

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. 21

DEBT \$155,604.36

By virtue of a Writ of Execution No. 495-2009, issued by WELLS FARGO BANK, NA AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT FATED AS OF AUGUST 1, 2003 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-WMC3, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. ED 495-2009, 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 THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF ROSS, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A PK NAIL LOCATED ALONG THE CENTERLINE OF TOWNSHIP ROUTE NO. 664, BEING NORTH 30 DEGREES 54 MINUTES 25 SECONDS EAST, THREE HUNDRED AND FIFTY-THREE ONE-HUNDREDTHS (300.53) FEET FROM A PK NAIL CORNER OF THE LANDS NOW OR FORMERLY OF PAUL ANDREWS, LOCATED ALONG THE CENTERLINE OF TOWNSHIP ROUTE NO. 664;

THENCE ALONG THE CENTERLINE OF TOWNSHIP ROUTE NO. 664, NORTH 30 DEGREES 25 MINUTES 50 SECONDS EAST, THREE HUNDRED AND THIRTY-NINE ONE-HUNDREDTHS (300.39) FEET TO A PK NAIL CORNER LOCATED ALONG THE CENTERLINE OF TOWNSHIP ROUTE NO. 664;

THENCE ALONG A LINE THROUGH THE LANDS NOW OR FORMERLY OF SWEET VALLEY SPORTLAND, INC., NORTH 59 DEGREES 27 MINUTES 20 SECONDS WEST, ONE THOUSAND, SIX HUNDRED SIXTY-EIGHT AND NINETY-ONE ONE-HUNDREDTHS (1,668.91) FEET TO AN IRON PIN CORNER ALONG THE LINE OF LANDS NOW OR FORMERLY OF S. GORSKI;

THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF S. GORSKI, SOUTH 30 DEGREES 16 MINUTES 10 SECONDS EAST, THREE HUNDRED AND THIRTY-NINE ONE-HUNDREDTHS (300.39) FEET TO AN IRON PIN CORNER;

THENCE ALONG A LINE THROUGH THE LANDS NOW OR FORMERLY OF SWEET VALLEY SPORTLAND, INC., SOUTH 59 DEGREES 27 MINUTES 20 SECONDS EAST, ONE THOUSAND, SIX HUNDRED SIXTY-EIGHT AND SIX ONE-HUNDREDTHS (1, 668.06) FEET TO THE PLACE OF BEGINNING.

Seized and taken into execution as the property of ROBERT E. BROWN, MARIANNE C. BROWN at the suit of WELLS FARGO BANK, NA AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT FATED AS OF AUGUST 1, 2003 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-WMC3

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 ROBERT E. BROWN, MARIANNE C. BROWN

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

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY