

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 \$73,859.06**

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By virtue of a Writ of Execution No. 844-2009, issued by BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 1523-2005, 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:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land situate on the East side of Arthur Street, between Fourth and Fifth Streets, in the Diamond Addition to the City of Hazelton (formerly incorrectly referred to as Township of Hazle), County of Luzerne and Commonwealth of Pennsylvania, being the Lot marked Number Two (2) of Square Number Eleven Hundred Forty-six (1146) in the plan of the said Diamond Addition, bounded and described as follows:

BEGINNING at a point thirty-two (32) feet from the Northeast corner of Fourth and Arthur Streets;

THENCE East along Lot Number One (1) for a distance of two hundred (200) feet to a twenty (20) foot wide alley;

THENCE Northwardly along said alley for a distance of thirty-two (32) feet to a corner of Lot Number Three (3);

THENCE Westwardly along the Southern line of Said Lot Number Three (3) for a distance of two hundred three (3);

THENCE Southwardly along said Arthur Street for a distance of thirty-two (32) feet to the place of beginning.

BEING THE SAME premises which Maryann Unitis a/k/a Mary Anne G. Unitis, by deed dated 9/28/98 and recorded 10/6/98 in the Office of the Recorder of Deeds in and for Luzerne County, in Deed Book 2655 at Page 461, granted and conveyed to Rocco J. Martini and Joan Lisa Martini, his wife.

Seized and taken into execution as the property of ROCCO J. MARTINI, JOAN LISA MARTINI at the suit of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP.

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 ROCCO J. MARTINI, JOAN LISA MARTINI**

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**