

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. 121

DEBT \$52,941.20

By virtue of a Writ of Execution No. 1117/2009, issued by Community Bank, National Association d/b/a First Liberty Bank & Trust, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 4741-2009, 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 BOROUGH OF SWOYERSVILLE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER ON WATKINS AVENUE, FORTY (40) FEET FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF WATKINS AVENUE WITH THE SOUTHWESTERLY LINE OF WESLEY STREET; THENCE SOUTH 39 DEGREES 53 MINUTES EAST, ONE HUNDRED FORTY-FOUR (144) FEET TO A CORNER ON AN ALLEY; THENCE ALONG THE LINE OF SAID ALLEY, SOUTH 50 DEGREES 7 MINUTES WEST, FORTY (40) FEET TO A CORNER ON LINE BETWEEN LOTS NOS. 4 AND 6; THENCE ALONG THE SAID LINE OF LOTS NOS. 4 AND 6, NORTH 39 DEGREES 53 MINUTES WEST, ONE HUNDRED FORTY-FOUR (144) FEET TO A CORNER ON WATKINS AVENUE; THENCE ALONG THE LINE OF WATKINS AVENUE, NORTH 50 DEGREES 7 MINUTES EAST, FORTY (40) FEET TO THE PLACE OF BEGINNING; BEING LOT NO. 4 IN BLOCK E ON THE PLOT OF SIMPSON AND WATKINS LOTS AS RECORDED IN MAP BOOK NO. 1, PAGE 70.

Being the same premises conveyed to Mark A. Richards by deed from Howard Jones and Barbara R. Jones, His Wife, dated May 27, 2003 and recorded June 28, 2003 in Deed Book 3003, Page 144315.

The property is located at 35 Watkins Street, Swoyersville, Pennsylvania 18704 and is improved with a single family dwelling.

Seized and taken into execution as the property of Mark A. Richards at the suit of Community Bank, National Association d/b/a First Liberty Bank & Trust

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 Mark A. Richards

Terrence McCabe
McCabe, Weisberg and Conway
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

CHARLES J. GUARNIERI, ACTING SHERIFF
LUZERNE COUNTY