

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. 20

DEBT \$122,222.86

By virtue of a Writ of Execution No. 1048/2009, issued by BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing L.P., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 8982-2009, 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 GROUND SITUATE IN THE CITY OF HAZLETON, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. FOURTEEN (14) IN SQUARE NO. FOUR HUNDRED SEVENTY (470) ON THE PLOT OR PLAN OF THE DIAMOND ADDITION TO SAID CITY, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE EASTERLY LINE OF MCKINLEY STREET, SAID POINT BEING A DISTANCE OF SIXTY-FOUR FEET (64') SOUTHWARDLY FROM THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF MCKINLEY AND NINTH STREETS AND BEING IN THE LINE DIVIDING LOTS NOS. 13 AND 14; THENCE SOUTHWARDLY ALONG THE EASTERLY LINE OF MCKINLEY STREET FOR A DISTANCE OF THIRTY-TWO FEET (32') TO A POINT IN THE LINE DIVIDING LOTS NOS. 14 AND 15; THENCE EXTENDING OF THAT THIRTY-TWO FOOT (32') WIDTH OR BREADTH (BETWEEN THE SOUTHERLY LINE OF LOT NO. 13 AND THE NORTHERLY LINE OF LOT NO. 15) IN LENGTH OR DEPTH EASTWARDLY AND AT RIGHT ANGLES WITH SAID MCKINLEY STREET FOR A DISTANCE OF TWO HUNDRED FEET (200') TO THE WESTERLY LINE OF BRANCH COURT.

Being the same premises conveyed to Mauro W. Ccollatupa by deed from JOHN J. LAMONT BY KEYSTONE NAZARETH BANK AND TRUST COMPANY, SUCCESSOR TO NORTHEAST PENNSYLVANIA TRUST COMPANY AND GUARDIAN OF THE ESTATE OF JOHN J. LAMONT dated November 18, 2005 and recorded November 21, 2005 in Deed Book 3005, Page 314947.

The property is located at 675 Mckinley Street, Hazleton, Pennsylvania 18201 and is improved with a single family dwelling.

Seized and taken into execution as the property of Mauro W. Ccollatupa at the suit of BAC Home Loans Servicing, L.P. fka 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 Mauro W. Ccollatupa

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

CHARLES J. GUARNIERI, ACTING SHERIFF
LUZERNE COUNTY