

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 8th, 2010 at 11:00 A.M.

By virtue of a Writ of Execution No. 08-3238, issued by M&T BANK, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 08-3238, there will be exposed to public sale and outcry on Friday, October 8th, 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 SHOWN AS LOTS NOS. 3 AND 4 ON THE PLAN OF "STONE CREEK ACRES", SECTION II, AND SITUATE IN THE TOWNSHIP OF PENN FOREST, CARBON COUNTY, PENNSYLVANIA, AND BOUNDED AND DESCRIBED ACCORDING TO A SURVEY THEREOF MADE JUNE 16, 1968, BY W.E. BLECKLEY, R.E., AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE NORTH PROPERTY LINE OF WOODLAND DRIVE, SAID PIN MARKING THE SOUTHEAST CORNER OF LOT NO. 2 AS SHOWN ON SAID PLAN, THENCE ALONG THE WESTERN LINES OF LOTS NOS. 1 AND 2 NORTH 28 DEGREES, 38 MINUTES WEST 269.98 FEET TO AN IRON PIN, THENCE ALONG THE SOUTH LINE, IN PART OF LOT NO. 21, THE WHOLE OF LOT NO. 20 AND IN PART OF LOT NO. 19 NORTH 65 DEGREES EAST 201.20 FEET TO AN IRON PIN, THENCE ALONG OTHER LAND OF THE WITHIN GRANTOR, RICHARD C. SMITH SOUTH 42 DEGREES, 29 MINUTES EAST 173.20 FEET TO AN IRON PIN ON THE NORTH PROPERTY LINE OF WOODLAND DRIVE, THENCE ALONG THE LATTER SOUTH 47 DEGREES, 31 MINUTES WEST 234.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 47,250 SQUARE FEET, MORE OR LESS.

TAX PARCEL I.D.: 50A-51-2A3,4

BEING KNOWN AS: LOT 3 & 4 WOODLAND DRIVE, ALBRIGHTSVILLE, A/K/A PENN FOREST TOWNSHIP, PA 18210.

BEING THE SAME PREMISES WHICH JAMES E. MCMULLEN AND ESTHER P. MCMULLEN, HUSBAND AND WIFE,, BY DEED DATED JULY 2, 1990 AND RECORDED JULY 3, 1990 IN AND FOR CARBON COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 535, PAGE 930, GRANTED AND CONVEYED UNTO GEORGE A. MANCINI.

Seized and taken into execution as the property of Elysia Mancini Duerr, in her capacity as Administratrix in the Estate of George A. Mancini at the suit of M&T 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, October 18, 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 Elysia Mancini Duerr, in her capacity as Administratrix in the Estate of George A. Mancini

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

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