

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, July 11th, 2014 at 11:00 A.M.

By virtue of a Writ of Execution No. 14-0258, issued by Bank of America, N.A., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 14-0258, there will be exposed to public sale and outcry on Friday, July 11th, 2014 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 ground situate and being in Penn Forest Township, Carbon County, Pennsylvania, designated as Lot No. 810, Section 10, of Bear Creek Lakes, Inc. - Penn Forest Streams Development - as described in Carbon County Map Book Vol. 1, Page 400, and being more particularly described as follows, to wit:

BEGINNING at a point on the Southerly line of Yellow Run Road, said point marking the Northeast corner of Lot No. 821; thence in and along the Southerly line of Yellow Run Road along an arc to the left having a radius of 310.00 feet, a distance of 38.88 feet to a point in the Southerly line of Yellow Run Road; thence continuing along the Southerly line of Yellow Run Road, North 68 degrees 34 minutes 49 seconds East, a distance of 222.95 feet to a point in the Southerly line of Yellow Run Road; thence in and along the Southerly line of Yellow Run Road through its intersection with the Westerly line of Leslie Lane, along an arc to the right having a radius of 25.00 feet, a distance of 39.05 feet to a point in the Westerly line of Leslie Lane; thence in and along the Westerly line of Leslie Lane, South 21 degrees 56 minutes 05 seconds East, a distance of 115.00 feet to a point in the Westerly line of Leslie Lane, said point marking the Northeast corner of Lot No. 811; thence in and along the northerly line of Lot No. 811 (erroneously referred to in prior deed as Lot No. 810), South 68 degrees 03 minutes 55 seconds West, a distance of 306.06 feet to a point in the Easterly line of Lot No. 821, said point marking the Northwest corner of Lot No. 811; thence in and along the Easterly line of Lot No. 821, North 14 degrees 13 minutes 55 seconds West, a distance of 146.11 feet to a point in the Southerly line of Yellow Run Road, the place of BEGINNING.

CONTAINING 0.96 acres.

BOUNDED on the North by Yellow Run Road, on the East by Leslie Lane, on the South by Lot No. 811 and on the West by Lot No. 821.

SUBJECT, HOWEVER, to the covenants, exceptions, conditions, reservations and restrictions which shall run with the land, as contained in Deed Book No. 468, Page 866.

PARCEL No. 50C-51-J810

BEING the same premises which Karen Vigsnes, single, unremarried widow, by Deed dated July 11, 2008 and recorded July 14, 2008 in the Carbon County Recorder of Deeds Office in Deed Book 1704, page 575, granted and conveyed unto Robert C. Ludwick, Jr. and Regina K. Ludwick, husband and wife.

Seized and taken into execution as the property of Robert C. Ludwick, Regina K. Ludwick at the suit of Bank of America, N.A.

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, July 21, 2014, 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 Robert C. Ludwick, Regina K. Ludwick

**Bradley J. Osborne
Shapiro and DeNardo
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406**

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