

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, December 4th, 2009 at 10:30 A.M.

SALE NO. 36

DEBT \$74,646.59

By virtue of a Writ of Execution No. 1084-2009, issued by CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY F/K/A CITIFINANCIAL SERVICE INC., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 5633-2009, there will be exposed to public sale and outcry on Friday, December 4th, 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 Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 15 in the "Franklin Ridge Plan of Lots", as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 218, page 46 to 49, inclusive.

BEING KNOWN AS PARCEL NUMBER: 130-S28-C15

Seized and taken into execution as the property of MICHAEL DEMINSKI at the suit of CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY F/K/A CITIFINANCIAL SERVICE 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, December 14, 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 MICHAEL DEMINSKI

Joseph A. Goldbeck, Jr.
GOLDBECK McCAFFERTY and McKEEVER
Mellon Independence Center - Suite 5000
701 Market Street
Philadelphia, PA 19106-1532

**CHARLES J. GUARNIERI, ACTING SHERIFF
LUZERNE COUNTY**