

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. 82

DEBT \$54,974.04

By virtue of a Writ of Execution No. 1109-2009, issued by GREEN TREE CONSUMER DISCOUNT COMPANY, F/K/A CONSECO FINANCE CONSUMER DISCOUNT COMPANY, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 6908-2009, 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 land situate, lying and being in the Township of Ross, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in lands now or late of Daniel E. Davenport, said point being one hundred eighty six (186) feet along a roadway from the easterly corner of a lot or parcel of land now or late of Fred LaBar;

THENCE in a westerly direction along said lands now or late of Daniel E. Davenport, a distance of one hundred eighteen (118) feet;

THENCE in a southeasterly direction through lands now or late of Edward V. Money a distance of eighty-nine (89) feet to a roadway;

THENCE along said roadway a distance of one hundred eleven (111) feet to the place of beginning the corner of Lot No. 303.

CONTAINING four thousand six hundred eighty square feet (4,680 sq. ft.), more or less.

The aforesaid piece or parcel of land is to be used only for residential purposes and no place of business or amusement is to be erected on same at any time. No cabins or garages are to be built thereon other than a garage connection with a collage.

This deed also conveys the right to use all roads or alleys leading to North Lake, in common with other land owners.

This deed also conveys all water rights, rights of passage and privileges set forth in previous deeds and agreements in line of title.

PLATE NUMBER: 54-600-5 MAP NUMBER: F4S1 B001 L027

BEING the same premises which Kenneth B. Kugler by Indenture dated July 26, 2001 and recorded August 7, 2001 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3001 page 142976 granted and conveyed unto KENNETH B. KUGLER and VALERIE A. KUGLER.

TOGETHER WITH ALL BUILDING AND IMPROVEMENTS THEREON.

IMPROVEMENTS: RESIDENTIAL DWELLING.

BEING: 4119 LAKEVIEW DRIVE, SWEET VALLEY, PA 18656

THE PROPERTY IDENTIFICATION NUMBER IS F4S1 B001 L027

PLATE NO. 54-600-5

Seized and taken into execution as the property of VALERIE A. KUGLER, KENNETH B. KUGLER at the suit of GREEN TREE CONSUMER DISCOUNT COMPANY, F/K/A CONSECO FINANCE CONSUMER DISCOUNT COMPANY

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 VALERIE A. KUGLER, KENNETH B. KUGLER

Gregory Javardian, Esquire
The Law Offices of Gregory Javardian
1310 Industrial Boulevard
1st Floor, Suite 101

Southampton, PA 18966

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