

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. 44

DEBT \$88,521.99

By virtue of a Writ of Execution No. 1040/2009, issued by Jpmorgan Chase Bank, N.A., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 9974-2009, 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 two parcels of land situate in the Village of Sheatown, Township of Newport, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

The First Thereof:

BEGINNING at a point on the easterly line of Newport Street in the Village of Sheatown, said point being north twenty two (22) degrees seventeen (17) minutes east, one hundred sixty six and forty one-hundredths (166.40) feet from Station Number 2227 set in the stone curb on the southerly side of the pavement on Newport Street;

THENCE along the easterly line of Newport Street north eleven (11) degrees two (02) minutes west, fifty and forty six one-hundredths (50.46) feet to a corner common to Lots Nos. 1699 and 1700;

THENCE along the between Lots Nos. 1699 and 1700, North seventy one (71) degrees fifteen (15) minutes east, one hundred eleven and ninety two one-hundredths (111.92) feet to another corner common to Lots Nos. 1699 and 1700 on the westerly line of a forty (40.00) foot Street.

THENCE along the westerly line of said forty (40.00) foot Street, south eighteen (18) degrees forty five (45) minutes east, fifty (50.00) feet to a corner common to Lots Nos. 1700 and 1701;

THENCE along the line of Lots Nos. 1700 and 1701, south seventy one (71) degrees fifteen (15) minutes west, one hundred eighteen and sixty nine one-hundredths (118.69) feet to the place of beginning.

Containing in all 5,765.3 square feet of land, more or less.

BEING Lot No. 1700 on Plot of Lots of the M.A. Hanna Company.

Second Thereof:

BEGINNING at a point which is a corner common to Lots Nos. 1700 and 1701 on the easterly line of Newport Street in the Village of Sheatown, said point being North twenty two (22) degrees seventeen (17) minutes east one hundred sixty-six and forty one-hundredths (166.40) feet from Station Number 2227 set in a stone curb on the southerly side of the pavement on Newport Street;

THENCE along the line between Lots No. 1700 and 1701, North seventy-one (71) degrees fifteen (15) minutes east, one hundred eighteen and sixty-nine one hundredths (118.69) feet to another corner common to Lots Nos. 1700 and 1701 on the westerly line of Fourth Street;

THENCE along the westerly line of Fourth Street, south eighteen (18) degrees forty five minutes east, fifty (50.00) feet to a corner common to Lots Nos. 1701 and 1702;

THENCE along the line between Lots Nos. 1701 and 1702, south seventy-one (71) degrees fifteen (15) minutes west, one hundred thirty five and seventy-eight one-hundredths (135.78) feet to another corner common to Lots Nos. 1701 and 1702 on the easterly line of Newport Street;

THENCE along the easterly line of Newport Street, north ten (10) degrees fifty-six (56) minutes east, twenty and thirty-two one-hundredths (20.32) feet and North six (06) degrees twenty nine (29) minutes west, thirty three and eleven one-hundredths (33.11) feet to the place of beginning.

Containing 6,200 square feet of land, more or less being Lot No. 1701 of the M.A. Hanna Plot of Lots.

Being the same premises conveyed to RAUL ESCALANTE AND DONNA MCKENZIE by deed from MATTHEW J. AUFIERO AND KRISTIN M. AUFIERO dated July 30, 2007 and recorded August 1, 2007 in Deed Book 3007, Page 203908.

The property is located at 37 Old Newport Street, Nanticoke, Pennsylvania 18634 and is improved with a single family dwelling.

Seized and taken into execution as the property of Raul Escalante, Donna Mckenzie at the suit of Jpmorgan Chase Bank, N.A.

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 Raul Escalante, Donna Mckenzie

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

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