

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. 24

DEBT \$37,948.92

By virtue of a Writ of Execution No. 1190-2009, 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. 6233-2009, 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 lot, piece or parcel of land situate and being in the City of Wilkes Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner of Lot No. 44 on plot of lots, late of the Estate of Lutner Kidder, deceased; THENCE in a Southerly direction along the line of Lot No. 44, one hundred and fifty (150) feet to a twelve foot alley (now Jordan Lane); THENCE in an easterly direction along the line of said alley (now Jordan Lane), twenty-five (25) feet to a corner; THENCE in a Northerly direction one hundred and fifty (150) feet to Bowman Street; THENCE in a Westerly direction along Bowman Street, twenty-five (25) feet to the place of beginning.

CONTAINING three thousand seven hundred and fifty (3750) square feet of surface of land and being the southerly one half of Lot No. 44 on the plot of lots above mentioned.

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: 243 BOWMAN STREET WILKES-BARRE, PA 18702

BEING THE SAME PREMISES WHICH Lottie Magalski, by and through her Attorneyin Fact, Barbara Jeranek, by Deed dated 9/24/99 and recorded 9/30/99 in Luzerne County Deed Book 2694, Page 601, granted and conveyed unto Amy Cleary.

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.

PLATE: 73-2-631-2

PROPERTY IDENTIFICATION NO. H10NW3-009-006

Seized and taken into execution as the property of Amy Cleary 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 Amy Cleary

**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**