

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 \$127,827.36**

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By virtue of a Writ of Execution No. 854-2009, issued by HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE 2006-ASAP1, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 14701-2008, 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 the surface of those certain piece or parcels of land situate in the City of Wilkes Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING forty (40) feet in front on said Beech Street by one hundred nine (109) feet in depth, and being Lot No. 22 on plot of lots of the Estate of Alexander McLean, deceased, in the Fourteen Ward of said city.

Seized and taken into execution as the property of WILLIAM T. RITSICK JR. at the suit of HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE 2006-ASAP1

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 WILLIAM T. RITSICK JR.**

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**