

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. 52

DEBT \$59,067.73

By virtue of a Writ of Execution No. 1058-2009, issued by Midfirst Bank, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 8845-2009, 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 house and lot, piece or parcel of land situated in the Village of Wapwallopen, Conyngham Township, Luzerne County, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in corner of Church Street, being also the common corner between Lots No. 5 and 6; thence South 44 degrees and 45 minutes west along the line dividing Lots No. 5 and No. 6, one hundred fifty (150) feet to a corner on an alley; thence along said alley, south 45 degrees and 5 minutes east, fifty (50) feet to a corner; thence north 44 degrees and 45 minutes east along the line dividing Lots No. 4 and 5, one hundred and fifty (150) feet to a corner on Church Street; and thence along said Church Street, north 45 degrees and 5 minutes west, fifty (50) feet to the place of beginning.

CONTAINING seven thousand five hundred (7,500) square feet of land, strict measure.

BEING Lot No. 5 on the Third Series of lots laid out by A. Wesley Heller as surveyed by I.E. Hartwell on April 5, 1909, and recorded in the office for recording of deeds in and for Luzerne County.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

IMPROVED WITH A SINGLE FAMILY RESIDENTIAL DWELLING COMMONLY KNOWN AS: 408 SOUTH CHURCH STREET WAPWALLOPEN, PA 18660

BEING THE SAME PREMISES WHICH John W. Lutz, Jr., by Deed dated 7/14/94 and recorded 7/19/94 in Luzerne County Deed Book 2498, Page 494, granted and conveyed unto John Gardzalla.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

PIN NO.: 05S1 B2 L11. PLATE NO.: 9-314-5.

Seized and taken into execution as the property of John J. Gardzalla, Jr. at the suit of Midfirst 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, 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 John J. Gardzalla, Jr.

**Leon P. Haller (by Maryland Ferretti)
Purcell, Krug, and Haller
1719 North Front Street
Harrisburg, PA 17102-2392**

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