

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY

SHERIFF'S SALE

MORTGAGE FORECLOSURE

Tuesday, November 25th, 2014 at 10:00 A.M.

By virtue of a Writ of Execution No. 2014-754 CP, issued by HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Mortgage Asset-Backed Securities 2007-M04 Trust, Mortgage Asset-Backed Certificates, out of the Court of Common Pleas of Susquehanna County, Pennsylvania, upon Judgment entered therein to No. 2011-1661-CP, there will be exposed to public sale and outcry on Tuesday, November 25th, 2014 at 10:00 E.S.T., in the Sheriff's Office, Susquehanna County Court House, Montrose, Pennsylvania, the following described real estate, to wit:

ALL THAT CERTAIN LOT OR PIECE OF FARM LAND, SITUATE IN THE TOWNSHIP OF CLIFFORD, COUNTY OF SUSQUEHANNA, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:-

BEGINNING AT A POINT IN THE CENTERLINE OF THE INTERSECTION OF STATE HIGHWAY LR. 57131 AND LR. 58038;

THENCE ALONG CENTER OF L.R.57131 SOUTH SEVENTY-SIX DEGREES THIRTY MINUTES WEST (S 76° 30' W) ONE HUNDRED TWENTY-NINE (129) FEET TO A POINT;

THENCE ALONG LANDS OF PHILLIP MCHUGH THE FOLLOWING TWO (2) COURSES AND DISTANCES;
(1) NORTH FIVE DEGREES FORTY-FIVE MINUTES TWENTY SECONDS WEST (N ONE HUNDRED FIFTY-ONE AND EIGHTEEN HUNDREDTHS (131.18) FEET AND (2) SOUTH EIGHTY-TWO DEGREES WEST (S 82° W) ONE HUNDRED SEVENTY-SIX AND TWENTY-SEVEN HUNDREDTHS (176.27) FEET TO A POINT;

THENCE ALONG LANDS OF ANNA BOLCAVAGE NORTH THIRTEEN DEGREES WEST (N 13° W) ONE HUNDRED FOURTEEN AND EIGHTY-TWO HUNDREDTHS (114.82) FEET TO A POINT;

THENCE ACROSS LANDS OF JOSEPH MIHALISIN THE FOLLOWING THREE (3) COURSES AND DISTANCES;
(1) NORTH EIGHTY-FOUR DEGREES TWENTY MINUTES EAST (N 84° 20' E) ONE HUNDRED EIGHTEEN (118) FEET; (2) NORTH FIVE DEGREES FORTY MINUTES WEST (N 5° 40' W) THIRTY (30) FEET AND (3) NORTH FIFTY-SIX DEGREES SEVENTEEN MINUTES FIFTY-TWO SECONDS EAST (N 56° 17' 52" E) TWO HUNDRED SEVENTY-TWO AND SIXTY-TWO HUNDREDTHS (272.62) FEET TO A POINT IN THE CENTER OF STATE HIGHWAY L.R. 57038;

THENCE ALONG CENTER OF L.R. 57038 THE FOLLOWING THREE (3) COURSES AND DISTANCES (1) SOUTH THREE DEGREES FIFTY-FOUR MINUTES WEST (S 3° 54' W) ONE HUNDRED THIRTY (130) FEET. (2) SOUTH ZERO DEGREES THREE MINUTES EAST (S 0° 03' E) ONE HUNDRED FORTY-TWO (142) AND (3) SOUTH THREE DEGREES FORTY-FIVE MINUTES EAST (S 3° 5" E) ONE HUNDRED TWENTY-NINE (129) FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.7 ACRES OF LAND MORE OR LESS.

PARCEL NO. 245-00-3.023.00.000

BEING KNOWN AND NUMBERED AS 1179 STATE ROUTE 2012, CLIFFORD TOWNSHIP, PA 18421 f/k/a RURAL ROUTE 1 BOX 92, FOREST CITY, PA, 18421.

BEING THE SAME PREMISES WHICH WALTER MIHALISIN AND BRENDA REESE, NBM BRENDA L. MIHALISIN, BY DEED DATED MARCH 9, 2007 AND RECORDED MARCH 20, 2007 IN AND FOR SUSQUEHANNA COUNTY, PENNSYLVANIA, AS INSTRUMENT NUMBER 200702538, GRANTED AND CONVEYED UNTO WALTER J. MIHALISIN AND BRENDA L. MIHALISIN, AS TENANTS BY THE ENTIRETY

APPURTENANCES: One-One Story Wood Framed Dwelling

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 Walter J. Mihalisin; Brenda L. Mihalisin

Jaime R. Ackerman, Esq.
Zucker Goldberg Ackerman
200 Sheffield Street

**Mountainside, NJ 07092
908-233-8500**

**LANCE BENEDICT, SHERIFF
SUSQUEHANNA COUNTY
MONTROSE, PA 18801**