

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. 64**

**DEBT \$82,193.19**

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By virtue of a Writ of Execution No. 1046-2009, issued by IndyMac Federal Bank FSB, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 8603, 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:

LEGAL DESCRIPTION

PROPERTY LOCATED AT 215 HAZLE STREET,  
NUREMBURG, LUZERNE COUNTY, PA 18241

ALL THAT CERTAIN lot or piece of land, situate in the Town of New London, Township of Black Creek, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by Hazleton Street;

BOUNDED on the East by Lot No. 24;

BOUNDED on the South by a 12 foot alley; and,

BOUNDED on the West by Lot no. 22,

CONTAINING in front or width 50 feet, and in length or depth 150 feet, and MARKED out of the original plan or said Town, Lot No. 23, as surveyed and run out by Mr. Butler in August, 1869.

Being the same premises conveyed unto Frank Heintz, Jr. and Holly Heintz, his wife, by Deed of Paul Nenstiel Estate by Rosemary Paleski, Administratrix, dated January 27, 2006 and recorded in Deed Book 3006 at Page 33106 on February 3, 2006.

Seized and taken into execution as the property of Holly Heintz, Frank Heintz, Jr. at the suit of IndyMac Federal Bank FSB

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 Holly Heintz, Frank Heintz, Jr.**

Michael J. Clark, Esquire  
Shapiro and DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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