

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. 17-1911, issued by Caliber Home Loans, Inc., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 17-1911, 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 message identified as House No. 417 South Third Street in the Borough of Lehighton, Carbon County, Pennsylvania, said message being otherwise bounded and described as follows, to wit:

BEGNNING at a point marked by an iron pin near the easterly edge of the existing concrete sidewalk on the easterly side of said Third Street; thence in and along said sidewalk edge, North 32 degrees 25 minutes 20 seconds East, 104.908 feet to a point on said edge thereof and in line dividing land of the grantors hereof and that of Russell Volkert; thence following the dividing line and by land of the latter mentioned, South 57 degrees 35 minutes 3 seconds East, 92.361 feet to a point in same line, said point also marking the Northwest corner of a parcel of land heretofore conveyed by Edith J. Cossman and Edward M. Cossman, her husband, to Earl D. Kunkle and Edith M. Kunkle, his wife, by their Indenture dated January A.D. 1950 as of record; thence by land of the latter mentioned South 32 degrees 26 minutes 24 seconds, 55.308 feet West through an iron pin on line at and marking the Northeast corner of a second parcel of land heretofore conveyed by the said same Cossmans to the said same Kunkles by their Indenture dated August 23, A.D. 1966 as of record in Carbon County's Deed Book 261, Page 535 the total overall distance for this course being 104.804 feet to a point marked by an iron pin in the line dividing land of the Granter hereof and that of Frank Teichert; thence following said dividing line and by land of the latter mentioned, North 57 degrees 38 minutes 52 seconds West, 92.328 feet to the Point of Beginning. Containing 9682.945 square feet as surveyed in December A.D. 1971 by M.E. Boyer P.E. 1455 and T. W. Becker. Note: All iron pins hereinabove mentioned were placed by a former surveyor. The bearings recited are as the compass needle indicated during this survey.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM H. DECKER, JR. AND LINDA J. DECKER, HUSBAND AND WIFE, by Deed from EDITH M. LUTSKO, EXECUTRIX UNDER THE LAST WILL AND TESTAMENT OF RITA M. ZANDERS, DECEASED, Dated 10/02/2015, Recorded 10/07/2015, in Book 2189, Page 499.

Seized and taken into execution as the property of Linda J. Decker, William H. Decker, Jr. at the suit of Caliber Home Loans, Inc.

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 Linda J. Decker, William H. Decker, Jr.

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ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY