

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. 103**

**DEBT \$51,823.18**

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By virtue of a Writ of Execution No. RE1453-2007, issued by WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 5239-2007, 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 THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE MUNICIPALITY OF KINGSTON (FORMERLY THE BOROUGH OF KINGSTON), LUZERNE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER ON THE NORTHERLY SIDE OF NORTHAMPTON STREET IN LINE OF LOTS NOS. 120 AND 121 ON SAID PLOT;

THENCE ALONG NORTHAMPTON STREET, NORTH 29 DEGREES 54 MINUTES WEST, TWENTY-ONE AND FIVE-TENTHS (21.5) FEET TO A POINT;

THENCE THROUGH SAID LOT NO. 120 AND THROUGH THE MIDDLE OF THE DIVIDING WALL OF A DOUBLE FRAME DWELLING, NORTH 60 DEGREES 4 MINUTES EAST, ONE HUNDRED (100) FEET TO THE PALCE OF BEGINNING.

THENCE ALONG SAID ALLEY, SOUTH 29 DEGREES 55 MINUTES EAST, TWENTY-TWO AND FIVE-TENTHS (22.5) FEET TO LINE OF LOT NO.121;

THENCE ALONG SAID LINE, SOUTH 60 DEGREES 4 MINUTES WEST, ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

BEING THE EASTERLY ONE-HALF OF LOT 120 ON PLOT CALLED WESTMORELAND PLACE, RECORDED IN MAP BOOK 1, PAGE 1.

IMPROVED WITH ONE-HALF A DOUBLE DWELLING KNOWN AS 425 NORTHAMPTON STREET, KINGSTON, PENNSYLVANIA.

BEING THE SECOND THEREOF OF THE SAME PREMISES HERETOFORE CONVEYED TO THE GRANTORS BY DEED DATED APRIL 1, 1989 AND RECORDED IN LUZERNE COUNTY DEED BOOK VOLUME 2305 AT PAGE 1103, ET SEQ

Seized and taken into execution as the property of JESSICA PHANEUF, MICHAEL PHANEUF at the suit of WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE

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 JESSICA PHANEUF, MICHAEL PHANEUF**

**Daniel J. Mancini, Esquire**  
**Mancini Law Firm**  
**201 Fairview Dr**  
**Monaca, PA 15061**

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