

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. 98

DEBT \$75,926.13

By virtue of a Writ of Execution No. 1056-2009, issued by JPMorgan Chase Bank, National Association, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 9973-2009, 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 the surface or all that certain lot of land situate in the Borough of Edwardsville, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner on High Street, not known as Atlantic Avenue; thence north thirty degrees forty five minutes west one hundred fifty-five (155) feet to a corner; thence north fifty nine degrees fifteen minutes east twenty three and twenty seven hundredths (23.27) feet to a corner; thence south thirty degrees forty five minutes east one hundred fifty five (155) feet to a corner on said High Street, now known as Atlantic Avenue; and thence along said High Street, now known as Atlantic Avenue, south fifty nine degrees fifteen minutes west twenty three and twenty seven hundredths (23.27) feet to the place of beginning. Being the upper of northerly half of lot no. 27 on plan of Waller Lots laid out by Andrew Hunlock, which said plan is recorded in Luzerne County Deed Book No. 181 page 5.

BEING the same premises conveyed unto Matthew Migliore, by Deed of Northeast Mortgage Lending, LLC dated February 23, 2007 and recorded in Luzerne County Deed Book 3007 and Page 48719 on February 26, 2007.

Seized and taken into execution as the property of Matthew Migliore at the suit of JPMorgan Chase Bank, National Association

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 Matthew Migliore

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

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