

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. 120**

**DEBT \$80,338.03**

By virtue of a Writ of Execution No. 538-2009, issued by U.S. Bank N.A., as Trustee, on behalf of the registered holders of the ABFC Asset-Backed Certificates, Series 2002-NC1, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 5083-2009, 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 the surface of that certain piece or parcel of land situate in the 15th Ward of the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows:

THE FIRST THEREOF:

BEGINNING at a point on the northwesterly side of Oregon Street, at corner of lot old to Laura M. Vanderslice by Deed dated September 28, 1904 and recorded in Luzerne County Deed Book No. 491, page 22;

THENCE along said Oregon Street, South forty-one (41) degrees forty-five (45) minutes West, forty-five (45) feet to a corner;

THENCE North forty-eight (48) degrees fifteen (15) minutes West, two hundred (200) feet to a corner in line of land now or late of C. Disque;

THENCE along the same, North forty-one (41) degrees forty-five (45) minutes East, forty-five (45) feet to a corner of land now or late of Laura M. Vanderslice, aforesaid;

THENCE along the same, South forty-eight (48) degrees, fifteen (15) minutes East, two hundred (200) feet to Oregon Street aforesaid, the place of beginning.

THE SECOND THEREOF:

BEGINNING at a point on the northwesterly side of Oregon Street, said point being a corner of land now or formerly of Levi King;

THENCE South 41 degrees 35 minutes West, 56.83 feet along the northwesterly side of Oregon Street to a point;

THENCE North 49 degrees 00 minutes West, 146.83 feet to a point;

THENCE North 48 degrees 20 minutes East, 56.67 feet to a point in line of land now or formerly of Levi King;

THENCE South 49 degrees 20 minutes East, 140.00 feet along land now or formerly of Levi King to the point of beginning.

CONTAINING 8,089.67 square feet of land, more or less.

PIN: I9NE1 B021 L009

BEING the same premises which Jeanenne Daley now by marriage, Jeanenne Rowland and Joseph Rowland, her husband by Deed dated July 31, 1997 and recorded in the Luzerne County Recorder of Deeds Office on August 8, 1997 in Deed Book 2608, Page 1168, granted and conveyed unto Joseph M. Rowland, Jr. and Jeanenne I. Rowland, his wife

Seized and taken into execution as the property of Jeanne I. Rowland, Joseph M. Rowland, Jr. at the suit of U.S. Bank N.A., as Trustee, on behalf of the registered holders of the ABFC Asset-Backed Certificates, Series 2002-NC1

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 Jeanne I. Rowland, Joseph M. Rowland, Jr.**

**Michael J. Clark, Esq.  
Shapiro and DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406**

**MICHAEL A. SAVOKINAS, SHERIFF  
LUZERNE COUNTY**