

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 2nd, 2009 at 09:00 A.M.

SALE NO. NULL

DEBT \$139,362.18

By virtue of a Writ of Execution No. 861-2009, issued by FIRST HERITAGE FINANCIAL, LLC, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 7424-2009, there will be exposed to public sale and outcry on Friday, October 2nd, 2009 at 09:00 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 Black Creek, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point located at a stone corner and along the land now or late of J. Robert Bazley, Inc., and being further described as the southeast corner of a tract of land now or late of Stanley J. Justofin and Caroline D. Justofin;

THENCE along the land now or late of J. Robert Bazley, Inc. North thirteen degrees thirty-two minutes forty-six seconds East (North 13 degrees 32 minutes 46 seconds East) for a distance of three hundred seventy-four and twenty hundredths (374.20) feet to a stake located on the line dividing the lands now or late of J. Robert Bazley, Inc., and Stanley J. Justofin and Caroline D. Justofin, said stake being the point of BEGINNING.

THENCE (1) along the lands now or late of Stanley J. and Caroline D. Justofin, North seventy-seven degrees fifteen minutes West (North 77 degrees 15 minutes West) for a distance of three hundred forty-eight and ten hundredths (348.10) feet to an iron pipe;

THENCE (2) along the land now or late of Stanley J. and Caroline D. Justofin, North sixty-two degrees thirty-nine minutes West (North 62 degrees 39 minutes West) for a distance of sixty-five and one tenth (65.1) feet to a point located in the center of the Big Nescopeck Creek;

THENCE (3) along the center of the said Big Nescopeck Creek North thirty-nine degrees thirty minutes East (North 39 degrees 30 minutes East) for a distance of two hundred and seven and ninety hundredths (207.90) feet to a point located in the Center of the Big Nescopeck Creek;

THENCE (4) along the center of the said Big Nescopeck Creek North sixty-eight degrees thirty minutes East (North 68 degrees 30 minutes East) for a distance of three hundred ninety and seventy-two hundredths (390.72) feet to a point located in the center of the Big Nescopeck Creek;

THENCE (5) along the land now or late of J. Robert Bazley, Inc. South thirteen degrees thirty-two minutes forty-six seconds West (South 13 degrees 32 minutes 46 seconds West) for a distance of four hundred twenty and thirty-seven hundredths (420.37) feet to a stake, the point of BEGINNING.

CONTAINING two and fifty hundredths (2.50) acres of land.

TOGETHER with the rights of grantees, their heirs and assigns in common with prior Grantors, Stanley J. Justofin and Caroline D. Justofin, his wife, their heirs and assigns, to use for the purpose of ingress, egress, and regress, an existing private road or lane, approximately twenty (20.00) feet in width, which leads from the northerly line of Pennsylvania Legislative Route No. 40012, through the Justofin Grove property and continues to land of the grantees.

IMPROVED with a single family ranch style dwelling known as R.R. #1, Box 956, Sugarloaf, PA.

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

Property identification Number R4-001-14B.

PARCEL B:

ALL that certain piece or parcel of land situate in the Township of Black Creek, County of Luzerne and Commonwealth of Pennsylvania, more fully described by survey of Robert P. Yost, Registered Surveyor, as follows, to wit:

BEGINNING at the northeast corner of the land now or late owned by Stanley J. and Caroline D. Justofin, said point being also the southeasterly corner of other lands of Anthony R. Yurewicz and Genevieve Yurewicz, his wife;

THENCE (1) along the land now or late of Joseph and Janice Larock (formerly J. Robert Bazley, Inc.) South thirteen degrees thirty-three minutes West (South 13 degrees 33 minutes West) a distance of fifty-three (53.0) feet to a point;

THENCE (2) through the land now or late of Stanley J. and Caroline Justofin North Seventy-seven degrees fifteen minutes West (North 77 degrees 15 minutes West) a distance of four hundred fifteen (415.00) feet to a point in the center of the Big Nescopeck Creek;

THENCE (3) along the center of the Big Nescopeck Creek North seventeen degrees East (North 17 degrees 00 minutes East) a distance of sixty-eight and two tenths (68.2) feet to a point in the center of the said Creek;

THENCE (4) along the land of Anthony R. and Jennie Yurewicz South sixty-two degrees thirty-nine minutes East (South 62 degrees 39 minutes East) a distance of sixty-five and one tenth (65.1) feet to an iron pipe corner;

THENCE (5) continuing along the land of Anthony R. and Jennie Yurewicz South seventy-seven degrees fifteen minutes East (South 77 degrees 15 minutes East) a distance of three hundred forty-eight and one-tenth (348.1) feet to the point of BEGINNING.

BEING an unimproved parcel of land containing 22,048 square feet (0.506 acres).

TOGETHER with the right of grantees, their heirs and assigns, in common with prior Grantors, Stanley J. Justofin and Caroline D. Justofin, his wife, their heirs and assigns, to use for the purpose of ingress, egress and regress, an existing private road or lane, approximately twenty (20.00) feet in width, which leads from the northerly line of Pennsylvania Legislative Route No. 40012, through the Justofin Grove property and continues to land of the Grantees.

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

PIN: R4001 14A

BEING the same premises granted and conveyed unto the Grantors herein by Deed dated February 1, 1995, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 2517 at Page 979.

Seized and taken into execution as the property of KATHY M. GLIDEWELL at the suit of FIRST HERITAGE FINANCIAL, LLC

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 KATHY M. GLIDEWELL

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