

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, April 3rd, 2009 at 10:30 A.M.

SALE NO. 100

DEBT \$147,779.39

By virtue of a Writ of Execution No. 27/2009, issued by NATIONAL CITY MORTGAGE COMPANY D/B/A COMMONWEALTH UNITED MORTGAGE COMPANY, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 12113-2008, there will be exposed to public sale and outcry on Friday, April 3rd, 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 or right of soil of all that certain piece or parcel of land situate in the Borough of Kingston, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northwest side of Atherton Avenue, on line between Lots Nos. 249 and 250;

THENCE along said line North 29 degrees 56 minutes West, one hundred fifteen (115) feet to a corner on an alley;

THENCE along the line of said alley North 60 degrees 04 minutes East, forty (40) feet to a corner on line between Lots Nos. 248 and 249;

THENCE along said line South 29 degrees 56 minutes East, one hundred fifteen (115) feet to a corner on Atherton Avenue;

THENCE along the line of Atherton Avenue, South 60 degrees 04 minutes West, Forty (40) feet to the place of beginning.

BEING Lot No. 249 on plot of Westmoreland, as recorded in Luzerne County Map Book No. 1 at page 22 and 23.

SITUATE on the above described premises is a dwelling known as 33-35 South Atherton Avenue, Kingston, Luzerne County, Pennsylvania.

THE PROPERTY IDENTIFICATION NUMBER OF THE ABOVE DESCRIBED PARCEL IS H9NE1 B013 L031.

Seized and taken into execution as the property of PENNY D. MUSKAS, ANTHONY M. MUSKAS at the suit of NATIONAL CITY MORTGAGE COMPANY D/B/A COMMONWEALTH UNITED 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, April 13, 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 PENNY D. MUSKAS, ANTHONY M. MUSKAS

Joseph A. Goldbeck, Jr.
GOLDBECK McCAFFERTY and McKEEVER
Mellon Independence Center - Suite 5000
701 Market Street
Philadelphia, PA 19106-1532

**MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY**