

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, December 4th, 2009 at 10:30 A.M.

SALE NO. 167

DEBT \$28,757.29

By virtue of a Writ of Execution No. 1108-2009, issued by BANK OF AMERICA, N.A., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 8436-2009, there will be exposed to public sale and outcry on Friday, December 4th, 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 that certain piece, parcel and tract of land situated, lying and being in the Township of Wright, County of Luzerne, Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point in the sideline of the fifty (50) foot radius cul-de-sac located at the northerly end of Spring Mill Road, said point being in the dividing line between Lots #18 and #19 of the Maplewood Plot of Lots.

THENCE from said point and along said cul-de-sac sideline by a curve to the left in a northwesterly direction for an arc distance of 35.29 feet to a point in the dividing line between Lots #18 and #17 of the Maplewood Plot of Lots, said curve having a radius of 50.00 feet.

THENCE from said point and along said dividing line North 6 degrees 03 minutes 37 seconds East, 110.61 feet to a point in the dividing line between Lot #18 of the Maplewood Plot of Lots and lands now or formerly John G. Dobitas, et ux., as recorded in Luzerne County Deed Book 2103, Page 850.

THENCE from said point and along said dividing line and continuing along lands now or formerly of Brian Sherwood as recorded in Luzerne County Deed Book 2080, Page 113, South 88 degrees 21 minutes 30 seconds East, 147.00 feet to a point in the dividing line between Lots #18 and #19 of the Maplewood Plot of Lots.

THENCE from said point and along said dividing line South 46 degrees 30 minutes 16 seconds West, 175.92 feet to a point, the place of beginning.

BEING all of Lot #18 of the Maplewood Subdivision Plot of Lots, Phase II as surveyed by Gerald R. Fisher, Professional Land Surveyor of Wilkes-Barre, Pennsylvania.

UNDER and subject to the restrictive covenants and conditions as set forth in Declaration of Restrictive Covenants from Clarence R. Yeagley and Linda H. Yeagley to Maplewood, dated April 30, 1990, and recorded in Deed Book 2347, Page 318.

UNDER and subject to the restrictions, reservations, conditions and building setback lines as shown on map of Maplewood recorded in Map Book 53, page 2 through 8.

PLATE NUMBER: 64-280-1-D3-D1A-3-D19-1 MAP NUMBER: M9S12 B001 L013

BEING the same premises which Thomas Walsh and Lisa M. Walsh, his wife, by Deed dated June 10, 1997 and recorded June 18, 1997 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 2604 page 318 granted and conveyed unto THOMAS WALSH.

SUBJECT TO MORTGAGE.

TOGETHER WITH ALL BUILDING AND IMPROVEMENTS THEREON.

IMPROVEMENTS: RESIDENTIAL DWELLING.

BEING: 263 SPRING MILL ROAD, MOUNTAIN TOP, PA 18707

THE PROPERTY IDENTIFICATION NUMBER IS M9S12 B001 L013

PLATE NO. 64-280-1-D3-D1A-3-D19-1

Seized and taken into execution as the property of THOMAS WALSH at the suit of BANK OF AMERICA, N.A.

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, December 14, 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 THOMAS WALSH

**Gregory Javardian, Esquire
The Law Offices of Gregory Javardian
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966**

**CHARLES J. GUARNIERI, ACTING SHERIFF
LUZERNE COUNTY**