

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. 153

DEBT \$131,039.38

By virtue of a Writ of Execution No. 1087-2009, issued by FANNIE MAE, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 9219-2009, 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 that surface of all that certain lot, piece or parcel of land situate in Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning on the northerly sideline of New Mallory Place, said beginning point being the dividing line between Lots Nos. 20 and 21 on Moses Griffith Allotment on New Mallory Place in the City of Wilkes-Barre, a map of which is recorded in Map Book 3 at page 180; said beginning point also being distant two hundred two and ninety-eight one-hundredths (202.98) feet measured on a course of North 51 degrees 30 minutes West, from the intersection of the northerly sideline of New Mallory Place with the westerly sideline of Irving Street;

Thence along line of land between Lots Nos, 20 and 21 on the aforementioned allotment North 38 degrees 30 minutes East one hundred six and two tenths (106.2) feet to a point on line of land of Paul Birnbaum, et ux; Thence through Lot No. 21 of said plot and along the land of Paul Birnbaum et ux; South 65 degrees 50 minutes East, forty-eight and fifty-one one-hundredths (48.51) feet to a point in line of land now or formerly of Myer A. Mendelssohn et ux; .

Thence along line of lands now or formerly of Myer A. Mendelssohn, South 38 degrees 30 minutes West, one hundred eighteen and twenty-one one hundredths (118.21) feet to a point on the northerly line of New Mallory Place aforesaid;

Thence along the northerly sideline of New Mallory Place, North 51 degrees 30 minutes West forty-seven (47) feet to the place of beginning.

Being the westerly and greater part of Lot No. 21 and being known as 153-155 New Mallory Place, Wilkes-Barre City, Luzerne County, PA.

Parcel No.2

ALL that certain lot, piece or parcel of land situate in the tenth Ward of the city of Wilkes Barre, County Of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Parcel No. 148 - South Wilkes-Barre Project

Beginning at a corner on the northeasterly side of Mallory Place at a common corner of Lots 19 and 20 of a plot of lots recorded in Map Book 3 page 180; Thence North 38 degrees 30 minutes East 105.29 feet along the common line of Lots 19 and 20 to a common corner of Lots 5, 6, 19 and 20; Thence South 52 degrees 34 minutes 30 minutes East 48.65 feet through Lot 20 to a corner on line of Lots 20 and 21; Thence South 38 degrees 30 minutes 106.21 feet along the common line of Lots 20 and 21 to a corner on the northeasterly side of Mallory Place; Thence North 51 degrees 30 minutes West 48.64 feet along the northeasterly side of Mallory Place of the point of beginning.

Parcel Id: H9SE1-002-11

Seized and taken into execution as the property of BOBSON ST. PIERRE at the suit of FANNIE MAE

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 BOBSON ST. PIERRE

Joseph A. Goldbeck, Jr.

GOLDBECK McCafferty and McKEEVER

Mellon Independence Center - Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

CHARLES J. GUARNIERI, ACTING SHERIFF
LUZERNE COUNTY