

**IN THE COURT OF COMMON PLEAS OF CARBON COUNTY**

**SHERIFF'S SALE**

**OF VALUABLE REAL ESTATE**

**Friday, August 13th, 2010 at 11:00 A.M.**

By virtue of a Writ of Execution No. 09-3719, issued by BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO "LASALLE BANK NA AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2006-7 TRUST., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 09-3719, there will be exposed to public sale and outcry on Friday, August 13th, 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 THOSE TWO (2) CERTAIN LOTS OR PIECES OF GROUND SITUATE ON THE SOUTHWARDLY SIDE OF CENTER STREET, IN THE BOROUGH OF JIM THORPE, COUNTY OF CARBON AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

FIRST. BEGINNING AT A POINT IN THE SOUTH LINE OF CENTER STREET, WHICH POINT IS DISTANT EASTWARDLY FIVE HUNDRED FIFTY-FIVE AND NO HUNDREDTHS (555.00) FEET FROM THE INTERSECTION OF THE EAST LINE OF TWELFTH STREET WITH THE SOUTH LINE OF CENTER STREET, AND MARKS THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT, AND THE NORTHEAST CORNER OF THE HEREINAFTER DESCRIBED SECOND PARCEL OF THE GRANTOR HEREOF TO BE HEREIN CONVEYED. THENCE FROM SAID POINT OF BEGINNING AND EXTENDING EASTWARDLY ALONG THE SAID SOUTH LINE OF CENTER STREET SEVENTY-FIVE AND NO HUNDREDTHS (75.00) FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LOT, AND THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF JOHN GURESH. THENCE EXTENDING SOUTHWARDLY ALONG SAID WEST LINE OF LAND NOW OR FORMERLY OF JOHN GURESH, ALONG A LINE AT A RIGHT ANGLE WITH SAID CENTER STREET, IN DEPTH, TWO HUNDRED AND NO HUNDREDTHS (200.00) FEET TO A POINT ON THE NORTH LINE OF LAND NOW OR FORMERLY OF EDITH HOFFMEIER THENCE PARTLY ALONG SAID NORTH LINE OF LAND NOW OR FORMERLY OF EDITH F. HOFFMEIER AND PARTLY ALONG THE NORTH LINE OF LAND NOW OR FORMERLY OF GRANT L. WALCK, EXTENDING WESTWARDLY AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE, SEVENTY-FIVE AND NO HUNDREDTHS (75.00) FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THE HEREINAFTER DESCRIBED SECOND PARCEL. THENCE EXTENDING NORTHWARDLY ALONG THE EAST LINE OF THE SAID HEREINAFTER DESCRIBED SECOND PARCEL AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE, TWO HUNDRED AND NO HUNDREDTHS (200.00) FEET TO A POINT IN THE SOUTH LINE OF THE HEREINABOVE MENTIONED CENTER STREET, THE POINT OF BEGINNING.

BOUNDED NORTHWARDLY BY SAID CENTER STREET, EASTWARDLY BY LAND NOW OR FORMERLY OF JOHN GURESH, SOUTHWARDLY PARTLY BY LAND NOW OR FORMERLY OF EDITH F. HOFFMEIER, AND PARTLY BY LAND NOW OR FORMERLY OF GRANT L. WALCK, AND WESTWARDLY BY THE HEREINAFTER DESCRIBED SECOND PARCEL CONTAINING FIFTEEN THOUSAND (15,000) SQUARE FEET. THE ABOVE STATED DIRECTIONS ARE BASED ON THE PRESUMPTION THAT CENTER STREET EXTENDS EASTWARDLY AND WESTWARDLY.

SECOND. BEGINNING AT A POINT IN THE SOUTH LINE OF CENTER STREET, WHICH POINT IS DISTANT EASTWARDLY FIVE HUNDRED FIVE AND NO HUNDREDTHS (505.00) FEET FROM THE INTERSECTION OF THE EAST LINE OF TWELFTH STREET WITH THE SOUTH LINE OF CENTER STREET, AND MARKS THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF DAVID S. OWENS AND THE NORTHWEST CORNER OF THE HEREINAFTER DESCRIBED LOT. THENCE FROM SAID POINT OF BEGINNING AND EXTENDING EASTWARDLY ALONG THE SAID SOUTH LINE OF CENTER STREET FIFTY AND NO HUNDREDTHS (50.00) FEET TO A POINT. SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LOT AND THE NORTHWEST CORNER OF THE HEREINABOVE DESCRIBED FIRST PARCEL. THENCE EXTENDING SOUTHWARDLY ALONG THE WEST LINE OF THE SAID HEREINABOVE DESCRIBED FIRST PARCEL, HEREINABOVE CONVEYED. ALONG A LINE AT A RIGHT ANGLE WITH SAID CENTER STREET, IN DEPTH, TWO HUNDRED AND NO HUNDREDTHS (200.00) FEET TO A POINT ON THE NORTH LINE OF LAND NOW OR FORMERLY OF GRANT L. WALCK. THENCE ALONG SAID NORTH LINE OF LAND NOW OR FORMERLY OF GRANT L. WALCK, EXTENDING WESTWARDLY AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE. ONE HUNDRED AND NO HUNDREDTHS (100.00) FEET TO A POINT ON THE EAST LINE OF THIRTEENTH STREET THENCE EXTENDING NORTHWARDLY ALONG SAID EAST LINE OF THIRTEENTH STREET, AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE, SIXTY-FIVE AND NO HUNDREDTHS (65.00) FEET TO A POINT ON THE SOUTH LINE OF LAND NOW OR FORMERLY OWENS. THENCE ALONG SAID SOUTH LINE OF LAND NOW OR FORMERLY OF THE SAID DAVID S. OWENS, EXTENDING EASTWARDLY AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE, FIFTY AND NO HUNDREDTH (50.00) FEET TO A POINT THENCE EXTENDING NORTHWARDLY ALONG THE EAST LINE OF SAID LAND NOW OR FORMERLY OF DAVID S. OWENS AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE, ONE HUNDRED THIRTY-FIVE AND NO HUNDREDTHS (135.00) FEET TO A POINT IN THE SOUTH LINE OF THE HEREINABOVE MENTIONED CENTER STREET, THE POINT OF BEGINNING.

CONTAINING THIRTEEN THOUSAND TWO HUNDRED FIFTY (13,250) SQUARE FEET. THE ABOVE STATED DIRECTIONS ARE BASED ON THE PRESUMPTION THAT CENTER STREET EXTENDS EASTWARDLY AND WESTWARDLY.

TAX PARCEL I.D.: 82-16-G13

BEING KNOWN AS: 1306 CENTER STREET, JIM THORPE, PA 18229.

BEING THE SAME PREMISES WHICH DAVID M. STEIDLE AND EILEEN STEIDLE, BY DEED DATED DECEMBER 2, 2005 AND RECORDED DECEMBER 6, 2005 IN AND FOR CARBON COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 1401, PAGE 418, GRANTED AND CONVEYED UNTO MARC PFEFFER AND JILL PFEFFER, HUSBAND AND WIFE.

Seized and taken into execution as the property of JILL PFEFFER, MARC PFEFFER at the suit of BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO "LASALLE BANK NA AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2006-7 TRUST,

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 23, 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 JILL PFEFFER, MARC PFEFFER**

**Joel A. Ackerman, Esquire  
Zucker Goldberg Ackerman  
200 Sheffield Street  
Mountainside, NJ 07092**

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