

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 9th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-1685, issued by BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-1685, there will be exposed to public sale and outcry on Friday, June 9th, 2017 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 #2167 in Section JV, Towamensing Trails, on a Subdivision Plan recorded in the Recorder of Deeds Office in and for Carbon County, Pennsylvania, on 10/17/1974, in Map Book Volume 1, Page 233.

EXCEPTING ANO RESERVING unto the Grantor, (reference being made to a prior Granter hereof, Broadscope, Inc., a Pennsylvania Corporation), its successors and assigns, forever, an easement measuring 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 10 feet 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 recorded in the Recorder of Deeds Office in and for Carbon County, Pennsylvania, in Miscellaneous Book Volume 46, pages 455 to 466.

BEING KNOWN AS: 855 STONY MOUNTAIN ROAD, ALBRIGHTSVILLE, PA 18210

BEING THE SAME PREMISES which Eileen Kircher, an unremarried widow, by William C. Kircher, Attorney-in-Fact, by Deed dated October 29, 2010 and recorded December 6, 2010 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 1879, Page 352, granted and conveyed unto CHARLES W. THOMPSON

PARCEL NO.: 22A 51 D2167

Seized and taken into execution as the property of CHARLES W. THOMPSON at the suit of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA 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, June 19, 2017, 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 CHARLES W. THOMPSON

**Powers, Kirn & Associates, LLC
Powers, Kirn & Associates, LLC.
Eight Neshaminy Interplex
Trevose, PA 19053**

**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**