

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. 25

DEBT \$97,854.50

By virtue of a Writ of Execution No. 641-2009, issued by BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 4842 of 2009, 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 PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF HAZLE, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO.15 ON THE PLOT OR PLAN OF WOODLAWN PARK AS APPEARING IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR SAID LUZERNE COUNTY IN MAP BOOK 14 AT PAGE 38.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

Being the same premises conveyed to Janice C. Cabell and Frederick W. Cabell, wife and husband, by deed from FRANK P. STANCATO, SR. AND NANCY A. STANCATO, HIS WIFE, dated November 17, 1981 and recorded November 24, 1981 in Deed Book 2062, Page 1137.

On May 5, 1994, Frederick W. Cabell departed this life, leaving title vested solely in Janice C. Cabell.

The property is located at 1349 Woodlawn Drive, Hazleton, Pennsylvania 18202 and is improved with a single family dwelling.

The tax map number is 26-S8S10A-005-006

Seized and taken into execution as the property of Janice C. Cabell at the suit of BAC Home Loans Servicing, L.P. f/k/a 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, 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 Janice C. Cabell

Terrence J. McCabe
McCabe, Weisberg and Conway
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY