

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. 81

DEBT \$108,077.90

By virtue of a Writ of Execution No. 1225/2009, issued by OneWest Bank. FSB, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 9989-2009, 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 of piece of ground situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, known and designated as and being lot numbered Three (3) in Block numbered Forty-two (42) on a certain map entitled "Hazleton Heights" in the City of Hazleton, County of Luzerne, belonging to the Hazleton Heights Land Company, surveyed by the Luzerne Engineering Co., said lot being Thirty-two (32) feet in width on Kiefer Avenue, and extending of that wide in depth One Hundred Sixteen (116') feet to the "F" Court.

Parcel No. 1: #71-15-677-3

ALL THAT CERTAIN lot or piece of ground situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, known and designated as and being Lot No. Four (4) in Block numbered Forty-two (42) on a certain map entitled "Hazleton Heights" in the City of Hazleton, County of Luzerne, belonging to the Hazleton Heights Land Company, Surveyed by the Luzerne Engineering Co., said lot being Thirty-two (32') feet in width on Kiefer Avenue and extending to that width in depth One Hundred Sixteen (116') feet to "F" Court.

Parcel No. 2: #71-15-702-2

Being the same premises conveyed to THOMAS KSANZNAK A/K/A THOMAS L. KSANZNAK AND KATHLEEN KSANZNAK A/K/A KATHLEEN M. KSANZNAK by deed from KATHLEEN M. FRIENDY dated June 4, 1990 and recorded June 5, 1990 in Deed Book 2351, Page 37.

The property is located at 328 Keifer Avenue, Hazleton, Pennsylvania 18201 and is improved with a single family dwelling.

Seized and taken into execution as the property of Kathleen Ksanznak a/k/a Kathleen M. Ksanznak, Thomas Ksanznak a/k/a Thomas L. Ksanznak at the suit of OneWest Bank. FSB

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 Kathleen Ksanznak a/k/a Kathleen M. Ksanznak, Thomas Ksanznak a/k/a Thomas L. Ksanznak

Terrence McCabe
McCabe, Weisberg and Conway
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

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