

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 \$144,211.12**

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By virtue of a Writ of Execution No. 834-2009, 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. 5226-2009, 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 of that certain parcel of land situate in Kingston Borough, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on East Park Place, forty-two (42) feet from Anthracite Avenue;

THENCE parallel with said Anthracite Avenue North 60 degrees 30 minutes East, one hundred thirty (130) feet to Lot No. 83;

THENCE North 29 degrees 26 minutes west; forty-two (42) feet to land now or late of P. B. Sgarlat;

THENCE along said last mentioned land South 60 degrees 30 minutes West, one hundred thirty (130) feet to East Park Place;

THENCE along same South 29 degrees 26 minutes East, forty-two (42) feet to the place of beginning.

BEING the same premises conveyed to the Grantors herein by deed dated July 20, 1994 and filed in the Office of the Recorder of Deeds of Luzerne County in Deed Book 2511, Page 1127. The parties were divorced by decree dated April 28, 1997 and filed to Luzerne County No. 5678-C of 1996.

Seized and taken into execution as the property of CHRISTINE CROSSLEY a/k/a CHRISTINE SHANNON 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, 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 CHRISTINE CROSSLEY a/k/a CHRISTINE SHANNON**

**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**