

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. 31**

**DEBT \$59,970.77**

By virtue of a Writ of Execution No. 1037/2009, issued by Decision One Mortgage Company L.L.C., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 5199-2007, 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 CITY OF WILKES-BARRE, FORMERLY PERSONS BOROUGH, COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER OF LAND MILL STREET ADJOINING LAND LATE OF BUCHANAN AND RHODES; THENCE SOUTH 8 DEGREES 30 MINUTES WEST ALONG MILL STREET, FORTY (40) FEET TO LAND LATE OF C.L. KNAPP; THENCE NORTH 81 DEGREES 30 MINUTES WEST, ONE HUNDRED FIFTY (150) FEET TO A TEN FOOT ALLEY; THENCE NORTH 8 DEGREES 02 MINUTES WEST, ALONG SAID ALLEY, FORTY (40) FEET TO LAND LATE OF BUCHANAN AND RHODES; THENCE SOUTH 81 DEGREES 30 MINUTES EAST, ONE HUNDRED FIFTY (150) FEET TO MILL STREET, THE PLACE OF BEGINNING.

BEING LOT NO. 28 ON PLOT OF GROUND LAID OUT BY JOHN B. WOOD.

Being the same premises conveyed to Dorothy J. Davis a/k/a Dorothy Davis a/k/a Dorothy J. Haskell by deed from KENNETH W.REMENSNYDER, PATRICIA A.ROTHER, ROBERT A.REMENSNYDER AND JOANM.GARISH dated February 22, 2006 and recorded March 22, 2006 in Deed Book 3006, Page 74424.

The property is located at 108 Mill Street, Wilkes-Barre, Pennsylvania 18705 and is improved with a single family dwelling.

Seized and taken into execution as the property of Dorothy J. Davis a/k/a Dorothy Davis a/k/a Dorothy J. Haskell at the suit of Decision One Mortgage Company L.L.C.

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 Dorothy J. Davis a/k/a Dorothy Davis a/k/a Dorothy J. Haskell**

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

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