

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 2nd, 2009 at 10:15 A.M.

SALE NO. NULL

DEBT \$69,455.44

By virtue of a Writ of Execution No. 911-2009, issued by U.S. BANK, NA, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 7538-2009, there will be exposed to public sale and outcry on Friday, October 2nd, 2009 at 10:15 E.S.T., in the Sheriff's Office, 200 North River Street, Wilkes Barre, Pennsylvania, the following described real estate, to wit:

ALL the surface of that certain lot of land situate in the Borough of Luzerne, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the corner of the plot of land belonging to Harry Blight and David Blight, as described in Deed Book No. 859, Page 208, in the Office of the Recorder of Deeds of Luzerne County, a distance of one hundred seven feet six inches (107' 6") from Charles Street in the Borough of Luzerne;

THENCE South fifty-nine degrees (59°) thirty minutes (30') West forty-two feet (42') and six inches (6") to a point;

THENCE North thirty degrees (30°) thirty minutes (30') West fifty feet (50') to a point;

THENCE North fifty-nine degrees (59°) thirty minutes (30') East forty-two feet (42') six inches (6") (incorrectly stated as fifty feet (50') in previous deeds of record) to a point;

THENCE South thirty degrees (30°) thirty minutes (30") East fifty feet (50') to the place of beginning.

CONTAINING two thousand one hundred (2,100) square feet.

PLATE NUMBER: 41-3-230-1-D2-5 MAP NUMBER: F9SE4 B011 L009

BEING the same premises which BODA, LLC, a Pennsylvania Limited Liability Company, by Deed dated November 14, 2007 and recorded November 19, 2007 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3007 page 306023 granted and conveyed unto THOMAS JOHN GARRAHAN.

TOGETHER WITH ALL BUILDING AND IMPROVEMENTS THEREON.

IMPROVEMENTS: RESIDENTIAL DWELLING.

BEING: REAR 574 CHARLES STREET A/K/A 574 CHARLES STREET REAR A/K/A 574 REAR CHARLES STREET, LUZERNE, PA 18709

Seized and taken into execution as the property of THOMAS J. GARRAHAN A/K/A THOMAS JOHN GARRAHAN at the suit of U.S. BANK, NA

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 THOMAS J. GARRAHAN A/K/A THOMAS JOHN GARRAHAN

Gregory Javardian, Esquire
Powers, Kirn & Javardian, LLC
1310 Industrial Boulevard
Suite 101
Southampton, PA 18966

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY