

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 12th, 2009 at 10:30 A.M.

SALE NO. 105

DEBT \$44,305.72

By virtue of a Writ of Execution No. 339/2009, issued by BANK OF AMERICA, N.A., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 226-2009, there will be exposed to public sale and outcry on Friday, June 12th, 2009 at 10:30 E.S.T., in the Sheriff's Office, 200 North River Street, Wilkes Barre, Pennsylvania, the following described real estate, to wit:

ALL THAT CERTAIN lot or parcel of land situate in the Village of Ebervale, Township of Hazle, County of Luzerne and Commonwealth of Pennsylvania, being the lot shown as Lot No. Fifty-two (52) in Block No. Six (6) on a certain plan marked \"Jeddo-Highland Coal Company, Plot of Ebervale Village, Hazle Township, Luzerne County, Pennsylvania,\" entered of record in the Office of the Recorder of Deeds in Luzerne County, Pennsylvania, in Map Book No. Five (5) at Pages Seventy-nine and one-half (79 1/2), to which reference is hereby made, the said lot being more particularly described as follows:

BEGINNING at a point on the north side of Main Street, said point being the southeast corner of Lot No. Fifty-two (52) and the southwest corner of Lot No. Fifty-three (53).

THENCE (1) South sixty-seven degrees thirty-three minutes West (S. 67° 33' W.) along the north side of Main Street for a distance of forty-eight and ninety one-hundredths (48.90') feet to a point, said point being the southeast corner of Lot No. Fifty-one (51);

THENCE (2) North twenty-one degrees forty-five minutes West (N. 21° 45' W.) along the dividing line between Lots Nos. Fifty-one (51) and Fifty-two (52) for a distance of eighty-nine and eight one-hundredths (89.08') feet to a point, said point being the northeast corner of Lot No. Fifty-one (51);

THENCE (3) North seventy-seven degrees fifty-three minutes East (N. 77° 53' E.) for a distance of forty-six and fifty-seven one-hundredths (46.57') feet to a point, said point being the northwest corner of Lot No. Fifty-three (53);

THENCE (4) South twenty-three degrees fifty-two minutes East (S. 23° 52' E.) along the dividing line between Lots Nos. Fifty-two (52) and Fifty-three (53) for a distance of eighty and seventy-four one-hundredths (80.74') feet to a point, the place of beginning.

PLATE NUMBER: 26-C-289-D1-R1-4 MAP NUMBER: S8S7 B003 L014

BEING the same premises which Jose Colon and Luis Salvador Colon, by their Attorney-in-Fact Triburcio Mejia, by Indenture dated December 21, 2006 and recorded January 5, 2007 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3007 page 6208 granted and conveyed unto MARIA L. RAMIREZ.

Seized and taken into execution as the property of MARIA L. RAMIREZ at the suit of BANK OF AMERICA, N.A.

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff on Monday, June 22, 2009, and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution as the property of MARIA L. RAMIREZ

Gregory Javardian, Esquire
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MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY