

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. 21

DEBT \$153,868.49

By virtue of a Writ of Execution No. 1036/2009, issued by AmTrust Bank, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 8956-2009, 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 THOSE CERTAIN PIECES OR PARCELS OF LAND LYING AND BEING IN THE BOROUGH OF HARVEY'S LAKE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL NO. 1:

BEGINNING AT A CORNER OF LOTS NOS. 11 AND 12 ON TUT STREET; THENCE ALONG TUT STREET, NORTH FORTY-NINE (49) EAST FORTY AND FIFTY-SIX HUNDREDTHS (40.56) FEET TO A CORNER OF LOT NO. 11 AND 1; THENCE ALONG LOTS NOS. 1, 2, 3, 4, AND 5, SOUTH TWENTY-SEVEN (27) DEGREES FORTY (40) MINUTES EAST, TWO HUNDRED (200) FEET TO A CORNER IN LINE OF LAND FORMERLY OF B.V. IDE'S ESTATE; THENCE ALONG THE SAME, SOUTH SIXTY-TWO (62) DEGREES THIRTY (30) MINUTES WEST, FORTY (40) FEET TO A CORNER OF LOTS NO. 11 AND 12; THENCE ALONG THE DIVIDING SAID LOTS, NORTH TWENTY-SEVEN (27) DEGREES FORTY (40) MINUTES WEST ONE HUNDRED NINETY (190) FEET TO THE PLACE OF BEGINNING. IT BEING LOT NO. 11 ON KITCHEN HEIGHTS, MAP RECORDED IN MAP BOOK NO. 2, AT PAGE 235 IN LUZERNE COUNTY COURT HOUSE, WILKES-BARRE, PENNSYLVANIA.

PARCEL NO. D7S10A-004-001

PARCEL NO. 2:

BEING ALL OF LOT NO. 12 IN PLOT OF LOTS KNOWN AS KITCHEN HEIGHTS.

BEGINNING AT THE NORTHWEST CORNER OF LOT NO. 11, NOW OWNED BY BESSIE WILLIAMS; THENCE ALONG LINE OF SAID LOT, SOUTH TWENTY-SEVEN (27) DEGREES THIRTY (30) MINUTES EAST, ONE HUNDRED EIGHTY-SIX AND SEVEN TENTHS (186.7) FEET, MORE OR LESS, TO A CORNER IN LINE OF LAND NOW OR LATE OF WALTER S. KITCHEN; THENCE ALONG LINE OF SAID LAND OF WALTER S. KITCHEN, SOUTH SIXTY-TWO (62) DEGREES THIRTY (30) MINUTES WEST, FORTY (40) FEET TO A CORNER; THENCE ALONG LINE OF LOT NO. 13, NORTH TWENTY-SEVEN (27) DEGREES THIRTY (30) MINUTES WEST, ONE HUNDRED EIGHTY (180) FEET TO A CORNER ON THE SOUTH SIDE OF TUT STREET; THENCE ALONG SAID TUT STREET, FORTY AND FIFTY-SIX HUNDREDTHS (40.56) FEET TO THE PLACE OF BEGINNING.

PARCEL NO. D7S10A-004-002

Being the same premises conveyed to CHRISTOPHER CERCONI AND SUZANNE L. CERCONI, husband and wife, by deed from CHRISTOPHER CERCONI AND SUZANNE L. CERCONI dated November 28, 2001 and recorded December 4, 2001 in Deed Book 3001, Page 233961.

The property is located at 373 Old Lake Road, Dallas, Pennsylvania 18612 and is improved with a single family dwelling.

Seized and taken into execution as the property of Christopher Cercone, Suzanne L. Cercone at the suit of AmTrust Bank

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 Christopher Cercone, Suzanne L. Cercone

**Terrence McCabe
McCabe, Weisberg and Conway
123 S. Broad St., Suite 2080
Philadelphia, PA 19109**

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