

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. 131**

**DEBT \$261,956.07**

By virtue of a Writ of Execution No. 1029/2009, issued by IndyMac Federal Bank FSB, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 17331-2008, 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 lot, piece or parcel of land situated in the Township of Butler, County of Luzerne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at point on the easterly right-of-way line of the fifty (50) foot-wide Sycamore Drive, said point being a corner common to Lots 32 and 31 in the Brookview Terrace plot of lots, hereinafter mentioned.

THENCE along said 31, North 89 degrees 53' East 119.38 feet to a point on line of lands now or formerly of Butler Village, LLC as recorded in Luzerne County Deed Book 3003 at pace 356948.

THENCE along said lands, South 12 degrees 38' 15" East 129.41 feet to a corner common to Lot 37 in the aforesaid plot.

THENCE along said Lot 37 and continuing along, Lot 33, North 73 degrees 28' West 165.92 feet to a point on the aforesaid line of Sycamore Drive.

THENCE along said line of Sycamore Drive by a curve to the left in a northerly direction with a radius of 275.00 feet for an arc distance of 79.91 feet to the point of beginning.

CONTAINING a total area of 13, 924 square feet, or 0.320 acre of land, more or less.

BEING all of Lot 32 in the Brookview Terrace plot of lots, Phase 2, recorded in Luzerne County Map Book 176 at page 48, on May 2nd, 2005, as surveyed by G.R. Fisher Surveying & Mapping Co. Of Wilkes-Barre, Pennsylvania.

Being the same premises conveyed to ESILDA SALGADO AND MOHAMMAD ASHRAF by deed from JOHN A. YEAGLEY AND KARI A. YEAGLEY dated November 3, 2006 and recorded November 9, 2006 in Deed Book 3006, Page 310977.

The property is located at 71 Sycamore Drive, Drums, Pennsylvania 18222 and is improved with a single family dwelling.

Seized and taken into execution as the property of Esilda Salgado, Mohammad Ashraf at the suit of IndyMac Federal Bank FSB

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 Esilda Salgado, Mohammad Ashraf**

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

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