

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

**SHERIFF'S SALE**

OF VALUABLE REAL ESTATE

Friday, December 4th, 2009 at 10:30 A.M.

**SALE NO. 149**

**DEBT \$86,046.65**

By virtue of a Writ of Execution No. 1106-2009, issued by GREEN TREE CONSUMER DISCOUNT COMPANY, F/K/A CONSECO FINANCE CONSUMER DISCOUNT COMPANY, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 5454-2009, there will be exposed to public sale and outcry on Friday, December 4th, 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, piece or parcel of land situate in the Township of Kingston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin corner in the Southwesterly line of a street now known as Hellers Grove, said corner being located South 57 degrees, 05 minutes East, seventy-eight and eighty-five one-hundredths (78.85) feet from the Northerly corner of land of John L. Roushey and a corner of land of Nicholas;

THENCE along the Southwesterly line of Hellers Grove, South 57 degrees, 05 minutes East, forty-eight and sixty-six one-hundredths (48.66) feet to an iron pin corner in line of land now of Pizza Perfect, Inc., (formerly Gordon Mathers);

THENCE along land now of Pizza Perfect, Inc., (formerly of Gordon Mathers and land formerly of John L. Roushey and conveyed to Pizza Perfect, Deed Book 1938, Page 665) a distance of one hundred fifty-five and seventy-seven one-hundredths (155.77) feet to an iron pin corner;

THENCE on a curve to the right having a radius of two hundred sixty-nine and sixty-two one-hundredths (269.62) feet, a central angle of 16 degrees, 52 minutes, 55 seconds, an arc length of seventy-nine and forty-four one-hundredths (79.44) feet to an iron pin corner;

THENCE along other lands of John L. Roushey the following four courses and distances: (1) North 43 degrees, 28 minutes East, forty-three and sixty-five one-hundredths (43.65) feet to an iron pin corner; (2) North 47 degrees, 24 minutes East, twenty-six and thirty-two one-hundredths (26.32) feet to a corner of a porch; (3) North 43 degrees, 40 minutes East, seventy-nine and six one-hundredths (79.06) feet to an iron pin corner; (4) North 36 degrees, 42 minutes East, fifteen and three one-hundredths (15.03) feet to the place of beginning.

CONTAINING 10,054.25 square feet of land, being the same more or less. UNDER AND SUBJECT to all those restrictions, reservations, covenants, conditions and easements set forth in deeds forming the chain of title.

TOGETHER with an easement granted to Robert L. Roushey and Ann Roushey in Deed of John J. Roushey and Mary H. Roushey, his wife, dated April 26, 1978 and recorded in Luzerne County Deed Book 1953, at Page 634.

EXCEPTING AND RESERVING unto John L. Roushey and Mary H. Roushey, his wife, easement recited in Deed Book 1953, at Page 635.

PLATE NUMBER: 35-1351-2-D3-5 MAP NUMBER: F9S4 B015 L03H

BEING the same premises which Wesley S. Speck and Elizabeth Speck, his wife, by Deed dated September 28, 1998 and recorded October 5, 1998 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 2655 page 88 granted and conveyed unto WESLEY S. SPECK and ELIZABETH SPECK, his wife.

ALSO BEING the same premises which Elizabeth Speck by Deed dated March 31, 2008 and recorded May 12, 2008 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3008 page 109714 granted and conveyed her one-half interest unto WESLEY S. SPECK.

TOGETHER WITH ALL BUILDING AND IMPROVEMENTS THEREON.

IMPROVEMENTS: RESIDENTIAL DWELLING.

BEING: 211 HELLERS GROVE, TRUCKSVILLE, PA 18708

THE PROPERTY IDENTIFICATION NUMBER IS F9S4 B015 L03H

PLATE NO. 35-1351-2-D3-5

Seized and taken into execution as the property of WESLEY S. SPECK, ELIZABETH SPECK at the suit of GREEN TREE CONSUMER DISCOUNT COMPANY, F/K/A CONSECO FINANCE CONSUMER DISCOUNT COMPANY

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, December 14, 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 WESLEY S. SPECK, ELIZABETH SPECK**

**Gregory Javardian, Esquire  
The Law Offices of Gregory Javardian  
1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966**

**CHARLES J. GUARNIERI, ACTING SHERIFF  
LUZERNE COUNTY**