

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 2nd, 2009 at 10:30 A.M.

SALE NO. NULL

DEBT \$172,744.71

By virtue of a Writ of Execution No. 847-2009, issued by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2006-2, out of the Court of Common Pleas of Luzerne County, Pennsylvania, upon Judgment entered therein to No. 6945-2009, there will be exposed to public sale and outcry on Friday, October 2nd, 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 Fairview, County of Luzerne, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a found iron pin corner in the Southerly right-of-way line of the Lehigh Valley Railroad, said point being further described as the Northwest corner of land of Gerald V. Warner and Bessie C. Warner;

THENCE along said right-of-way line, North 89 degrees 36 minutes 10 seconds West, 227.65 feet to an iron pin corner, the true point of beginning;

THENCE through lands of AAA Appraisal and Holding Co., Inc., South 1 degree 52 minutes East, 91.33 feet to the Northerly right-of-way line of Woodlawn Avenue (L.R. #40040);

THENCE along said right-of-way line, South 89 degrees 46 minutes 05 seconds West, 110.71 feet to a corner;

THENCE through lands of AAA Appraisal and Holding Co., Inc., North 0 degrees 23 minutes 50 seconds East, 92.48 feet to the Southerly right-of-way line of the Lehigh Valley Railroad;

THENCE along said right-of-way line, South 89 degrees 36 minutes 10 seconds East, 107.10 feet to the true point of beginning.

CONTAINING 10,006 Square feet, more or less.

Seized and taken into execution as the property of DWIGHT NICHOLS, KATHLEEN NICHOLS at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2006-2

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, October 12, 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 DWIGHT NICHOLS, KATHLEEN NICHOLS

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