

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. 161**

**DEBT \$52,086.15**

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By virtue of a Writ of Execution No. 1142-2009, issued by CITIMORTGAGE INC., out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 898-2007 ED, 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 individual rights, title, interests, estates, fees, ownership, liabilities, easements, privileges of, in and to all that certain lot, piece of parcel of land situate in the Borough of West Pittston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on an alley, now known as Blackman Street, said point being a corner of land now or formerly of Mary J. Thomas;

Thence along last mentioned land north thirty-three (33°) degrees west or thereabout seventy-eight (78?) feet nine (9?) inches to a corner of land now or formerly of A. H. Harris;

Thence in a southwesterly direction twenty (20?) feet to line of land now or formerly of William Deubler, et ux.;

Thence in a southeasterly direction along a line intended to be the center of partition of division wall of a double house (known as #319 and 321 Blackman Street) now standing upon the land hereby conveyed and so intended and land now or formerly of said Beubler, eighty-one (81?) feet to a corner on Blackman Street;

Thence along said Blackman Street in a northeasterly direction, twenty (20?) feet to the place of beginning.

Subject to the same conditions, covenants, exceptions, reservations and restrictions as are contained in prior Deeds in the chain of title.

TAX PARCEL # E11NE4 B005 L016

Seized and taken into execution as the property of DONALD C. TOMPKINS, CAROLE M. TOMPKINS at the suit of CITIMORTGAGE 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 DONALD C. TOMPKINS, CAROLE M. TOMPKINS**

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**