

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8996/2012

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

AT 10:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

By virtue of Writ of Execution issued by Plaintiff: The Bank of New York Mellon, f/k/a the Bank of New York as Trustee for the Certificate Holders Cwabs, Inc. Asset-Backed Certificates, Series 2005-14

To case number: 2012-08996

ALL that certain lot, piece or parcel of land situate in the Township of Pittston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a point in the Northeasterly line of Broad Street, marking the Southerly corner of Lot No. 147, Broad Street, as shown on map hereinafter referred to, said Lot No. 147 having been heretofore conveyed by Pennsylvania Coal Company, to Raymond Neare and wife, by Deed dated November 3, 1964;
THENCE along Southeasterly line of said Lot No. 147 in a Northeasterly direction, at right angles to the Northeasterly line of Broad Street, one hundred forty-four (144) feet to the Easterly corner thereof, said corner being in the Southwesterly line of an alley;
THENCE along said line of said alley, in a Southeasterly direction, parallel with the Northeasterly line of Broad Street, fifty (50) feet to the Northerly corner of Lot No. 151 Broad Street, said Lot No. 151 having been heretofore conveyed by Pennsylvania Coal Company to John J. Keating, by Deed dated May 8, 1896 and recorded in Luzerne County Deed Book No. 595 at page 312;
THENCE along the Northwesterly line of said Lot No. 51, in a Southwesterly direction, parallel with the first described line, one hundred forty-four (144) feet to the westerly corner thereof;

Said corner being in the aforesaid Northeasterly line of Broad Street;
THENCE along said Northeasterly line of Broad Street, in a Northwesterly direction, fifty (50) feet to the point of beginning.
CONTAINING an area of seven thousand two hundred (7,200) square feet, more or less, being Lot No. 149 on Broad Street, as per map of Pennsylvania Coal Company and being part of the Pittston Coal Company tract (part of Lot No. 25, first Division, Certified Pittston Township) conveyed to said Pennsylvania Coal Company, by James Clarkson, et ux., et al., by Deed dated November 1, 1856 and recorded in Luzerne County Deed Book No. 69, at page 479.
BEING THE SAME PREMISES which Wachovia Bank, National Association, facia First Union National Bank, by their Deed dated April 8, 2003, and recorded May 12, 2003, in Luzerne County Record Book 3003, Page 127547 or as Instrument Number 5506883, granted and conveyed unto Nicole Budzak.
PREMISES improved with a residential dwelling house more commonly known as 540 Broad Street, Pittston, Pennsylvania 18640.
PARCEL NO.: 51-C-29-D3-R-D1-3; PIN# E12SW1-10-8

Title to said premises is vested in: Nicole Budzak

Property being known as: 540 Broad Street, Pittston, PA 18640

Being Luzerne County tax parcel number and pin number: 51-E12SW1-010-008-000

Improvements thereon consist of: Residential Property

Seized and taken in execution as the property of: Nicole Budzak

Attorney: Jill M. Fein, Esquire
Hill Wallack LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-7700

PROPERTY ADDRESS: 540 BROAD STREET, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 51-E12SW1-010-008-000

Seized and taken into execution to be sold as the property of NICOLE BUDZAK in suit of THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC
ASSET-BACKED CERTIFICATES, SERIES 2005-14.

Attorney for the Plaintiff:
HILL WALLACK LLP
YARDLEY, PA 215-579-7700

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania