

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, December 10th, 2010 at 11:00 A.M.

By virtue of a Writ of Execution No. 08-0207, issued by First Liberty Bank & Trust, a division of Community Bank, N.A., successor in interest by merger to NBO National Bank, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 08-0207, there will be exposed to public sale and outcry on Friday, December 10th, 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 piece, parcel and tract of land situated in the Township of Penn Forest, County of Carbon, and Commonwealth of Pennsylvania, and described as Lot 2012 in Section IV, Towamensing Trails, on a Subdivision Plan recorded in the Recorder of Deeds Office in and for Carbon County, Pennsylvania on October 17, 1974 in Map Book Volume 1, page 233.

EXCEPTING AND RESERVING an easement measuring 10 feet in width across the entire front width and along both side lengths of the lot described above, said easement to be for the installation, maintenance, repair, replacement, and removal of utilities and drainage facilities; provided, however, that the reservation of the 10 feet wide easement along any side length shall not apply if the owner of the lot hereby conveyed shall also be the owner of the other lots adjoining said side length and shall build his dwelling house across the common side lot line or length.

BEING the same premises which Robert C. Whitley, Jr. by his Deed dated June 16, 1983 and recorded in the Office for the Recorder of Deeds in and for Carbon County at Jim Thorpe,

Pennsylvania in Record Book Volume 439, Page 40 granted and conveyed unto Thomas M. Lyons, Jr., in fee.

BEING the same premises which Thomas M. Lyons, Jr. and Joanne M. Lyons by Deed dated December 30, 1996 and recorded in the Office for the Recorder of Deeds in and for Carbon County at Jim Thorpe, Pennsylvania in Record Book Volume 684, Page 409 granted and conveyed unto Peter Parente, in fee.

BEING 145 Penn Forest Trails (fka 2012 Penn Forest Trails), Penn Forest Township, Albrightsville, Carbon County, Pennsylvania. Tax Map number 22A-51-D2012 (Lot #2012, Section IV, Towamensing Trails, Penn Forest Township, Carbon County).

Seized and taken into execution as the property of Peter Parente at the suit of First Liberty Bank & Trust, a division of Community Bank, N.A., successor in interest by merger to NBO National Bank

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 20, 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 Peter Parente

John Murphy
Nogi, Appleton, Weinberger & Wren
415 Wyoming Ave.
Scranton, PA 18503

DWIGHT L. NOTHSTEIN, SHERIFF
CARBON COUNTY