

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. 16

DEBT \$162,334.50

By virtue of a Writ of Execution No. 1039/2009, 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. 9225-2009, 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 OR PARCEL OF LAND DESIGNATED AS LOT 6 AS SHOWN ON THE MINOR SUBDIVISION PLAN OF "SPINGBROOK ACRES" PREPARED BY C.A. COSTELLO ENGINEERING CO., SAID PLAN BEING NUMBER "B-530", LOCATED IN THE TOWNSHIP OF NESCOPECK, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER MARKED BY A 5/8 INCH DIAMETER IRON PIN SET ON THE EASTERLY SIDE OF PENNSYLVANIA STATE HIGHWAY LEGISLATIVE RT 40015, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF LOT 7 AND THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED LOT 6 AS SHOWN ON THE AFORESAID MINOR SUBDIVISION PLAN OF "SPRINGBROOK ACRES",

THENCE ALONG THE EASTERLY SIDE OF AFORESAID HIGHWAY NORTH 25 DEG. WEST (N 25 DEG. 00 MIN. 00 SEC. WEST) A DISTANCE OF ONE HUNDRED TWENTY-ONE AND SEVENTY ONE-HUNDREDTHS (121.70) FEET TO A POINT;

THENCE CONTINUING ALONG THE SAME FOLLOWING A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF ONE THOUSAND FOUR HUNDRED FORTY AND ONE ONE-HUNDREDTHS (1440.01) FEET, A LENGTH ALONG THE ARC OF FIFTY-THREE AND THIRTY ONE-HUNDREDTHS (53.30) FEET, A CHORD BEARING OF NORTH 26 DEG. 3 MIN. 37 SEC. W AND A CHORD DISTANCE OF FIFTY-THREE AND TWENTY-NINE ONE-HUNDREDTHS (53.29) FEET TO A CORNER MARKED BY A 5/8 INCH DIAMETER IRON PIN (SET) ON A COMMON CORNER OF LANDS NOW OR FORMERLY OF GARY J. CAMPBELL;

THENCE ALONG THE LANDS OF AFORESAID GARY J. CAMPBELL NORTH 62 DEG. 52 MIN. 45 SEC. EAST A DISTANCE OF TWO HUNDRED SEVENTY AND THIRTY-FOUR ONE-HUNDREDTHS (270.34) FEET TO A CORNER MARKED BY A 5/8 INCH DIAMETER IRON PIN (SET);

THENCE CONTINUING ALONG THE SAME SOUTH 25 DEG. 00 MIN. 00 SEC. EAST A DISTANCE OF ONE HUNDRED EIGHTY-FIVE (185.00) FEET TO A CORNER MARKED BY A 5/8 INCH DIAMETER IRON PIN (SET) ON THE MOST NORTHEASTERLY CORNER OF AFORESAID LOT 7; THENCE ALONG AFORESAID LOT 7 SOUTH 65 DEG. 00 MIN. 00 SEC. W) A DISTANCE OF TWO HUNDRED SIXTY-NINE AND SEVENTEEN ONE-HUNDREDTHS (269.17) FEET TO THE PLACE OF BEGINNING.

CONTAINING IN AREA ONE AND ELEVEN ONE-HUNDREDTHS (1.11) ACRES OF LAND.

THIS DESCRIPTION COVERS LOT 6 AS SHOWN ON THE MINOR SUBDIVISION PLAN OF "SPRINGBROOK ACRES" LOCAETD IN THE NESCOPECK TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA.

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, ADVERSE CONVEYANCES, EASEMENTS AND RIGHTS OF WAY VISIBLE ON THE LAND OR OF RECORD IN LUZERNE COUNTY, RECORDER OF DEEDS OFFICE.

Being the same premises conveyed to Gary Campbell aka Gary J. Campbell by deed from JOHN CAMPBELL AND CLEO F. CAMPBELL dated September 23, 1993 and recorded September 24, 1993 in Deed Book 2469, Page 1116.

The property is located at 319 Overlook Road, Nescopeck, Pennsylvania 18635 and is improved with a single family dwelling.

Seized and taken into execution as the property of Gary Campbell aka Gary J. Campbell 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 Gary Campbell aka Gary J. Campbell

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

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