

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, October 14th, 2011 at 11:00 A.M.

By virtue of a Writ of Execution No. 10-2930, issued by BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 10-2930, there will be exposed to public sale and outcry on Friday, October 14th, 2011 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 tract of land situate in Penn Forest Township, Carbon County, Pennsylvania, known and described as Lot # V 406 in Section V, of Towamensing Trails, on a subdivision Plan recorded in the Recorder of Deeds Office in and for Carbon County, Pennsylvania on May 28, 1975, in Map Book Volume I, Page 241.

EXCEPTING AND RESERVING unto the Grantor, (Reference being made to a prior Grantor hereof, Broadscope, Inc., a Pennsylvania Corporation) its successors and assigns, forever, an easement measuring ten (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 ten (10) foot 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.

UNDER AND SUBJECT to the Protective Covenants, Exceptions and Reservations including an obligation to pay support to an association recorded in the Recorder of Deeds office in and for Carbon County, Pennsylvania, in Miscellaneous Book Volume 46, Pages 981 to 991.

TAX PARCEL #: 22A-51-EV406

BEING KNOWN AS: 406 Towamensing Trails, Albrightsville, PA 18210

BEING the same premises which C. Trovarello Home Renovations, Inc., a Pennsylvania business corporation, by Deed dated 2/26/2004 and recorded 3/15/2004 in Deed Book 1209 Page 867 granted and conveyed unto Derek D. Taylor, Sr.

Seized and taken into execution as the property of DEREK D. TAYLOR SR. at the suit of BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

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 24, 2011, 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 DEREK D. TAYLOR SR.

Joseph A. Goldbeck, Jr.
GOLDBECK McCafferty and McKeever
Mellon Independence Center - Suite 5000
701 Market Street
Philadelphia, PA 19106-1532

DWIGHT L. NOTHSTEIN, SHERIFF
CARBON COUNTY