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$86,670.08

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 11 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 08-CV-6636, CITIMORTGAGE, INC. vs. BRIAN M. GOLDEN and PRISCELLA A. HUFF, owner(s) of property situate in TOWNSHIP OF MADISON, Lackawanna County, Pennsylvania being, 4381 Jubilee Road LA Madison Township, PA 18444, 2003-010-010,

BEGINNING at a point in the centerline of Pennsylvania Legislative Route 35002 said point of beginning being South thirty-three (33 degrees) degrees twenty-one (21 minutes) minutes thirty (30 seconds) seconds West, a distance of one hundred ninety-five and forty-two hundredths (195.42 feet) feet. Thence South thirty (36 degrees) degrees seven (07 minutes) twenty (20 seconds) West, a distance of seventy-eight and forty seven hundredths (78.47 feet) feet; Thence, South forty-one (41 degrees) degrees twenty-five (25 minutes) minutes forty (40 seconds) seconds West, a distance of seventy-three and eighty-eight hundredths (73.88 feet) feet; Thence South forty-four (44 degrees) nine (09 minutes) minutes West, a distance of seventy and seventy-five hundredths (70.75 feet) feet along the centerline of said Pennsylvania Legislative Route 35002 from the most southwesterly corner of lands conveyed by the Grantors herein to Robert F. Holkien et ux by Deed of even date herewith.

Assessment Map #: 2003-010-010

Assessed Value Figure: \$20,500.00

Improvements Thereon: A Residential Dwelling
Sheriff to collect: \$137,706.36
Michael T. McKeever, Esquire
Attorney

SALE NUMBER 12 STAYED

By virtue of a Writ of Execution filed to No. 07CV2712 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HOLDERS OF THE CDC MORTGAGE CAPITAL TRUST 2003-HE1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2003-HE1 vs. JOSEPH BADAMO and LORETTA BADAMO, owner(s) of property situate in Township of SOUTH ABINGTON, Lackawanna County, Pennsylvania being, 102 Raquels Way Fairview Road, Clarks Summit, PA 18411

80x116x115x132

Property Identification Number: 08104-020-01603
Assessed Value Figure: \$3,000 + \$17,000 = \$20,000

Improvements Thereon: single family dwelling

Sheriff to collect: \$212,297.87

Scott A. Dietterick, Esquire
Attorney

SALE NUMBER 23 SOLD FOR HIGH BID \$200,000.00 MICHAEL COBB

By virtue of a Writ of Execution filed to No.07-CV-3749 GREENPOINT MORTGAGE FUNDING TRUST INC. vs. KEVIN R. MESSETT and SHANNON P. MESSETT, owner(s) of property situate in South Abington Township, Lackawanna County, Pennsylvania. Being: 1015 Greenbriar Drive (South Abington Township) Clarks Summit, PA 18411

Dimensions: 98x198

Assessment Map #: 10109-010-02905

Assessed Value Figure: \$28,400.00

Improvements Thereon: Improved w/single family dwelling

Sheriff to collect: \$440,731.00

Mark J. Udren, Esquire
Attorney

SALE NUMBER 28 STAYED

By virtue of a Writ of Execution filed to No. 08-CV-4935 IB PROPERTY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. HELDER DOS SANTOS, owner(s) of property situate in City of Scranton, County of Lackawanna and state of Pennsylvania being known as 1100-1102 Pittston Avenue, Scranton, PA 18505 situate in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania.

Assessment Map #: 15619-040-006

Assessed Value Figure: \$25,000.00

Improvements Thereon: Commercial dwelling

Sheriff to collect: \$332,828.98

MARTIN S. WEISBERG, Esq.
Attorney

SALE NUMBER 34 STAYED

By virtue of a Writ of Execution No. 08 CV 7169 CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. GERARD P. MCCONNELL and AMY A. MCCONNELL,

owner(s) of property situate in the BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania, being 193 CEMETERY STREET, ARCHBALD, PA 18403-2262
Front: 60 feet Depth: 106 feet, containing 6,360 square feet.
Assessment Map #: 09518 020 001
Assessed Value Figure: \$11,500.00
Improvements Thereon: Residential Property
Judgment Amount: \$90,950.33
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 38 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-1619 BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. EDIMAR GONCALVES owner of property situate in CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA BEING 433-435 South 9th Avenue, Scranton, Pennsylvania 18604

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN DEED DATED 9/28/2006 AND RECORDED 10/11/2006 AS INSTRUMENT NO. 200628988.

DWELLING KNOWN AS: 433-435 SOUTH 9TH AVENUE, SCRANTON, PENNSYLVANIA 18604.

TAX PARCEL NUMBER: 15610-020-008

Title to said premises is vested in Edimar Goncalves by deed from Thomas J. Mangan and Joann C. Mangan, his wife, as Tenants by the Entirety, dated September 28, 2006 and recorded October 11, 2006 as Instrument No. 200628988.

Assessment Map #: 15610-020-008

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$97,396.77

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 39 – STAYED

By virtue of a Writ of Execution filed to No. 2008 CV 3258 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN BROTHERS-STRUCTURED ASSET SECURITIES CORPORATION SASCO 2007-BNC1 vs. GARY APPLGATE owner of property situate in Carbondale, LACKAWANNA COUNTY, PENNSYLVANIA BEING 208 Belmont Street, Carbondale, Pennsylvania 18407

ALL THAT CERTAIN 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 DEED DATED 5/29/96 AND RECORDED 5/30/96 IN DEED BOOK 1547, PAGE 706.

DWELLING KNOWN AS: 208 BELMONT STREET, CARBONDALE, PENNSYLVANIA 18407.

TAX PARCEL NUMBER: 04510-050-003

Title to said premises is vested in Gary J. Applegate by deed from Robert Davitt, his wife, dated May 29, 1996 and recorded May 30, 1996 in Deed Book 1547, Page 706.

Assessment Map #: 04510-050-003

Assessed Value Figure: \$9,214.00

Improvements Thereon: Residential Dwelling

Sheriff to collect: \$144,941.67

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 42 – SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09 CV 2700 WILMINGTON TRUST COMPANY NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR IMPAC 2004-11 vs. MICHAEL A. GRACI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 820 North Sumner Avenue Scranton, PA 18504, 145.07-030-011,

BEING lot numbered twenty-four (24) in block numbered eight (8) upon the Northeasterly Side of Sumner Avenue. Said lot being forty (40) feet in front on said Sumner Avenue and one hundred sixty-three and seven tenths (163.7) feet deep to a court for public use fourteen (14) feet wide, as designated and laid out on plot or map known as West Park, which map is duly recorded in the proper office for the Recording of Deeds, etc., in and for said County of Lackawanna in Map Book Numbered 1, pages 98 and 99, as reference thereto will more fully and at large appear.

Property Identification Number: 145.07-030-011

Assessed Value figure: \$9,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$129,286.19

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 43 STAYED

By virtue of a Writ of Execution filed to No.09-1208 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE SPECIALITY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2007-BC2 vs. LINDA M. BROOKS and WAYNE S. BROOKS and owner(s) of property situate in CITY OF SCRANTON , Lackawanna County, Pennsylvania, being 52 East Parker Street, Scranton, PA 18509, 13501-020-022,

BEGINNING at a point in the Northerly line of said Parker Street, said point being also the Southeasterly (erroneously described in prior deed as Southwesterly) corner of said Lot No. 12 in Square or Block 3; THENCE Northerly along the Easterly line of said Lot No. 12, One Hundred Forty feet (140 feet) to the Northeasterly corner of said Lot No. 12; THENCE Westerly along the Northerly line of said Lot No. 12, Fifty feet (50 feet) to a corner; THENCE Southerly parallel to the said Easterly line of said Lot No. 12, One Hundred Forty feet (140 feet) to said Parker Street; THENCE Easterly along the Northerly line of said Parker Street Fifty feet (50 feet) to the place of beginning.

Property Identification Number: 13501-020-022

Assessed Value figure: \$6,500.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$127,031.62

Michael T. McKeever, Esquire

Attorney

SALE NUMBER 44 – CONTINUED 3/23/2010

By virtue of a Writ of Execution filed to No. 08-CV-3777 WELLS FARGO BANK, N.A. AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2003-HE6 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-HE6 vs. MARK SPILLAR, owner(s) of property situate in Dunmore Borough, Lackawanna County, Pennsylvania. Being: 516 Third Street Dunmore, PA 18512

Dimensions: 35x109

Assessment Map #: 146.15-030-016

Assessed Value figure: \$9,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to collect: \$107,462.38

Mark J. Udren, Esquire, Attorney

SALE NUMBER 48 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 08-CV-5175 AURORA LOAN SERVICES, LLC v. DOMINICK LIPARI; ROSE LIPARI owners of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being 111 Wyoming Street, Carbondale, PA 18407

30x45

Property Identification Number: 05505-010-051

Assessed Value figure: \$8,000.00

Improvements thereon: single family dwelling

Sheriff to collect: \$62,241.29

Scott A. Dieterick, Esquire

Attorney

SALE NUMBER 50 STAYED

By virtue of a Writ of Execution filed to No. 2007-04801 CHASE HOME FINANCE LLC, ET AL. vs. ROBERT ALBERTSON, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 78 E. Parker Street, Scranton, PA 18509

70' x 56', 3,920 square feet

Assessment Map #: 13501-060-034

Assessed Value figure: \$7,000.00

Improvements thereon: A single family dwelling

Sheriff to collect: \$81,942.88

Kristine M. Anthon

Attorney

SALE NUMBER 52 STAYED

By virtue of a Writ of Execution No. 50722-06 ABINGTON HEIGHTS SCHOOL DISTRICT vs. JOSEPH D'ANDREA, owner(s) of property situate in Waverly, Lackawanna County, Pennsylvania being: 100 School Street

0.64A

Property Identification Number: 08001-060-012

Assessed Value figure: \$36,000.00

Improvements thereon: Residential Property

Sheriff to collect: \$9,583.47

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(484)690-9300

Attorney

SALE NUMBER 55 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 09-CV-286 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-8 v EWAN POWELL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 213 STEPHEN AVENUE, SCRANTON, PA 18505

28 x 80

Property Identification Number: 15612-030-016

Assessed Value figure: \$1,800.00 + \$7,200.00 = \$9,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$127,801.37

Scott A. Dieterick, Esquire

Attorney

SALE NUMBER 57 SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution No. 09-CV-3396 WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v. TRUDY ELLIOTT owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania being 49 TERRACE STREET, CARBONDALE, PA 18407

DIMENSIONS: 25X52X12X12X13X40

Assessment Map Number: 04578-010-041

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Property

Judgment Amount: \$48,894.49

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 61 STAYED

By virtue of a Writ of Execution No. 09-CV-1162 AURORA LOAN SERVICES LLC v. SALIM REZA owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1008 FISK STREET, SCRANTON, PA 18509-1138

Front: 40 feet Depth: 150 feet, containing 6,000 square feet.

Assessment Map #: 13510080039

Assessed Value figure: \$13,000.00

Improvements thereon: Residential Property

Judgment Amount: \$62,532.89

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 64 SOLD FOR TAXES AND COST

By virtue of a Writ of Execution No. 09 CV 1698 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2 v. NATALIYA PRIBYSH and BORIS PRIBYSH and owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1411-1413 NORTH MAIN AVENUE, SCRANTON, PA 18508

Front: 25 feet Depth: 142 feet, containing 3,550 square feet.

Assessment Map #: 13416020058

Assessed Value figure: \$11,000.00

Improvements thereon: Residential Property

Judgment Amount: \$82,107.62

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 65 - STAYED

By virtue of a Writ of Execution No. 09-CV-2627 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE REGISTERED HOLDERS OF CBA COMMERCIAL ASSETS, SMALL BALANCE COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 v. NIXON R. ORDONEZ owner(s) of property situate in the SCRANTON, Lackawanna County, Pennsylvania being 824-826 PITTSTON AVENUE, SCRANTON, PA 18505-4105

Front: 30 feet Depth: 200 feet, containing 6,000 square feet.

Assessment Map #: 15619-030-031

Assessed Value figure: \$11,348.00

Improvements thereon: Residential Property

Judgment Amount: \$121,638.25

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 71 STAYED

By virtue of a Writ of Execution filed to No. 2008 CIV 7999, COMMUNITY BANK & TRUST COMPANY vs. BEVERLY GEDRIMAS, DEFENDANT and ROMANY INVESTORS, LLC, TERRE TENANT owner(s) of property situate in Greenfield Township, PA. Being: Parcel 1: 11 rods, 9 links x 15.2 rods x 29 rods; Parcel 2: 106 $\frac{3}{4}$ perches x 23 perches x 55 $\frac{1}{4}$ perches x 24 perches x 3 perches 14 feet; 13 $\frac{3}{4}$ perches x 7 $\frac{3}{4}$ perches x 28 $\frac{1}{2}$ perches x 78 $\frac{3}{4}$ perches x 58 perches 11 links.

Assessment Map #: 02203-010-003

Assessed Value figure: \$10,575.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$207,996.15, plus interest, taxes, costs and attorneys' fees. Judgment filed to Docket No. 08-CIV-7999 Writ of Execution issued June 2009. SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Beverly Gedrimas, Defendant and Romany Investors, LLC, Terre Tenant

Gregory J. Pascale

Attorney

SALE NUMBER 72 STAYED

By virtue of a Writ of Execution filed to No. 2009-980, PENNSTAR REALTY TRUST, PLAINTIFF versus JOHN C. HEIL, PATRICIA ANN HEIL AND JONTRISH, INC., DEFENDANTS, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being known as 1002 Wheeler Avenue (Corner of Ash Street and Wheeler Avenue), Scranton, PA 18510.

Consisting of: 120 feet x 109 feet

Assessment Map #: 14619/040/009

Assessed Value: \$5,552 Land, \$19,447 Improvement, \$25,000 Total

Improvements thereon: Commercial Building

Sheriff to Collect: \$328,917.34 PLUS TAXES, COSTS, EXPENSES AND ATTORNEY'S FEES

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

Myles R. Wren, Esquire

Attorney

SALE NUMBER 73 - SOLD FOR TAXES AND COSTS

By virtue of a Writ of Execution filed to No. 08-CV-7315, COUNTRYWIDE HOME LOANS SERVICING, L.P., USE PLAINTIFF v. JOSEPH C. TANANA, owners of property situate in Borough of Blakely, Lackawanna County, Pennsylvania being 331 THIRD STREET, BLAKELY, PA 18447.

Size of Lot 50 ft. x 150 ft.

Property Identification Number: 10318-020-044
Assessed Value figure: \$7,200.00
Improvements thereon: Residential property
Sheriff to Collect: \$77,023.28
Gregory Javardian, Esquire
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 NOVEMBER 04, 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

JULY 23, 2009