

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. 18**

**DEBT \$113,348.73**

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By virtue of a Writ of Execution No. 1014-2009, issued by HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE4, Asset Backed Pass-Through Certificates, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 9772-2009, 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 City of Hazelton, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the westerly right of way line of Arthur Street, said point marking the southeast corner of lands now or formerly of Sylvia Bridge Markle and northeast corner of the parcel described herein;

THENCE along the westerly right of way line Arthur Street, south six degrees forty one minutes, zero seconds East (S 6 degrees 41' 00" E) thirty two and zero hundredths (32.00) feet to a point marking the northeast corner of lands now or formerly of Catrone and southeast corner of the parcel herein described; Sylvia Bridge Markle, North

THENCE along lands now or formerly of Catrone, south eighty three degrees, nineteen minutes, zero seconds west (N 83 degrees 19' 00"W) one hundred and zero hundredths (100.00) feet to a point in the dividing lots 5 and 6A;

THENCE continuing along the line dividing lots 5 and 6A, north six degrees, forty one minutes, zero seconds west (S 6 degrees 41' 00" E) thirty two and zero hundredths (32.00) feet to a point;

THENCE along lands now or formerly of Sylvia Bridge Markle, north eighty three degrees, nineteen minutes, zero seconds east (S 83 degrees 19' 00") one hundred (100.00') feet to a point, the place of BEGINNING.

Pin No. T8NW32-16-5

Being the same premises conveyed unto Alexandra Castillo and Edwin G. Castillo, her husband, by Deed of Paul A. Timko and Dolores S. Timko, his wife, dated June 26, 2006 and recorded in Luzerne County Deed Book 3006 at Page172152 on June 30, 2006

Seized and taken into execution as the property of Alexandra A. Castillo, Edwin Castillo aka Edwin G. Castillo at the suit of HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE4, Asset Backed Pass-Through Certificates

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 Alexandra A. Castillo, Edwin Castillo aka Edwin G. Castillo**

**Michael J. Clark  
Shapiro and DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406**

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