

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

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

By virtue of a Writ of Execution No. 10-0370, issued by U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-WMC4, Asset Backed Pass-Through Certificates, Series 2006-WMC4, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 10-0370, there will be exposed to public sale and outcry on Friday, July 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:

ALL THAT CERTAIN lot or parcel of ground situate and being in Penn Forest Township, Carbon County, Pennsylvania, designated as Lot No. 300, Section 4, of Bear Creek Lakes, Inc. – Penn Forest Streams Development as described in Carbon County Map Book Vol. 1 Page 400, and being more particularly described as follows:

BEGINNING at a point on the Southerly right-of-way line of Robertson Road, said point being the Northwest corner of Lot No. 300 herein conveyed and the Northeast corner of Lot No. 299; thence in and along the Southerly right-of-way line of Robertson Road North 88 degrees 43 minutes 52 seconds East 135 feet to a point, said point being the Northeast corner of Lot No. 300 herein conveyed and the Northwest corner of Lot No. 301; thence in and along the boundary line between Lot Nos. 300 and 301 South 1 degree 16 minutes 8 seconds East 325 feet to a point, said point being coterminous with Lot Nos. 300 and 301 and Lot Nos. 303 and 302, Section 3; thence in and along the boundary line between Lot Nos. 300 and 303, Section 3 South 88 degrees 43 minutes 52 seconds East 135 feet to a point, said point being coterminous with Lot Nos. 299 and 300 and Lot Nos. 304 and 303, Section 3; thence in and along the boundary line between Lot Nos. 299 and 300 North 1 degree 16 minutes 8 seconds West 325 feet to a point on the Southerly right-of-way line of Robertson Road, said point the place of BEGINNING.

CONTAINING 1.01 acres

BEING LOT NO. 300, Section 4, on the "Final Plan, Penn Forest Streams Situate in Penn Forest Township, Carbon County, Pennsylvania" prepared by PennEast Corporation and dated September 29, 1978.

BOUNDED on the North by Robertson Road; on the East by Lot No. 301; on the South by Lot No. 303, Section 3; and on the West by Lot 299.

Parcel No. 50C-51-D300

BEING THE SAME PREMISES which Eugene M. Pleban and Romaine S. Pleban, His wife, by Deed dated December 18, 2004 and recorded December 20, 2004, in the Office for the Recorder of Deeds in and for the County of Carbon, in Deed Book 1290 Page 73, granted and conveyed unto the Michael V. Ryan, Jr. and Maria K. Ryan, husband and wife, in fee.

Seized and taken into execution as the property of Michael V. Ryan, Jr., Maria K. Ryan at the suit of U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-WMC4, Asset Backed Pass-Through Certificates, Series 2006-WMC4

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, July 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 Michael V. Ryan, Jr., Maria K. Ryan

Leslie J. Rase, Esq.
Shapiro and DeNardo
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

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