

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 12th, 2009 at 10:30 A.M.

SALE NO. 59

DEBT \$34,407.65

By virtue of a Writ of Execution No. 337/2009, issued by BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA, USE PLAINTIFF, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 6311-05, there will be exposed to public sale and outcry on Friday, June 12th, 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 on the South side of Beisels to Conyngham State Highway in the Township of Butler, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located north sixty-seven degrees thirty-nine minutes east (N. 67° 39' E.) a distance of one hundred ninety-six and thirty hundredths (196.30') feet from the northwest corner of a tract of land formerly of Anna Waskovich and now of Michael Waskovich and Josephine Waskovich, his wife, and being further described as sixteen and fifty hundredths (16.50') feet southerly from the center of said State Highway leading from Beisels to Conyngham (formerly Ridge Road);

THENCE continuing along the southerly side of the same north sixty-seven degrees thirty-nine minutes east (N. 67° 39' E.) eighty (80.00') feet to a point;

THENCE along land of Steven and Ethel Waskovich south seven degrees three minutes east (S. 07° 03' E.) three hundred (300.00') feet to a point;

THENCE south sixty-seven degrees thirty-nine minutes west (S. 67° 39' W.) eighty (80.00') feet to a point;

THENCE along land formerly of Anna Waskovich and now of Michael Waskovich and Josephine Waskovich, his wife, north seven degrees three minutes west (N. 07° 03' W.) three hundred (300.00') feet to the point or place of BEGINNING.

CONTAINING fifty-five hundredths (0.55) acres of land, more or less.

TOGETHER with all easements; and UNDER AND SUBJECT to all exceptions, reservations, restrictions, covenants and conditions contained in prior deeds in the chain of title.

PLATE NUMBER: 6-871-D2-R1-1 MAP NUMBER: R7 B00A L090

BEING the same premises which Hubert Waskovich, by Deed dated November 4, 1993 and recorded December 15, 1993 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 2478 page 217 granted and conveyed unto NANCY HILDEBRAND, married.

Seized and taken into execution as the property of NANCY HILDEBRAND, JOHN HILDEBRAND at the suit of BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA, USE PLAINTIFF

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, June 22, 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 NANCY HILDEBRAND, JOHN HILDEBRAND

Gregory Javardian, Esquire
The Law Offices of Gregory Javardian
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY