

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. 71**

**DEBT \$154,217.20**

By virtue of a Writ of Execution No. 639-2009, issued by HSBC Mortgage Services, Inc., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 4134-2009, 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 Township of Kingston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe corner in the Westerly side line of Lehigh Street, said corner being distant Northerly three hundred forty (340) feet along the aforesaid Westerly side line of Lehigh Street from an iron pipe corner in the line between lands now or formerly of Mae VanCampen et al and land now or formerly of the Back Mountain Lumber Company; THENCE from said beginning point and along line of land heretofore conveyed by Mae VanCampen et al to lands now or formerly of Corey E. Rood et ux South 86 degrees 35' West two hundred seventeen and nine tenths (217.9) feet to a corner on a twenty (20) foot lane; THENCE along said land North 08 degrees 34' West eighty and thirty-three one hundredths (80.33) feet to a corner; THENCE along other lands now or formerly of Mae VanCampen et al North 86 degrees 35' East two hundred twenty-five and one tenth (225.1) feet to Lehigh Street; THENCE along Lehigh Street South 03 degrees 25' East eighty (80) feet to the place of beginning.

SUBJECT to coal, oil, gas, mineral and mining right as heretofore conveyed or reserved as shown in prior instruments of record.

SUBJECT to rights-of-way, casements, restrictions, reservations and exceptions as set forth in prior instruments of record.

Being the same premises conveyed to TANYA KAPITULA A/K/A TANYA L. KAPITULA AND DAVID KAPITULA, JR. by deed from DIANE L. KLUG, CO-EXECUTOR AND PAUL J. KLUG, JR., CO-EXECUTOR FOR THE ESTATE OF WILLIAM WALKO, A.K.A WILLIAM A. WALKO, AND DIANE L. KLUG, INDIVIDUALLY AND PAUL J. KLUG, JR., INDIVIDUALLY dated May 23, 2001 and recorded June 18, 2001 in Deed Book 3001, Page 100473.

The property is located at 74 North Lehigh Street, Shavertown, Pennsylvania 18708 and is improved with a single family dwelling.

The tax map number is E8S6 B005 L006; Plate No. 35-1105-1-D12-2

Seized and taken into execution as the property of Tanya Kapitula a/k/a Tanya L. Kapitula, David Kapitula, Jr. at the suit of HSBC Mortgage Services, Inc.

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 Tanya Kapitula a/k/a Tanya L. Kapitula, David Kapitula, Jr.**

**Terrence J. McCabe**  
**McCabe, Weisberg and Conway**  
**123 S. Broad St., Suite 2080**  
**Philadelphia, PA 19109**

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