

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, August 7th, 2009 at 10:30 A.M.

SALE NO. 51

DEBT \$202,381.55

By virtue of a Writ of Execution No. 553-2009, issued by WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 6484-08, there will be exposed to public sale and outcry on Friday, August 7th, 2009 at 10:30 E.S.T., in the Sheriff's Office, 200 North River Street, Wilkes Barre, Pennsylvania, the following described real estate, to wit:

ALL THAT CERTAIN piece, parcel or lot of land situate in the township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly right-of-way of Sunset Boulevard, said point being further described as the northeast corner of Lot 5, and also being the southeast corner of lot herein described;

THENCE along the northerly property line of Lot 5 South seventy-three degrees, three minutes, four seconds West (South 73 degrees 03 minutes 04 seconds West) one hundred seventy-seven and eighty-five hundredth (177.85 feet) feet to a point.

THENCE North four degrees, forty-eight minutes, twenty-five seconds West (North 04 degrees 48 minutes 25 seconds West) one hundred twenty-one and fifty-three hundredths (121.53 feet) feet to a point on the southerly right of way of Third Street;

THENCE along the southerly right-of-way of Third Street, the following (2) courses and distances:

(1) North eighty-five degrees, eleven minutes, and thirty-five East (North 85 degrees 11 minutes 35 seconds East) one hundred forty-eight and eighty-three hundredth (148.83 feet) feet to a point;

(2) By a curve to the right having a radius of twenty and zero hundredths (20.00 feet) feet, an arc length of thirty-one and forty-two hundredths (31.42 feet) feet, and a chord bearing and distance of South forty-nine degrees, forty-eight minutes, twenty-five seconds East (South 49 degrees 48 minutes 25 seconds East) twenty-eight and twenty-eight hundredths (28.28 feet) feet to a point on the westerly right-of-way of Sunset Blvd.

THENCE along the westerly right-of-way of Sunset Boulevard, the following two (2) courses and distance:

(1) South four degrees, forty-eight minutes, twenty-five seconds East (South 04 degrees 48 minutes 25 seconds East) sixteen and eighty hundredths (16.80 feet) feet to a point;

(2) By a curve to the left having a radius of two hundred twenty-five and zero hundredths (225.00 feet) feet, an arc length of forty-seven and sixty-eight hundredths (47.68 feet) feet, and a chord bearing and a distance of South ten degrees, fifty-two minutes, forty-one seconds East (South 10 degrees 52 minutes 41 seconds East) forty-seven and fifty-nine hundredths (47.59 feet) feet to a point the PLACE OF BEGINNING.

Seized and taken into execution as the property of FINA GERMAN, JOSE GERMAN at the suit of WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1

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, August 17, 2009, 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 FINA GERMAN, JOSE GERMAN

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

MICHAEL A. SAVOKINAS, SHERIFF
LUZERNE COUNTY