

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

**SHERIFF'S SALE**

OF VALUABLE REAL ESTATE

Friday, October 2nd, 2009 at 09:00 A.M.

**SALE NO. NULL**

**DEBT \$126,136.60**

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By virtue of a Writ of Execution No. 831-2009, issued by BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 7132-2009, there will be exposed to public sale and outcry on Friday, October 2nd, 2009 at 09:00 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, piece, or parcel of land situate and being in the Borough of Kingston, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly side line of Chestnut Street and in the Southwesterly side line of other lands now or late of Reuben H. Levy, said beginning point being distant 353.33 feet measured in a course of South 55 degrees, 30 minutes West along said line of Chestnut Street from the Southwesterly side line of Hoyl Street;

THENCE from said beginning point and still along the line of other lands now or late of Levy, North 34 degrees 30 minutes West 86.00 feet to a point;

THENCE from said point and still along lands now or late of Levy, South 55 degrees 30 minutes West 2.00 feet to a point;

THENCE from said point and still along the line of other lands now or late of Levy, North 34 degrees 30 minutes West 14.00 feet to a point;

THENCE from said point and still along the line of other lands now or late of Levy, South 55 degrees 30 minutes West, 58.00 feet to a point

THENCE from said point and still along the line of other lands now or late of Levy, and line of lands now or late of Hess Goldsmith and Co., Inc., South 34 degrees 30 minutes East 100 feet of a point in the Northwesterly side line of Chestnut Street;

THENCE from said point and along the said Northwesterly side line of Chestnut Street North 55 degrees 30 minutes East, 60.00 feet to the place of beginning.

CONTAINING 5972.00 square feet of land be the same more or less.

Pin# G9 SE4 B016 L017

Seized and taken into execution as the property of PAUL C. OSTOPOWICZ, SUSAN M. OSTOPOWICZ at the suit of BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P.

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, October 12, 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 PAUL C. OSTOPOWICZ, SUSAN M. OSTOPOWICZ**

Joseph A. Goldbeck, Jr.  
GOLDBECK McCafferty and McKEEVER  
Mellon Independence Center - Suite 5000  
701 Market Street  
Philadelphia, PA 19106-1532

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