

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. 76

DEBT \$89,303.47

By virtue of a Writ of Execution No. 444-2009, issued by DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2005 MORGAN STANLEY ABS CAPITAL I INC., TRUST 2005-NC-1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-NC1, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 1744 OF 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 AND TO THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF NANTICOKE, COUNTY OF LUZERNE, AND STATE OF PENNSYLVANIA. BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT NO. 383 ON THE NORTHERLY SIDE OF NOBLE STREET IN SAID CITY, EIGHTY-TWO AND ONE-HALF (82 1/2) FEET EASTERLY FROM THE NORTHEAST CORNER OF THE INTERSECTION OF NOBLE AND PROSPECT STREETS ON THE PLOT OF LOTS HEREINAFTER MENTIONED. THENCE ALONG THE LINE OF SAID NOBLE STREET, NORTH 71 DEGREES 12 MINUTES EAST, TWENTY SEVEN AND ONE-HALF (27 1/2) FEET TO A POINT ON THE SOUTHERLY LINE OF LOT NO. 384. THENCE THROUGH SAID LOT NO. 384, NORTH (8 DEGREES 48 MINUTES WEST, ONE HUNDRED FORTY-TWO AND ONE-HALF (142 1/2) FEET TO A CORNER ON A FIFTEEN FOOT ALLEY: THENCE ALONG THE LINE OF SAID ALLEY, SOUTH 71 DEGREES 12 MINUTES WEST, TWENTY-SEVEN AND ONE HALF (27 1/2) FEET TO A POINT ON THE NORTHERLY LINE OF LOT NO. 383. THENCE THROUGH SAID LOT NO. 383, SOUTH 18 DEGREES 48 MINUTES EAST, ONE HUNDRED FORTY-TWO AND ONE-HALF (142 1/2) FEET TO THE POINT OF BEGINNING. CONTAINING 3,918.75 SQUARE FEET OF LAND, MORE OR LESS.

Seized and taken into execution as the property of PATRICK KNOSS, MICHELLE KNOSS at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2005 MORGAN STANLEY ABS CAPITAL I INC., TRUST 2005-NC-1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-NC1

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 PATRICK KNOSS, MICHELLE KNOSS

Daniel J. Mancini, Esquire
Mancini Law Firm
201 Fairview Dr
Monaca, PA 15061

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY