

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 12th, 2009 at 10:30 A.M.

SALE NO. 77

DEBT \$77,562.45

By virtue of a Writ of Execution No. 410/2009, issued by EMC MORTGAGE CORPORATION, USE PLAINTIFF, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 4196-C-2000, there will be exposed to public sale and outcry on Friday, June 12th, 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 that lot situate in the City of Pittston, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a corner on the Southerly side of DeWitt Street, also a corner of land now or late of Jefferson Reed; thence in a Southerly direction along said Jefferson Reed's land at right angles with DeWitt Street, One Hundred Sixty-two and One-half (162 1/2) Feet to a corner of lands now or late of P.C. Behler; thence in an Easterly direction along said Behler's land on a line parallel with DeWitt Street, Thirty-seven and One-half (37 1/2) Feet to a corner; thence in a Northerly direction, One Hundred Sixty-two and One-half (162 1/2) Feet to a corner on DeWitt Street aforesaid; and thence in a Westerly direction along line of said DeWitt Street, Thirty-seven and One-half (37 1/2) Feet to a corner, the place of beginning.

CONTAINING Six Thousand Ninety-three and One-fourth (6,093 1/4) Square Feet of surface land, be the same more or less.

SUBJECT to the same conditions, exceptions, restrictions, reservations and limitations as are contained in prior Deeds forming the chain of title.

PLATE NUMBER: 72-1-93-7 MAP NUMBER: D11SE2 B11 L10

BEING the same premises which Helen Arnone, a widow, by Deed dated October 22, 1996 and recorded November 12, 1996 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 2582 page 340 granted and conveyed unto Anthony P. Kudzinowski and Paige L. Kudzinowski, his wife.

Seized and taken into execution as the property of ANTHONY P. KUDZINOWSKI, PAIGE L. KUDZINOWSKI at the suit of EMC MORTGAGE CORPORATION, USE PLAINTIFF

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, June 22, 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 ANTHONY P. KUDZINOWSKI, PAIGE L. KUDZINOWSKI

Gregory Javardian, Esquire
The Law Offices of Gregory Javardian
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY