

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. 80**

**DEBT \$98,965.02**

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By virtue of a Writ of Execution No. 575-2009, issued by HSBC BANK USA N.A., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 17327-2008, 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:

**PARCEL A:**

ALL that certain lot of land situate in the Township of Bear Creek, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of North First Street, said point being nine hundred fifty five (955) feet from the intersection of the public road leading from Bear Creek to Bear and North First Street, and also being seven hundred fifty (750) feet from the rear of Lot No. 27;

THENCE from said point, North 83 degrees, 46 minutes West, one hundred nine (109); foot to a point, being the place of beginning.

THENCE from said beginning point on a line, North 83 degrees, 46 minutes West, seventy (70) feet to line of land now or late of Fred N. Chase;

THENCE along land now or late of Fred Chase, North 06 degrees, 83 minutes East, seventy (750) feet to a point in other lands of the grantors herein;

THENCE along the line of lands of the grantors, herein, South 83 degrees 46 minutes East seventy (70) feet to a point;

THENCE along the line of land of the grantors herein, South 06 degrees, 38 minutes west, seventy five (75) feet to the place of beginning.

BEING the rear portion of a lot at land, being seventy (70) feet in depth and seventy-five (75) feet in width and lying to the rear of the premises conveyed.

BEING the same premises as conveyed to Thomas Mulhern and Elizabeth, Mulhern his wife, by deed from Joseph J. Trevothan and Alice Trevehan, his wife, dated May 17, 1960 and recorded in Luzerne County Deed Book 1522, page 2034.

**PARCEL B:**

ALL that certain lot, piece or parcel or land situate in the Township of Bear Creek, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of North First Street, said point being 730 feet from the intersection of the public road leading from the Creek to Bear Lake and North First Street, and said point being has feet from the rear of Lot No. 27;

THENCE along said North First Street, North 6 degrees 14 minutes East, 27th Foot, to a point on land now or late of Joseph Trevehan;

THENCE along said Trevehan land, North 83 degrees, 46 minutes North 179 feet more or less to a point on last now or late of Fred Chase;

THENCE along said Chase land South 6 degrees, 55 minutes West, 223 foot to a point on land now or late of William Docket, et ux;

THENCE along said Docker land South 83 degrees, 46 minutes East 119 feet, more or less, to a point on North First Street, the place of BEGINNING.

BEING a lot of land on North First Street, opposite Nos. 33, 34 and 35 as shown on map of Pleasant View Summit, said map recorded in Map Book three (3), page 176.

Seized and taken into execution as the property of CYNTHIA LEWIS at the suit of HSBC BANK USA N.A.

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 CYNTHIA LEWIS**

**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**