

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, April 9th, 2010 at 11:00 A.M.

By virtue of a Writ of Execution No. 09-0183, issued by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS PURCHASER OF THE LOANS AND OTHER ASSETS OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA S/B/M FLEET MORTGAGE CORPORATION, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 09-0183, there will be exposed to public sale and outcry on Friday, April 9th, 2010 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 or piece of ground situate in the Borough of Palmerton, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point marking the intersection of the Southerly line of a sixty (60.00) feet wide street known as Columbia Avenue with the Westerly line of a fifty (50.00) feet wide street known as Fifth Street, both said streets as legally opened and as laid out on the Palmer Land Company's plan or plot of Palmerton (said plan or plot as of record in Carbon County's Deed Book Volume 46, Page 718), thence Southwardly at right angles to said Columbia Avenue and in along the said Westerly line of Fifth Street, One hundred sixty (160.00) feet to a point intersecting with the Northerly line of a twenty (20.00) feet wide alley now known as Alley H; thence Westwardly at right angles, parallel to said Columbia Avenue and in and along the Northerly line of said alley, forty-seven (47.00) feet to a point, said point also marking the Southeast corner of land Arthur W. Hartford, et ux, thence by said Hartford's land, Northwardly at right angles parallel to said Fifth street and through the party wall now erected on said premises, One hundred sixty (160.00) feet to a point in the said southerly line of Columbia Avenue; thence eastwardly in and along said Southerly line, forty-seven [47.00) feet to the point of BEGINNING.

Parcel# 42A-48-B1

Property address: 486 Columbia Avenue, Palmerton, Pa 18071

Being the same premises which Rollo and Elizabeth Gower, husband and wife, by deed dated 02/26/93 and recorded 03/02/93 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 562 Page 506, granted and conveyed unto Dana and Virginia Hall, husband and wife.

Seized and taken into execution as the property of DANA F. HALL, VIRGINIA G. HALL at the suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS PURCHASER OF THE LOANS AND OTHER ASSETS OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA S/B/M FLEET MORTGAGE CORPORATION

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, April 19, 2010, 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 DANA F. HALL, VIRGINIA G. HALL

Joseph A. Goldbeck, Jr.
GOLDBECK McCAFFERTY and McKEEVER
Mellon Independence Center - Suite 5000
701 Market Street
Philadelphia, PA 19106-1532

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