SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9509/2013

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

FRIDAY, FEBRUARY 05, 2027
AT 10:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All the surface or right of soil of all that certain lot, piece or parcel of land situate in Duryea Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit

BEGINNING at a corner on the Northerly side of Main Street also the lands of Mrs. Margaret Cotton.

Thence North 30 degrees 17 minutes 29 seconds West for a distance of 150.00 feet to a set reinforcing bar;

Thence North 60 degrees 17 minutes 53 seconds East for a distance of 41.99 feet to a set reinforcing bar;

Thence South 47 degrees 44 minutes 00 seconds East for a distance of 10.00 feet to a found iron pin corner;

Thence North 61 degrees 40 minutes 00 seconds East for a distance of 76.85 feet to a found iron pin corner;

Thence South 38 degrees 12 minutes 23 seconds East for a distance of 143.61 feet to a found iron pin corner:

Thence South 61 degrees 40 minutes 00 seconds West for a distance of 141.65 feet to a set drill hole in a concrete post corner and the point of Beginning.

Said property contains 0.4369 acres more or less.

NOTICE-THIS DOCUMENT MAY NOT / DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE / HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGES MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Being the same premises which Edie M. Samson by Deed dated November 29, 2004 and recorded December 17, 2004, in the Office of the Recorder of Deeds in and for the County of Luzerne in Book 3004, Page 317517, granted and conveyed unto Jo Ann C. Borget, in fee.

Tax Parcel: D12NW2 B4 L27

Premises Being: 835 Main Street, Duryea, PA 18642

PROPERTY ADDRESS: 835 MAIN STREET, DURYEA, PA 18642

UPI / TAX PARCEL NUMBER: D12NW2 B4 L27

Seized and taken into execution to be sold as the property of JO ANN C. BORGET in suit of WELLS FARGO BANK, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-2.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON-SALEM, NC 888-461-7908

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.