

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON TUESDAY, OCTOBER 16, 2012

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 16, 2012 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

By virtue of a Writ of Execution filed to No. 10-CIV-3550 FIDELITY DEPOSIT & DISCOUNT BANK vs. STEPHEN R. PARANICH, owner(s) of property situate in Roaring Brook Township, Lackawanna County, Pennsylvania being 116 Windsor Way
Lot 71, Windsor Hill Residential Subdivision
Property Identification Number: 160.01-020-005.71
Assessed Value: \$38,035.00
Improvements thereon: Single Family Residence
Sheriff to collect: \$107,358.38
Daniel L. Penetar, Jr., Esquire
Attorney

SALE NUMBER 2

By virtue of a Writ of Execution filed to No. 11-CIV-2830 PENNSTAR BANK, A DIVISION OF NBT BANK, N.A. vs. KATHERINE A. JUDGE, owner(s) of property situate in Jessup, Lackawanna County, Pennsylvania being 102 Powell Avenue
Southeasterly Portion Lot 56 Town Plot
Property Identification Number: 115.07-040-043
Assessed Value: \$4,000.00
Improvements thereon: Single Family Residence
Sheriff to collect: \$98,733.51
Daniel L. Penetar, Jr., Esquire
Attorney

SALE NUMBER 3

By virtue of a Writ of Execution filed to No. 2012 CIV 1658, FAIRWAY CONSUMER DISCOUNT COMPANY vs. GERARD T. RICHARDSON, JR., and MARY ELLEN RICHARDSON, HIS WIFE, owner of property situate in Dunmore Borough, Lackawanna County, Pennsylvania, being 1906 Greenridge Street.
Dimensions: 150 feet by 63.7 feet by 112 feet by 43.9 feet.
Assessment Map #: 14641-020-016
Assessed Value: \$16,000.00
Improvements thereon: IMPROVED with a single family dwelling
Sheriff to Collect: \$62,467.72 plus costs as of October 16, 2012
CHARITON, SCHWAGER & MALAK
Attorney

SALE NUMBER 4

By virtue of a Writ of Execution No. 10-CV-3433 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC v. WILLIAM L. SMITH, JR AND SHEILA S. SMITH, owner(s) of property situate in the TOWNSHIP OF SOUTH ABINGTON, Lackawanna County, Pennsylvania, being 8 ORCHARD LANE, CLARKS SUMMIT, PA 18411-1070
258X125X236X165

Assessment Map #: 09002060023

Assessed Value: \$27,148.00

Improvements thereon: Residential Property

Judgment Amount: \$290,638.45

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 5

By virtue of a Writ of Execution No. 11-CV-6125 CITIMORTGAGE, INC. v. ELIZABETH CANOVA and LEO CANOVA, owner(s) of property situate in the TOWNSHIP OF COVINGTON, Lackawanna County, Pennsylvania, being 1066 DRINKER TPKE AKA RT 611 ST RD, AKA RR 6 BOX 36 AKA RR 6 BOX 6125, MOSCOW, PA 18444-7840

Front: 120 feet, Depth: 200 feet

Assessment Map #: 20502-020-020

Assessed Value: \$15,200.00

Improvements thereon: Residential Property

Judgment Amount: \$89,611.26

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 6

By virtue of a Writ of Execution No. 2012 CV 172 WELLS FARGO BANK, NA v. KAREN ANN GIBSON and KEVIN GIBSON, owner(s) of property situate in the TOWNSHIP OF CLIFTON, Lackawanna County, Pennsylvania, being HC BOX 43B BUBBA LANE, GOULDSBORO, PA 18424

Acres: 5.00

Assessment Map #: 2380101002503

Assessed Value: \$21,000.00

Improvements thereon: Residential Property

Judgment Amount: \$327,161.94

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 7

By virtue of a Writ of Execution filed to No. 11 cv 4823 M&T BANK F/K/A MANUFACTURERS AND TRADERS TRUST COMPANY vs. DONALD J. WALSH and JO ANN WALSH AKA JO ANN S. WALSH AKA JOANN S. WALSH, owner(s) of property Situate in Township of Madison, County of Lackawanna, Pennsylvania BEING 3590 Aberdeen Road, Madison Township, Pennsylvania 18444

All that certain lot, piece or parcel of land, situate, lying and being in the Township of Madison, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 3590 ABERDEEN ROAD, MADISON TOWNSHIP, PENNSYLVANIA 18444.

TAX PARCEL NUMBER: 17204010017

Title to said premises is vested in Donald J. Walsh and Jo Ann Walsh aka Jo Ann S. Walsh aka Joann S. Walsh, husband and wife, by deed from DONALD J WALSH AND JO ANN S. WALSH, HIS WIFE, AND JAMES M SMITH AND CHERYL S. SMITH, HIS WIFE, dated May 16, 1983 and recorded May 16, 1983 in Deed Book 1077, Page 590.

Assessment Map #: 17204010017
Assessed Value Figure: \$18,874.00
Improvements thereon: Residential Dwelling
Sheriff to Collect: \$66,023.19
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 8

By virtue of a Writ of Execution filed to No. 11-CV-2370 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO, PLAINTIFF v. WILLIAM D. THOMPSON, JANE THOMPSON & THE UNITED STATES OF AMERICA, DEFENDANTS, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being 179 Washington Street, Carbondale, PA 18407

Property Identification Number: 05509-070-027
Assessed Value: \$6,500.00
Improvements thereon: single family dwelling
Sheriff to Collect: \$22,182.58, plus interest, tax and costs
Scott A. Dietterick, Esquire
Attorney

SALE NUMBER 9

By virtue of a Writ of Execution filed to No. 09 CV 7836 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2006-1 vs. DENNIS J. BOGASKI, owner(s) of property situate in 21st Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 1449 Thackery Street Scranton, PA 18504, 13419-020-018,

All the surface or right of soil of the following described lot of land situate on the Westerly side of Thackery Street and fronting on said Thackery Street in the 21 Ward of Scranton, County of Lackawanna and state of Pennsylvania Being Lot No. 16 in square or Block "E" upon plot of lots known as "The Tripp Farm Co.'s Plot of Lots", recorded in the Office of Recording of Deeds in Lackawanna County in Deed Book No. 165 at Page 2, etc. Said lot being 40 feet wide in front, same width in rear, and one hundred twelve (112) feet in depth to a Court called Reed Court, 14 feet side for public use. Coal and minerals excepted and reserved. Subject to the same exceptions, reservations, conditions covenants and agreements as may be contained in prior deeds forming the chain of title.

Assessment Map #: 13419-020-018
Assessed Value: \$15,000.00
Improvements thereon: A Residential Dwelling
Sheriff to collect: \$161,301.96
KML Law Group, P.C.
Attorney

SALE NUMBER 10

By virtue of a Writ of Execution filed to No. 12-CV-1634 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF THE MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE6 vs. MICHAEL J. WAGNER and SHANNON H. WAGNER, owner(s) of property Situate in Township of Fell, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA BEING 99 Morse Avenue, Simpson, Pennsylvania 18407

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in Township of Fell, County of Lackawanna and State of Pennsylvania.
DWELLING KNOWN AS: 99 MORSE AVENUE, SIMPSON, PENNSYLVANIA 18407.
TAX PARCEL NUMBER: 035.19-010-02501

Title to said premises is vested in Michael J. Wagner and Shannon H. Wagner, his wife by deed from CITIMORTGAGE, INC., D/B/A CITICORP MORTGAGE, S/B/M TO FIRST NATIONWIDE MORTGAGE CORPORATION, BY KEYSTONE ASSET MANAGEMENT, INC., IT'S ATTORNEY IN FACT, BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH, dated September 8, 2004 and recorded October 29, 2004 in Deed Book as Instrument No. 200439913.

Assessment Map #: 035.19-010-02501

Assessed Value Figure: \$15,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$165,731.51

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 11

By virtue of a Writ of Execution filed to No. 12-CV-1743 THE HUNTINGTON NATIONAL BANK vs. ROBIN L. HIRSCHLER and NEIL CRAVEN, owner(s) of property Situate in City of Scranton, County of Lackawanna, Pennsylvania BEING 651 North Hyde Park, Scranton, Pennsylvania 18504

All that certain lot of land, situate in the City of Scranton, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 651 NORTH HYDE PARK AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14510-070-031

Title to said premises is vested in Neil Craven and Robin L. Hirschler, as Joint Tenants with the Rights of Survivorship, by deed from Kevin B. McCarthy and Deborah A. Keating, now by marriage known as, Deborah A. McCarthy, dated January 14, 1998 and recorded January 15, 1998 in Deed Book 1611 Page 763.

Assessment Map #: 14510-070-031

Assessed Value Figure: \$17,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$68,489.57

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 13

By virtue of a Writ of Execution filed to No. 10-CV-7123 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMAPNY vs. SCOTT A. VILLANI, owner(s) of property Situate in Borough of Blakley, Lackawanna County, Pennsylvania BEING 31 Electric Street, Peckville, Pennsylvania 18452

All that certain piece or parcel of land, situate in the Borough of Blakely, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 31 ELECTRIC STREET, PECKVILLE, PENNSYLVANIA 18452.

TAX PARCEL NUMBER: 10319-010-029

Title to said premises is vested in Scott A. Villani by deed from SCOTT A. VILLANI AND MARIANNE VILLANI HIS WIFE, dated August 30, 1996 and recorded September 5, 1996 in Deed Book 1559, Page 84.

Assessment Map #: 10319-010-029

Assessed Value Figure: \$12,748.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$143,453.79

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 14

By virtue of a Writ of Execution No. 12 CV 230 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-BNC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BNC1 v. STEPHEN T. GRECCO, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 219 GREEN STREET, DUNMORE, PA 18512-2725

Front: 40 feet, Depth: 180 feet
Assessment Map #: 14615060025
Assessed Value: \$10,000.00
Improvements thereon: Residential Property
Judgment Amount: \$121,597.99
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 15

By virtue of a Writ of Execution 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, Lackawanna County, Pennsylvania, being 1107 EAST FILBERT STREET A/K/A 1107 FILBERT STREET, ARCHBALD, PA 18403-1718

Front: 50 feet, Depth: 150 feet, containing 7500 square feet.

Assessment Map #: 10412010016
Assessed Value: \$10,000.00
Improvements thereon: Residential Property
Judgment Amount: \$112,304.93
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 16

By virtue of a Writ of Execution No. 11-CV-7721 WELLS FARGO BANK, N.A. v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR G. LUCAS, DECEASED, owner(s) of property situate in partly in the Borough of Duryea and Avoca and the Township of Pittston and partly in the Borough of Moosic, Lackawanna County, Pennsylvania, being 216 GEORGE stREET, MOOSIC, PA 18507-1176

Note: Assessed as Moosic

Front: 85 feet, Depth: 211 feet, conatining 17,935 square feet.

Assessment Map #: 18416020040
Assessed Value Figure: \$11,000.00
Improvements thereon: Residential Property
Judgment Amount: \$68,990.66
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 17

By virtue of a Writ of Execution No. 09 CV 5395 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-8 v. GENNARO SNYDER A/K/A GENNARO J. SNYDER, owner(s) of property situate in the TOWNSHIP OF Covington, Lackawanna County, Pennsylvania, being 1261 JUBILEE ROAD, RR 1 BOX 1261, GOULDSBORO, PA 18424-9407

3.13 Acres

Assessment Map #: 2130201001202
Assessed Value Figure: \$17,484.00
Improvements thereon: Residential Property
Judgment Amount: \$108,703.55
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 18

By virtue of a Writ of Execution No. 11-CV-7634 AURORA LOAN SERVICES, LLC v. JOHN KUTCHMANICH and SALLY KUTCHMANICH, owner(s) of property situate in the CITY OF CARBONDALE, Lackawanna County, Pennsylvania, being 20 FOX STREET, CARBONDALE, PA 18407-2638

Tract 1:

Front: 60 feet, Depth: 124 feet, containing 7440 square feet.

Tract 2:

Front: 60 feet, Depth: 121 feet, containing 7260 square feet.

Assessment Map #: 05509040031

Assessed Value: \$7,500.00

Improvements thereon: Residential Property

Judgment Amount: \$54,567.27

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 19

By virtue of a Writ of Execution filed to No. 2012CV2356 RESIDENTIAL CREDIT SOLUTIONS, INC. vs. MAUREEN KATCHMORE AKA MAUREEN L. KATCHMORE, owner of property Situate in City of Carbondale, Lackawanna County, Pennsylvania BEING 115 8th Avenue, Carbondale, Pennsylvania 18407

All that certain lots or pieces of land, situated in the City of Carbondale, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 115 8TH AVENUE, CARBONDALE, PENNSYLVANIA 18407.

TAX PARCEL NUMBER: 05505-060-047 & 05505-060-045,

Title to said premises is vested in Maureen L. Katchmore by deed from ALAN J. STONE AND BEVERLY A. STONE, HIS WIFE, dated July 25, 1994 and recorded July 29, 1994 in Deed Book 1479, Page 527.

Assessment Map #: 05505-060-047 & 05505-060-045,

Assessed Value Figure: \$8,200.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$53,147.79

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 20

By virtue of a Writ of Execution filed to No. 10-cv-3179 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMAPNY vs. MARY KAY SEARS and JEFFREY R. SEARS, owner(s) of property Situate in City of Carbondale, LACKAWANNA COUNTY, PENNSYLVANIA BEING 19 Pearl Street, Carbondale, Pennsylvania 18407

ALL the surface or right of soil of all that ceratin lot, piece or parcel of land situate, lying and being on the southerly side of Pearl Street in the Fifth Ward of the City of Carbondale, in the County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 19 PEARL STREET, CARBONDALE, PENNSYLVANIA 18407.

TAX PARCEL NUMBER: 05509-020-005

Title to said premises is vested in Mary Kay Sears and Jeffrey R. Sears, husband and wife, by deed from THERESA ARETINI, WIDOW, dated October 10, 1978 and recorded October 19, 1978 in Deed Book 959 Page 181.

Assessment Map #: 05509-020-005

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$96,837.58

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 21

By virtue of a Writ of Execution filed to No. 11-CV-6319 WELLS FARGO BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC4 vs. FRANK TANCREDI, owner(s) of property situate in Township of North Abington, Lackawanna County, Pennsylvania. Being: Box 37 Route 438, La Plume, PA 18440

Dimensions: 67x243x67x246

Assessment Map #: 04803-030-003

Assessed Value Figure: \$5,300.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$44,545.78

Udren Law Offices, P.C.

Attorney

SALE NUMBER 22

By virtue of a Writ of Execution No. 12-01338 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION v. GERALD J. TALERICO and SALLY TALERICO, owner(s) of property situate in the SIXTH WARD IN THE BOROUGH OF OLD FORGE, Lackawanna County, Pennsylvania, being 174 CHURCH STREET, OLD FORGE, PA 18518-1335

63 X 109 X 57 X 107

Assessment Map #: 1750802005302

Assessed Value: \$15,500.00

Improvements thereon: Residential Property

Judgment Amount: \$79,918.67

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 23

By virtue of a Writ of Execution No. 11-CV-5532 CITIMORTGAGE, INC. v. BERNARD S. DRILLER, owner(s) of property situate in the TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania, being 431 MAGNOLIA DRIVE, A/K/A LOT 431 MAGNOLIA DR, GOULDSBORO, PA 18424

Front: 80 feet, Depth: 137 feet, containing 10960 square feet.

Assessment Map #: 24601060004

Assessed Value Figure: \$22,900.00

Improvements thereon: Residential Property

Judgment Amount: \$105,111.08

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 24

By virtue of a Writ of Execution filed to No. 12-CV-1064 U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006, GSAMP TRUST 2006-HE8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE8 vs. WILBER SANTOS A/K/A WILBUR SANTOS, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania. Being: 2015 Price Street, Scranton, PA 18504

25x150

Assessment Map #: 145.13-010-017 & 146.13-010-015

Assessed Value Figure: \$6,497.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$132,087.07

Udren Law Offices, P.C.

Attorney

SALE NUMBER 25

By virtue of a Writ of Execution No. 11 CV 7156 AURORA LOAN SERVICES, LLC. v. WENDY A. CLARK A/K/A WENDY CLARK, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1441-1443 NORTH SUMNER AVENUE, SCRANTON, PA 18508-1830

Front: 40 feet, Depth: 142 feet, containing 5680 square feet.

Assessment Map #: 13415-020-059

Assessed Value: \$12,000.00

Improvements thereon: Residential Property

Judgment Amount: \$117,922.16

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 26

By virtue of a Writ of Execution No. 09-CV-6545 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RAMP 2004KR2 v. PAUL A. SEKELSKY, JR AND ERICA J. SEKELSKY, owner(s) of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 720 LAUREL STREET, DICKSON CITY, PA 18519-1423

Front: 50 feet Depth: 163 feet, containing: 8150 square feet.

Assessment Map #: 11320010035

Assessed Value: \$7,000.00

Improvements thereon: Residential Property

Judgment Amount: \$73,942.88

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 27

By virtue of a Writ of Execution No. 10-CV-2472 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC v. SARA GALLAGHER, owner(s) of property situate in the BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 110 ALLEN STREET, DUNMORE, PA 18512-2510

Front: 60 feet, Depth: 68 feet, containing 4080 square feet.

Assessment Map #: 147.09-060-017

Assessed Value: \$9,500.00

Improvements thereon: Residential Property

Judgment Amount: \$194,963.95

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 28

By virtue of a Writ of Execution filed to No. 745 Civil 2012, DEUTSCHE BANK NATIONAL TRUST COMPANY vs. DAWN MARIE MEMA, owner of property situate in Borough of Moscow, Lackawanna County, Pennsylvania, being 604 Clover Ln a/k/a 700 Parkview Lane Lot 46, Moscow, PA 18444

Front: Irregular Depth: Irregular

Property Identification Number: 190.04-010-120.46

Assessed Value: \$29,000.00

Improvements thereon: Residential Real Estate

Sheriff to collect: \$335,614.97

Steven K. Eisenberg, Esq.

