

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. 74

DEBT \$98,933.87

By virtue of a Writ of Execution No. 520-2009, issued by HSBC Bank USA N.A. as Trustee on behalf of ACE Securities Corp. HomeEquity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust Series 2007-ASAP1 by its attorney in fact Ocwen Loan Servicing LLC, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 3082-2009, 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 the surface or right of soil of all that piece or parcel of land, situate in the City of Nanticoke, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the Southwesterly intersection of Grant and Field Streets on platte of lots hereinafter mentioned;

THENCE along the Westerly side of Grant Street, South 17 degrees 17 minutes East, ninety-three (93) feet to a corner of Lot No. 1254;

THENCE along the Northerly line of said Lot No. 1254, South 72 degrees 43 minutes West, seventy-eight (78) feet to a corner in said line;

THENCE through Lots Nos. 1253 and 1252 on line parallel to the first mentioned line, North 17 degrees 17 minutes West, ninety-one (91) feet to a corner on Field Street;

THENCE along the Southerly line of Field Street, North 71 degrees 12 minutes East, Seventy-eight (78) feet to the place of beginning.

BEING part of Lots Nos. 1252 and 1253 on platte of lots laid out by the Susquehanna Coal Company in said City (then Borough) of Nanticoke, recorded in said County Map Book No. 1, page 46.

SUBJECT to the same exceptions, reservations, covenants, conditions, waivers and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

BEING the same premises which Rosalie A. Hreha and Ronald Hreha, her husband, by Deed dated December 7, 2006 and recorded on January 23, 2007, in Book 3007 at Page 20463, of the Luzerne County Records, granted and conveyed unto, John M. Kingston and Kerry L. Kingston, his wife.

PLATE: 42-J7SE4-011-005-000.

PIN: JSE4 B011 LOO5.

Seized and taken into execution as the property of John M. Kingston, Kerry L. Kingston at the suit of HSBC Bank USA N.A. as Trustee on behalf of ACE Securities Corp. HomeEquity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust Series 2007-ASAP1 by its attorney in fact Ocwen Loan Servicing LLC

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 John M. Kingston, Kerry L. Kingston

**Helen Capasso
Stern and Eisenberg LLP
261 Old York Road, Suite 410 The Pavillion
Jenkintown, PA 19046**

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