

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. 12

DEBT \$69,202.65

By virtue of a Writ of Execution No. 622-2009, issued by The Bank of New York as Trustee for Equity One Inc. Mortgage/Pass Through Certificate Series # 2005-B, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 6737-2008, 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 of all that certain lot or parcel of land situate in the Borough of Duryea, Luzerne County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner on Main Street and land now or formerly owned by Jacob McCullon;

Thence extending said Main Street in a Southwesterly direction 40 feet to a corner of land now or formerly owned by Christina Carter, et al;

Thence running along said land now or formerly owned by Christina Carter, et al, in a Southerly direction, 115 feet, more or less, to a corner on land now or formerly of Stephen S. Sprucks;

Thence running along said land now or formerly of S. S. Sprucks, 14 feet in an Easterly direction to a corner on said land now or formerly of S. S. Sprucks and Lincoln Alley;

Thence extending along said Lincoln Alley, 31 feet, more or less, to a corner on land now or formerly of Jacob McCullon and Northerly side of said alley;

Thence running along said land now or formerly of Jacob McCullon in a Northerly direction, 120 feet to the place of beginning.

Seized and taken into execution as the property of Brandon Balchune at the suit of The Bank of New York as Trustee for Equity One Inc. Mortgage/Pass Through Certificate Series # 2005-B

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 Brandon Balchune

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

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY