

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, August 7th, 2009 at 10:30 A.M.

SALE NO. 134

DEBT \$107,790.11

By virtue of a Writ of Execution No. 557-2009, issued by WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 1579-2007, there will be exposed to public sale and outcry on Friday, August 7th, 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 SITUATED IN DORRANCE TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE EASTERN RIGHT OF WAY LINE OF LUZERNE COUNTY ROAD #23 (ALSO KNOWN AS BLYTHEBURN ROAD) AND ON A COURSE OF S 3 DEGREES 44 MINUTES 00 SECONDS WEST, 85.66 FEET FROM THE SOUTHWEST CORNER OF OTHER LANDS OF ARTHUR AND DARLEEN M. CRAGLE (D.B. 2636, P. 116).

THENCE FROM SAID POINT OF BEGINNING, THROUGH LANDS OF THE GRANTORS HEREIN THE FOLLOWING FOUR COURSES AND DISTANCES:

- 1) SOUTH 85 DEGREES 09 MINUTES 40 SECONDS EAST 238.42 FEET TO AN IRON PIN SET;
- 2) SOUTH 6 DEGREES 22 MINUTES 50 SECONDS WEST 170.00 FEET TO AN IRON PIN SET;
- 3) SOUTH 23 DEGREES 53 MINUTES 30 SECONDS WEST 212.24 FEET TO AN IRON PIN SET;
- 4) SOUTH 44 DEGREES 09 MINUTES 20 SECONDS WEST, 200.00 FEET TO AN IRON PIN SET ON THE EASTERN RIGHT OF WAY LINE OF LUZERNE COUNTY ROAD #23 (ALSO KNOWN AS BLYTHEBURN ROAD)

THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF LUZERNE COUNTY ROAD # 23 (ALSO KNOWN AS BLYTHEBURN ROAD) THE FOLLOWING TWO COURSES AND DISTANCES:

- 1.) N 5 DEGRESS 42 MINUTES 00 SECONDS WEST, 168.99 FEET TO A CORNER
- 2.) N 3 DEGREES 44 MINUTES 00 SECONDS EAST, 359.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.08 ACRES OF LAND, MORE OR LESS

Seized and taken into execution as the property of MARY BETH SNYDER, EDWARD C. SNYDER JR. at the suit of WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

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, August 17, 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 MARY BETH SNYDER, EDWARD C. SNYDER JR.

Joseph A. Goldbeck, Jr.
GOLDBECK McCAFFERTY and McKEEVER
Mellon Independence Center - Suite 5000
701 Market Street
Philadelphia, PA 19106-1532

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY