

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

**SHERIFF'S SALE**

OF VALUABLE REAL ESTATE

Friday, October 2nd, 2009 at 10:30 A.M.

**SALE NO. NULL**

**DEBT \$194,219.93**

By virtue of a Writ of Execution No. 829-2009, issued by JPMORGAN CHASE BANK, N.A., AS ACQUIRER OF CERTAIN ASSETS AND LIABILITIES OF WASHINGTON MUTUAL BANK FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION ACTING AS RECEIVER F/K/A WASHINGTON MUTUAL BANK, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 5390-2009, there will be exposed to public sale and outcry on Friday, October 2nd, 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 lot or piece of ground situate in Nescopeck Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a concrete monument in the center of a fifty foot wide private rightof ? way, said monument being at the southeast corner of Lot No. 12 of Thousand Oaks and also being on the northerly line of Lot No. 15-B of the Caruthers Farm; thence along the eastorly line of said Lot No. 12 North 45 degrees 37 minutes 34 seconds West 433.00 feet to a concrete monument at the southwest corner of Lot No. 13 ? A, thence along the southerly line of Lot No. 13-A North 59 degrees 21 minutes 00 seconds East 767.82 feet to a concrete monument on the westerly line of lands now or late of Susanna Renaud; thence along the westerly line of lands of said Renaud, South 21 degrees 09 minutes 52 seconds East 250.00 feet to a concrete monument at the northeast corner of Lot No. 15-A of the Caruthers Farms; thence along the northerly line of said Lot No. 15-A South 50 degrees 25 minutes 00 seconds West 410.00 feet to a concrete monument: thence along same and along the northerly line of the aforementioned Lot No. 15-B South 32 degrees 05 minutes 24 seconds West 235.89 feet to the place of beginning.

CONTAINING 5.00 acres of land in all

Seized and taken into execution as the property of GUY E. MILLER JR. at the suit of JPMORGAN CHASE BANK, N.A., AS ACQUIRER OF CERTAIN ASSETS AND LIABILITIES OF WASHINGTON MUTUAL BANK FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION ACTING AS RECEIVER F/K/A WASHINGTON MUTUAL BANK

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, October 12, 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 GUY E. MILLER 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**