

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. 140

DEBT \$60,269.38

By virtue of a Writ of Execution No. 994/2009, issued by BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 4638-2009, 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 PIECE, PARCEL, OR LOT OF LAND SITUATE IN THE BOROUGH OF FREELAND, LUZERNE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF CENTRE STREET, SAID POINT BEING SIXTY-THREE (63) FEET SOUTH OF THE SOUTHEAST CORNER OF THE INTERSECTION OF CENTRE STREET WITH CHESTNUT STREET; THENCE, SOUTHWARDLY ON AND ALONG SAID CENTRE STREET, A DISTANCE OF THIRTY-FOUR (34) FEET, SIX (6) INCHES TO A POINT; THENCE, EASTWARDLY ON A LINE PARALLEL WITH CHESTNUT STREET, A DISTANCE OF NINETY (90) FEET TO A POINT; THENCE, NORTHWARDLY ON A LINE PARALLEL WITH CENTRE STREET, A DISTANCE OF TWENTY-NINE (29) FEET, SIX (6) INCHES, TO A POINT; THENCE, WESTWARDLY ON A LINE PARALLEL WITH CHESTNUT STREET, A DISTANCE OF THIRTY (30) FEET TO A POINT; THENCE, NORTHWARDLY ON A LINE PARALLEL WITH CENTRE STREET, A DISTANCE OF FIVE (5) FEET TO A POINT; AND THENCE, WESTWARDLY ON A LINE PARALLEL WITH CHESTNUT STREET, A DISTANCE OF SIXTY (60) FEET TO CENTRE STREET AFORESAID, THE PLACE OF BEGINNING.

BEING PARTS OF LOTS NOS. 8, 9, AND 10, OF BLOCK "D", ON A MAP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LUZERNE COUNTY, PA., IN DEED BOOK 143, PAGE 49.

PARCEL NO. R9NE2 B002 L018

BEING THE SAME PREMISES WHICH WIKTORIA SZURLEJ, SINGLE, BY DEED DATED 03-26-02 AND RECORDED 03-27-02 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF LUZERNE IN RECORD BOOK 3002 PAGE 79120, GRANTED AND CONVEYED UNTO ALLEN G. SHOEMAKER.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

The property is located at 827 Centre Street, Freeland, Pennsylvania 18224 and is improved with a single family dwelling.

Seized and taken into execution as the property of Allen G. Shoemaker a/k/a Allen Shoemaker at the suit of BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P.

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 Allen G. Shoemaker a/k/a Allen Shoemaker

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

CHARLES J. GUARNIERI, ACTING SHERIFF
LUZERNE COUNTY