

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, December 9th, 2011 at 11:00 A.M.

By virtue of a Writ of Execution No. 10-0502, 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. 10-0502, there will be exposed to public sale and outcry on Friday, December 9th, 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 #544 in Section II of 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 a prior Grantor hereof, Broadscope, Inc., a Pennsylvania Corporation), its successors and assigns, forever, an easement measuring five (5) 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 five (5) 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.

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 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 43 pages 169 and 325.

BEING THE SAME PREMISES BY DEED DATED 03/09/2006, GIVEN BY EDWARD F. HANEY, WIDOWER, TIMOTHY J. STREPER AND LORA A. STREPER TO JULIA ALEX FATKHIYEV, AS SOLE OWNER AND RECORDED 03/14/2006 IN BOOK 1432 PAGE 863 INSTRUMENT # 200603358.

BEING KNOWN AS 544 ELIOT LANE, ALBRIGHTSVILLE PA 18210

TAX PARCEL NO: 22A-51-B544

Seized and taken into execution as the property of JULIA ALEX FATKHIYEV a/k/a JULIE FATKHIVEV 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, December 19, 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 JULIA ALEX FATKHIYEV a/k/a JULIE FATKHIVEV

**Michael T. McKeever
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BNY Independence Center - Suite 5000
701 Market Street
Philadelphia, PA 19106-1532**

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