

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7099/2016

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 a writ of execution case number: 2016-7099

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Township of Dallas, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Druid Drive, common to Lots Nos. 2 and 95 as shown on the plot of lots known as Druid Hills Addition and about to be recorded;

THENCE along the line dividing Lot Nos. 2 and 95 South 63 degrees 53 minutes west, a distance of ninety (90) feet to a point common to Lots Nos. 1, 2, and 95;

THENCE along the line dividing revised Lots Nos. 1 and 2 North 23 degrees 26 minutes West a distance of one hundred and forty-five one-hundredths (100.45) feet to Overbrook Avenue;

THENCE along the Southerly side of Overbrook Avenue North 66 degrees 24 minutes East a distance of sixty-five and ninety-six one-hundredths (65.96) feet to a point of curve;

THENCE along the regular curve to the right with a radius of twenty (20) feet a distance of thirty and fifty-four one-hundredths (30.54) feet to a point;

THENCE along the Westerly side of Druid Drive, South 26 degrees 7 minutes East, a distance of seventy-seven and seventy-two one-hundredths (77.72) feet to the point common to Lots Nos. 2 and 95, the place of beginning.

BEING all of revised Lot No. 2 on the above mentioned plot; and being all of old Lot No. 3 and parts of old Lots Nos. 2 and 95 on the old map known as Buena Vista and recorded in Luzerne County Map Book No. 2, page 366; and;

BEING the same premises as conveyed from Andrew J. Kachmar and Donna Kachmar, his wife and Cynthia Dawn Kachmar, now by marriage Cynthia D. Ladamas and Thomas Ladamas, her husband to William James Wallace and Kristin Wallace, his wife, her husband, Deed dated 12/01/04, recorded 12/07/04, in book 3004, page 306634, instrument #5612014.

PIN # E854 B007 L003

PARCEL # E854B7L3

Known as 19 E. Overbrook Road.

Seized and Taken in execution as property of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-30CB, Mortgage Pass-Through Certificates, Series 2004-30CB against

William James Wallace, Kristin Wallace, United States of America c/o U.S. Attorney for
the Middle District of Pennsylvania and United States of America c/o U.S. Attorney
General and will be sold by the Sheriff of Luzerne County

PROPERTY ADDRESS: 19 E OVERBROOK RD, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: E854 B007 L003

Seized and taken into execution to be sold as the property of WILLIAM JAMES WALLACE, KRISTEN WALLACE AND UNITED STATES OF AMERICA in suit of THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATE LOAN TRUST 2004-30CB. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 204-30CB.

Attorney for the Plaintiff:
PINCUS LAW GROUP PLLC
MARLTON, NJ 484-575-2201

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania