

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

**SHERIFF'S SALE**

OF VALUABLE REAL ESTATE

Friday, October 2nd, 2009 at 10:30 A.M.

**SALE NO. NULL**

**DEBT \$34,166.49**

By virtue of a Writ of Execution No. 286/2009, issued by BEAL BANK S.S.B., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 17674-2008, there will be exposed to public sale and outcry on Friday, October 2nd, 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 those certain pieces or parcels of land situate in the Township of Wilkes-Barre, Luzerne County, Pennsylvania, more particularly described as follows, to wit:

**THE FIRST THEREOF:**

BEGINNING at a corner in the northerly line of Ketchum Street extended, said corner being also in line of lands conveyed to George Drank, et ux, by Deed recorded in Deed Volume 1313 at page 634;

THENCE along said Drank land North forty-six (46) degrees four (04) minutes East two hundred two and nine tenths (202.9) feet to a corner in line of lands now or late of Thomas Andruskevich;

THENCE along said Andruskevich land and lands of Michael Ruch South forty seven (47) degrees twenty three (23) minutes East sixty (60) feet to a corner in line of lands now or late of Stanley Mislivetis, et ux;

THENCE along other land now or late of Mislivetis? South forty six (46) degrees four (04) minutes West two hundred four and seven tenths (204.7) feet more or less to the northerly line of Ketchum Street extended;

THENCE along said northerly line of Ketchum Street extended North forty six (46) degrees no (00) minutes West sixty (60) feet more or less to the place of beginning.

CONTAINING 13,208 square feet of land be the same more or less.

IT IS agreed that no home or other building shall be erected within twenty five (25) feet of the northerly line of Ketchum Street extended.

SUBJECT to the same exceptions, reservations, restrictions, conditions, easements and right-of-ways as the same may appear in the chain of title, or by a visible inspection of the premises and together with such rights and privileges as may be contained in line of title, and whatever easements and rights-of-way are contained in line of title, The Property identification Number of the above-captioned parcel is

**THE SECOND THEREOF:**

BEGINNING at a corner in the Northerly line of Ketchum Street extended said corner being in the dividing line between lands of the Grantors herein and Lands conveyed to Walter Cherkis and Helen Cherkis, his wife,, by deed of Stanley Mislivetis and Anna Mislivetis, his wife, dated June 28, 1956 and recorded in Luzerne County Deed Book No. 1319, Page 27;

THENCE along said dividing line North 46 degrees 4 minutes East, two hundred four and seven-tenths (204.7) feet to a point;

THENCE South 47 degrees 23 minutes East, twenty (20) feet to a point in other lands of the Grantors herein;

THENCE through other lands of the Grantors herein South 46 degrees 4 minutes West one hundred eighty-nine (189) feet to a point in other Lands of the Grantors herein;

THENCE North 85 degrees West twenty six (26) feet more or less to a point, the place of beginning.

Subject to the same exceptions, reservations, restrictions, conditions, easements and right-of-way as the same may appear in the chain of title, or by a visible inspection of the premises and together with such rights and privilege as may be contained in line of title, and whatever easements and rights-of-way are contained inline of title, and whatever easements and rights-of-way are contained in line of title.

The property Identification Number of the above-captioned parcel is I9 SE2 B003 L042

Seized and taken into execution as the property of DOREEN E. CHERKIS at the suit of BEAL BANK S.S.B.

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, October 12, 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 DOREEN E. CHERKIS**

**Michael T. McKeever  
KML LAW GROUP, P.C.  
BNY Independence Center - Suite 5000  
701 Market Street  
Philadelphia, PA 19106-1532**

**CHARLES J. GUARNIERI, ACTING SHERIFF  
LUZERNE COUNTY**