

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, March 9th, 2007 at 11:00 A.M.

By virtue of a Writ of Execution No. 06-3544, 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, Series 2001-2, c/o Ocwen Loan Servicing LLC f/k/a Ocwen Federal Bank FSB as servicing agent, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 06-3544, there will be exposed to public sale and outcry on Friday, March 9th, 2007 at 11:00 A.M. E.S.T., in the Sheriff's Office, Court House Building, Jim Thorpe, Pennsylvania, the following described real estate, to wit:

ALL THAT CERTAIN piece, or lot of land being a portion of the Daniel Smith Tract, Coxe Brothers & Company, Inc., situated on the southerly side of Clifton Avenue in Lower Buck Mountain Village, Lausanne Township, Carbon County, State of Pennsylvania, which is marked Lots Nos. three, four and five on plot or plan of land of said Coxe Bros. & Company, Inc., said lots being more particularly described as follows:

BEGINNING at a point on the South side of Clifton Avenue, located North sixty-three degrees thirty-two minutes East (N 63 32'E) Sixty-six and no hundredths (66.00) feet from a point marking the Northwest corner of Block H on the town plot of Lower Buck Mountain Village, said point being located South fifty-four degrees fifteen minutes West, (S 54 15' W) One thousand seven hundred forty-eight and twelve hundredths (1748.12) feet from a point marking the Northeast corner of the Daniel Smith Tract, the Northwest corner of the James Santee tract, the Southwest corner of the Alexander Hunter Tract and the Southwest corner of the Alexander Hunter Tract and the Southeast corner of the Samuel Scott Tract.

THENCE North sixty-three degrees thirty-two minutes East (N63 32' E) Ninety-nine and no hundredths (99.00) feet to a point; THENCE South twenty-six degrees twenty-eight minutes East (S 26 28'E) Two hundred fifty and no hundredths (250.00) feet to a point; THENCE South sixty-three degrees twelve minutes west (S 63 12'W) ninety-nine and no hundredths (99.00) feet to a point; THENCE North twenty-six degrees twenty-eight minutes West (N 26 28'W) Two hundred fifty and no hundredths (250.00) feet to a point, the place of beginning.

SUBJECT TO the Grant of Easement executed April 18, 2005 and recorded in the Carbon County Recorder of Deeds on May 12, 2005 in Book 1328 at Page 813, as Instrument Number 200505658.

Commonly known as 2445 Buck Mount Road, Weatherly, PA 18255

Tax Parcel 101-26-A21

Township of Lausanne

Seized and taken into execution as the property of Michael B. McCall 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, Series 2001-2, c/o Ocwen Loan Servicing LLC f/k/a Ocwen Federal Bank FSB as servicing agent

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, March 19, 2007, 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 Michael B. McCall

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

Lauren R. Tabas, Esquire
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