

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 12th, 2009 at 10:30 A.M.

SALE NO. 3

DEBT \$68,912.54

By virtue of a Writ of Execution No. 344/2009, issued by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-1, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 15706-2008, there will be exposed to public sale and outcry on Friday, June 12th, 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 the surface or right of soil of all that certain lot of land situate in the City of Nanticoke, County of Luzerne, and the Commonwealth of Pennsylvania, bounded and described as follows:

Beginning on the southerly side of Main Street, in said City, at a point 158 feet westerly from the southwest corner of the intersection of Main and Chestnut Streets, on the plot of lots hereinafter mentioned;

Thence along the lands of M. Bergin, South 4 degrees 19 minutes East, 61.49 feet to a corner on the northerly side of Spring Street;

Thence along the northerly side of Spring Street, South 71 degrees, 12 minutes West, 54.79 feet to a corner on line of Lot No. A-62;

Thence through Lot No. A-62, aforesaid North 4 degrees 19 minutes West, 75.15 feet to said Main Street;

Thence along the line said Main Street, North 85 degrees 41 minutes East, 53 feet to the place of beginning.

Containing 3549 square feet of land, more or less.

Being part of Lot No. A-62 on the plot of lots laid out by the Susquehanna Coal Company.

Being the same premises conveyed to Centex Home Equity Company, LLC, by virtue of Deed from Barry L. Stankus, High Sheriff of Luzerne County, dated August 8, 2003 and recorded in Luzerne County Record Book 3003 at Page 298008.

The property is located at 275 East Main Street, Nanticoke, PA 18634 and is improved with a single family dwelling.

PIN# J7-NE4-B026-L005.

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

Seized and taken into execution as the property of PAUL J. ALTAVILLA, APRIL L. DIACHEYSN at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-1

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, June 22, 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 PAUL J. ALTAVILLA, APRIL L. DIACHEYSN

Joseph A. Goldbeck, Jr.
GOLDBECK McCAFFERTY and McKEEVER
Mellon Independence Center - Suite 5000
701 Market Street
Philadelphia, PA 19106-1532

**MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY**