

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, December 4th, 2009 at 10:30 A.M.

SALE NO. 99

DEBT \$76,631.14

By virtue of a Writ of Execution No. 1181-2009, issued by EMC MORTGAGE CORPORATION, ATTORNEY-IN-FACT FOR BANK OF AMERICA, NATIONAL ASSOCIATION AS S/B/M TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF EMC MORTGAGE LOAN TRUST 2005-A, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-A, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 10542-09, there will be exposed to public sale and outcry on Friday, December 4th, 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, piece or parcel of land situate in the Borough of Duryea, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Pettebone Street, said point being twenty-seven (27) feet from Fulton Street in a westerly direction;

THENCE along other lands now or formerly of Anthony and Frances Moluski in line parallel with Fulton Street in a southerly direction one hundred (100) feet to a point;

THENCE in a westerly direction twenty-three (23) feet to a corner in line of land of Grobowski;

THENCE in a northerly direction one hundred (100) feet to the corner of Pettebone Street aforesaid;

THENCE in an easterly direction along said Pettebone Street twenty-three (23) feet to the place of beginning.

PLATE NUMBER: 14-2-191-1 MAP NUMBER: D12NW2 B13 L17

BEING the same premises which Jeanette Moluski by Deed dated September 2, 1998 and recorded September 11, 1998 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 2651 page 625 granted and conveyed unto JEANETTE MOLUSKI and WILLIAM P. COLWELL, as tenants in common and not as joint tenants with the right of survivorship. On December 15, 2002 William P. Colwell departed this life. On January 26, 2005 Letters Administration were granted to Charles A.J. Halpin, III, Esquire.

TOGETHER WITH ALL BUILDING AND IMPROVEMENTS THEREON.

IMPROVEMENTS: RESIDENTIAL DWELLING.

BEING: 152 PETTEBONE STREET, DURYEA, PA 18642

THE PROPERTY IDENTIFICATION NUMBER IS D12NW2 B13 L17

PLATE NO. 14-2-191-1

Seized and taken into execution as the property of JEANETTE MOLUSKI, A/K/A JEANETTE COLWELL, CHARLES A.J. HALPIN, III, ESQUIRE, ADMINISTRATOR OF THE ESTATE OF WILLIAM P. COLWELL at the suit of EMC MORTGAGE CORPORATION, ATTORNEY-IN-FACT FOR BANK OF AMERICA, NATIONAL ASSOCIATION AS S/B/M TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF EMC MORTGAGE LOAN TRUST 2005-A, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-A

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, December 14, 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 JEANETTE MOLUSKI, A/K/A JEANETTE COLWELL, CHARLES A.J. HALPIN, III, ESQUIRE, ADMINISTRATOR OF THE ESTATE OF WILLIAM P. COLWELL

Gregory Javardian, Esquire
The Law Offices of Gregory Javardian

**1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966**

**CHARLES J. GUARNIERI, ACTING SHERIFF
LUZERNE COUNTY**