

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 2nd, 2009 at 10:30 A.M.

SALE NO. NULL

DEBT \$99,566.29

By virtue of a Writ of Execution No. 835-2009, issued by CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 14048-06, there will be exposed to public sale and outcry on Friday, October 2nd, 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 OR PIECE OF GROUND SITUATE IN THE CITY OF HAZLETON, LUZERNE COUNTY, PENNSYLVANIA, BEING LOT NO. ONE (1) SQUARE THIRTEEN (13) ON THE PLOT OR PLAN OF THE DIAMOND ADDITION BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHEAST CORNER OF LUCUST AND FIRST STREETS ON THE PLAN OF SAID DIAMOND ADDITION;

THENCE NORTHWARDLY ALONG LOCUST STREET, THIRTY-TWO (32) FEET TO THE SOUTHERN LINE OF LOT NO. TWO (2);

THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID LOT NO. TWO (2) A DISTANCE OF TWO HUNDRED (200.00) FEET TO AN ALLEY;

THENCE SOUTHWARDLY ALONG SAID ALLEY A DISTANCE OF THIRTY-TWO (32) FEET TO FIRST STREET;

THENCE WESTWARDLY ALONG SAID FIRST STREET A DISTANCE OF TWO HUNDRED (200) FEET TO A POINT, THE PLACE OF BEGINNING.

TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED.

PIN # T8SW2 B18 L7

Seized and taken into execution as the property of CHRISTOPHER M. RITZ, JR. at the suit of CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE CO., 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, October 12, 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 CHRISTOPHER M. RITZ, JR.

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