

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 2nd, 2009 at 10:30 A.M.

SALE NO. NULL

DEBT \$324,869.82

By virtue of a Writ of Execution No. 825-2009, issued by Bank One, National Association, as trustee for the holders of the Mortgage-Backed Pass-Through Certificates, Series 2001-11, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 618-2006, there will be exposed to public sale and outcry on Friday, October 2nd, 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 the surface or right of soil of that certain lot, piece or parcel of land situate, lying and being in the City of Pittston, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake corner in the Southerly line of Maple Street, said place of beginning also being the Northwestern corner of a parcel of surface conveyed by George Bone, Sr. et ux to Florence A. Minechelli by Deed dated April 17, 1965; thence South four degrees twenty-three minutes West (S. 4 degrees 23 minutes West) along the Westerly line of surface so conveyed to Florence A. Minechelli, a distance of one hundred (100) feet to the Southwesterly corner thereof, marked by a stake, said corner also being in the Northerly or rear line of a parcel of surface conveyed by George Bone, Sr., et ux to Chester Sobia, et ux as the same is recorded in Luzerne County Recorder's Office in Deed Book 1505 at Page 177; thence North eighty-five degrees thirty-seven minutes was (N. 85 degrees 37' W.) along the Northerly line of surface so conveyed to Chester Sobia et ux and along the Northerly line of a parcel of surface conveyed by George Bone, Sr., et ux to Albert Forlenza et ux as the same is recorded in aforesaid Recorder's Office in Deed Book No. 1504 at Page 831, a distance of one hundred seventeen and fifty-one one hundredths (117.51) feet, more or less, to the Easterly line of a parcel of surface conveyed by Pennsylvania Coal Company to The Springbrook Water Supply Company (now Pennsylvania Gas and Water Company) by Deed dated August 24, 1809 recorded in the aforementioned Recorder's Office in Deed Book 309 at Page 357; thence North four degrees seven minutes East (N. 4 degrees 07' E) along the Easterly line of surface so conveyed to the Springbrook Water Supply Company, a distance of one hundred (100) feet, more or less, in its intersection with the Southerly line of Maple Street aforementioned; thence South eighty-five degrees thirty-seven minutes East (S. 85 degrees 37' E.) along said line of Maple Street, a distance of one hundred seventeen and ninety-eight one hundredths (117.98) feet to the place of beginning.

CONTAINING an area of eleven seven hundred seventy-five (11.775) square feet, more or less.

Plate #72-C-110-R2-D1-1-D21

Pin # D11SE3 B04A L05B

IMPROVEMENTS: Residential dwelling

Seized and taken into execution as the property of Alfred Gubitose a/k/a Alfred A. Gubitose, Jr., Patricia R. Gubitose at the suit of Bank One, National Association, as trustee for the holders of the Mortgage-Backed Pass-Through Certificates, Series 2001-11

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 Alfred Gubitose a/k/a Alfred A. Gubitose, Jr.,
Patricia R. Gubitose**

Martha E. Von Rosenstiel
Martha E. Von Rosenstiel, P.C.
649 South Avenue, Suite 7
Secane, PA 19018

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY