

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. 113

DEBT \$80,094.85

By virtue of a Writ of Execution No. 348-2009, issued by LaSalle Bank National Association, as Trustee For Certificateholders Of Bear Stearns Asset Backed Securities I LLC Asset-Backed Certificates, Series 2005-HE4, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 7109-08, 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 piece or parcel of land in the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows:

Containing a frontage of twenty-five (25) feet Northwestward on New Grant Street; bounded Northeastward at right angles to said New Grant Street one hundred and forty (140) feet by Lot No. 14, (incorrectly referred to as Lot No. 18 in previous deeds), on said street;

Being Lot No. 16 on New Grant Street as the same is represented and designated on a map of building lots on land of the Delaware and Hudson Coal Company in the Third Ward, City of Wilkes-Barre aforesaid;

Being the same premises which Emil Slavick, by deed dated 10-22-2004 and recorded 10-28-2004 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3004, Page 270716, granted and conveyed unto William T. Ritsick.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

The property is located at 369 New Grant Street, Wilkes Barre, Pennsylvania 18702 and is improved with a single family dwelling.

Tax map number: H10SW2-010-035; Plate No.: 73-2-3-105-5

Seized and taken into execution as the property of William T. Ritsick at the suit of LaSalle Bank National Association, as Trustee For Certificateholders Of Bear Stearns Asset Backed Securities I LLC Asset-Backed Certificates, Series 2005-HE4

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 William T. Ritsick

Terrence J. McCabe
McCabe, Weisberg and Conway
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY