

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, December 9th, 2011 at 11:00 A.M.

By virtue of a Writ of Execution No. 09-1221, issued by The Bank of New York Mellon, as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-4, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 09-1221, there will be exposed to public sale and outcry on Friday, December 9th, 2011 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 piece of ground situate in Franklin Township, County of Carbon, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post; thence along a public road leading from the house of Nathan Blose to Weissport, South thirty-four and one-quarter degrees, East 65 feet to a post at a public road leading from Weissport to Pine Swamps; thence along said road North 62 degrees, East 50 feet to a Post; thence by land of Joseph Obert, North 34 1/4 degrees, West 75 feet to a post; thence along a certain alley south 51 1/4 degrees, West 50 feet to the place of BEGINNING. CONTAINING three thousand five hundred square feet.

The improvements thereon consist of a 2 1/2 story, frame dwelling house, 24 feet by 16 feet 4 inches, with 24 feet x 20 feet one story frame side addition, and 8 feet x 24 feet one story frame back addition, and all other necessary outbuildings.

ALSO all that certain parcel of ground situate in Franklin Township, Carbon County, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin in the center of a public road leading from Weissport to Walcksville; thence North thirty-two and three-quarter degrees West, ninety-three feet to a point on the bank of Tar Run; thence along said Tar Run, North fifty-two degrees East ninety-four feet eight inches to a post in Tar Run; thence South thirty-two and three-quarter degrees East one hundred and one feet three inches to a post in the aforesaid public road; thence in said road, South fifty-seven and one-quarter degrees West ninety-four feet to the place of BEGINNING. CONTAINING nine thousand one hundred and eighteen square feet. The above described tract being Lots No 2 and 1 as numbered on a plan or plot made of Austin Boyer in the year 1888 at the instance of Joseph Obert and known as the Joseph Obert Plan or Lots in Franklin Township, Carbon County, Pennsylvania.

BEING THE SAME PREMISES which Harrison Bert Leuckel and Nancy L. Leuckel, husband and wife, and Terry Glen Leuckel, single, and Denise Wylla Leuckel, single and Cead Taris Leuckel, single, by Deed dated December 16, 1988 and recorded December 16, 1988, in the Office for the Recorder of Deeds in and for the County of Carbon, in Deed Book 513 Page 161, granted and conveyed unto the Terry Glen Leuckel, in fee.

Seized and taken into execution as the property of Terry Glen Leuckel at the suit of The Bank of New York Mellon, as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-4

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, December 19, 2011, 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 Terry Glen Leuckel

**Christopher A. DeNardo
Shapiro and DeNardo
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406**

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