

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. 25**

**DEBT \$43,365.50**

---

By virtue of a Writ of Execution No. 1143-2009, issued by The Bank of New York Mellon as Trustee for Equity One Inc. Mortgage Pass Through Certificate Series # Series 2005-C, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 678-2009, 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 lot, piece or parcel of land situate in the City of Pittston, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of lot of James Harris;

THENCE South 65 degrees 51 minutes West along Drummond Street 50 feet to a corner of land now or late of C.M. Thornton;

THENCE South 11 degrees East along said Thornton's land 136 feet to an alley;

THENCE North 29 degrees East along said alley about 48 1/2 feet to land of said Harris;

THENCE North 11 degrees West along said Harris land 150 feet to the place of BEGINNING.

BEING Lot No. 38 on Drummond Street as per map of D.D. Searle's plot of lots in the said City of Pittston.

Seized and taken into execution as the property of William Coolbaugh, Original Mortgagor and Real Owner, Deborah Coolbaugh, Original Mortgagor at the suit of The Bank of New York Mellon as Trustee for Equity One Inc. Mortgage Pass Through Certificate Series # Series 2005-C

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 William Coolbaugh, Original Mortgagor and Real Owner, Deborah Coolbaugh, Original Mortgagor**

Greg Wilkins  
Milstead & Associates, LLC  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002

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