

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, August 7th, 2009 at 10:30 A.M.

SALE NO. 36

DEBT \$82,110.79

By virtue of a Writ of Execution No. 674-2009, issued by EMC MORTGAGE CORPORATION, ATTORNEY-IN-FACT FOR LASALLE BANK NATIONAL ASSOCIATION (ASSIGNEE), F/K/A LASALLE NATIONAL BANK, IN ITS CAPACITY AS INDENTURE TRUSTEE UNDER THAT CERTAIN SALE AND SERVICING AGREEMENT DATED OCTOBER 1, 2000 AMONG AFC TRUST SERIES 2000-3, AS ISSUER, SUPERIOR BANK FSB, AS SELLER AND SERVICER, AND LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AFC MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2000-3, AND ANY AMENDMENTS THERETO, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 8750-2008, there will be exposed to public sale and outcry on Friday, August 7th, 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, lying and being in Larksville Borough, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the southwesterly line of Carver Street marking the northerly corner of lands conveyed by Hudson Coal Company to Florence Kostrzewa by deed dated August 31, 1961, and recorded in the Office of the Recorder of Deeds for Luzerne County, Pennsylvania, at Deed Book 1484, page 673; thence along the northwesterly line of lands quitclaimed as aforesaid, South 55 degrees 30 minutes West 141 feet, more or less, to the westerly corner thereof; thence by other lands now or formerly of Hudson Realty Co., Inc., the following courses and distances: North 34 degrees 30 minutes West 55 feet; and North 55 degrees 30 minutes East 141 feet to the southwesterly line of Carver Street; thence along the southwesterly line of Carver Street, South 34 degrees 30 minutes East 55 feet, more or less, to the place of beginning. CONTAINING .18 acres, more or less, of surface and improved with a double dwelling known as 433 Carver Street, Larksville, Pennsylvania.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, rights-of-way, objections, easements, agreements, etc., as they appear of record.

PLATE NUMBER: 38-C-225-R2-D1-3 MAP NUMBER: H8S3 B1 L44

BEING the same premises which William B. Davison, Jr. and Deborah A. Davison, his wife, by Indenture dated July 28, 2000 and recorded August 3, 2000 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 2729 page 710 granted and conveyed unto William B. Davison, Jr. and Deborah A. Davison, as tenants by the entirety as to a 1/2 share, and Amy Fox, as to 1/2 share, as joint tenants with right of survivorship and not as tenants in common. On June 14, 2003 William B. Davison, Jr. departed this life and his interest passed to Deborah A. Davison and Amy Fox by operation of law.

Seized and taken into execution as the property of DEBORAH A. DAVISON, AMY FOX, A/K/A AMY ELLARD, A/K/A AMY FOX ELLARD at the suit of EMC MORTGAGE CORPORATION, ATTORNEY-IN-FACT FOR LASALLE BANK NATIONAL ASSOCIATION (ASSIGNEE), F/K/A LASALLE NATIONAL BANK, IN ITS CAPACITY AS INDENTURE TRUSTEE UNDER THAT CERTAIN SALE AND SERVICING AGREEMENT DATED OCTOBER 1, 2000 AMONG AFC TRUST SERIES 2000-3, AS ISSUER, SUPERIOR BANK FSB, AS SELLER AND SERVICER, AND LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AFC MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2000-3, AND ANY AMENDMENTS THERETO

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, August 17, 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 DEBORAH A. DAVISON, AMY FOX, A/K/A AMY ELLARD, A/K/A AMY FOX ELLARD

Gregory Javardian, Esquire
The Law Offices of Gregory Javardian
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY