

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. 92

DEBT \$172,664.50

By virtue of a Writ of Execution No. 570-2009, issued by HSBC Mortgage Corporation USA, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 409-2009, 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 lot or piece of ground situate in Hazle Township, County of Luzerne, Pennsylvania, known as Lot #18, of Phase #3 in Scotch Hill Development, bounded and described as follows, to wit:

BEGINNING at a point on the westerly right-of-way line of Columbus Avenue, said point being the northeast corner of Lot #18 herein described;

THENCE along the westerly right-of-way line of Columbus Avenue, South forty degrees, forty-three minutes, forty-six seconds East (S 40° 43' 46" E) sixty and zero hundredths (60.00') feet to a point in the line dividing Lots #18 and #19;

THENCE along said line, South forty-nine degrees, sixteen minutes, fourteen seconds West (S 49° 16' 14" W) one hundred thirty-one and forty-two hundredths (131.42') feet to a point;

THENCE North twenty degrees, eleven minutes, zero seconds West (N 20° 11' 00" W) one hundred two and thirty hundredths (102.30') feet to a point;

THENCE North sixty-nine degrees, forty-nine minutes, zero seconds East (N 69° 49' 00" E) one hundred two and zero hundredths (102.00') feet to a point, the PLACE OF BEGINNING.

PIN S8S6 015 028

Being the same premises which Ivadeben Corp., by Indenture dated 3/2/07 and recorded 3/6/07 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3007, page 58567, granted and conveyed unto Norma Iris Mendoza.

Seized and taken into execution as the property of Norma Iris Mendoza at the suit of HSBC Mortgage Corporation USA

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 Norma Iris Mendoza

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

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