

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. 40**

**DEBT \$107,076.35**

By virtue of a Writ of Execution No. 347-2009, issued by The Bank of New York for the Benefit of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 10453-2007, 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 situate in the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southerly corner of East Northampton Street and Bethel Street;

THENCE along the Southerly like of Bethel Street, South 63 degrees 35' West two hundred two and five-tenths (202.5) feet to a corner;

THENCE South 31 degrees East thirty-two and fifty-nine one-hundredths (32.59) feet to line of land now or late of Charles Weber;

THENCE by same North 65 degrees 3' East two hundred three (203) feet to the Westerly line of East Northampton Street;

THENCE along the Westerly line of East Northampton Street, North 31 degrees West thirty-seven and seventy-nine one-hundredths (37.79) feet to the place of beginning.

CONTAINING seven thousand seventy (7,070) square feet of land, be the same more or less.

BEING the same premises conveyed to Amarilys Eralte a/k/a Amarilys Eratle a/k/a Amarilys C. Eralte by deed from CHERLE L. CRUZ AND VICTOR M. CRUZ, JR., HUSBAND AND WIFE, dated February 22, 2007 and recorded March 29, 2007 in Deed Book 3007, Page 80713.

The property is located at 325-327 East Northampton Street, Wilkes-Barre, Pennsylvania 18702 and is improved with a single family dwelling.

The tax map number is I10NW 1B1L26;

Seized and taken into execution as the property of Amarilys Eralte a/k/a Amarilys Eratle a/k/a Amarilys C. Eralte at the suit of The Bank of New York for the Benefit of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1

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 Amarilys Eralte a/k/a Amarilys Eratle a/k/a Amarilys C. Eralte**

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

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