

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, December 8th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 17-1843, issued by Federal National Mortgage Association ("Fannie Mae"), out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-1843, there will be exposed to public sale and outcry on Friday, December 8th, 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 Lot No.14, as shown on the Final Plan of the Major Subdivision of High Point Acres, dated May 17, 1993, Sheet 2 of 2, as recorded in the Recorder of Deeds office in and for the County of Carbon, in Map Book Volume 2 Page 601A, located along the southerly legal right-of-way line of Municipal Road Township Road No. 343, leading from Ben Salem Church to Cold Spring Grove, situate in the Township of East Penn, County of Carbon and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin set on the southerly legal right-of-way line of Municipal Road Township Road # 343, leading from Ben Salem Church to Cold Spring Grove; said iron pin marking the northeast corner of property of Daniel C. Myers II, Daniel C. Myers and Bonnie R. Myers, his wife. in Deed Book Volume 442, Page 513, and being the northwest corner of herein described Lot No. 14; thence extending along the southerly legal right-of-way line of Municipal Road, Township Road #343, North sixty six (66) degrees forty-three (43) minutes three (03) seconds East fifty, and no hundredths (50.00) feet to an iron pin set on the southerly legal right-of-way line of Municipal Road Township Road #343: said iron pin marking the northwest corner of Lot No. 15 and being the northeast corner of herein described Lot No. 14; thence extending along westerly side of Lot No. 15. South eighteen (18) degrees thirty-seven (37) minutes eight (08) seconds East four hundred eighty-four and ninety hundredths (484.90) feet to an iron pin set in the northerly line of property of Earl L. Miller, in Deed Book volume 358, Page 21. Deed Book Volume 442, Page 83, and in Deed Book Volume 421, Page 135, and marking the southwest corner of Lot No. 15, also being the southeast corner of herein described Lot No. 14; thence extending along the property of Earl L. Miller, South sixty-eight (68) degrees forty (40) minutes fifty-six (56) seconds West two hundred ninety-two and twenty-seven hundredths (292.27) feet to an iron pin set marking the southeast corner of Lot No. 13 being in the northerly line of property of Earl L Miller, in Deed Book Volume 358, Page 21 and Deed Book Volume 442, Page 83 and in Deed Book Volume 421, Page 135; also being the southwest corner of herein described Lot No. 14; thence extending along the easterly side of Lot No. 13, North eighteen (18) degrees thirty-seven (37) minutes eight (08) seconds West three hundred three and forty-three hundredths (303.43) feet to an iron pin found being in line of Lot No. 13, marking the southwest corner of property of Daniel C. Myers II, and Daniel C Myers and Bonnie K. Myers, his wife, in Deed Book Volume 442, Page 513, being the northwest corner of herein described Lot No. 14; thence extending along the southerly side of property of Daniel C. Myers II and Daniel C. Myers and Bonnie K. Myers, his wife, the following two (2) courses and distances: (1) North sixty-six (66) degrees forty-two (42) minutes no (00) seconds East two hundred forty-two and ninety-two hundredths (242.92) feet to an iron pin found (2) North eighteen (18) degrees thirty-seven (37) minutes eight (08) seconds West one hundred seventy-one and thirty-four hundredths (171.34) feet to the place of beginning.

CONTAINING 2.2636 acres of land. Subject to restrictive covenants, recorded in Misc. Vol. 72, Page 659 and restrictions on plan of Record and all recorded and unrecorded easements.

Surveyed by: Victor R. Geiger, P.L.S. 2545 Church Hill Road, Lehighton, Pa. June 20, 1994

Seized and taken into execution as the property of Daryl J. Mongi a/k/a Daryl Mongi, Karen J. Mongi a/k/a Karen Mongi at the suit of Federal National Mortgage Association ("Fannie Mae")

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 18, 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 Daryl J. Mongi a/k/a Daryl Mongi, Karen J. Mongi a/k/a Karen Mongi

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