

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. 88

DEBT \$78,114.34

By virtue of a Writ of Execution No. 612-2009, issued by CITIMORTGAGE INC., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 5449-2009, 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 lot, piece or parcel of land, situate, lying and being in the 12th Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING on the easterly side of a street known as Dana Place, now South River Street, 281.1 feet South from Sullivan Street;

THENCE South 47 ½ degrees East along the line of Lot No.32, 105 ½ feet to a 10 foot alley;

THENCE South 59 ½ degrees West 41 ½ feet to land formerly of E.L.Dana;

THENCE North 47 ½ degrees West along said Dana's land, 93 ½ feet to the line of South River Street;

THENCE North 42 ½ degrees East along line of said South River Street, 40 feet to the place of beginning.

CONTAINING about 3,980 square feet of surface of land, more or less.

BEING Lot No. 33 as shown on said Coolbaugh plan of lots of what is known as the Dana Property.

BEING the same premises conveyed to Louise A. Fischer, Single, and Margaret Mary Fischer, Single, by Deed of Louise A. Fischer, Single, and Margaret Mary Fischer, Single, individually and as Co-Executrices of the Estate of Louise M. Fischer, Deceased, dated January 2, 1982, and recorded on January 14, 1982 in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 2064, at page 670, et seq.

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

THE Property Identification Number for the abovedescribed premises in H9 SE4 032 011.

Seized and taken into execution as the property of GERMAINE SUZETTE MAY at the suit of CITIMORTGAGE 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, 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 GERMAINE SUZETTE MAY

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