

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. 07-0713, issued by Property Asset Management, Inc., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 07-0713, there will be exposed to public sale and outcry on Friday, July 20th, 2007 at 11:00 E.S.T., in the Sheriff's Office, Court House Building, Jim Thorpe, Pennsylvania, the following described real estate, to wit:

PARCEL NO. 1:

ALL THAT CERTAIN, lot or piece of land situate on the southerly side of Greenwood Road, being the third lot in an easterly direction from the intersection of Greenwood Road with Juniper Road in Split Rock in the Poconos, in the Township of Kidder, County of Carbon, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the southerly line of Greenwood Road; thence (1) along said southerly line of Greenwood Road South 72 degrees 40 minutes 40 seconds East Twenty-nine and Sixty-two Hundredths (29.62) feet to a drill hole in a rock, thence (2) continuing along said southerly line of Greenwood Road, in an easterly direction, by the arc of a curve to the left having a radius of 729.72 feet, the arc distance of Forty-five and Twenty-seven Hundredths (45.27) feet to an iron pin; thence (3) along land of D. Hertz, South 13 degrees 46 minutes 03 seconds West One Hundred Fifty (150.00) feet to the center of an electric utility pole; thence (4) along land now of late of Pocono Recreation, Inc. in a westerly direction, by the arc of a curve to the right having a radius of 879.72 feet, the arc distance of Fifty-four and Fifty-eight Hundredths (54.58) feet to an iron pin; thence (5) along land of same, North 72 degrees 40 minutes 40 seconds West Twenty-nine and Sixty-two Hundredths (29.62) feet to an iron pin; thence (6) along land of same, North 17 degrees 19 minutes 20 seconds East One Hundred Fifty (150.00) feet to the place of BEGINNING.

CONTAINING Two Hundred Seventy-four Thousandths acre (0.274 acre) of land, more or less.

PARCEL NO. 2:

ALL THAT CERTAIN lot or piece of land situate on the southerly side of Greenwood Road, being the second lot in an easterly direction from the intersection of Greenwood Road with Juniper Road in Split Rock in the Poconos, in the Township of Kidder, County of Carbon, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the Southerly line of Greenwood Road, thence (1) along said southerly line of Greenwood Road South 72 degrees 40 minutes 40 seconds East One Hundred (100.00) feet to an iron pin; thence (2) along land now or late of Pocono Recreation, Inc., South 17 degrees 10' minutes 20 seconds West One Hundred Fifty (150.00) feet to an iron pin; thence (3) along land of same North 72 degrees 40 degrees 40 seconds West One Hundred (100.00) feet to an iron pin; thence (4) along land of same, North 17 degrees 19 minutes 20 seconds One Hundred Fifty (150.00) feet to the place of BEGINNING.

CONTAINING Three Hundred Forty-four Thousandths acre (0.344 acre) of land, more or less.

BEING TAX PARCEL NUMBERS 33A-21-E17 AND 33A-21-E18.

BEING THE SAME PREMISES which David W. Horan and Lois A. Horan, his wife, by Deed dated October 6, 2006 and recorded October 17, 2006 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book Volume 1511, Page 298, granted and conveyed unto Yessenia Valentin.

UNDER AND SUBJECT to easements, covenants and restrictions as may appear of record.

Seized and taken into execution as the property of Yessenia Valentin at the suit of Property Asset Management, Inc.

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

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 Yessenia Valentin

Terrence J. McCabe, Esquire
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