

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. 166

DEBT \$120,142.86

By virtue of a Writ of Execution No. 1076-2009, issued by CITIBANK N.A. AS TRUSTEE FOR THE MLMI TRUST SERIES 2007-HE2, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 8989-2009, 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 the surface only of all that certain piece or parcel of land situate in the City of Nanticoke, County of Luzerne and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point at the northwesterly corner of lot now or late of Louis and Helen Krakofski; thence along the line of Chestnut Street, North 18 degrees 10 minutes west, thirty one (31) feet to a corner of land now or late of Andrew and Bertha Pipan;

THENCE along the line of land now or late of said Andrew and Bertha Pipan, North 71 degrees 50 minutes east, sixty five and forty five hundredths (65.45) feet to a corner on Lot No. A74 of the Susquehanna Coal Company plot;

THENCE along the line of said Lot No. A74, south 18 degrees 10 minutes east, thirty one (31) feet to a corner of land now or late of said Louis and Helen Krakofski;

THENCE along the line of said last mentioned land, south 71 degrees 50 minutes west, sixty five and forty five hundredths (65.45) feet to a corner on said Chestnut Street, the place of beginning.

BEING Lot E on the Trevor D. Morgan plot of lots, which plot is recorded in Luzerne County Map Book 2, page 337.

BEING known as 33 North Chestnut Street, Nanticoke, Pa 18634

BEING the same premises conveyed Matthew Migliore by deed of Wells Fargo Bank, National Association dated August 22, 2006 recorded in Luzerne County Record Book 3006 page 287611

Pin No J7NE4-18-24

Seized and taken into execution as the property of DANIEL J. VINO at the suit of CITIBANK N.A. AS TRUSTEE FOR THE MLMI TRUST SERIES 2007-HE2

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 DANIEL J. VINO

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