

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. 54**

**DEBT \$75,291.00**

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By virtue of a Writ of Execution No. 997-2009, issued by US Bank N.A as trustee, for the registered holders of CSMC Asset-Backed Trust 2007-NC1 OSI, CSMC Asset-Backed Pass-Through Certificates, Series 2007-NC1 OSI, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 8995-09-, 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 THAT CERTAIN lot, piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

CONTAINING a front of twenty-five (25.00) feet northwestward on North Main Street: bounded northeastward parallel with Linden Street; one hundred forty-eight and seventy-two one-hundredths (148.72) feet by Lot No. 56 on North Main Street southeastward at right angles to Linden Street, twenty-five (25.00) feet by other lands now or late of the Delaware and Hudson Company; and southwestward parallel with Linden Street one hundred forty-eight and ninety-three one-hundredths (148.93) feet by Lot No. 58 on North Main Street.

COMPRISING Lot No. 57 on North Main Street as designated on map of building lots of the said Delaware and Hudson Company in the 16th Ward of the City of Wilkes-Barre.

Being the same premises conveyed unto Sharlynn Garvin, by Deed of Gerard M. Finnerty dated October 19, 2006 and recorded in Luzerne County Deed Book 3006 at page 293328 on October 23, 2006.

Seized and taken into execution as the property of Sharlynn Garvin at the suit of US Bank N.A as trustee, for the registered holders of CSMC Asset-Backed Trust 2007-NC1 OSI, CSMC Asset-Backed Pass-Through Certificates, Series 2007-NC1 OSI

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 Sharlynn Garvin**

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

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