

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. 93

DEBT \$147,663.70

By virtue of a Writ of Execution No. 581-2009, issued by GUARANTY BANK, FSB, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 2712-2009, 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 THAT CERTAIN tract of land, together with any buildings or improvements, designated as Lot No. 31, Section 4, Edge Rock Drive in the Beech Mountain Lakes Subdivision (formerly Lake of the Four Seasons), in Butter Township, Luzerne County, Pennsylvania recorded in the Recorder of Deeds Office in Miscellaneous Map Book No. 32, Pages 1A to 1F.

TOGETHER with and under and subject to all the rights, privilege, benefits, easements, obligations, conditions, restrictions, reservations, terms and provisions as contained in former deeds in the chain of title.

BEING KNOWN AS TAX PARCEL NUMBER: Q8 S10 B4 L31

BEING the same premises which John A. Yeagley and Karl A. Yeagley, husband and wife, by Indenture dated 09-06-02 and recorded 09-19-02 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record book 3002, page 228511, granted and conveyed unto James J. Landon.

Seized and taken into execution as the property of MATTHEW R. MIDDLETON at the suit of GUARANTY BANK, FSB

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 MATTHEW R. MIDDLETON

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