

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, July 14th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-2823, issued by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-2823, there will be exposed to public sale and outcry on Friday, July 14th, 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 #552 in Section II, Towamensing Trails, on a Subdivision Plan recorded in the Recorder of Deeds Office in and for Carbon County, Pennsylvania on March 3, 1972 in Map Book Volume 1, page 182.

EXCEPTING AND RESERVING unto the Grantor, (Reference being made to the prior Grantor hereof, Broadscope, Inc., a Pennsylvania Business 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; and further

EXCEPTING AND RESERVING unto the Grantor, (Reference being made to the prior Granter hereof, Broadscope, Inc., a Pennsylvania Business Corporation), its successors and assigns, forever, an easement, measuring 10 feet across the entire rear width of the lot described above, said easement to be for the common use of all property owners in the development for recreational purposes and for the installation, maintenance, repair, replacement and removal of utilities and drainage facilities.

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 44, page 73.

IMPROVED with a dwelling house erected thereon know as: 53 BYRON LANE (fka 552 BYRON LANE) ALBRIGHTSVILLE, PA 18210.

BEING THE SAME PREMISES WHICH Steven M. Sparrow and Kimberly Sparrow, by deed dated and recorded January 11, 2008 to Carbon County Deed Book 1656, page 566, granted and conveyed unto Steven M. Sparrow and Kimberly Sparrow.

Tax Parcel: 22A-51-B552

Seized and taken into execution as the property of STEVEN M. SPARROW AND KIMBERLY SPARROW at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

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 24, 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 STEVEN M. SPARROW AND KIMBERLY SPARROW

Leon P. Haller, Esq.
Purcell, Krug, and Haller
1719 North Front Street
Harrisburg, PA 17102-2392

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