

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

**SHERIFF'S SALE**

OF VALUABLE REAL ESTATE

Friday, August 7th, 2009 at 10:30 A.M.

**SALE NO. 27**

**DEBT \$568,642.62**

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By virtue of a Writ of Execution No. 551-2009, issued by HSBC BANK USA, NATIONAL ASSOCIATION, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 14696-2008, there will be exposed to public sale and outcry on Friday, August 7th, 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 LOTS OR PIECES OF LAND SITUATE IN THE BOROUGH OF HARVEY'S LAKE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

FIRST THEREOF:

BEGINNING AT A POINT IN THE SOUTHERLY SIDE OF THE ROAD LEADING AROUND HARVEY'S LAKE, AND IN LINE OF LANDS NOW OR FORMERLY OF JOHN NIVER AND WIFE;

THENCE ALONG THE SAID LINE OF LANDS NOW OR FORMERLY OF JOHN NIVER AND WIFE, SOUTH 25 DEGREES 26 MINUTES EAST, FOUR HUNDRED FIVE AND FIFTY ONE HUNDREDTHS (405.51) FEET TO A CORNER IN LINE OF LAND NOW OR FORMERLY OF C. MURRAY TURPIN;

THENCE ALONG SAID LINE OF LAND NOW OR FORMERLY C. MURRAY TURPIN, SOUTH 55 DEGREES, 07 MINUTES WEST, FOUR AND TWENTY ONE ONE-HUNDREDTHS (4.21) FEET TO A CORNER IN LINE OF LANDS FORMERLY OF LINCOLN L. BEISEL;

THENCE ALONG THE SECOND PARCEL HEREIN CONVEYED NORTH 30 DEGREES, 08 MINUTES WEST, FOUR HUNDRED TWO AND NINETY-FIVE ONE-HUNDREDTHS (402.95) FEET TO A CORNER IN THE SOUTHERLY LINE OF THE ROAD LEADING AROUND HARVEY'S LAKE;

THENCE ALONG THE SOUTHERLY SIDE OF SAID ROAD NORTH 55 DEGREES, 07 MINUTES EAST, THIRTY SEVEN AND FIVE TENTHS (37.5) FEET TO THE PLACE OF BEGINNING.

BEING PART OF LOTS NOS. 42 AND 43, AS SHOWN ON PLOT OF LOTS OF C. MURRAY TURPIN AT POINT BREEZE, LAKE TOWNSHIP PA.

SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND COVENANTS CONTAINED IN CHIN OF TITLE

TOGETHER WITH ALL RIGHTS, PRIVILEGE AND INTEREST IN AND TO THE ROAD AND LAKE AND THE WATERS THEREOF, TO THE EXTEND.

THAT SAME ARE VESTED IN THE GRANTORS HEREIN.

SECOND THEREOF:

BEGINNING AT A POINT IN THE SOUTHERLY SIDE LINE OF THE SAME HIGHWAY LEADING AROUND HARVEY'S LAKE AND IN THE WESTERLY LINE OF OTHER LANDS NOW OR LATE OF ESTHER HYMAN BEING FIRST THEREOF ABOVE.

THENCE FROM SAID BEGINNING POINT AND ALONG THE LINE OF THE SAID PARCEL FIRST, SOUTH 30 DEGREES, 7 ½ MINUTES EAST, FOUR HUNDRED AND ONE AND THIRTY-EIGHT ONE HUNDREDTHS (401.38) FEET TO A POINT;

THENCE FROM SAID POINT AND ALONG LINE OF LANDS FORMERLY OF LINCOLN L. BEISEL, NOW OR LATE OF ALBERT E. BRENNER AND WIFE, NORTH 30 DEGREES 59 MINUTES WEST, FOUR HUNDRED AND NINETY THREE ONE HUNDREDTHS (400.93) FEET TO THE LINE OF SAID STATE HIGHWAY;

THENCE FROM SAID POINT AND ALONG THE LINE OF SAID STATE HIGHWAY, NORTH FIFTY FIVE DEGREES SEVEN MINUTES EAST, (6) FEET TO THE PLACE OF BEGINNING.

BEING A TRIANGULAR SHAPED PIECE OF LAND CONTAINING TWELVE HUNDRED (1200) SQUARE FEET OF LAND BE THE SAME MORE OR LESS.

BEING PART OF LOT NUMBER 43 OF THE DR. C.M. TURPIN PLOT OF LOTS AT POINT BREEZE, HARVEY'S LAKE, PA, RECORDED IN MAP BOOK 3, PAGE 266.

address: RR 3 BOX 184B; HARVEYS LAKE, PA 18618.

Seized and taken into execution as the property of DOMINIC CASTRIGNANO a/k/a DOMINICK CASTRIGNANO at the suit of HSBC BANK USA, NATIONAL ASSOCIATION

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, August 17, 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 DOMINIC CASTRIGNANO a/k/a DOMINICK CASTRIGNANO**

**Joseph A. Goldbeck, Jr.**  
**GOLDBECK McCAFFERTY and McKEEVER**  
**Mellon Independence Center - Suite 5000**  
**701 Market Street**  
**Philadelphia, PA 19106-1532**

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