

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. 95

DEBT \$147,052.78

By virtue of a Writ of Execution No. 1031/2009, issued by U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2006-BNC3, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 7762-2009, 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 OR PIECE OF GROUND SITUATE ON THE NORTHWEST CORNER OF MAPLE AND JAMES STREETS, IN THE CITY OF HAZLETON, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BEING PART OF THE LOT MARKED NUMBER ONE (1) OF SQUARE NO. ONE HUNDRED AND TWELVE (112) IN THE PLAN OF SAID CITY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF JAMES AND MAPLE STREETS; THENCE NORTHWARDLY THIRTY (30) FEET ALONG THE WEST SIDE OF JAMES STREET TO LOT NO. TWO (2); THENCE WESTWARDLY ALONG THE SOUTHERLY LINE OF SAID LOT NO. TWO (2) FOR A DISTANCE OF EIGHTY-FOUR (84) FEET TO A POINT; THENCE SOUTHWARDLY IN A LINE RUNNING PARALLEL WITH SAID JAMES STREET FOR A DISTANCE OF THIRTY (30) FEET TO MAPLE STREET; THENCE EASTWARDLY, ALONG THE NORTHERN SIDE OF SAID MAPLE STREET FOR A DISTANCE OF EIGHTYFOUR (84) FEET TO JAMES STREET, THE PLACE OF BEGINNING.

Being the same premises conveyed to EMILIANO MARTINEZ by deed from BOZENA LUKOMSKI AND GREGORY LUKOMSKI dated April 21, 2006 and recorded May 12, 2006 in Deed Book 3006, Page 126187.

The property is located at 62-64 North James Street, Hazleton, Pennsylvania 18201 and is improved with a single family dwelling.

Seized and taken into execution as the property of Emiliano Martinez at the suit of U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2006-BNC3

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 Emiliano Martinez

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

CHARLES J. GUARNIERI, ACTING SHERIFF
LUZERNE COUNTY