

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. 32**

**DEBT \$51,967.13**

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By virtue of a Writ of Execution No. 996-2009, issued by Deutsche Bank National Trust Company f/k/a Bankers Trust Company of California, N.A., as Trustee, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 8996-09, 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 the Surface or Right of Soil only of all that certain piece or parcel of land, situate in the City of Nanticoke, (formerly borough), County of Luzerne and State of Pennsylvania, more particularly bounded and described as follows: to wit:

BEGINNING on the South side of Church Street, at a corner between Lots Nos. 206 and 207 on Plot of Lots hereinafter mentioned;

THENCE along line of said Church Street South 71 degrees 12 minutes West, 33.5 feet to a corner;

THENCE through Lot No. 207, South 18 degrees 48 minutes East, One hundred Forty-Three feet to a corner on an alley;

THENCE along the line of said alley, North 71 degrees 12 minutes East, 33.5 feet to a corner between Lots numbered 206 and 207;

THENCE along the line dividing said Lots Numbered 206 and 207, North 18 degrees 48 minutes West, One Hundred Forty-Three (143) feet to a corner on said Church Street, the place of beginning.

CONTAINING 4790.5 square feet of land, more or less.

Being the same premises conveyed unto William Davison and Deborah Davison, his wife, by Deed of Scott A. Czajkowski and Nancy Czajkowski, his wife, dated February 21, 1997 and recorded in Luzerne County Deed Book 2593 at Page 207 on March 3, 1997.

Seized and taken into execution as the property of Deborah Davison at the suit of Deutsche Bank National Trust Company f/k/a Bankers Trust Company of California, N.A., as Trustee

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 Deborah Davison**

**Michael J. Clark  
Shapiro and DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406**

**CHARLES J. GUARNIERI, ACTING SHERIFF  
LUZERNE COUNTY**