

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. 10-0949, issued by AMERICAN NATIONAL BANK DBA LEADER FINANCIAL SERVICES,, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 10-0949, 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 THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LOWER TOWAMENSING, COUNTY OF CARBON AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING G AT A PIPE ON THE EASTERLY LINE OF A 40.00 FEET WIDE PRIVATE ROAD, THE SOUTHWESTERLY CORNER OF LANDS OF CLARK M. FISHER (DEED BOOK VOLUME 339, PAGE 713); THENCE BY SAID ;ANDS OF CLARK M. FISHER AND BY LANDS OF CLARK R. BOLLINGER NORTH 88 DEGREES 15 MINUTES 00 SECONDS EAST 273.56 FEET TO AN IRON PIPE; THENCE BY LAND OF HARVEY STROHL, OF WHICH THIS LOT WAS FORMERLY A PART, SOUTH 4 DEGREES 22 MINUTES 30 SECONDS WEST 336.54 FEET TO AN IRON PIN; THENCE BY THE SAME AND PARALLEL TO AND DISTANCE T 40.00FEET IN A NORTHERLY DIRECTION FROM THE NORTHERLY LINE OF LANDS OF PRISCILLA KUNTZ SOUTH 85 DEGREES 22 MINUTES 46 SECONDS WEST 272.00 FEET TO AN IRON PIN ON THE AFOREMENTIONED EASTERLY LINE OF 40.00 FEET WIDE PRIVATE ROAD; THENCE ALONG SAID EASTERLY LINE OF A 40.00 FEET PRIVATE ROAD NORTH 4 DEGREES 22 MINUTES 00 SECONDS WEST 300.19 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.007 ACRES OF LAND.

IMPROVED WITH A DWELLING HOUSE ERECTED THEREON KNOWN AS 70 KUNTZ LANE, KUNKLETOWN, PENNSYLVANIA 18058.

Tax Parcel I.D.: 1-32-A8-05

Being known as: 70 Kuntz Lane, Kunkletown, PA 18058.

BEING the same premises which ANDREW M. CUOMO, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, by Deed dated March 29, 2000 and recorded April 10, 2000 in and for Carbon County, Pennsylvania, in Deed Book Volume 875, Page 346, granted and conveyed unto Kelly Deangelo

Seized and taken into execution as the property of KELLY DE ANGELO at the suit of AMERICAN NATIONAL BANK DBA LEADER FINANCIAL SERVICES,

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 KELLY DE ANGELO

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

DWIGHT L. NOTHSTEIN, SHERIFF
CARBON COUNTY