

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. 128

DEBT \$71,113.50

By virtue of a Writ of Execution No. 1080-2009, issued by CITIFINANCIAL SERVICES, INC., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 7768-2009, 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 piece, parcel or lot of ground situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being the southerly one-half of Lot No. 1 of Square No. 26 on the plot or plan of the Diamond Addition to the said City of Hazleton, bounded and described as follows, to wit:

BEGINNING at a point, said point being the northeasterly corner of the intersection of Church and Second Streets;

THENCE extending northwardly along the easterly line of Church Street for a distance of sixteen (16) feet to a point;

THENCE extending eastwardly of that same sixteen (16) foot width or breadth, in length or depth, and at right angles to said Church Street for a distance of two hundred (200) feet to a line parallel with said Church Street, said line is also being the westerly line of Lee Court.

IMPROVED with the southerly one-half of a double dwelling bearing street address of 541 North Church Street, Hazleton, Pennsylvania, and ALSO IMPROVED on rear or easterly portion of said premises with the southerly one-half of a garage.

UNDER AND SUBJECT to all easements, covenants, reservations, restrictions, conditions and rights set forth in prior deeds in the chain of title, and in deed from James M. Kuzma, et ux to Arthur J. Kimmel, et ux, dated May 30, 1979 recorded May 31, 1979 in the Recorder of Deeds Office in and for Luzerne County, Pa. in Deed Book 1990 at Page 629.

BEING PREMISES: 541 North Church Street Hazleton, PA 18201

UNDER and SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

IMPROVEMENTS consist of a residential dwelling.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is T8NW34 B10 L006-1.

THE PLATE NUMBER of the above-described parcel is 71-9-85-4-D1-2.

BEING the same premises which RICHARD J. REGGIE AND MARY ANN REGGIE, HUSBAND AND WIFE by deed dated 12/17/86 and recorded on 12/24/86 in Deed Book 2218, Page 1127 conveyed unto ROBERT J. RUPP.

Seized and taken into execution as the property of ROBERT J. RUPP at the suit of CITIFINANCIAL SERVICES, INC.

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 ROBERT J. RUPP

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