

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. 15**

**DEBT \$65,998.80**

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By virtue of a Writ of Execution No. 1038/2009, issued by Beneficial Consumer Discount Company dba Beneficial Mortgage Company of Pennsylvania, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 9830-2009, 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 THE SURFACE OF ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF NANTICOKE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 64 IN SQUARE OR BLOCK NO. 1 OF LAND IN THE CITY OF NANTICOKE, SAID LOT MEASURING FIFTY (50) FEET IN FRONT ON RAILROAD STREET (NOW FRONT STREET), SAME WIDTH IN THE REAR AND ONE HUNDRED THIRTY-TWO (132) FEET IN DEPTH AS DELINEATED ON PLOT OF LOTS OF THE DELAWARE, LACKAWANNA AND WESTERN RAILROAD COMPANY AS RECORDED IN LUZERNE COUNTY MAP BOOK 1, PAGE 111.

Being the same premises conveyed to JOHN BUSHKO AND BARBARA BUSHKO by deed from JOHN BUSHKO, BARBARA BUSHKO, HOLLY CROOP F/K/A HOLLY BUSHKO AND LEONARD CROOP dated November 17, 2000 and recorded November 20, 2000 in Deed Book 2742, Page 1131.

The property is located at 322 Front Street, Nanticoke, Pennsylvania 18634 and is improved with a single family dwelling.

Seized and taken into execution as the property of John Bushko, Barbara Bushko at the suit of Beneficial Consumer Discount Company dba Beneficial Mortgage Company of Pennsylvania

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 Bushko, Barbara Bushko**

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

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