

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

**SHERIFF'S SALE**

OF VALUABLE REAL ESTATE

Friday, August 7th, 2009 at 10:30 A.M.

**SALE NO. 100**

**DEBT \$99,563.46**

---

By virtue of a Writ of Execution No. 577-2009, issued by Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Series 2006-WMC1, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 1834-2008, there will be exposed to public sale and outcry on Friday, August 7th, 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 that certain lot, piece, parcel or tract of land, situate, lying and being in the Township of Newport, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the Westerly line of College Avenue, also known as Pennsylvania State Highway Legislative Route No. 40032; said corner being the Northeasterly corner of a parcel of land quit claimed to Stephen R. Shipperski, et. ux., by deed dated December 14, 1972 (Luzerne County Deed Book No. 1769, Page 1076);

THENCE along the Northerly line of said land of Stephen R. Shipperski, et. ux., South Seventy-nine (79) degrees Eighteen (18) minutes, West One Hundred Fifty (150) feet to a corner;

THENCE North Ten (10) degrees Forty Two (42) minutes, West Seventy-two (72) feet more or less to a corner in the Southerly line of a Twenty (20) feet wide unnamed alley;

THENCE along the Southerly line of said unnamed alley, North Seventy-nine (79) degrees Eighteen (18) minutes, East One Hundred Fifty (150) feet to a corner in the Westerly line of College Avenue aforesaid;

THENCE along the Westerly line of College Avenue, South Ten (10) degrees Forty-two (42) minutes, East Seventy-two (72) feet more or less to a corner, the place of Beginning.

Seized and taken into execution as the property of John A. Novak, Stacey M. Novak at the suit of Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Series 2006-WMC1

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, August 17, 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 John A. Novak, Stacey M. Novak**

**Martha E. Von Rosenstiel, Esq.**  
**Martha E. Von Rosenstiel, P.C.**  
**649 South Avenue, Suite 7**  
**Secane, PA 19018**

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