

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY

SHERIFF'S SALE

MORTGAGE FORECLOSURE

Tuesday, January 11th, 2011 at 09:15 A.M.

By virtue of a Writ of Execution No. 2010-1006 CP, issued by HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WFHET 2007-2, out of the Court of Common Pleas of Susquehanna County, Pennsylvania, upon Judgment entered therein to No. 2009-417-CP, there will be exposed to public sale and outcry on Tuesday, January 11th, 2011 at 09:15 E.S.T., in the Sheriff's Office, Susquehanna County Court House, Montrose, Pennsylvania, the following described real estate, to wit:

All THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Township of Thompson, County of Susquehanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the center line of the route from Thompson, Pa. to Jackson Pa. Route T643; thence along the center of Route T643 North twenty three degrees West one hundred twenty five and three tenths (125.3) feet to a point; thence North thirty two (32) degrees West thirty five (35) feet to a point; thence North still along the center line of Route T643 North twenty seven (27) degrees fifteen (15) minutes West one hundred eighty three and five tenths (183.5) feet to a point for a corner; thence North forty four (44) degrees East twenty six (26) feet to a point along the side of Route T643 and joining a stone wall; thence South seventy four (74) degrees thirty three (33) minutes East for a distance of eight hundred ninety feet to a point on corner of Fred H. Williams again represented by a stone wall; thence South seventeen (17) degrees West one hundred fifty six (156) feet along said stone wall the extension thereof to the center line of the Township of Jackson road being otherwise known as Route 365; thence along the center line of the said Route 365 (1967 as the same lays at this time) North 69 degrees thirty minutes West one hundred nine (109) feet to a point; thence North seventy (70) degrees fifteen minutes West forty four (44) feet to a point; thence North seventy one (71) degrees thirty (30) minutes West 28.5 feet; thence North seventy two (72) degrees thirty (30) minutes West twenty seven and five tenths (27.5) feet; thence North seventy two (72) degrees West twenty six and three tenths (26.3) feet; thence North seventy nine (79) degrees thirty minutes West 32.3 feet; thence North eighty two (82) degrees thirty minutes West 26.3 feet; thence North eighty four (84) degrees West thirty and nine tenths (30.9) feet to a point; thence North eighty six (86) degrees West thirty one (31) feet to a point; thence North eighty seven (87) degrees thirty (30) minutes West ninety one and four tenths (91.4) feet thence North eighty nine (89) degrees thirty (30) minutes West, thirty one and nine tenths (31.9) feet; thence North eighty seven (87) degrees thirty (30) minutes West thirty two and three tenths feet to a point; thence South eighty seven (87) degrees thirty (30) minutes West thirty five and nine tenths (35.9) feet; thence South eighty three (83) degrees thirty minutes West twenty two and nine tenths (22.9) feet; thence South seventy nine (79) degrees West twenty five and two tenths (25.2) feet to a point; thence South seventy five degrees thirty minutes West twenty seven and two tenths feet to a point; thence South seventy one (71) degrees fifteen (15) minutes West twenty six and eight tenths (26.8) feet to a point; thence South sixty eight (68) degrees West seventeen and eight tenths (17.8) feet; thence South sixty five (65) degrees West for a distance of twenty eight and three tenths feet to the point or place of beginning.

CONTAINING 4.2 acres of land be the same more or less.

The premises conveyed are under and subject to the rights of way of any public highway and public utility which may be over and across the same.

TITLE TO SAID PREMISES VESTED IN THOMAS P. DUFFY and NANCY E. DUFFY, his wife, by Deed, from EUGENE S. BEAUTZ and LYNNE C. BEAUTZ, his wife, dated 01/06/1981, recorded 01/08/1981 in Book 395, Page 985.

TAX PARCEL #114.00-1,006

PREMISES BEING: 34 BROWN HILL ROAD, A/K/A RR 2 BOX 84B, THOMPSON, PA 18465-9553

APPURTENANCES: One (1) - 2 Story Wood Frame Dwelling

One (1) - 16'x32' In-Ground Pool

One (1) - 18'x20' Wood Frame Bank Barn

One (1) - 8'x12' Wood Frame Shed

Full amount of bid plus poundage must be paid on the date of the sale by 4:30 PM or the deed will not be acknowledged.

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 no later than 30 days after the date of sale 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 THOMAS P. DUFFY and NANCY E. DUFFY

Michelle M. Bradford, Esquire

Phelan, Hallinan and Schmieg, L.L.P.
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
215-563-7000

LANCE BENEDICT, SHERIFF
SUSQUEHANNA COUNTY
MONTROSE, PA 18801