

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 2nd, 2009 at 10:30 A.M.

SALE NO. NULL

DEBT \$18,815.10

By virtue of a Writ of Execution No. 734-2009, issued by Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1998-1, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 2505-2009, there will be exposed to public sale and outcry on Friday, October 2nd, 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 or parcel of land located in the Borough of Ashley, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 82 in the Lehigh and Susquehanna Coal Company plan of town lots in Ashley (formerly Coalville) on the southeast side of Main Street;

THENCE along the said Main Street north 32 degrees east 20 feet more or less, to a point in lands now or late of Frederick D. Vincent and Oscar A. Vincent;

THENCE south 58 degrees east 200 feet, more or less, to a point in Lot No. 84;

THENCE south 32 degrees west along line of Lot No. 84, 20 feet, more or less, to a point in the corner of Lot No. 82;

THENCE by said Lot No. 82 north 58 degrees west 208 feet, more or less, to the place of Beginning.

Seized and taken into execution as the property of Joseph Janowski at the suit of Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1998-1

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, October 12, 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 Joseph Janowski

Michael J. Clark, Esq.
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3600 Horizon Drive, Suite 150
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MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY