

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. 46

DEBT \$107,528.98

By virtue of a Writ of Execution No. 1170-2009, issued by WATERFALL VICTORIA MASTER FUND LTD, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 10723-2009, 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 THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF HAZLE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA. BEING THE WESTERLY ONE-HALF (1/2) OF LOT NO. TEN (10) IN SQUARE NO. SIX HUNDRED FOURTY-TWO (642) AS SHOWN ON THE REVISED MAP OF MAPLE MANNER REALTY COMPANY, INC. RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY IN MAP BOOK NO. 19, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF TWENTIETH STREET, SAID POINT BEING A DISTANCE OF SEVENTY-FIVE FEET (75) WESTWARDLY FROM THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF ALLEN AND TWENTIETH STREETS; THENCE WESTWARDLY ALONG THE SOUTHERLY LINE OF TWENTIETH FOR A DISTANCE OF SEVENTY-FIVE FEET (75) TO THE EASTERLY LINE OF ROSE ALLEY; THENCE EXTENDING OF THAT SEVENTY-FIVE FOOT (75) WIDTH OR BREADTH IN LENGTH OR DEPTH SOUTHWARDLY AND AT RIGHT ANGLES WITH SAID TWENTIETH STREET OR A DISTANCE OF SEVENTY-ONE FEET (71) TO A LINE DIVIDING LOTS NOS. 10 AND 11 IN SQUARE NO. 642;

Seized and taken into execution as the property of MARY FATULA, MICHAEL FATULA at the suit of WATERFALL VICTORIA MASTER FUND LTD

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 MARY FATULA, MICHAEL FATULA

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