

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. 145**

**DEBT \$202,412.86**

---

By virtue of a Writ of Execution No. 609-2009, issued by INDYMAC BANK F.S.B., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 2114-2008, 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 THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE CITY OF HAZELTON, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BEING THE NORTHERLY PORTION OF LOT MARKED NO. SEVEN (7) IN SQUARE MARKED ONE HUNDRED AND EIGHT (108) IN THE PLAN OF SAID CITY OF HAZELTON, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE LINE DIVIDING LOTS NO. 6 AND 7 OF SAID SQUARE FORTY-SEVEN FEET (47') NORTHWARDLY FROM THE NORTHERN LINE OF WEST OAK STREET; THENCE WESTWARDLY IN A LINE PARALLEL WITH WEST OAK STREET FOR A DISTANCE OF THIRTY-SEVEN FEET (37') TO A POINT, BEING THE EASTERN LINE OF LOT NO. 8; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF LOT NO. 8 FOR A DISTANCE OF ONE HUNDRED THREE FEET (103') TO A POINT ON THE SOUTH SIDE OF WEST HEMLOCK STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN LINE OF WEST HEMLOCK STREET A DISTANCE OF THIRTY-SEVEN FEET (37') TO THE WESTERN LINE OF LOT NO. 6; THENCE IN A SOUTHERLY DIRECTION ALONG SAID WESTERN LINE OF LOT NO. 6 FOR A DISTANCE OF ONE HUNDRED THREE FEET (103') TO A POINT, THE PLACE OF BEGINNING.

Seized and taken into execution as the property of ARIEL F. VEGA at the suit of INDYMAC BANK F.S.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 ARIEL F. VEGA**

**Daniel J. Mancini, Esquire**  
**Mancini Law Firm**  
**201 Fairview Dr**  
**Monaca, PA 15061**

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