

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. 16-2238, issued by JPMorgan Chase Bank, National Association, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-2238, 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 THOSE CERTAIN tracts of land situate In Penn Forest Township, Carbon County, Pennsylvania, known and deSigned as Lot# 1665 In Section III, Towamensing Trails, on a Subdivision Plan recorded In the Recorder of Deeds Office in and for Carbon County, Pennsylvania, on July 13, 1973, in Map Book Volume 1, page 215, Including the building end Improvements thereon.

BEING PARCEL NUMBER; 22A-51-C1665

EXCEPTING AND RESERVING unto the Grantors, Its successors and assigns, forever, an easement measuring ten (10) feet in width across the entire front width and along both side lengths of the lots 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 ten (10) foot wide easement along any side length shall not apply If the owner of the lots hereby conveyed shall also be the owner of the other lots adjoining said side length and shall build the dwelling house across the common side line or length.

UNDER AND SUBJECT to the Protective Covenants, exceptions and Reservations recorded In the Recorder of Deeds Office In and Carbon County, Pennsylvania, in Miscellaneous Book 45, pages 397 to 411.

UNDER AND SUBJECT to any and all conditions, reservations, covenants, restrictions and agreements contained In the chain of title.

BEING THE SAME PREMISES which Gary Hanser and Karen Hanser, husband and wife, by Deed Dated 4/18/2005 and Recorded 4/27/2005, in the Office of the Recorder of Deeds in and for the County of Carbon, in Deed Book 1323, Page 217, granted and conveyed unto Reginald Fordham.

Improvements: (of the property) i.e. RESIDENTIAL DWELLING, erected a dwelling house, etc.

Seized and taken into execution as the property of Reginald Fordham at the suit of JPMorgan Chase Bank, National Association

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 Reginald Fordham**

**Samantha Gamble, Esq.  
Shapiro and DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406**

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