

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, May 14th, 2010 at 11:00 A.M.

By virtue of a Writ of Execution No. 09-3472, issued by WELLS FARGO BANK, N.A., AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, SERIES 2004-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 09-3472, there will be exposed to public sale and outcry on Friday, May 14th, 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:

ALL THAT CERTAIN Lot 1108 in Section L-II as shown and designated on plan of Indian Mountain Lakes, Section L-II, made by Leo Achterman, Jr., civil Engineer and Surveyor, dated May 1, 1964 and recorded August 19, 1964 at the Recorder of Deeds for Carbon County, Map Book 1, page 118.

BEING THE SAME PREMISES BY DEED DATED 0611512004-, GIVEN BY WAYNE D'ANGELO AND THERESA D'ANGELO, HUSBAND AND WIFE TO JAMES A. SIMS AND LAUREN SIMS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES AND RECORDED 611812004- IN BOOK 1236 PAGE 767 INSTRUMENT # 2004-07952

BEING KNOWN AS 1108 HOLLY LANE, ALBRIGHTSVILLE PA 18210

Seized and taken into execution as the property of Lauren Sims, JAMES A. SIMS at the suit of WELLS FARGO BANK, N.A., AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, SERIES 2004-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES

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, May 24, 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 Lauren Sims, JAMES A. SIMS

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

DWIGHT L. NOTHSTEIN, SHERIFF
CARBON COUNTY