

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. 42**

**DEBT \$89,934.22**

By virtue of a Writ of Execution No. 487-2009, issued by Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-WL3, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 15396-08, 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 ON THE WEST SIDE OF CEDAR STREET, BETWEEN JUNIPER STREET AND CRANBERRY AVENUE, IN THE CITY OF HAZLETON, COUNTY OF LUZERNE, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT MARKED NUMBER 2 OF SQUARE NO. 45 IN THE PLAN OF THE SAID CITY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF CEDAR STREET, SAID POINT BEING 30 FEET SOUTHWARD FROM THE SOUTHWEST CORNER OF CRANBERRY AVENUE AND CEDAR STREET;

THENCE NO. 1 – EXTENDING SOUTHWEST ALONG THE WEST SIDE OF CEDAR STREET FOR A DISTANCE OF 30.00 FEET TO A POINT;

THENCE NO. 2 – EXTENDING WESTWARDLY ALONG A LINE PARALLEL TO SAID CRANBERRY AVENUE FOR A DISTANCE OF 190.00 FEET TO A POINT ON THE EASTERLY SIDE OF 20.00 FOOT WIDE ALLEY;

THENCE NO. 3 – EXTENDING NORTHWARDLY ALONG THE EASTERLY SIDE OF SAID ALLEY FOR A DISTANCE OF 30.00 FEET TO A POINT;

THENCE NO. 4 – EXTENDING EASTWARDLY ALONG A LINE PARALLEL TO SAID CRANBERRY AVENUE FOR A DISTANCE OF 190.00 FEET TO A POINT ON THE WEST SIDE OF SAID CEDAR STREET, SAID POINT BEING ALSO THE PLACE OF BEGINNING.

BEING the same premises which DANIEL POP, by Deed dated October 7, 2005 and recorded October 14, 2005 in and for Luzerne County, Pennsylvania, in Deed Book Volume 3005, Page 270929 and re-recorded on July 26, 2006, in Book 3006 Page 199637 to correct Grantor's name., granted and conveyed unto Jose A. Felix-Vasquez.

Premises improved with a single family dwelling more commonly known as 66 South Cedar Street, Hazleton, PA, 18201

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is .

Plate No. T8SW34 009 007

Seized and taken into execution as the property of JOSE A. FELIX VASQUEZ a/k/a JOSE A. FELIX-VASQUEZ at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-WL3

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 JOSE A. FELIX VASQUEZ a/k/a JOSE A. FELIX-VASQUEZ**

**Scott Dietterick  
Zucker Goldberg Ackerman  
200 Sheffield Street  
Mountainside, NJ 07092**

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