

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. 170**

**DEBT \$159,186.85**

By virtue of a Writ of Execution No. 1189-2009, issued by U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 10016-2009, 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 certain piece or parcel of land situate in the Township of Wright, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Northeasterly corner of Lot No. 9 or lands now or late of Loraine Whitebread, and at a point thirty (30) feet distant from the center line of concrete Highway No. 309 leading from Wilkes-Barre to Hazleton; THENCE North 27 degrees East a distance of one hundred fifty (150) feet along the aforesaid Highway to the Southwesterly corner of Lot No. 5 or lands now or late of Clark Helmboldt; THENCE along the Southerly line of Lot No. 5 North 63 degrees West a distance of two hundred sixty-two (262) feet to a Southwesterly point or corner of Lot No. 5; THENCE South 27 degrees West along lands now or late of Andrew Zernig a distance of one hundred fifty (150) feet to a Northwesterly point or corner of Lot No. 9 or lands now or late of Loraine Whitebread; THENCE South 63 degrees East along the Northerly line of Lot No. 9 a distance of two hundred sixty-two (262) feet to the place of Beginning.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

IMPROVED WITH A SINGLE FAMILY RESIDENTIAL DWELLING COMMONLY KNOWN AS: 381 SOUTH MOUNTAIN BOULEVARD MOUNTAIN TOP, PA 18707

BEING THE SAME PREMISES WHICH Barbara J. Macko and Andrew J. Macko, by Deed dated 7/19/06 and recorded 7/20/06 in Luzerne County Deed Book 3006, Page 194049, granted and conveyed unto Amelia J. Weitoish.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

PROPERTY IDENTIFICATION NUMBER: M9S3 B001 L011

PLATE NO. 64-500-D5-5

Seized and taken into execution as the property of Amelia J. Weitoish at the suit of U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency

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 Amelia J. Weitoish**

**Leon P. Haller (by Maryland Ferretti)  
Purcell, Krug, and Haller  
1719 North Front Street  
Harrisburg, PA 17102-2392**

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