

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, November 2nd, 2007 at 11:30 A.M.

By virtue of a Writ of Execution No. 07-2308, issued by BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2006-12, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 07-2308, there will be exposed to public sale and outcry on Friday, November 2nd, 2007 at 11:30 E.S.T., in the Sheriff's Office, Court House Building, Jim Thorpe, Pennsylvania, the following described real estate, to wit:

ALL THAT CERTAIN lot or parcel of land SITUATE in the Township of Franklin, County of Carbon and Commonwealth of Pennsylvania, being known as Lot Number 92 of a "Minor 2 Lot Subdivision of land of as recorded in the Recorder of Deeds Office in Carbon County Map Book 2, Page 554 bounded and described as follows to wit:

BEGINNING at an iron pin along a cul-de-sac known as Innsbruck Circle said pin marking the Northernmost point of Lot Number 92, herein conveyed; thence in and along the boundary line between Lot No. 92 and Lots 55 and 59, South 23 degrees 00 minutes East a distance of 309.16 feet to an iron pin; thence in and along the boundary between Lot Number 92, and lands now or formerly of Wilfred Kreinis South 63 degrees 22 minutes 52 seconds West a distance of 406.65 feet to an iron pin, said pin being the Southernmost point of Lot Number 92 herein conveyed, thence in and along the boundary between Lot Number 92 and land now or formerly of Fredrick W. Sherrerd and Nina E. Sherrerd North 23 degrees 00 minutes 00 seconds West 334.83 feet to an iron pin; thence in and along the boundary between Lot Number 92 and land now or formerly of Frederick W. Sherrerd and Nina E. Sherrerd North 67 degrees 00 minutes 00 seconds East 405.84 feet to an iron pin marking the point and place of beginning.

TAX PARCEL NO. 53C-13-F92

PROPERTY address: 100 INNSBRUCK DRIVE, LEHIGHTON, PA 18235

Seized and taken into execution as the property of DUKE NGUYEN, HOAN NGUYEN at the suit of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2006-12

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, November 12, 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 DUKE NGUYEN, HOAN NGUYEN

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

DWIGHT L. NOTHSTEIN, SHERIFF
CARBON COUNTY