

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

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

By virtue of a Writ of Execution No. 10-0422, issued by WELLS FARGO BANK, NA S/B/M WELLS FARGO BANK SOUTHWEST F/K/A WACHOVIA MORTGAGE, FSB F/K/A WORLD SAVINGS BANK, FSB, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 10-0422, there will be exposed to public sale and outcry on Friday, July 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 Penn Forest Township, Carbon County, Pennsylvania, bounded and described according to a Plat of Retracement Survey of Lots Nos. 162 and 163 Marty Axman in the Poconos made by Bruce R. Steigerwalt, P.E., P.L.S., dated July 27, 2004, as follows, to wit:

BEGINNING at an iron pin at a pint on the northeasterly side of White Spruce Way (50 feet wide) on the said plan, which beginning point is measured along the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the northwesterly side of Broad Mountain View Drive on the said plan; thence from the said beginning point along the said side of White Spruce Way North 18 degrees 36 minutes 00 seconds West 225.36 feet to an iron pin, a corner of Lot 283 on the said plan; thence along the said Lot 283 North 75 degrees 26 minutes 30 seconds East 107.23 feet to a point, a corner of Lot No. 162 on the said plan; thence along the said Lot 162 South 14 degrees 33 minutes 30 seconds East 240.16 feet to an iron pin on the said northerly side of Broad Mountain View Drive the two (2) following courses and distances: (1) South 74 degrees 43 minutes 44 seconds West 13.07 feet to a point, and (2) South 68 degrees 24 minutes 00 seconds West 52.06 feet to an iron pin set for a point of curve; thence along the arc of a circle curving to the right having a radius of 25 feet to the first mentioned point and place of beginning.

BEING Lot 163 on the said plan.

UNDER AND SUBJECT to protective covenants as found in Miscellaneous Book Volume 44 at Page 330.

BEING known as 106 WHITE SPRUCE A/K/A 106 BROAD MOUNTAIN VIEW DRIVE, PENN FOREST TOWNSHIP, JIM THORPE, PA 18229

BEING THE SAME PREMISES which Joseph R. Seemiller by Indenture dated and recorded December 15, 2004 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 1289 Page 110 granted and conveyed unto James L. Ney. On February 15, 2009 James L. Ney departed this life. On November 9, 2009 the Register of Wills of Carbon County, Pennsylvania granted Letters of Administration to Charles A.J. Halpin, III.

PARCEL ID # 66B-51-A163

Seized and taken into execution as the property of CHARLES A.J. HALPIN, III AS ADMINISTRATOR OF THE ESTATE OF JAMES L. NEY, DECEASED, THE UNITED STATES OF AMERICA at the suit of WELLS FARGO BANK, NA S/B/M WELLS FARGO BANK SOUTHWEST F/K/A WACHOVIA MORTGAGE, FSB F/K/A WORLD SAVINGS BANK, FSB

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 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 CHARLES A.J. HALPIN, III AS ADMINISTRATOR OF THE ESTATE OF JAMES L. NEY, DECEASED, THE UNITED STATES OF AMERICA

Gregory Javardian, Esquire
Powers, Kirn & Javardian, LLC
1310 Industrial Boulevard
Suite 101
Southampton, PA 18966

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