Attorney

SALE NUMBER 29

BY VIRTUE OF A WRIT OF EXECUTION FILED BY PENNSTAR BANK, A DIVISION OF NBT BANK, NA Richard W. Morgan and Karen B. Morgan was the owner of property situate in Olyphant, Lackawanna County, Pennsylvania

2011-CV-3676

Being: 1503 East Lackawanna Avenue, Olyphant, PA
1 Acre

Assessment Map #: 12502 030 00119

Assessed Value: \$52,500.00

Improvements thereon: single dwelling

Sheriff to collect: \$62,750.36, plus costs

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 30

By virtue of a Writ of Execution filed to No. 12-CV-1754 PNC BANK, NATIONAL ASSOCIATION vs. FRANCIS G. KING, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1630 South Webster Avenue, Scranton, Pennsylvania 18505

Assessment Map #: 16711-030-044

Assessed Value Figure:

Improvements Thereon: RESIDENTIAL DWELLING

Sheriff to collect: \$74,560.37

BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ.

TUCKER ARENSBERG, P.C.

Attorney

SALE NUMBER 31

By virtue of a Writ of Execution filed to No. 2011-5377 FIDELITY DEPOSIT AND DISCOUNT BANK vs. RICHARD BRADSHAW, owner of property situation in Clarks Summit, Lackawanna County, Pennsylvania, being 324 Melrose Avenue, Clarks Summit, Pennsylvania 18411.

Dimensions: 90 x 125

Assessment Map #: 0901803001200

Assessed Value Figure: \$6,500.00

Improvements thereon: Single Dwelling

Sheriff to collect: \$184,943.20 plus costs

Terrence J. McDonald, Esquire

Attorney

SALE NUMBER 32

By virtue of a Writ of Execution filed to No. 7038-Civil-2010, CNB REALTY TRUST, ASSIGNEE OF PENNSTAR BANK, A DIVISION OF NBT BANK, N.A. vs. DOREEN WESTERLUND., owner of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania, being: 107 Ray Street, Old Forge, Pennsylvania 18518

120 x 57 x 140 x 59

Assessment Map #: 17511-010-049

Assessed Value Figure: \$1,000.00

Improvements thereon: Single Dwelling

Sheriff to collect: \$49,638.38

David M. Gregory, Esquire
Attorney

SALE NUMBER 33

By virtue of a Writ of Execution No. 10 CV 1796 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. MARK BURRIER and KIMBERLY A. PLUTA, owner(s) of property situate in the TOWNSHIP OF THORNHURST, Lackawanna County, Pennsylvania, being 1066 COUNTRY CLUB DRIVE, GOULDSBORO, PA 18424

Front: 1035 feet, Depth: 150 feet, containing 15450 square feet.

Front: 80 feet, Depth: 151 feet, containing 12080 square feet.

Assessment Map #: 245-00-040-028

Assessed Value: \$18,000.00

Improvements thereon: Residential Property

Judgment Amount: \$117,016.26

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 34

By virtue of a Writ of Execution No. 11-CV-7133 CITICORP TRUST BANK, FSB v. JOSEPH W. RYAN and MARIE A. RYAN, owner(s) of property situate in the TOWNSHIP OF SOUTH ABINGTON, Lackawanna County, Pennsylvania, being 1000 PHEASANT RUN, CLARKS SUMMIT, PA 18411-9201

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

Assessment Map #: 0910301000401

Assessed Value: \$25,000.00

Improvements thereon: Residential Property

Judgment Amount: \$129,278.28

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 35

By virtue of a Writ of Execution No. 09-CV-8452 JPMORGAN CHASE BANK, N.A. v. EDITH WALTERS, owner(s) of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1305 PRESTON PLACE, SCRANTON, PA 18504-2532

Front: 25 feet, Depth: 75 feet, containing 1875 square feet.

Assessment Map #: 15605030007

Assessed Value: \$3,500.00

Improvements thereon: Residential Property

Judgment Amount: \$56,507.60

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 36

By virtue of a Writ of Execution No. 11-CV-7341 WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION vs. WILLIAM T. ROGERS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1322 Prospect Avenue, Scranton, Pennsylvania

Property Identification Number: 16707-040-010

Assessed Value: \$15,000.00

Improvements thereon: Commercial Building

Sheriff to collect: AMOUNT DUE \$167,555.45

INTEREST

from 4/17/12 – 10/16/12	4985.34
(Costs to be added)	<u>\$ 2000.00</u>
TOTAL	\$174,540.79

PHILLIP D. BERGER, ESQUIRE

Berger Law Group, PC
450 N. Narberth Avenue
Narberth, PA 19072
(610) 668-0774
Attorney

SALE NUMBER 37

By virtue of a Writ of Execution filed to No. 10-CV-7786 HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY vs. EDMUND JOHN KOLESAR A/K/A EDMUND J. KOLESAR owner(s) of property Situate in Borough of Jessup, County of Lackawanna County, Pennsylvania, BEING 134 Palmer Drive, Jessup, Pennsylvania 18434

All That Certain Lot, piece or parcel of land situate, lying and being in the Borough of Jessup, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 134 PALMER DRIVE, JESSUP, PENNSYLVANIA 18434.

TAX PARCEL NUMBER: 10418-010-018

Title to said premises is vested in Edmund John Kolesar ET UX by deed from PALMER GEROULO ET UX dated December 29, 1966 and recorded December 29, 1966 in Deed Book 640, Page 27.

Assessment Map #: 10418-010-018

Assessed Value Figure: \$15,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$127,518.42

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 38

By virtue of a Writ of Execution filed to No. 11CV7669 FLAGSTAR BANK, FSB vs. DALE T. PFLUGLER and PRISCILLA P. PEARSON owner(s) of property Situate in Township of Glenburn, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 1206 Lackawanna Trail, Clarks Summit, Pennsylvania 18411

All those certain lots, pieces or parcels of land situate, lying and being in the Township of Glenburn, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 1206 LACKAWANNA TRAIL, CLARKS SUMMIT, PENNSYLVANIA 18411.

TAX PARCEL NUMBER: 08003-030-005

Title to said premises is vested in Dale T. Pflugler and Priscilla P. Pearson, his wife, by deed from CHRISTOPHER J. GRIFFING AND SUSAN M. GRIFFIN, HIS WIFE, dated December 12, 2002 and recorded December 30, 2002 in Deed Book 0829, Page 827, as Instrument No. 2002-040518.

Assessment Map #: 080.03-030-005

Assessed Value Figure: \$19,442.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$174,191.76

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 39

By virtue of a Writ of Execution filed to No. 10 CV 2298 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. MARIA C. WOMER, owner(s) of property situate in JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania. being, 5041 5th Avenue Lake Ariel, PA 18436, 13903-010-00194,

PARCEL ONE:

Beginning at a point on the generally southeast side of Forest Road where it intersects with the generally northeast side of Fifth Avenue according to a map known as Jefferson Heights Development, prepared by John Bodnar and recorded at Lackawanna County Deed Book 1,181 at page 536; thence N. 48° 30'E. for a distance of two hundred twenty-five (225) feet along the line common to the northwesterly side of Lot 1, Block N' and the southeasterly side of Forest Road to a point of being the intersection of the division line between Lots 1 and 2, Block N' with the southeasterly side of said Forest Road as shown on said map; thence S. 41° 30'E. for a distance of one hundred ninety (190) feet along the division line between Lots 1 and 2, Block N' to a point common to Lots 1, 2 and 3, Block N' as shown on said map; thence S. 48° 30'W. for a distance of two hundred twenty five (225) feet along the line common to Lot 1, Block N' and a portion of Lot 3, Block N' to a point which is the intersection of said division line between Lots 1 and 3 and the northeasterly side of Fifty Avenue as shown on said map; thence N. 41° 30 W. for a distance of one hundred ninety (190) feet along the line common to the northeasterly side of Fifth Avenue and the southwesterly side of Lot 1, Block N' to a point, the place of beginning. Being Lot 1, Block N' according to a map known as Jefferson Heights Development, prepared by John Bodnar and recorded at Lackawanna County Deed Book 1181 at page 536 and containing 42,750 square feet more or less.

PARCEL TWO:

Beginning at a point on the southeasterly side of Forest Road at a point where the division line between Lots 1 and 2, Block N' intersects with the southeasterly side of Forest Road according to a map known as Jefferson Heights Development, prepared by John Bodnar and recorded in Lackawanna County Deed Book 1181 at page 536; thence N. 48° 30'E. along the northwesterly side of Lot 2, Block N' common to the southeasterly side of a portion of Forest Road for a distance of seventy-five (75) feet to a point; thence on a curve as shown on said map said curve being generally in a northeast and then in a northwest direction as shown on said map for a distance of seventy-eight and fifty-four hundredths (78.54) feet (said line being generally common to the easterly side cul-de-sac portion of Forest Road and the generally westerly adjoining side of Lot 2, Block N') to a point on the generally northeasterly side of the portion of Forest Road which is the cul-de-sac where the division line between Lot 2, Block N' and Lot 28, Block "F" intersects with the said Forest Road as shown on said map; thence N. 48° 30'E. for a distance of one hundred and two and ninety-two hundredths (102.92) feet along the division line between Lot 2, Block N' and Lot 28 Block "F" to a point as shown on said map; thence S. 31° 30 E. for a distance of two hundred forty-three and seventy hundredths (243.70) feet along the northeasterly side of Lot 2, Block N' as shown on said map to a point, which intersects with the division line between Lots 2 and 3, Block N'; thence N' 48° 30'E. for a distance of one hundred and eighty-five and sixty hundredths (185.60) feet along the line common to Lot 2, Block N' and adjoining part of Lot 3, Block N' as shown on said map, to a point common to Lots 1, 2 and 3, as shown on said map; thence N. 41° 30 W. For a distance of one hundred ninety (190) feet along the division line between Lots 1 and 2, Block N' to a point, the place of beginning. Being Lot 2, Block N' according to a map known as Jefferson Heights Development, prepared by John Bodnar and recorded in Lackawanna County Deed Book 1181 Page 536 and containing 43,909 square feet more or less.

Assessment Map #: 13903-010-00194

Assessed Value Figure: \$23,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$319,216.40

KML Law Group, P.C.

Attorney

SALE NUMBER 40

BY VIRTUE OF A WRIT OF EXECUTION FILED BY FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. AGAINST VINCENT LIPLER AND RUTH S. LIPLER were the owners of property situate in Borough of Moosic, Lackawanna County, Pennsylvania 5400-CV-2011

being: 3921-3923 Lydon Lane, Moosic, PA 18507

74 x 104

Assessment Map #: 1761101000601

Assessed Value Figure: \$24,000.00

Improvements thereon: multi dwelling

Sheriff to Collect: \$277,222.16, plus costs

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

Attorney

SALE NUMBER 41

By virtue of a Writ of Execution filed to No. 2012-2136 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY COMMUNITY BANK AND TRUST COMPANY v TIMOTHY AIKMAN and KATHLEEN AIKMAN, owner of property situate in North Abington Township, Lackawanna County, Pennsylvania, being RR 1 Decker Road, Dalton, PA 18414

Property Identification Number: 06003-001-0001

Assessed Value Figure: \$2,035.00 (Land) + \$40,400 (Bldg) = \$42,435.00

Improvements thereon: single family dwelling

Sheriff to collect: \$246,305.85, plus interest, tax and costs

Scott A. Dietterick, Esquire

Attorney

SALE NUMBER 42

By virtue of a Writ of Execution filed to No. 12CV1747, NATIONSTAR MORTGAGE, LLC vs. DAVID FLYNN, owner of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 2321-2323 Boulevard Avenue Scranton, PA 18509, 135.10-060-021.

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

Assessment Map #: 135.10-060-021

Assessed Value Figure: \$14,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$79,757.46

KML Law Group, P.C.

Attorney

SALE NUMBER 43

By virtue of a Writ of Execution No. 51125-09 MID VALLEY SCHOOL DISTRICT vs. JOYCE NOVAK, owner of property situate in Dickson City, Lackawanna County, Pennsylvania, being: 1057 Lincoln Street 50 x 180

Property Identification Number: 11413-010-003

Assessed Value Figure: \$15,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$5,729.33

Robert P. Daday, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 44

By virtue of a Writ of Execution No. 50670-09 MID VALLEY SCHOOL DISTRICT vs. ROBERT F. KIPP and PATRICIA A. KIPP, owners of property situate in Dickson City, Lackawanna County, Pennsylvania, being: 643 Ash Street

40 x 150

Property Identification Number: 12408-030-009

Assessed Value Figure: \$7,200.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,790.04

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 45

By virtue of a Writ of Execution No. 50877-08 MID VALLEY SCHOOL DISTRICT vs. RITA SHARON HOOPER, owner of property situate in Olyphant, Lackawanna County, Pennsylvania, being: 506 Susquehanna Avenue

60 x 140

Property Identification Number: 11407-020-026

Assessed Value Figure: \$7,500.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$4,923.90

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866) 211-9466

Attorney

SALE NUMBER 46

By virtue of a Writ of Execution filed to No. 12-CV-1533 BANK OF AMERICA, N.A. vs. CAROL A. JONSSON and MATS O. JONSSON, owner of property situate in TOWNSHIP OF SOUTH ABINGTON, Lackawanna County, Pennsylvania, being 412 Adams Place Clarks Summit, PA 18411-1673, 101-109-030-00906,

BEGINNING at an iron pin corner lying along the Northeasterly side of Adams Avenue extended, said corner also being common to Lot #5 and #6 upon a plot of lots known as Sunnyside Meadows; thence along the Northeasterly side of Adams Avenue extended in a North 37° 00' West direction of Ninety (90.00) feet to an iron pin corner; thence along a line of lands common to Lot #6 and #7 in a North 53° 00' East direction for a distance of 125.00 feet to an iron pin corner; thence along the rear line of Lot #6 in a South 37° 00' East direction for a distance of 90.00 feet to an iron pin corner; thence along a line of lands common to Lot #6 and #5 in a South 53° 00' West direction for a distance of 125.00 feet to an iron pin corner lying along the Northeasterly side of Adams Avenue, extended, said corner being the place of BEGINNING.

Assessment Map #: 101-109-030-00906

Assessed Value Figure: \$20,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$219,521.67

KML Law Group, P.C.

Attorney

SALE NUMBER 47

By virtue of a Writ of Execution filed to No. 2010 CV 1213 CITIBANK, NA AS TRUSTEE FOR WAMU SERIES 2007-HE2 TRUST vs. SAMUEL BELVEDERE III, SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF SAM BELVEDERE, DECEASED, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 318 North Sumner Avenue Scranton, PA 18504, 14514-040-045,

BEGINNING at a point on the southeasterly side of Sumner Avenue, said point being in the dividing line between lots number 9 and 10 in block number 11 on the aforesaid plot; THENCE North 39 ¼ ° East, along said Sumner Avenue, a distance of 26 ½ feet, more or less, to the point where the same intersected by a line running

midway between the dwelling houses presently erected upon these premises and the adjoining premises, known as 318 and 320 North Sumner Avenue Avenue, being also a corner of lands of Irene A. Vanston; THENCE South 50 ¾ ° East along lands of Irene A. Vanston, being on a line running on midway between said dwelling houses, as aforesaid, a distance of 176 feet to a point in the northwesterly side line of Roberts Court; THENCE South 39 1/4 ° West along said Roberts Court, a distance of 26 ½ feet, more or less, to a point in the dividing line between lots number 9 and 10 aforesaid; and THENCE North 50 ¾ ° West along said dividing line, a distance of 176 feet, to the place of beginning.

Assessment Map #: 14514-040-045

Assessed Value Figure: \$8,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$111,829.18

KML Law Group, P.C.

Attorney

SALE NUMBER 48

By virtue of a Writ of Execution filed to No. 10-CV-7579 HSBC MORTGAGE SERVICES, INC. vs. ROBERT WOOD, owner of property situate in Township of Lehigh, Lackawanna County, Pennsylvania.

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE TOWNSHIP OF LEHIGH N/K/A THORNHURST, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA MORE PARTICULARLY DESIGNATED AS LOT NO. 356, PHASE TWO ON A PLOT OF LOTS MADE AS A RESULT OF A SURVEY BY EBECO ASSOCIATES INC. WHICH SURVEY IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LACKAWANNA COUNTY, PENNSYLVANIA IN MAP BOOK VOLUME 6A, PAGE 88 AND IS DESCRIBED AS LOTS OF THORNHURST COUNTRY CLUB ESTATES.

DWELLING KNOWN AS: 356 FIR LANE, THORNHURST, PENNSYLVANIA 18424

Title to said premises is vested in Robert Wood by deed from MICHAEL J. VAVREK, dated August 8, 2005 and recorded August 29, 2005 in Deed Book as Instrument No. 200523560.

Assessment Map #: 24103-030-007

Assessed Value Figure: \$16,000.00

Improvements thereon: Residential Dwelling

SALE NUMBER 49

By virtue of a Writ of Execution filed to No. 314 Civil 2012, DEUTSCHE BANK NATIONAL TRUST COMPANY vs. MELISSA FORSETTE, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1052 Cottage Avenue Scranton, PA 18508

Front: Irregular Depth: Irregular

Property Identification Number: 14508-050-059

Assessed Value Figure: \$7,500.00

Improvements thereon: A Residential Real Estate

Sheriff to collect: \$66,598.43

Kevin P. Diskin, Esq..

Attorney

SALE NUMBER 50

By virtue of a Writ of Execution filed to No. 12CV2837 BANK OF AMERICA, N.A. vs. JEFFREY J. PETTINATO and SHERRI L. PETTINATO owner(s) of property Situate in Borough of Old Forge, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 212 Vine Street, Old Forge, Pennsylvania 18518

All those certain lot, piece or parcels of land situate, lying and being in the Borough of Old Forge, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 212 VINE STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 17512-050-037

Title to said premises is vested in Jeffrey J. Pettinato and Sherri L. Pettinato, his wife, by deed from NICOLE SWARTZ, SINGLE, dated November 17, 2000 and recorded January 18, 2007 in Deed Book 347, Page 110, as Instrument No. 026590.

