

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, December 3rd, 2010 at 12:00 A.M.

SALE NO. NULL

DEBT \$64,943.78

By virtue of a Writ of Execution No. 840-2009, issued by WELLS FARGO BANK, NA S/B/M WELLS FARGO BANK SOUTHWEST NA F/K/A WACHOVIA MORTGAGE CORPORATION, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 3945-2009, there will be exposed to public sale and outcry on Friday, December 3rd, 2010 at 00:00 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 and right of soil only of and to the following lot, piece or parcel of land situate lying and being in the Borough of Dupont, County of Luzerne, and Commonwealth of Pennsylvania.

Lot 50 X 150; 325-327 Smith Street, F12 NW3 Block 5; Lot 7, Borough of Dupont, Luzerne County, Pennsylvania.

Being Lot No. 50 on Smith Avenue as laid out on map of George and Henry Smith Plot of Lots in Smithville containing about 500 square feet of land be the same more or less, being 50 feet front and 150 feet deep.

EXCEPTING and reserving coal and other minerals as recorded in Deed Book 431 Page 535.

Seized and taken into execution as the property of JOSEPH LOMBARDO, SUSAN LOMBARDO at the suit of WELLS FARGO BANK, NA S/B/M WELLS FARGO BANK SOUTHWEST NA F/K/A WACHOVIA MORTGAGE CORPORATION

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 13, 2010, 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 LOMBARDO, SUSAN LOMBARDO

Joseph A. Goldbeck, Jr.
GOLDBECK McCafferty and McKEEVER
Mellon Independence Center - Suite 5000
701 Market Street
Philadelphia, PA 19106-1532

CHARLES J. GUARNIERI, ACTING SHERIFF
LUZERNE COUNTY