

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. 150**

**DEBT \$32,878.67**

By virtue of a Writ of Execution No. 1085-2009, issued by M&T BANK S/B/M FRANKLIN FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 17041-2008, 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 piece or parcel of land situate in the Township of Rice, County of Luzerne, and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the easterly sideline of the forty (40.00) foot wide Van Avenue and in the dividing line between lots numbered 12 and 13 on the plot of lots known as Aspen Estates, hereinafter referred to;

THENCE from said point and along said Van Avenue, North 22 degrees 35 minutes 02 seconds West, one hundred fifty (150.00) feet to a point in the dividing line between lots numbered 12 and 11 of said plot;

THENCE from said point and along said dividing line, North 67 degrees 21 minutes 26 seconds East, four hundred thirty five and twenty six one-hundredths (435.26) feet to a point in the westerly line of lands known as Laurel Lakes;

THENCE from said point and along said lands, South 22 degrees 38 minutes 34 seconds East, one hundred fifty (150.00) feet to a point in the dividing line between lots numbered 12 and 13 of said plot;

THENCE from said point and along said dividing line, South 67 degrees 21 minutes 26 seconds West, four hundred thirty five and forty-one one-hundredths (435.41) feet to a point in the easterly sideline of Van Avenue, the place of beginning.

CONTAINING 1.499 acres of land, more or less.

BEING all of Lot No. 12 on plot of lots of Aspen Estates, as developed by Vistatech Corporation, a copy of which plot allotment is duly recorded in the Office of the Recorder of Deeds of Luzerne County in Map Book Volume 30A, at page 35.

SUBJECT, however, to those restrictive covenants applicable to Aspen Estates.

IMPROVED with a single family, two story, detached from and more commonly known as R.D. #8, Box 231A, Van Avenue; Aspen Estate, Mountaintop, Luzerne County, Pa?

BEING THE SAME PREMISES conveyed to the Mortgagors herein by deed of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, dated the 26th day of September, 1983, and recorded in the Office of the Recorder of Deeds in and for Luzerne County, in Deed Book Volume , at Page .

UNDER AND SUBJECT to the same reservations, covenants, restrictions, conditions, exceptions and easements as appear in the chain of title.

Seized and taken into execution as the property of YUKIE SPENCER, BRUCE J. SPENCER JR. at the suit of M&T BANK S/B/M FRANKLIN FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

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 YUKIE SPENCER, BRUCE J. SPENCER JR.**

**Joseph A. Goldbeck, Jr.**

**GOLDBECK McCafferty and McKEEVER**

**Mellon Independence Center - Suite 5000**

**701 Market Street**

**Philadelphia, PA 19106-1532**

**CHARLES J. GUARNIERI, ACTING SHERIFF**

**LUZERNE COUNTY**