

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, August 7th, 2009 at 10:30 A.M.

SALE NO. 126

DEBT \$157,872.80

By virtue of a Writ of Execution No. 593-2009, issued by COUNTRYWIDE HOME LOANS SERVICING, L.P., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 5283-2009, there will be exposed to public sale and outcry on Friday, August 7th, 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 piece or parcel of land, situate in the Township of Fairview, County of Luzerne and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the northwesterly side line of 50.00 foot wide Park Lane North and in the dividing line between Lot No. 43 and Lot No. 44 on plot of lots known as "Fairview Hills", hereinafter mentioned.

THENCE from said beginning point and along said dividing line, North 40 degrees 54 minutes West, 120.00 feet to a point in the southeasterly side line of lands, formerly of the William J. Roberts Estate.

THENCE from said point and along the line of said lands, South 49 degrees 06 minutes West, 90.49 feet to a point in the dividing line between Lot No. 44 and Lot No. 45.

THENCE From said point and along said dividing line, South 51 degrees 00 minutes East, 127.65 feet to a point in the beforementioned northwesterly side line of Park Lane North.

THENCE from said point and along the northwesterly side line of said Road by a curve to the right in a northeasterly direction for an arc distance of 64.54 feet to a point of tangent in said road side line. Said curve having a radius of 366.10 feet and a chord with a course of 44 degrees 03 minutes East for a distance of 64.46 feet.

THENCE from said point and continuing along the northwesterly side line of Park Lane North, North 49 degrees 06 minutes East, 3.90 feet to a point, the place of BEGINNING.

BEING all of Lot Number Forty-Four (44) on Plot of Lots known as Section No. 1, "Fairview Hills", as developed by the Sturdevant-Dilley Engineering Co., Ltd., of Wilkes-Barre, Pennsylvania, a map of said plot dated August 27, 1957, being on file in the Office for the Recording of Deeds in and for Luzerne County in Map Book 9 at Page 36, and being a part of the tract of land laid out in the Warrant Name of Rowland Perry.

PIN # L10S3-001-008

Seized and taken into execution as the property of TRACY SCHMIDT, WILLIAM SCHMIDT at the suit of COUNTRYWIDE HOME LOANS SERVICING, L.P.

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, August 17, 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 TRACY SCHMIDT, WILLIAM SCHMIDT

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