

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. 4

DEBT \$47,325.50

By virtue of a Writ of Execution No. 621-2009, issued by The Bank of New York as Trustee for Equity One Inc. Mortgage/pass Through Certificate Series # Series 2002-1, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 13356-2008, 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 the surface or right of soil in and to all that certain piece parcel or lot of land situate in the Village of Harleigh, Township of Hazle, County of Luzerne and Commonwealth of Pennsylvania, being the lot shown as Lot No. thirty-nine (39) on a certain plan marked "Jeddo-Highland Coal Company, Plot of Harleigh Village, Hazle Township, Luzerne County, Pennsylvania", entered of record in the office of the Recorder of Deeds in and for Luzerne County, Pennsylvania in Map Book No. 3 at pages 332 and 333 to which reference is hereby made, and being more particularly described as follows, to wit:

Situate at House No. seventy-two (72) on the North side of Public Road leading from the Borough of Freeland to the City of Hazleton, in said County of Luzerne;

Beginning at the Southwest corner of Lot No. Thirty-nine (39) said corner being South eighty (80) degrees thirty-five (35) minutes East three hundred eighty-nine and eighty-five one-hundredths (389.85) feet from the Southwest corner of Block No. 1 of the Harleigh Village;

Thence North nine (9) degrees twenty-five (25) minutes East one hundred forty-two and sixty-seven one-hundredths (142.67) feet to a point on the South side of an alley;

Thence along South side of said alley, South eighty-five (85) degrees thirty-five (35) minutes East forty-six and seventy-nine one-hundredths (46.79) feet to a point on the dividing line between Lots Nos. thirty-nine (39) and thirty-eight (38);

Thence Southerly along the dividing line between Lots Nos. thirty-nine (39) and thirty-eight (38), a distance of one hundred forty-six and eighty one-hundredths (146.80) feet, more or less, to a point on the Northern right of way of the Freeland-Hazleton Highway;

Thence North eighty (80) degrees thirty-five (35) minutes West forty-eight and sixty-one one-hundredths (48.61) feet along the said Northern right of way to the place of beginning.

Seized and taken into execution as the property of Anthony L. Almonti, Sandra L. Almonti at the suit of The Bank of New York as Trustee for Equity One Inc. Mortgage/pass Through Certificate Series # Series 2002-1

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 Anthony L. Almonti, Sandra L. Almonti

**Greg Wilkins
Milstead & Associates, LLC
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002**

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