

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. 12**

**DEBT \$62,011.77**

By virtue of a Writ of Execution No. 306-2009, issued by Lehman Capital, a division of Lehman Brothers Holdings, Inc. by its attorney in fact Ocwen Loan Servicing LLC, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 13052, 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 Those certain lots, pieces or parcels of land situate, lying and being in the Borough of West Pittston, County of Luzerne and the Commonwealth of Pennsylvania, bounded and described as follows to wit:

FIRST THEREOF:

BEGINNING at a corner on Ann Street and also corner of Land now or late of William Moyer thence along said Moyer land North 32 1/2 degrees West one hundred one (101) feet to a corner; thence north 56 degrees East twenty five (25) feet to a corner of lands now or late of Joseph Manganiello; thence along said Manganiello's land South 32 1/2 degrees East one hundred one (101) feet to Ann Street; thence along Ann Street South 56 degrees west twenty-five (25) feet to the place of beginning.

IMPROVED with a two story frame dwelling known as 132 Ann Street, West Pittston.

SECOND THEREOF;

BEGINNING at a corner of land now or late of William Moyer and Michael Biscotto said corner being one hundred and one (101) feet in the direction of North 32 1/2 degrees West from the line of Ann Street; thence along said land now or late of William Moyer North 32 1/2 degrees west sixty nine (69) feet to a corner on an alley; thence along said alley North 56 degrees East twenty five (25) feet to a corner of land now or late of Joseph Manganiello; thence along said land now or late of Joseph Manganiello South 32 1/2 degrees east sixty nine (69) feet to a corner of land now of Michael Biscotto aforesaid; and thence along said land of Michael Biscotto South 56 degrees West twenty five (25) feet to a corner, the place of beginning.

Improved with one story single family dwelling known as 132 Ann Street, West Pittston, Pa.

PIN NO. D11SE4B16L16&16A

TITLE to said premises is vested in Michael Biscotto and Barbara Biscotto by deed from Rosemarie Alberigi dated 2/17/99 recorded 4/7/99 in the County of Luzerne Mortgage Book 2763 page 983.

Seized and taken into execution as the property of Michael Biscotto, Barbara Biscotto at the suit of Lehman Capital, a division of Lehman Brothers Holdings, Inc. by its attorney in fact Ocwen Loan Servicing LLC

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 Michael Biscotto, Barbara Biscotto**

Helen Capasso  
Stern and Eisenberg LLP  
261 Old York Road, Suite 410 The Pavillion  
Jenkintown, PA 19046

**MICHAEL A. SAVOKINAS, SHERIFF**  
**LUZERNE COUNTY**