

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. 97**

**DEBT \$391,961.80**

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By virtue of a Writ of Execution No. 349-2009, issued by Deutsche Bank National Trust Company, As Trustee Under Novastar Mortgage Funding Trust, Series 2007-2, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 11683 OF 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 in and to those two certain pieces or parcels of land situate in the Borough of Kingston (formerly Borough of Dorranceton), County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a corner on the Easterly side of Charles Street, distant in a Northeasterly direction three hundred (300) feet from its intersection with James Street;

THENCE South 29 degrees East one hundred fifty (150) feet to a corner;

THENCE North 61 degrees East fifty (50) feet to a corner;

THENCE North 29 degrees West one hundred fifty (150) feet to Charles Street;

THENCE along the line of said Charles Street, South 51 degrees West fifty (50) feet to the place of beginning.

BEING Lot No. 39 on Plots of the Charles Dorrance Estate as recorded in the Register's Office in Luzerne County in Real Estate Docket No. 14, Page 294, and also in Real Estate Sales Docket No. 31, Page 604.

THE SECOND THEREOF:

BEGINNING at a corner on the Easterly side of Charles Street and Distant in a Northeasterly direction two hundred ninety (290) feet from its intersection with James, lately called Dick Street;

THENCE South 29 degrees East on one hundred fifty (150) feet to a corner;

THENCE North 61 degrees East ten (10) feet to a corner;

THENCE parallel to the first named course, North 29 degrees West one hundred fifty (150) feet to a corner in Charles Street aforesaid; and

THENCE along said Charles Street, South 61 degrees West ten (10) feet to the place of Beginning.

PLATE 3 34-5-139-5

PIN #G9SE3 B004 L004

Seized and taken into execution as the property of Joseph Newcome-Beill, Mare Newcome-Beill at the suit of Deutsche Bank National Trust Company, As Trustee Under Novastar Mortgage Funding Trust, Series 2007-2

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 Joseph Newcome-Beill, Mare Newcome-Beill**

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

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