

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. 50**

**DEBT \$271,072.20**

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By virtue of a Writ of Execution No. 1078-2009, 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. 15334-08, 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 those certain lots or pieces of ground situate in Kingston Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a point in the southerly side of James Street, said point being along the line of land now or late of J.J. Lally and being also fifty (50) feet from the intersection of James and Warren Streets;

THENCE along the line of said J.J. Lally, South sixty (60) degrees one hundred three and seven tenths (103.7) feet to a point in Lot No. 56 on plot of lots hereinafter mentioned;

THENCE through Lot No. 56, north thirty (30) degrees West, fifty (50) feet to a point;

THENCE north sixty (60) degrees east one hundred three and seven tenths (103.7) feet to the line of James Street;

THENCE along the line of James Street South thirty (30) degrees East, fifty (50) feet to the place of beginning.

BEING parts of Lots Nos. 54, 55, and 56 on plot of lots of James M. Butler, recorded in the Recorder of Deeds Office of Luzerne County in Map Book 2, Page 79.

THE SECOND THEREOF:

BEGINNING at a point at the intersection of the northwesterly line of Warren Avenue and the southwesterly line of James Street;

THENCE South sixty (60) degrees west, one hundred three and seven tenths (103.7) feet along the line of Warren Avenue to a point;

THENCE North thirty (30) degrees west, fifty (50) feet to a point;

THENCE north sixty (60) degrees east one hundred three and seven tenths (103.7) feet to the line of James Street;

THENCE South thirty (30) degrees east, fifty (50) feet along James Street to a point, the intersection of said James Street and Warren Avenue, the place of beginning.

EXCEPTING and reserving coal and minerals to the same extent as the same have been excepted and reserved in Deed of Charles N. Loveland, et ux, to George B. Courtright, et ux, dated November 19, 1923, and recorded in Luzerne County Deed Book No. 584 Page 567.

SUBJECT to those restrictions and conditions as set forth in the aforesaid Deed of Charles N. Loveland, et ux, to George B. Courtright, et ux, dated November 23, 1923, and recorded in Luzerne County Deed Book 584 at Page 567.

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Seized and taken into execution as the property of ALAN FRANK 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, 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 ALAN FRANK**

**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**