

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. 90

DEBT \$102,383.98

By virtue of a Writ of Execution No. 1059-2009, issued by Midfirst Bank, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 8971-2009, 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 surface or right of soil of and in all that certain lot, piece or parcel of land lying and being situate in the City of Nanticoke, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Southerly side of Nobel Street at corner 91.23 feet from the Southerly corner of the intersection of Noble Street with Prospect Street on plot hereinafter mentioned; THENCE along line of Lot No. 451, South 18 degrees 48 minutes East, 130 feet to the 14 foot alley; THENCE along line of said alley, South 71 degrees 12 minutes West, 45 5/6 feet to a corner of Lot No. 429; THENCE North 18 degrees, 48 minutes West, 130 feet to said Noble Street, and THENCE along said Noble Street, North 71 degrees 12 minutes East, 45 5/6 feet to the place of beginning.

BEING Lot No. 430 on Susquehanna Coal Company's plot recorded in Luzerne County Deed Book 238 at page 1.

TOGETHER WITH all the Grantors' right, title and interest in and to that certain easement as more fully described in the Agreement Concerning Easement or Right of Way dated October 30, 2002 and recorded in Luzerne County Record Book 3002 at page 267889.

UNDER AND SUBJECT to all the terms and conditions of that certain Agreement Concerning Easement or Right of Way dated October 30, 2002 and recorded in Luzerne County Record Book 3002 at page 267889.

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 or by a visible inspection of the premises.

IMPROVED WITH A SINGLE FAMILY RESIDENTIAL DWELLING COMMONLY KNOWN AS: 31 EAST NOBEL STREET NANTICOKE, PA 18634

BEING THE SAME PREMISES WHICH Lawrence G. Zekas, Jr. and Susanna C. Zekas, by Deed dated 2/22/05 and recorded 3/10/05 in Luzerne County Deed Book 3005, Page 54750, granted and conveyed unto Ali Mohammed and Abeer Abdulhassan. FURTHER BEING THE SAME PREMISES WHICH Abeer Abdulhassan, by her agent, Ali Mohammed and Ali Mohammed, by Deed dated 11/24/08 and recorded 11/24/08 in Luzerne County Deed Book 3008, Page 255016, granted and conveyed unto Ali Mohammed. Ali Mohammed died Intestate on 3/10/09. Letters of Administration were granted on 4/16/09 to Fatima H. Mahdi, docketed to No. 4009-0692.

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.: J7SE1 B037 L004. PLATE NO.: 42-7-10-11.

Seized and taken into execution as the property of Fatima H. Mahdi, Administrator (Estate of Ali Mohammed, Deceased) 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 Fatima H. Mahdi, Administrator (Estate of Ali Mohammed, Deceased)

Maryland Ferretti
Purcell, Krug, and Haller
1719 North Front Street
Harrisburg, PA 17102-2392

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