

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. 151

DEBT \$40,932.53

By virtue of a Writ of Execution No. 1082-2009, issued by CITIMORTGAGE INC. F/K/A ASSOCIATES CONSUMER DISCOUNT CO., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 9976-2009, 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, piece or parcel of land, situate in the Township of Plains, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Main Road, leading from Wilkes-Barre to Pittston, in said Township, twelve (12) feet distant from the corner of the Plains School lot; thence along a twelve (12) feet alley North fifty-seven (57) degrees forty-five (45) minutes West, two hundred (200) feet to a corner on another alley; thence South thirty-four (34) degrees twelve (12) minutes West, fifty (50) feet to a corner of land now or formerly occupied by Henry Mastens; thence South fifty seven (57) degrees forty-five (45) minutes East, two hundred (200) feet to a corner on said Main Road; thence North thirty four (34) degrees twelve (12) minutes East fifty (50) feet to the place of beginning.

Coal and other minerals excepted and reserved as fully as the same are excepted and reserved in deeds in chain of title.

The said premises being known and designated as 120 North Main Street, Plains Township, Luzerne County, Pennsylvania.

Seized and taken into execution as the property of FREDERICK R. SPRINGER JR. at the suit of CITIMORTGAGE INC. F/K/A ASSOCIATES CONSUMER DISCOUNT CO.

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 FREDERICK R. SPRINGER JR.

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