

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. 41

DEBT \$45,530.86

By virtue of a Writ of Execution No. 1028/2009, issued by HSBC Bank USA, National Association, as trustee on Behalf of Gsaa Home Equity Trust 2005-15, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 9230-2009, 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 OR PIECE OF GROUND, WITH ALL AND SINGULAR THE IMPROVEMENTS ERECTED THEREON, SITUATE ON THE EAST SIDE OF PEACE STREET, BETWEEN DIAMOND AVENUE AND FIRST STREET, IN THE DIAMOND ADDITION OF THE CITY OF HAZLETON, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BEING A PORTION OF LOT NUMBER ONE (1) IN SQUARE NUMBER ONE (1) ON THE PLOT OR PLAN OF SAID DIAMOND ADDITION, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EAST SIDE OF PEACE STREET ONE HUNDRED TEN (110') FEET NORTH OF THE NORTHEAST CORNER OF PEACE STREET AND DIAMOND AVENUE;

THENCE (1) NORTHWARD ALONG THE EAST SIDE OF PEACE STREET FOR A DISTANCE OF THIRTY-SEVEN FEET AND FOUR INCHES (37'4") ;

THENCE (2) EASTWARD IN A LINE PARALLEL WITH DIAMOND AVENUE AND THROUGH THE MIDDLE PARTITION WALL OF A DOUBLE FRAME DWELLING FOR A DISTANCE OF THIRTY-FIVE (35') FEET TO THE WEST LINE OF LOT NUMBER TWO (2) OF SQUARE NUMBER ONE (1) OF THE DIAMOND ADDITION AFORESAID;

THENCE (3) SOUTHWARD ALONG THE WEST LINE OF LOT NUMBER TWO (2) FOR A DISTANCE OF THIRTY SEVEN FEET FOUR INCHES (37'4");

THENCE (4) WESTWARD IN A LINE PARALLEL WITH DIAMOND AVENUE FOR A DISTANCE OF THIRTY-FIVE (35') FEET TO THE PLACE OF BEGINNING.

Being the same premises conveyed to David Echon by deed from KATHLEEN M. COYLE dated August 15, 2005 and recorded August 29, 2005 in Deed Book 3005, Page 219038.

The property is located at 517 Peace Street, Hazleton, Pennsylvania 18201 and is improved with a single family dwelling.

Seized and taken into execution as the property of David Echon at the suit of HSBC Bank USA, National Association, as trustee on Behalf of Gsaa Home Equity Trust 2005-15

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 David Echon

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

CHARLES J. GUARNIERI, ACTING SHERIFF
LUZERNE COUNTY