

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. 138

DEBT \$51,992.91

By virtue of a Writ of Execution No. 1089-2009, issued by BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE CDC 2004-HE3, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 8415-2008, 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 surface of that certain lot of land in the 15th Ward, City of Wilkes-Barre, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point marked by an iron pin in the Southwesterly side line of Lawrence Street, 300 feet in a Westerly direction from the corner of Firewood Avenue, said point having a corner in the division line between Lots Nos. 155 and 157 on plot of the lots of Fawood Land Co. recorded in Map Book No. 1, page 20, said Lot No. 155 being now or late of Gerald G. Gregory;

Thence South 44 degrees 25 minutes West along said division line of said Lots 155 and 157. One Hundred Fourteen (114) feet to a fence post corner in line of Lots Nos. 156 and 158 on said Plot;

Thence South 45 degrees 35 minutes East, along line of Lot No. 158, Twenty-five (25) feet to a fence post corner in line of Lot No. 159 now or lots of Charles Wagner Harned;

Thence North 44 degrees 25 minutes East along said line of Lot No. 159, One Hundred Fourteen (114) foot to the said Southwesterly side line of Lawrence Street;

Thence North 45 degrees 35 minutes West along said line of Lawrence Street Twenty-five (25) feet to the place of beginning.

BEING Lot No. 157 on said Plot of Lots of Firwood Land Co., and being improved with a 2 ½ story frame dwelling now numbered 104 on said Lawrence Street.

Tax ID # H9SW3 H022 L007 (Plats #73-13-2-79-2)

Seized and taken into execution as the property of DOROTHY J. SCOBLE at the suit of BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE CDC 2004-HE3

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 DOROTHY J. SCOBLE

Joseph A. Goldbeck, Jr.
GOLDBECK McCAFFERTY and McKEEVER
Mellon Independence Center - Suite 5000
701 Market Street
Philadelphia, PA 19106-1532

CHARLES J. GUARNIERI, ACTING SHERIFF
LUZERNE COUNTY