

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 12th, 2009 at 10:30 A.M.

SALE NO. 37

DEBT \$222,920.36

By virtue of a Writ of Execution No. 392/2009, issued by U.S. BANK, NA, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 811-2009, there will be exposed to public sale and outcry on Friday, June 12th, 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 or parcel of land situated in the Township of Fairview, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point along the westerly right-of-way line of a 50-foot wide road known as Ash Lane, said point being a common corner between Lots 43 and 62;

THENCE along the westerly right-of-way line of Ash Lane, S 13° 03' 48" W a distance of 162.83 feet to a point;

THENCE along same, a distance of 36.52 feet measured along the arc of a curve to the right having a radius of 25 feet to a point along the northerly right-of-way line of Hemlock Terrace;

THENCE along the northerly right-of-way line of Hemlock Terrace, a distance of 142.37 feet measured along the arc of a curve to the right having a radius of 289.19 feet to a point;

THENCE along lands of the Grantor herein, N 34° 56' 00" E, a distance of 181.70 feet to a point;

THENCE along Lot 62, S 76° 56' 12" E, a distance of 94.22 feet to a point, the place of beginning.

BEING all of Lot No. 43 of the Bow Creek Manor Plot of Lots as shown on Drawing No. SP-1 dated February 6, 1991, and last revised March 18, 1991, as prepared by Smith, Miller and Associates, Inc., Architects, Engineers and Surveyors, 189 Market Street, Kingston, Pennsylvania 18704, and further delineated on Final Plan of Bow Creek Manor, Phase III recorded in the Office of the Recorder of Deeds of Luzerne County to Map Book 49, Page 58, and Map Book 80 at Page 68.

UNDER AND SUBJECT to exceptions, reservations, covenants, conditions, easements, rights of way, restrictions and conveyances as recorded in prior instruments of record or which are visible on the premises and other instruments of record affecting title to the above-described premises.

PLATE NUMBER: 20-98-1-D69-2-D4-D293 MAP NUMBER: L9S8 B005 L008

BEING the same premises which Thomas L. Browning and Mary J. Browning, husband and wife, by Indenture dated April 18, 2005 and recorded September 7, 2005 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3005 page 228338 granted and conveyed unto DONALD E. DOUGHERTY and SUSAN J. DOUGHERTY, husband and wife.

Seized and taken into execution as the property of SUSAN J. DOUGHERTY, DONALD E. DOUGHERTY at the suit of U.S. BANK, NA

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, June 22, 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 SUSAN J. DOUGHERTY, DONALD E. DOUGHERTY

Gregory Javardian, Esquire
Powers, Kirn & Javardian, LLC
1310 Industrial Boulevard
Suite 101
Southampton, PA 18966

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY