

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. 11**

**DEBT \$189,232.89**

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By virtue of a Writ of Execution No. 1115-2009, issued by WACHOVIA MORTGAGE CORPORATION, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 17676-2008, 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:

Seized and taken into execution as the property of BRIAN BANERAVAGE, CANDICE L. WATERS at the suit of WACHOVIA MORTGAGE CORPORATION

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 BRIAN BANERAVAGE, CANDICE L. WATERS**

**Joseph A. Goldbeck, Jr.**  
**GOLDBECK McCafferty and McKEEVER**  
**Mellon Independence Center - Suite 5000**  
**701 Market Street**  
**Philadelphia, PA 19106-1532**

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