

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

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

By virtue of a Writ of Execution No. 10-0225, issued by East Penn Bank, a division of Harleysville National Bank and Trust Company, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 10-0225, there will be exposed to public sale and outcry on Friday, September 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 lot or piece of land numbered eighteen (18) together with house numbered Two Hundred Twenty-Two (222), situate on the southerly side of West Front Street in the Borough of Lansford, County of Carbon and Commonwealth of Pennsylvania, more fully described as follows:

BEGINNING at a corner in the southerly line of West Front Street common to lots numbered eighteen (18) and nineteen (19); thence along division line of said lots passing through the centerline of the partition wall between houses numbered Two Hundred Twenty-Two (222) and Two Hundred Twenty (220), South twenty-one degrees thirty-four minutes East (S. 21 degrees 34'E.) one hundred twenty-two and sixty one-hundredths (122.61) feet to a point in the northerly line of West Snyder Avenue; thence along West Snyder Avenue, South sixty-two degrees West (S. 62 degrees W.) thirty and sixteen hundredths (30.16) feet to a corner common to lots numbered eighteen (18) and seventeen (17); thence along division line of said lots, North twenty-one degrees thirty-four minutes West (N. 21 degrees 34' W.) one hundred twenty-five and ninety-nine hundredths (125.99) feet to the southerly line of West Front Street; thence along West Front Street, North sixty-eight degrees twenty-six minutes East (N. 68 degrees 26'E.) twenty-nine and ninety-seven hundredths (29.97) feet to the place of Beginning.

BEING THE SAME PREMISES which Andrew Easterly and Tammy L. Easterly, by Deed dated April 28, 2005 and recorded on May 6, 2005 in Carbon County Deed Book 1326, Page 805, et seq., granted and conveyed unto Mahmoud A. Aly.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc. that are contained in the chain of title.

T.C.A. #: 122A1-25-A17

Seized and taken into execution as the property of Mahmoud A. Aly at the suit of East Penn Bank, a division of Harleysville National Bank and Trust Company

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, September 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 Mahmoud A. Aly

**Melanie Drumbore
Grim, Biehn & Thatcher
104 S. 6th Street
Perkasie, PA 18944**

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