

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. 35**

**DEBT \$114,484.69**

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By virtue of a Writ of Execution No. 389/2009, issued by CITIFINANCIAL SERVICES INC., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 939-2009, 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 that certain lot, piece or parcel of land situate in the Township of Newport, County of Luzerne and Commonwealth of Pennsylvania, and described as follows, to wit:

BEGINNING at a point, said point being in the Northerly right-of-way of Vista Drive and being common to Lot #36 and Lot #38 as shown on a plot of lots known as Phase 3 Lots #20 through #42 as Ridgeview Subdivision as prepared by Michael J. Pasonick, Jr. Inc., Wilkes-Barre, Pennsylvania;

THENCE along the dividing line of Lot #36 and Lot #38 North 9 degrees 12 minutes 53 seconds West two hundred (200.00) feet to a point;

THENCE along a line North 80 degrees 47 minutes 07 seconds East eighty (80.00) feet to a point, said point being common to Lot #34 and Lot #36;

THENCE along the dividing line of Lot #34 and Lot #36 South 9 degrees 12 minutes 53 seconds East two hundred (200.00) feet to a point in the right-of-way of Vista Drive;

THENCE along said right-of-way South 80 degrees 47 minutes 07 seconds West eighty (80.00) feet to a point, the Place of Beginning.

CONTAINING 16,000.00 square feet or 0.367 acres of land the same, more or less.

BEING all of Lot #36 as shown on the above mentioned plot of lots.

SUBJECT to the same agreements, conditions, covenants, exceptions, easements, reservations and restrictions as the same are contained in prior deeds in the chain of title.

Seized and taken into execution as the property of JEROME L. DOMKOWSKI at the suit of CITIFINANCIAL SERVICES INC.

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 JEROME L. DOMKOWSKI**

**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**