Assessment Map #: 17512-050-037

Assessed Value Figure: \$8,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$135,677.37

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 51

By virtue of a Writ of Execution filed to No. 09-CV-7321 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, 2004-04 vs. ROBERTA A. MCALISTER owner(s) of property Situate in Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 153 East Pine Street, Dunmore, Pennsylvania 18512

ALL THAT CERTAIN parcel of land situate in the Borough of Dunmore, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 153 EAST PINE STREET, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL NUMBER: 14615-060-019

Title to said premises is vested in Roberta A. McAlister, a married women by deed from ROBERTA A. MCALISTER AND GAYLON H MCALISTER, WIFE AND HUSBAND, dated February 18, 2004 and recorded March 8, 2004 in Deed Book 1177, Page 195, as Instrument No. 2004-007271.

Assessment Map #: 14615-060-019

Assessed Value Figure: \$75,650.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$100,232.85

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 52

By virtue of a Writ of Execution filed to No. 12-CV-1138 M & T BANK vs. NANCY WILLIAMS owner(s) of property Situate in Tenth (10th) Ward of the City of Scranton, County of Lackawanna, Pennsylvania, BEING 1029 Prescott Avenue, Scranton, Pennsylvania 18510

ALL the following described lot of land situated in the Tenth (10th) Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 1029 PRESCOTT AVENUE, SCRANTON, PENNSYLVANIA 18510.

TAX PARCEL NUMBER: 14618 060 031

Title to said premises is vested in Nancy Williams, by deed from FIRST NATIONAL COMMUNITY BANK, A NATIONAL BANKING ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA AND HAVING ITS PRINCIPAL OFFICE LOCATED IN THE BOROUGH OF DUNMORE, COUNTY AND STATE OF PENNSYLVANIA, dated September 10, 2009 and recorded January 27, 2010 in Deed Book as Instrument No. 201001676.

Assessment Map #: 14618 060 031

Assessed Value Figure: \$9,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$57,475.25

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 53

By virtue of a Writ of Execution filed to No. 12CV2905 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. STEPHEN NEMETH owner(s) of property Situate in Township of Roaring Brook, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 19 Sunset Road, Moscow, Pennsylvania 18444

ALL that certain lot, piece or parcel of land situate, lying and being in the Township of Roaring Brook, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 19 SUNSET ROAD, MOSCOW, PENNSYLVANIA 18444.

TAX PARCEL NUMBER: 18902-020-023

Title to said premises is vested in Stephen Nemeth, single, by deed from ROBERT J. DELMAR AND MARY C. DELMAR, HIS WIFE, dated September 1, 2005 and recorded September 2, 2005 in Deed Book as Instrument No. 200524180.

Assessment Map #: 18902-020-023

Assessed Value Figure: \$14,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$110,661.25

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 54

By virtue of a Writ of Execution filed to No. 10 CV 2733 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-ABC1 vs. JOHANNA CRUZ and RYDER W. WHITE, owner of property situate in First Ward City of Scranton, Lackawanna County, Pennsylvania, being 2917 Marvine Avenue Scranton, PA 18505, 124.03-020-007,

CONTAINING a front of sixty (60) feet southeastward on Marvine Street, bounded southwestward at right angles to said street one hundred fifty (150) feet or thereabout by Lot Fifteen (15); northwestward in the rear by a line bounding the lands now or late of George C. Genet bearing South fifty-two degrees and twenty-four minutes East forty-six feet (S 52° 24' E 46') or thereabout to a stone post corner, and north twenty-five degrees East fifty and four-tenths feet (N 25° E 50.4') or thereabout to the southwesterly line of Lot Nineteen (19) on Marvine Street, and bounded northeastward at right angles to Marvine Street one hundred thirty-nine (139) feet by Lot Nineteen (19) aforesaid.

COMPRISIING Lot Seventeen (17) on Marvine Street as the same is represented and designated on map of building lots on lands of C.S. Weston known as the "Clark Mill Property".

Assessment Map #: 124.03-020-007

Assessed Value Figure: \$11,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$107,361.13

KML Law Group, P.C.

Attorney

SALE NUMBER 55

By virtue of a Writ of Execution No. 11-CV-6819 CITIMORTGAGE, INC. v. ROBERT F. TONKIN, JR., owner(s) of property situate in the CITY OF CARBONDALE, 4TH WARD, Lackawanna County, Pennsylvania, being 40 SAND STREET, CARBONDALE, PA 18407-2769

Front: 69 feet, Depth: 209 feet, containing 14421 square feet.

Assessment Map #: 05412050008

Assessed Value: \$6,842.00

Improvements thereon: Residential Property

Judgment Amount: \$98,768.03

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 56

By virtue of a Writ of Execution filed to No. 10 CV 552 US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-HE8 vs. DANIEL G. CLARK and THERESA L. CLARK A/K/A THERESA L. KOLEBUK, owner of property situate in Borough of Mayfield, Lackawanna County, Pennsylvania, being 515 Cemetery Street Mayfield, PA 18433, 07405-010-006,

ON the east fifty (50) feet by Second Street, on the south two hundred two (202) feet by Lot Number Twenty-two (22) now or late of John C.F. Whitmore, on the west fifty (50) feet by Third Street and on the north two hundred two (202) feet by Lot Number Twenty (20) now or late of Sarah J. Rosemergy, to the place of beginning; BEING Lot Numbered 11 (21) on Second Street, Mayfield, Pennsylvania,

EXCEPTING AND RESERVING, the following parcel of all the surface or right of soil of all that certain lot, piece or parcel of land, situate, lying and being in the Borough of Mayfield, County of Lackawanna, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Second Avenue, now called Cemetery Street, at the intersection of line of lots Nos. 20 and 21; thence Westerly along line of land owned by Sarah J. Rosemergy and being the division line between lots Nos. 20 and 21 two hundred two (202) feet to Third Avenue; thence Southerly along third Avenue one and eighty-five hundredths (1.85) feet to a point; thence Easterly parallel with the division line between said lots Nos. 20 and 21 and one and eighty-five hundredths (1.85) feet distant therefrom two hundred two (202) feet to Second Avenue; thence Northerly along Second Avenue, now called Cemetery Street, one and eighty-five hundredths (1.85) feet to the place of beginning. BEING a strip of land one and eighty-five hundredths (1.85) feet in width off the Northerly side of lot No. 21, which said lot was conveyed to Charles F. Quinn by Stephen C. Whitmore, by deed dated the 4th day of October, 1922, and recorded in Lackawanna County, in Deed Book 327 page 346.

Assessment Map #: 07405-010-006

Assessed Value Figure: \$5,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$131,632.61

KML Law Group, P.C.

Attorney

SALE NUMBER 57

By virtue of a Writ of Execution filed to No. 12-CV-2719 BANK OF AMERICA, N.A. vs. ANGELO DEMEO A/K/A ANGELO J. DEMEO, and ANITA DEMEO, owner(s) of property Situate in Township of Clifton, Lackawanna County, Pennsylvania. Being: 473 West Creek View Drive, Gouldsboro, PA 18424

90x308x90x300

Assessment Map #: 233.04-020-015

Assessed Value Figure: \$15,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$119,605.34

Udren Law Offices, P.C.

Attorney

SALE NUMBER 58

By virtue of a Writ of Execution filed to No. 10-CV-8587 MIDFIRST BANK vs. JANET O. WENTUM, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 711 Harrison Avenue, Scranton, PA 18510

See Record Book 367 Page 93

Assessment Map #: 15706-030-032

Assessed Value Figure: \$10,000.00

Improvements thereon: A residential dwelling house

Sheriff to collect: \$59,223.29 (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 59

By virtue of a Writ of Execution No. 50605-09 NORTH POCONO SCHOOL DISTRICT vs. JOSEPH OCCHIPINTI and MICHELE OCCHIPINTI, owner of property situate in Madison Twp., Lackawanna County, Pennsylvania, being: 2400 Major Road

5.63 acres

Property Identification Number: 19904-010-01005

Assessed Value Figure: \$56,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to collect: \$7,128.25

James R. Wood, Esquire
Portnoff Law Associates, Ltd.
(866) 211-9466
Attorney

SALE NUMBER 60

By virtue of a Writ of Execution filed to No. 11CV581 HSBC MORTGAGE SERVICES INC. vs. JEROME BURKHART owner(s) of property Situate in 5th Ward of the City of Scranton, County of Lackawanna, Pennsylvania BEING 125 South Filmore Avenue, Scranton, Pennsylvania 18504

All that certain lot, piece or parcel of land situate in the 5th Ward of the City of Scranton, County of Lackawanna, and State of Pennsylvania, known and distinguished as Lot Number Thirty-eight (38) and three-quarters (3/4) of a foot of Lot Number Thirty-nine (39) in Square or Block Number Fourteen (14) in the Map or Plot of Price and Pancoast's Addition on the City of Scranton, as described by P.M. Walsh, C.E., in a survey thereof by him made on the 18th day of September, A.D. 1888.

DWELLING KNOWN AS: 125 SOUTH FILMORE AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL NUMBER: 14513-070-067

Title to said premises is vested in Jerome Burkhart by deed from MARIO J. DIANA AND MICHELE A. DIANA, HIS WIFE, dated September 8, 2005 and recorded December 2, 2005 in Deed Book, as Instrument No. 200533962.

Assessment Map #: 14513-070-067

Assessed Value Figure: \$8,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$169,471.33

McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 61

By virtue of a Writ of Execution filed to No. 09CV8501 EMC MORTGAGE CORPORATION vs. RONALD DOUGLAS owner(s) of property Situate in City of Scranton, County of Lackawanna and State of Pennsylvania, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 2802-2804 North Main Avenue, Scranton, Pennsylvania 18508

ALL THAT CERTAIN that certain lot, piece or parcel of land situate, lying and being in the City of Scranton, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 2802-2804 NORTH MAIN AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL NUMBER: 124.03-030-010

Title to said premises is vested in Ronald Douglas by deed from VIRGIL ARGENTA, JR., ADMINISTRATOR OF THE ESTATE OF JOHN L. ARGENTA A/K/A JOHN ARGENTA, DECEASED, dated July 21, 2006 and recorded July 26, 2006 in Deed Book, as Instrument No. 200620939.

Assessment Map #: 124.03-030-010

Assessed Value Figure: \$17,000.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$112,334.64

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 62

By virtue of a Writ of Execution filed to No. 10CV3148 BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, FORMERLY KNOWN AS LASALLE NATIONAL BANK IN ITS CAPACITY AS INDENTURE TRUSTEE UNDER THAT CERTAIN SALE AND SERVICING AGREEMENT DATED JUNE 1, 2000 AMONG AFC TRUST SERIES 2000-2, AS ISSUER, SUPERIOR BANK FSB, AS SELLER AND SERVICER, AND LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AFC MORTGAGE LOAN ASSET BACKED NOTES SERIES 2000-2 vs. BARBARA LEGG and JOHN L. LEGG owner(s) of property Situate in Borough of Dickson, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 619 Ash Street, Dickson City, Pennsylvania 18519

ALL that certain piece or parcel of land situate, lying and being in the Borough of Dickson City, County of Lackawanna, Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 619 ASH STREET, DICKSON CITY, PENNSYLVANIA 18519.

TAX PARCEL NUMBER: 124-08-030-029

Title to said premises is vested in Barbara Legg and John Legg, husband and wife, as tenants in the entirety, by deed from Barbara Legg, formerly known as Barbara Krukoski, dated May 9, 2000 and recorded May 17, 2000 in Deed Book 251, Page 748, as Instrument No. 2000-010380.

Assessment Map #: 124-08-030-029

Assessed Value Figure: \$5,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$58,630.14

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 63

ALL THE FOLLOWING PIECE OR PARCEL OF LAND SITUATE IN THE FIRST WARD OF THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE CORNER OF DEACON STREET AND AMELIA AVENUE; THENCE ALONG THE SOUTHEASTERLY SIDE OF AMELIA AVENUE SIXTY EIGHT (68) FEET TO A CORNER; THENCE SOUTHEASTERLY AND PARALLEL WITH DEACON STREET ABOUT SIXTY (60) FEET TO LAND NOW OR FORMERLY OF GEORGE SPENCER; THENCE SOUTHWESTERLY AND PARALLEL WITH AMELIA AVENUE SIXTY-EIGHT (68) FEET TO A POINT ON DEACON STREET; THENCE NORTHWESTERLY ALONG SAID DEACON STREET SIXTY (60) FEET TO THE PLACE OF BEGINNING

BEING KNOWN AS: 419 Deacon Street, Scranton, PA 18509

PROPERTY ID NO.: 13509040047

TITLE TO SAID PREMISES IS VESTED IN WAYNE COMBS AND FRANCES COMBS, HIS WIFE BY DEED FROM DEBORAH A. STOTT AND JAMES STOTT, HER HUSBAND DATE 12/26/2007 RECORDED 01/02/2008 INSTRUMENT NO.: 200800079.

SALE NUMBER 64

By virtue of a Writ of Execution filed to No. 11-CV-3229 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. PLAINTIFF v APRIL BEDNASH and PAUL J. BEDNASH, DECEASED, owner(s) of property situate in Borough of Mayfield, Lackawanna County, Pennsylvania, being 1027 Lackawanna Avenue

Property Identification Number: 06418-010-005

Assessed Value Figure: \$1,500.00 (Land) + \$8,500.00 (Bldg) = \$10,000.00

Improvements thereon: single family dwelling

Sheriff to collect: \$72,406.38, plus interest, tax and costs

Scott A. Dieterick, Esquire

Attorney

SALE NUMBER 65

By virtue of a Writ of Execution filed to No. 12CV1505 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION vs. SHARON A. BREHM, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 722 North Lincoln Avenue, Scranton, PA 18504

40 X 143

Assessment Map #: 145.10-050-004

Assessed Value Figure: \$12,600.00

Improvements thereon: a residential dwelling

Sheriff to collect: \$102,846.44

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 66

By virtue of a Writ of Execution filed to No. 11-CV-7134 AURORA LOAN SERVICES v BRIAN M. LANGAN and MARY KELLY LANGAN, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 329 14th Avenue, Scranton, PA 18504

5,500 square feet, 0.126 acre

Property Identification Number: 14517-020-067

Assessed Value Figure: \$1,353.00 + \$5,147.00 = \$6,500.00

Improvements thereon: single dwelling

Sheriff to collect: \$164,658.76

Jaime R. Ackerman, Esquire

Attorney

SALE NUMBER 67

By virtue of a Writ of Execution filed to No. 10-CV-8854 CITIMORTGAGE, INC vs. ALLEN JOSEPH EXETER, JR owner(s) of property Situate in Borough of Old Forge, Lackawanna County, Pennsylvania BEING 1 Fred Street, Old Forge, Pennsylvania 18518

ALL that certain piece or parcel of land situate, lying and being in the Borough of Old Forge, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 1 FRED STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL NUMBER: 18505-020-028

Title to said premises is vested in ALLEN JOSEPH EXETER, JR by deed from JAMES P. AVERSA AND ANN M. CALABRESE, WIDOW, dated August 31, 2005 and recorded September 8, 2005 in Deed Book as Instrument No. 200524456.

Assessment Map #: 18505-020-028

Assessed Value Figure: \$16,800.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$264,776.28
McCabe, Weisberg and Conway, P.C.
Attorney

SALE NUMBER 68

By virtue of a Writ of Execution filed to No. 11-CV-7071 FIRST NATIONAL BANK OF PENNSYLVANIA SUCCESSOR BY MERGER TO COMMUNITY BANK & TRUST CO. PLAINTIFF vs. BEVERLY GEDRIMAS, DEFENDANT, owner of property situate in Township of Greenfield, Lackawanna County, Pennsylvania, being 190 Sickler Pond Road, Greenfield Township, PA 18407

Property Identification Number: 022.03-010-003

Assessed Value Figure: \$8,075.00 + \$2,500.00 = \$10,575.00

Improvements thereon:

Sheriff to collect: \$151,217.46, plus interest, tax and costs

Scott A. Dietterick, Esquire

Attorney

SALE NUMBER 69

By virtue of a Writ of Execution filed to No. 12CV1546 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1 vs. HILDA A. JOUBERT, owner of property situated in City of Carbondale, Lackawanna County, Pennsylvania, being 44 Hospital Street, Carbondale, PA 18407

30 x 123 x 30 x 122

Assessment Map #: 044.16-030-050

Assessed Value Figure: \$5,500.00

Improvements thereon: a residential dwelling

Sheriff to collect: \$79,228.33

Christopher A. DeNardo, Esquire

Attorney

SALE NUMBER 70

By virtue of a Writ of Execution filed to No. 12-CV-1598 M&T BANK vs. MARK A. GOODELL owner(s) of property Situate in Township of Thornhurst, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA BEING 39 Lilac Lane, Thornhurst, Pennsylvania 18424

All that certain lot, piece or parcel of land situate, lying and being in the Township of Thornhurst, County of Lackawanna and Commonwealth of Pennsylvania.

DWELLING KNOWN AS: 39 LILAC LANE, THORNHURST, PENNSYLVANIA 18424.

TAX PARCEL NUMBER: 24103 050 032

Title to said premises is vested in Mark A. Goodell by deed from MARY A. WALLACE AND WAYNE WALLACE, HER HUSBAND, dated September 5, 2002 and recorded January 7, 2003 in Deed Book 0835, Page 937, as Instrument No. 2003-000735.

Assessment Map #: 24103 050 032

Assessed Value Figure: \$14,500.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$91,756.68

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 71

Description: All that surface or right of soil of all that lot, piece of land situate on the City of Carbondale, county of Lackawanna.

LOCATION OF PROPERTY: 252 Dundaff Street, Carbondale, Pa 18407

Pin Number: 04509030004

THE IMPROVEMENTS THEREON ARE: Residential dwelling
SEIZED AND TAKEN IN execution as the property of Thomas R. Mauro and Laura M. Mauro
REAL DEBT: \$ 62,077.08
FEDERMAN & ASSOCIATES, LLC
Attorneys for Plaintiff
THOMAS M. FEDERMAN, ESQUIRE
Dated: 4-16-12

SALE NUMBER 72

By virtue of a Writ of Execution No. 09-CV-5490 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC v. ANGELIQUE MORANO and JESSE L. MORANO A/K/A JESSE LEE MORANO, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being 119 EAST STREET, EYNON, PA 18403-1301
Front: 50 feet, Depth: 150 feet, containing 7500 square feet.
Assessment Map #: 094.17-010-033
Assessed Value: \$10,000.00
Improvements thereon: Residential Property
Judgment Amount: \$136,524.33
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 73

By virtue of a Writ of Execution No. 09-CV-8890 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC v. GERALD OWENS JONES, JR, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 331 FERDINAND STREET, SCRANTON, PA 18508-2733
Front: 25 feet, Depth: 115 feet, containing 2875 square feet.
Assessment Map #: 13412010035
Assessed Value: \$6,500.00
Improvements thereon: Residential Property
Judgment Amount: \$96,389.31
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 74

By virtue of a Writ of Execution No. 09-CV-5043 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-AR1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1 v. TIMOTHY D. FITZSIMMONS A/K/A TIMOTHY FITZSIMMONS, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1905-1907 LUZERNE STREET, SCRANTON, PA 18504-2349
Front: 25 feet, Depth: 1150 feet, containing 3750 square feet.
Assessment Map #: 14420-030-004
Assessed Value: \$4,000.00
Improvements thereon: Residential Property
Judgment Amount: \$140,153.98
PHELAN HALLINAN & SCHMIEG, LLP
Attorney

SALE NUMBER 75

By virtue of a Writ of Execution filed to No. 12-CV-3075 BANK OF AMERICA, N.A. vs. CHAIRA S. RUANO, HECTOR RUANO, owner(s) of property situate in 21st Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 746 North Main Avenue a/k/a 746 North Main Street, Scranton, PA 18504
50x90

Assessment Map #: 14511-020-024

Assessed Value Figure: \$12,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$109,296.95

Udren Law Offices, P.C.

Attorney

SALE NUMBER 76

By virtue of a Writ of Execution filed to No. 12-CV-744 BANK OF AMERICA, N.A., S/B/M TO BAC HOME LOANS SERVICING, LP vs. LAWRENCE HOOVER, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1135-1137 W. Elm Street Scranton, PA 18504, 156.09-050-014, Being Lot No. 14 in square or Block No. 515 and situate upon Street called and known as West Elm Street upon the Plot entitled The Fair View Park Land Company's Addition to the City of Scranton, said Lot being forty (40) feet in front and one hundred twenty nine (129) feet in depth extending to an alley in the rear.

Assessment Map #: 156.09-050-014

Assessed Value: \$11,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$140,631.30

KML Law Group, P.C.

Attorney

SALE NUMBER 77

By virtue of a Writ of Execution filed to No. 09-CV-1693 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v DAVID Z. VANDERVELDE A/K/A DAVID VANDERVELDE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 444-446 Wheeler Avenue a/k/a 444 Wheeler Avenue, Scranton, PA 18510

8000 square feet 0.183 acre

Property Identification Number: 15710-030-036

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

Improvements thereon: Multi Dwelling

Sheriff to collect: \$132,447.53

Ashleigh L. Marin, Esquire

Attorney

SALE NUMBER 78

By virtue of a Writ of Execution filed to No. 12-CV-2298 BANK OF AMERICA, N.A. vs. JOAN L. MCTAGUE, ROBERT E. MCTAGUE, owner(s) of property Situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 412 River Street a/k/a 401 Cedar Avenue, Scranton, PA 18505

29x124x28x126

Assessment Map #: 15616-020-050

Assessed Value Figure: \$11,350.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$49,464.19

Udren Law Offices, P.C.

Attorney

SALE NUMBER 79

By virtue of a Writ of Execution filed to No. 12-CV-2265 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2007-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007- HE2 vs. DONALD R. PACIORKA, owner(s) of property Situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 22-22 Rear Crown Avenue, Scranton, PA 18505

40x150

Assessment Map #: 15761-030-042

Assessed Value Figure: \$19,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$138,223.94

Udren Law Offices, P.C.

Attorney

SALE NUMBER 80

By virtue of a Writ of Execution No. 11-CV-6286 WELLS FARGO BANK, N.A. v. IGOR BRADARIC and SUNCICA BRADARIC owner(s) of property situate in SECOND WARD of the CITY of SCRANTON, Lackawanna County, Pennsylvania, being 114-116 PUTNAM STREET, A/K/A 114 PUTNAM STREET #116, SCRANTON, PA 18508-1929

Front: 45 feet, Depth: 150 feet, containing 6750 square feet.

Assessment Map #: 13412070004

Assessed Value: \$13,000.00

Improvements thereon: Residential Property

Judgment Amount: \$116,281.13

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 81

By virtue of a Writ of Execution No. 2012-01305 WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v. BRIAN K. YUSINSKI and ELIZABETH K. YUSINSKI, owner(s) of property situate in the TOWNSHIP OF RANSOM, Lackawanna County, Pennsylvania, being RD #1 BOX 280 LOOKOUT DRIVE, A/K/A 1037 LOOKOUT DRIVE, SCRANTON, PA 18504-9521

ACREAGE: 3.05 ACRES

Assessment Map #: 14401030004

Assessed Value: \$20,300.00

Improvements thereon: Residential Property

Judgment Amount: \$214,360.02

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 82

By virtue of a Writ of Execution No. 2012-01392 FLAGSTAR BANK, F.S.B. v. KAREN M. FENOCCHI, owner(s) of property situate in the TOWNSHIP OF NEWTON, Lackawanna County, Pennsylvania, being 16054 AIRPORT DRIVE, DALTON, PA 18414-9621

4.22A

Assessment Map #: 0980201000304

Assessed Value: \$25,000.00

Improvements thereon: Residential Property

Judgment Amount: \$253,933.87

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 83

By virtue of a Writ of Execution filed to No. 12-CV-2919 PENNSTAR BANK, A DIVISION OF NBT BANK, N.A. vs. MARY KAY D. ASTON, owner(s) of property Situate in Township of Spring Brook, Lackawanna County, Pennsylvania. Being: 23 Hickory Lane, Spring Brook Township, PA 18444

10.03A

Assessment Map #: 21001-010-00202

Assessed Value Figure: \$25,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$179,685.99

Udren Law Offices, P.C.

Attorney

SALE NUMBER 84

By virtue of a Writ of Execution filed to No. 11-CV-2086 PNC BANK, NATIONAL ASSOCIATION vs. JENNIFER STOUT, JOHN STOUT, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania. Being: RR5 Box 5542, Moscow, PA 18444

231X99

Assessment Map #: 17301-040-007

Assessed Value Figure: \$11,300.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$108,693.83

Udren Law Offices, P.C.

Attorney

SALE NUMBER 85

By virtue of a Writ of Execution No. 51481-11 ABINGTON HEIGHTS SCHOOL DISTRICT vs. ABBAS MOHAMMADZAD, owner(s) of property situate in South Abington Township, Lackawanna County, Pennsylvania being: 109 Parkwood Avenue

76 x 140

Property Identification Number: 10012-050-023

Assessed Value Figure: \$24,600.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$7,090.17

James R. Wood, Esquire

Portnoff Law Associates, Ltd.

(866)211-9466

Attorney

SALE NUMBER 86

By virtue of a Writ of Execution No. 11-W-6994 CITICORP TRUST BANK, FSB v. EDWARD SURDACKI and THERESA SURDACKI A/K/A TERESA SURDACKI, owner(s) of property situate in the BOROUGH OF DICKSON CITY, Lackawanna County, Pennsylvania, being 115 HUNTINGTON DRIVE, DICKSON CITY, PA 18519-1150

Front: 100 feet, Depth: 125 feet, containing 12500 square feet.

Assessment Map #: 1031704000309

Assessed Value: \$21,000.00

Improvements thereon: Residential Property

Judgment Amount: \$245,806.19

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 87

By virtue of a Writ of Execution No. 12 CV 228 WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WACHOVIA BANK, NA v. LORRAINE NICHOLAS, owner(s) of property situate in the 19TH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1225 BIRCH STREET, SCRANTON, PA 18505-2605

Front: 40 feet, Depth: 85 feet, containing 3400 square feet.

Assessment Map #: 16809020037

Assessed Value: \$13,500.00

Improvements thereon: Residential Property

Judgment Amount: \$122,443.71

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 88

By virtue of a Writ of Execution No. 09-CV-2323 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RASC 2006-EMX4 v. PAUL MEDINA, owner(s) of property situate in the 24TH WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 107 PEQUEST DRIVE, SCRANTON, PA 18505-3626

Front: 65 feet, Depth: 120 feet, containing 7800 square feet.

Assessment Map #: 16718030032

Assessed Value: \$13,000.00

Improvements thereon: Residential Property

Judgment Amount: \$130,140.82

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 89

By virtue of a Writ of Execution filed to No. 12-CV-2740 BANK OF AMERICA, N.A. vs. EVELYN J. GRAY, WILLIAM R. GRAY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 106-108 South Rebecca Avenue, Scranton, PA 18504

65x100x39x49x26x51

Assessment Map #: 14513-080-050

Assessed Value Figure: \$10,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$99,711.58

Udren Law Offices, P.C.

Attorney

SALE NUMBER 90

By virtue of a Writ of Execution filed to No. 11-CV-4402 WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4 vs. BETTY ANN ROSENGRANT, ROY ROSENGRANT, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania. Being: 795 Cortez Road, Lake Ariel, PA 18436

1.05A

Assessment Map #: 12802-010-00602

Assessed Value Figure: \$12,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$158,712.52

Udren Law Offices, P.C.

Attorney

SALE NUMBER 91

By virtue of a Writ of Execution filed in No. 2480-Civil-2012, CITIZENS SAVINGS BANK vs. JENNIFER L. HALLOCK, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1002 Acker Avenue

47x65

Assessment Map #: 15614020003

Assessed Value Figure:	Land	\$1,400.00
	Improvement Value	<u>\$3,600.00</u>
	Total Value	\$5,000.00

Improvements thereon: Single Dwelling

Sheriff to Collect: *\$21,130.52

*Plus additional interest, attorneys' fees, late charges, costs, miscellaneous fees, and escrow advances through date of payment in full.

KREDER BROOKS HAILSTONE LLP

By David K. Brown, Esq.

Attorney

SALE NUMBER 92

By virtue of a Writ of Execution filed to No. 11-CV-7000, CITIMORTGAGE, INC. vs. ARTHUR T. KNOTT JR., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being known as 934 Oak Street, Scranton, PA 18508.

65x162x71x191

Property Identification Number: 12315-040-021

Assessed Value Figure: \$7,500.00

Improvements thereon: Single Dwelling

Sheriff to Collect: \$47,689.43

Richard M. Squire & Associates, LLC

Attorney

SALE NUMBER 93

By virtue of a Writ of Execution filed to No. 12-CV-1135 ONEWEST BANK, FSB vs. THERESA M. WILSON owner(s) of property Situate in City of Scranton, County of Lackawanna, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1332 North Washington Avenue, Scranton, Pennsylvania 18509

ALL THAT CERTAIN lot of land lying and being in the city of Scranton, County of Lackawanna and State of Pennsylvania.

DWELLING KNOWN AS: 1332 NORTH WASHINGTON AVENUE, SCRANTON, PENNSYLVANIA 18509.

TAX PARCEL NUMBER: 14609040041

Title to said premises is vested in Theresa M. Wilson by deed from NORTHEASTERN BANK OF PENNSYLVANIA (A CORPORATION WITH TRUST POWERS ORGANIZED AND EXISTING UNDER THE LAW OF THE COMMONWEALTH OF PENNSYLVANIA, WITH ITS PRINCIPAL OFFICE IN THE CITY OF SCRANTON, PENNSYLVANIA), ADMINISTRATOR OF THE ESTATE OF HELEN C. SPELLMAN, DECEASED, dated October 7, 1980 and recorded October 8, 1980 in Deed Book 1014, Page 768.

Assessment Map #: 14609040041

Assessed Value Figure: \$14,900.00

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$118,574.55

McCabe, Weisberg and Conway, P.C.

Attorney

SALE NUMBER 94

By virtue of a Writ of Execution No. 09-CV-629 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE LLC v. EWAN POWELL, owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 1527-1529 VON STORCH AVENUE, AKA 1529 VON STORCH AVENUE, SCRANTON, PA 18509-2264

Front: 60 feet, Depth: 92 feet, containing 5520 square feet.

Assessment Map #: 1351701002201

Assessed Value: \$7,700.00

Improvements thereon: Residential Property

Judgment Amount: \$167,371.90

PHELAN HALLINAN & SCHMIEG, LLP

Attorney

SALE NUMBER 95

By virtue of a Writ of Execution filed to No. 09 CV 7216 U.S BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2004-1 vs. DIANE F. LOFTUS and JEROME LOFTUS A/K/A JEROME X. LOFTUS JR., owner(s) of property situate in BOROUGH OF MOSCOW, Lackawanna County, Pennsylvania, being 926 Apple Tree Road Moscow, PA 18444, 19801-010-00150,

BEGINNING at a point on the Northerly Fifty (50') foot right-of-way line of Apple Tree Road, at the southwesterly corner of Lot 51; thence, along said Apple Tree Road, North Eighty-nine (89°) degrees Sixteen (16') minutes Twenty-five (25'') seconds West, a distance of One hundred three (103.00') feet in the southeasterly corner of Lot 49; thence, along the easterly property line of said Lot 49, North Zero (00°) degrees Forty-three (43') minutes Thirty-five (35'') seconds East, One hundred ninety and fifty hundredths (190.50') feet to a point common to Lots 49, 50, 69 and 70; thence, along the southerly property line of said Lot 69, South Eighty-nine (89°) degrees Sixteen (16') minutes Twenty-five (25'') seconds East, a distance of One hundred three (103.00') feet to a point common to Lots 50, 51, 68 and 69; thence, along the westerly property line of said Lot 51, South Zero (00°) degrees Forty-three (43') minutes Thirty-five (35'') seconds West, a distance of One hundred ninety and fifty hundredths (190.50') feet to the place of beginning.

CONTAINING 19,622 square feet of land, more or less, and being all of Lot 50, as shown on a Lot Layout Plan, Harmony Hills, Inc., June 15, 1988 by Harold W. Rist, P.E./P.L.S., Penna. Regis. Nos. PE-7071-E and SU-925A, respectively.

UNDER AND SUBJECT is the Declaration of Covenants pertaining to land of Harmony Hills, Inc., dated April 8, 1988, recorded in Lackawanna County Deed book 1242 at Page 395, and as amended on August 22, 1988, recorded in Lackawanna County Deed Book 1258 at page 1.

Assessment Map #: 19801-010-00150

Assessed Value: \$26,000.00

Improvements thereon: A Residential Dwelling

Sheriff to collect: \$17,381.17

KML Law Group, P.C.

Attorney

SALE NUMBER 96

By virtue of a Writ of Execution filed to No. 11-CV-3860 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED February 1, 2007 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-NC2 vs. MARGARET A. VERRASTRO, PATRICK A. VERRASTRO, owner(s) of property situate in Borough of Jessup (formerly Borough of Winton), Lackawanna County, Pennsylvania. Being: 212 Hand Street, Jessup, PA 18434

Assessment Map #: 10418040015

Assessed Value Figure: \$11,000.00

Improvements thereon: Improved w/single family dwelling

Sheriff to Collect: \$205,092.80

Udren Law Offices, P.C.
Attorney

SALE NUMBER 97

By virtue of a Writ of Execution filed in No. 427-Civil-2012, CITIZENS SAVINGS BANK vs. ALLEN F. BRINK, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1016-1018 Diamond Avenue
40x150

Assessment Map #: 14508010010

Assessed Value Figure:	Land	\$ 2,000.00
	Improvement Value	<u>\$10,500.00</u>
	Total Value	\$12,500.00

Improvements thereon: Multi dwelling/Residential

Sheriff to Collect: *\$61,846.88

*Plus additional interest, attorneys' fees, late charges, costs, miscellaneous fees, and escrow advances through date of payment in full.

KREDER BROOKS HAILSTONE LLP

By David K. Brown, Esq.
Attorney

SALE NUMBER 98

By virtue of a Writ of Execution filed to No. 11 CV 3852 VINCET PICCOLINI, JR. and PAULA PICCOLINI, HIS WIFE vs PAUL MANCUSO and ANGELO RIZZO DBA P & A ENTERPRISES A GENERAL PARTNERSHIP, owner(s) of property situate in Old Forge, Lackawanna County, Pennsylvania, being 426 Moosic Road

72.49 feet x 49.34 feet x 66.89 feet x 50 feet

Property Identification Number: 175.16-030-03902

Assessed Value: \$14,000.00

Improvements thereon: Block Garage

Judgment Amount: \$85,000 plus interest and costs

David Cherundolo

Attorney

SALE NUMBER 99

By virtue of a Writ of Execution filed to No. 6248-Civil-2011, THE DIME BANK vs. VIRGINIA EGAN MCCALLUM A/K/A VIRGINIA E. MCCALLUM, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 305-307 Prospect Avenue, Scranton, Pennsylvania 18505

40 x 140

Assessment Map #: 15660-010-025

Assessed Value: \$12,000.00

Improvements thereon: Commercial Building

Judgment Amount: \$123,751.15

David M. Gregory, Esquire

Attorney

By virtue of a Writ of Execution filed to No. 6248-Civil-2011, THE DIME BANK vs. VIRGINIA EGAN MCCALLUM A/K/A VIRGINIA E. MCCALLUM, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 301-303 Prospect Avenue, Scranton, Pennsylvania 18505

50 x 140

Assessment Map #: 15660-010-026

Assessed Value: \$3,500.00

Improvements thereon: Vacant Lot

Judgment Amount: \$123,751.15

David M. Gregory, Esquire

Attorney

SALE NUMBER 100

By virtue of a Writ of Execution filed in No. 11-6938 DEUTSHCE BANK vs. REGINALDO DEFARIA and SOELY DEFARIA, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 1830 Prospect Ave

40x65

Property Identification Number: 16711-010-018

Assessed Value Figure: \$7,500.00

Improvements thereon: Residential

Sheriff to Collect: *\$64,065.46

Stern

Attorney

NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A SCHEDULE OF DISTRIBUTION OF ONLY **HIGH BID SALES** WILL BE FILED BY THE SHERIFF NOT LATER THAN SEPTEMBER 16, 2012 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:

BOB MOORE

REAL ESTATE DEPUTY

SHERIFF'S DEPARTMENT

SCRANTON, PA 18503

JULY 16, 2012