

**IN THE COURT OF COMMON PLEAS OF CARBON COUNTY**

**SHERIFF'S SALE**

**OF VALUABLE REAL ESTATE**

**Friday, April 9th, 2010 at 11:00 A.M.**

By virtue of a Writ of Execution No. 09-3840, issued by WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC 2005-OP1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OP1, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 09-3840, there will be exposed to public sale and outcry on Friday, April 9th, 2010 at 11:00 E.S.T., in the Sheriff's Office, Court House Building, Jim Thorpe, Pennsylvania, the following described real estate, to wit:

PARCEL "A"

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE IN PENN FOREST TOWNSHIP, CARBON COUNTY, PENNSYLVANIA, AND LOCATED IN THE DEVELOPMENT KNOWN AS MARTY AXMAN IN THE POCONOS. BEING LOT NO. 175 ON THE FILED OR TO BE FILED NO. 1642 OF EBECO ASSOCIATES, INC., BOUNDED AND DESCRIBED AS FOLLOWS, OR WIT:

BEGINNING AT A POINT ON THE NORTH SIDE OF A 50 FEET WIDE RIGHT OF WAY KNOWN AS BROAD MOUNTAIN VIEW DRIVE, SAID POINT BEING THE 2 COURSES AND DISTANCES ALONG THE NORTH SIDE OF BROAD MOUNTAIN VIEW FROM A POINT ON THE EAST SIDE OF ANOTHER 50 FEET WIDE RIGHT OF WAY KNOWN AS SUGAR PINE ROAD; (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 25 FEET THE ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENT: (2) SOUTH 81 DEGREES 22 MINUTES 30 SECONDS EAST 220.00 FEET TO A POINT, THE BEGINNING.

CONTAINING IN FRONT OR BREADTH ON THE SAID BROAD MOUNTAIN VIEW DRIVE 100.00 FEET AND EXTENDING OF THAT WIDTH IN LENGTH OR DEPTH BETWEEN PARALLEL LINES AT RIGHT ANGLES TO THE SAID BROAD MOUNTAIN VIEW DRIVE 220.00 FEET.

BEING KNOWN AS LOT NO. 175 ON THE ABOVE-MENTIONED PLAN

CONTAINING .50 ACRES OF LAND.

PARCEL "B"

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE IN PENN FOREST TOWNSHIP, CARBON COUNTY, PENNSYLVANIA, AND LOCATED IN THE DEVELOPMENT KNOWN AS MARTY AXMAN IN THE POCONOS. BEING LOT NO. 176 ON THE FILED OR TO BE FILED DRAWING NO. 1642 OF EBECO ASSOCIATES, INC. BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTH SIDE OF A 50 FEET WIDE RIGHT OF WAY KNOWN AS BROAD MOUNTAIN VIEW DRIVE, SAID POINT BEING THE 2 COURSES AND DISTANCES ALONG THE NORTH SIDE OF BROAD MOUNTAIN DRIVE FROM A POINT ON THE EAST SIDE OF ANOTHER 50 FEET WIDE RIGHT OF WAY KNOWN AS SUGAR PINE DRIVE; (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 25 FEET THE ARC DISTANCE 39.27 FEET TO A POINT OF TANGENT (2) SOUTH 81 DEGREES 22 MINUTES 30 SECONDS EAST 100.00 FEET TO A POINT, THE BEGINNING.

CONTAINING IN FRONT OR BREADTH ON THE SAID BROAD MOUNTAIN VIEW DRIVE 100.00 FEET AND EXTENDING OF THAT WIDTH IN LENGTH OR DEPTH BETWEEN PARALLEL LINES AT RIGHT ANGLES TO THE SAID BROAD MOUNTAIN VIEW DRIVE 220.00 FEET.

BEING KNOWN AS LOT NO. 176 ON THE ABOVE MENTIONED PLAN.

CONTAINING .50 ACRES OF LAND.

PARCEL "C"

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE IN PENN FOREST TOWNSHIP, CARBON COUNTY, PENNSYLVANIA, AND LOCATED IN THE DEVELOPMENT KNOWN AS MARTY AXMAN IN THE POCONOS, BEING LOT NO. 177 ON THE FILED OR TO BE FILED DRAWING NO. 1642 OF EBECO ASSOCIATES, INC., BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE CORNER FORMED BY THE NORTH SIDE OF A 50 FEET WIDE RIGHT OF WAY KNOWN AS BROAD MOUNTAIN VIEW DRIVE AND THE EAST SIDE OF ANOTHER 50 FEET WIDE RIGHT OF WAY KNOWN AS

SUGAR PINE ROAD; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG THE NORTH SIDE OF BROAD MOUNTAIN VIEW DRIVE SOUTH 81 DEGREES 22 MINUTES 30 SECONDS EAST 100.00 FEET TO A POINT; THENCE EXTENDING NORTH 8 DEGREES 37 MINUTES 30 SECONDS 220.00 FEET TO A POINT; THENCE EXTENDING NORTH 81 DEGREES 22 MINUTES 30 SECONDS EAST 100.00 FEET TO A POINT ON THE EAST SIDE SUGAR PINE ROAD THE 2 COURSES AND DISTANCES; (1) SOUTH 8 DEGREES 37 MINUTES 30 SECONDS WEST 220.00 FEET TO A POINT OF CURVE; (2) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 25 FEET THE ARC DISTANCE OF 39.27 FEET TO A POINT, THE AFORESAID CORNER, SAID BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING .50 ACRES OF LAND.

Seized and taken into execution as the property of Aaron Lupacchini at the suit of WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC 2005-OP1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OP1

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, April 19, 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 Aaron Lupacchini**

**Margaret Gairo  
McCabe, Weisberg and Conway  
123 S. Broad St., Suite 2080  
Philadelphia, PA 19109**

**DWIGHT L. NOTHSTEIN, SHERIFF  
CARBON COUNTY**