

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, July 20th, 2007 at 11:00 A.M.

By virtue of a Writ of Execution No. 06-3984, issued by CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 06-3984, there will be exposed to public sale and outcry on Friday, July 20th, 2007 at 11:00 A.M. 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 AQUASHICOLA, LOWER TOWAMENSING TOWNSHIP, CARBON COUNTY, PENNSYLVANIA, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CERTAIN POINT ON THE NORTH SIDE OF THE PUBLIC ROAD LEADING FROM KISTLER'S TINSMITH SHOP, ALONG THE NORTH SIDE OF THE AQUASHICOLA CREEK TO LITTLE GAP; THENCE BY LAND OF ROBERT MUSCHLITZ, (A NORTHERN COURSE) 77 FEET TO A STONE; THENCE BY THE SAME (NORTH) 25-1/2 DEGREES WEST 6 AND 8/10 PERCHES TO A STONE; THENCE (BY LAND OF R\EMILLER) SOUTH 61-1/4 DEGREES WEST 3 PERCHES TO A STONE; THENCE BY THE LAND OF AARON STROHL SOUTH 25-1/2 DEGREES EAST 7 PERCHASE TO A STAKE; THENCE BY THE SAME (A SOUTHERN COURSE) 85 FEET TO A SPIKE ON THE NORTH SIDE OF SAID PUBLIC ROAD; (THENCE ALONG THE NORTH SIDE OF SAID PUBLIC ROAD) NORTH 54-3/4 DEGREES EAST 45-1/2 FEET TO THE PLACE OF BEGINNING.

CONTAINING 34(SQUARE) PERCHASE, MORE OR LESS.

ALSO:

ALL THAT CERTAIN TRIANGULAR SHAPED PARCEL OF LAND SITUATED IN THE VILLAGE OF AQUASHICOLA, LOWER TOWAMENSING TOWNSHIP, CARBON COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIPE, SAID PIPE MARKING THE NORTHWEST CORNER OF LANDS OF PAUL SANDER AND HELEN SANDER OF WHICH THE HEREINDESCRIBED WAS FORMERLY A PART; THENCE ALONG A TRACT OF LAND NOW OR LATE OF PAUL C. SANDER AND JOHN A.WOLFE, SOUTH TWENTY-TWO DEGREES THREE MINUTES EAST (S 22 DEGREES 03 MINUTES EAST) ONE HUNDRED EIGHTY AND TWENTY-EIGHT HUNDREDTHS FEET (180.28) TO A POINT MARKED BY AN IRON PIPE AND APPROXIMATELY 14.3 FEET NORTH OF THE CENTER LINE OF A PUBLIC ROAD LEADING FROM AQUASHICOLA TO LITTLE GAP; THENCE BY THE SAME AND PARALLEL TO SAID ROAD SOUTH FORTY-NINE DEGREES TWENTY-THREE MINUTES WEST (S 49 DEGREES 23 MINUTES WEST) SIX FEET(6) TO A POINT MARKED BY AN IRON PIPE; THENCE BY LANDS FORMERLY OF PERRY CHRISTMAN, NORTH TWENTY DEGREES FIFTY-SIX MINUTES WEST (N 20 DEGREES 56 MINUTES WEST) ONE HUNDRED EIGHTY-TWO AND THREE-TENTHS (182.3) FEET TO PLACE OF BEGINNING.

TAX PARCEL #: 29A-33-97

PROPERTY address: 80 LITTLE GAP ROAD, AQUASHICOLA, PA 18012

Seized and taken into execution as the property of LORI A CEBROSKY at the suit of CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE CO., 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, July 30, 2007, 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 LORI A CEBROSKY**

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

Joseph A. Goldbeck, Jr.  
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