

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. 130

DEBT \$153,256.82

By virtue of a Writ of Execution No. 1077-2009, issued by CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A CITIFINANCIAL MORTGAGE CONSUMER DISCOUNT COMPANY, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 8908-2007, 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 parcel of land designated as Lot 10 as shown on the major subdivision plan titled "Arthur & Patricia Ryman-VI" prepared by William E. Heller, Professional Land Surveyor, said plan being number 10,000-D-170 and recorded in the office of Recorder of Deeds in and for Luzerne County at Wilkes-Barre, Pennsylvania in Map Book _, Page _, located in the township of Nescopeck, county of Luzerne and Commonwealth of Pennsylvania and being more fully described as follows:

BEGINNING at a corner marked by a five-eighths (5/8") inch diameter iron pin (set) on the westerly side of Township Route T-384; also known as "Maple Lane". Said point being a distance of twenty-five and zero one-hundredths (25.00 feet) feet from and normal to the centerline of the existing unpaved cartway, said point also being the most northeasterly corner of Lot 7 of the subdivision titled "Arthur & Patricia Ryman-V" and the most southeasterly corner of the herein described Lot 10 as shown on the aforesaid subdivision plan;

THENCE along the northerly side of aforesaid Lot 7 and along the northerly side of Lot 9 of the aforesaid subdivision titled "Arthur & Patricia Ryman-V" on a bearing of North eighty-three degrees thirty-three minutes five seconds West (North 83 degrees 33 minutes 05 seconds West) a distance of eight hundred twelve and seven one-hundredths (812.07 feet) feet to a corner marked by a five-eighths (5/8 inch) inch diameter iron pin (set) in line of lands now or formerly of Rudolph Chapin and Dorothy Chapin, his wife:

THENCE along the easterly side of lands of aforesaid Rudolph Chapin and Dorothy Chapin, his wife, on a bearing of North fifteen degrees fifty-six minutes forty seconds West (North 15 degrees 56 minutes 40 seconds West) a distance of three hundred seventy and seventy-five one hundredths (370.75 feet) feet to a corner marked by a five-eighths (5/8 inch) inch diameter iron pin (set) on the most Southwesterly corner of lands now or formerly of Albert Steward and Stephanie Steward, his wife:

THENCE along the lands of aforesaid Albert Steward and Stephanie Steward, his wife, the two (2) following courses and distances, VIZ: (1) On a bearing of North seventy-four degrees three minutes twenty seconds East (North 74 degrees 03 minutes 20 seconds East) a distance of two hundred fifty and zero one-hundredths (250.00 feet) feet to a corner marked by a five-eighths (5/8 inch) inch diameter iron pin (set):

(2) On a bearing of North zero degrees twenty-seven minutes thirty-six seconds West (North 00 degrees 27 minutes 36 Seconds West) a distance of four hundred twenty-six and forty-five one-hundredths (425.45 feet) feet to a corner marked by a five-eighths (5/8 inch) diameter iron pin (set) on the southerly side of Township Route T-454, also known as "Church Road", said point being a distance of twenty-five and zero one-hundredths (25.00 feet) feet from and normal to the centerline of the existing paved Cartway:

THENCE along the southerly side of aforesaid Township Route T-454, also known as "Church Road" the township of following courses and distances, VIZ:

(1) On a bearing of South sixty-nine degrees fifty-one minutes twenty-eight seconds East (South 69 degrees 51 minutes 428 seconds East) a distance of one hundred sixty-one and twenty-one one hundredths (161.21 feet) feet to a point; (2) On a bearing of South seventy-one degrees nine minutes forty seconds East (South 71 degrees 09 minutes 40 seconds East) a distance of five hundred sixty-one and fifty-six one-hundredths (561.56 feet) feet to a corner marked by a five-eighths (5/8 feet) inch diameter iron pin (set) on the westerly side of Township Route T-384, also known as "Maple Lane", said point being a distance of twenty-five and zero one-hundredths (25.00) feet from and normal to the centerline of the existing unpaved cartway:

THENCE along the westerly side of aforesaid Township Route T-384, also known as "Maple Lane", the four (4) following courses and distances, VIZ: (1) On a bearing of South two degrees twenty-seven minutes fifty-two and fifty-seven one-hundredths (352.57 feet) feet to a point; (2) On a bearing of South zero degrees forty-five minutes zero seconds West (South 00 degrees 45 minutes 45 seconds West) a distance of one hundred sixty-two and eighty one-hundredths (162.80 feet) feet to a point;

(3) On a bearing of South zero degrees thirty-seven minutes zero seconds East (South 00 degrees 37 minutes 00 seconds East) a distance of one hundred nine and five One-hundredths (109.05 feet) feet to a point:

(4) On a bearing of South three degrees thirty-two minutes twenty-four seconds East (South 03 degrees 32 minutes 24 seconds East) a distance of eighty-two and three one-seconds East (South 03 degrees 32 minutes 24 seconds East) a distance of eighty-two and three one-hundredths (82.03 feet) feet to the PLACE OF BEGINNING.

PLATE #: 44-170-4-D8

TAX PARCEL #: Q4 B00A L38H

PROPERTY address: 233 CHURCH ROAD, NESCOPECK, PA 18635

Seized and taken into execution as the property of Unkown Heirs of Patricia A. Ryman, Deceased, ARTHUR G. RYMAN, Individually and as Heir of Patricia A. Ryman, Deceased at the suit of CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A CITIFINANCIAL MORTGAGE 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 Unkown Heirs of Patricia A. Ryman, Deceased, ARTHUR G. RYMAN, Individually and as Heir of Patricia A. Ryman, Deceased

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