

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. 43**

**DEBT \$98,910.97**

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By virtue of a Writ of Execution No. 1173/2009, issued by Everhome Mortgage Company, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 1198-2009, 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 piece, parcel, or lot of land situate in the Borough of Dallas, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of Lot No. 115 on the Southerly side of Jackson Street on plot of lots of Elmer D. Parrish;

THENCE along Jackson Street, South 28 degrees 09 minutes East, seventy (70) feet to a corner of Lot No. 118 on said plot; thence along Lot No. 118, South 61 degrees 51 minutes West, one hundred forty-nine (149) feet to a corner; thence North 28 degrees 09 minutes West, seventy (70) feet to a corner; thence along Lot No. 115, North 61 degrees 51 minutes East, one hundred forty-nine (149) feet to Jackson Street, the place of beginning.

Being Lots Nos. 116 and 117 on plot of lots of Elmer D. Parrish as surveyed by John T. Jeter, Engineer, and containing ten thousand four hundred thirty (10,430) feet, be the same more or less.

Being the same premises conveyed to Elaine F. Elliott by deed from ELEANOR MACULLOCH dated July 15, 1991 and recorded September 17, 1991 in Deed Book 2390, Page 328.

The property is located at 85 Jackson Street, Dallas, Pennsylvania 18612 and is improved with a single family dwelling.

Seized and taken into execution as the property of Elaine F. Elliott at the suit of Everhome Mortgage 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 Elaine F. Elliott**

**Terrence McCabe**  
**McCabe, Weisberg and Conway**  
**123 S. Broad St., Suite 2080**  
**Philadelphia, PA 19109**

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