

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 \$136,330.55**

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By virtue of a Writ of Execution No. 849-2009, issued by COUNTRYWIDE HOME LOANS SERVICING, L.P., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 5982-09, 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 THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE IN THE CITY OF HAZLETON, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BEING THE NORTHWESTERLY PORTION OF LOT NUMBER FOUR (4) IN SQUARE NUMBER ONE THOUSAND ONE HUNDRED SIX (1106) ON THE PLOT OR PLAN OF THE DIAMOND ADDITION TO SAID CITY, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF FIRST STREET, WHICH POINT IS A DISTANCE OF NINETY (90FEET) FEET THREE (3 INCHES) INCHES EASTWARDLY FROM THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF FIRST AND ARTHUR STREETS;

THENCE (1) EASTWARDLY ALONG THE SOUTHERLY LINE OF FIRST STREET FOR A DISTANCE OF THIRTY-TWO (32 FEET) FEET THREE (3 INCHES) INCHES TO A POINT IN THE NORTH-SOUTH CENTER LINE OF LOT NO.4;

THENCE (2) EXTENDING OF THAT THIRTY-TWO (32FEET) FOOT THREE (3INCHES) INCH WIDTH OR BREADTH IN LENGTH OR DEPTH, SOUTHERLY AND AT RIGHT ANGLES WITH FIRST STREET FOR A DISTANCE OF SEVENTY (70FEET) FEET TO A LINE PARALLEL WITH FIRST STREET.

Seized and taken into execution as the property of AMERICA BATISTA at the suit of 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 AMERICA BATISTA**

**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**