

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. 96**

**DEBT \$46,838.31**

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By virtue of a Writ of Execution No. 1092-2009, issued by BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-01., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 8744-2008, 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 the surface of all that certain, lot, parcel or piece of land situate in the city of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a corner in the line of Kidder Street; Thence south 23 degrees 12 minutes West, eighty-nine and ninety seven one hundredths (89.97) feet to a corner; thence South 69 degrees 47 minutes East, twenty-four and nineteen one hundredths (24.19) feet; thence South 87 degrees 59 minutes East, thirty nine and seventy-four one hundredths (39.74) feet to a corner; thence North 10 degrees 10 minutes West, Forty-two and one one hundredths (42.01) feet; thence North 4 degrees 26 minutes East, forty-eight and thirty one hundredths (48.30) feet to a corner in line of said Kidder Street; thence along the line of said Kidder Street, twenty-four and fifty one hundredths (24.50) feet to the place of beginning.

Source of Title: book 2561 page 835 Recorded 05/06/1996

Seized and taken into execution as the property of MELISSA MICHAELS at the suit of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-01.

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 MELISSA MICHAELS**

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**