

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. 141

DEBT \$117,057.74

By virtue of a Writ of Execution No. 370-2009, issued by Deutsche Bank Trust Company Americas, as trustee, formerly known as Bankers Trust Company, as trustee of Amresco Residential Securities Corporation Mortgage Loan Trust 1998-1, under Pooling and Servicing Agreement dated as of February 1, 1998, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 990-2008, 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 the surface or right of soil in and to all those certain lots, pieces or parcels of land lying, being and situate in the Borough of Wyoming, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

The First Thereof:

Beginning at the intersection of the Southwesterly side of Second Street and Monument Avenue on the Fair Ground Plot of Robert T. Pettebone;

Thence along Second Street, North 32° 19' West, seventy-five (75) feet to a point in lands now or formerly of George Legas and Katarina Legas, his wife;

Thence along said lands now or formerly of George Legas and Katarina Legas, his wife, South 57° 41' West, fifty-five (55) feet to a corner on the division line between Lots Nos. 159 and 161;

Thence along said division line, South 32° 19' East, seventy-five (75) feet to Monument Avenue;

Thence along Monument Avenue, North 57° 41' East, fifty-five (55) feet to the place of beginning.

Excepting and reserving coal and other minerals as fully as the same have been excepted and reserved in prior conveyances in the line of title.

Subject to the same exceptions, reservations, restrictions and conditions as are contained in prior deeds in line of title.

The Second Thereof:

Beginning at a point on Second Street in the direction of North 32° 19' West, seventy-five (75) feet from the intersection of the Southwesterly side of Second Street and Monument Avenue on the Fair Ground Plot of Robert T. Pettebone;

Thence along Second Street, North 32° 19' West, three (3) feet to a point in land now or formerly of Katarina Legas, widow;

Thence along said lands now or formerly of Katarina Legas, widow, South 57° 41' West, fifty-five (55) feet to a corner on the division line between Lots Nos. 159 and 161;

Thence along said division line, South 32° 19' East, three (3) feet to lands now or formerly of George Legash and Mary Legash, his wife;

Thence along other lands now or formerly of George Legash and Mary Legash, his wife, North 55° 41' East, fifty-five (55) feet to the place of beginning.

Being a rectangular piece of land three (3) feet by fifty-five (55) feet lying between lands now or formerly of Katarina Legas, widow, and George Legash and Mary Legash, his wife.

Subject to the same exceptions, reservations, restrictions and conditions as are contained in prior deeds in line of title.

Seized and taken into execution as the property of Leonard Tokash, Laura J. Tokash at the suit of Deutsche Bank Trust Company Americas, as trustee, formerly known as Bankers Trust Company, as trustee of Amresco Residential Securities Corporation Mortgage Loan Trust 1998-1, under Pooling and Servicing Agreement dated as of February 1, 1998

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 Leonard Tokash, Laura J. Tokash

**Mary L. Harbert-Bell
Milstead & Associates, LLC
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002**

**MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY**