

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, March 11th, 2011 at 11:00 A.M.

By virtue of a Writ of Execution No. 10-0234, issued by Wachovia Bank, National Association, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 10-0234, there will be exposed to public sale and outcry on Friday, March 11th, 2011 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 tract of land situate in the Township of Penn Forest, County of Carbon, and State of Pennsylvania, being more particularly described as follows:

BEGINNING at an iron pipe, said iron pipe being the intersection of the southerly line of Woodland road in the easterly line Long Brook Way as shown on map entitled Amended Plotting Section A, Indian Mountain Lakes 1 April 1964"; thence along the southerly line of Woodland Road as shown on said map, North 55 degrees 44 minutes 5 seconds East 147.60 feet to a point of curvature; thence by the same as shown on said map, on a curve to the left having a radius of 690.00 feet an arc length of 35.21 feet to a point, thereon along Lot No. 713 as shown on said map (a radial line to the aforesaid curve South 37 degrees 31 minutes 20 seconds East 91.02 feet to a point; thence along Lot No. 702 as shown on said map, South 55 degrees 44 minutes 05 seconds West 187.4 feet to an iron pipe; thence along the easterly line of Long Brook Way as shown on said map, North 34 degrees 15 minutes 55 seconds West 90.00 feet to the place of beginning.

BEING Lot No. 701, Section A, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo a. Achterman, Jr., dated April 1, 1964.

EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Penn Forest, County of Carbon and Commonwealth of Pennsylvania, being the northeasterly portion of Lot no. 701 - Section "A" on the plot plan of "Indian Mountain Lake" recorded in Map Book Volume 1, page 118, in the Office for the Recorder of Deeds, etc., in and for Carbon County, Pennsylvania, and being bounded and described as follow, to wit:

BEGINNING at an iron pin on the easterly right-of-way line of Woodland Road, said iron pin being a comer common to "revised" Lots Nos. 710 and 713; thence along said Easterly right of way line of the Woodland Road by a curve to the left having a radius of 690.00 feet an arc distance of 18.56 feet, a chord bearing of North 53 degrees 38 minutes East a chord distance of 18.56 feet to a point; thence South 37 degrees 11 minutes East 90.27 feet to a point; thence South 55 degrees 36 minutes West 21.30 feet to an iron pin being a comer common to "Revised" Lots No. 710 and 713; thence along a line common to "revised" Lots 701 and 713 North 35 degrees 27 minutes West 89.54 feet to an iron pin on the aforesaid Easterly right-of-way line of Woodland Road, the place of beginning.

BEING the same premises which STEVEN G. FURBACHER AND SANDRA FURBACHER, HUSBAND AND WIFE by deed dated April 29, 2005 and recorded May 4, 2005 in the office of the Recorder in and for Carbon County in Deed Book 1325, Page 996, granted and conveyed to Kyle D. Calvello and Mary A. Wilson a/k/a Mary Ann Wilson.

TAX I.D. #: 2A-51-A701

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

Seized and taken into execution as the property of Kyle D. Calvello and Mary A. Wilson a/k/a Mary Ann Wilson at the suit of Wachovia Bank, National Association

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, March 21, 2011, 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 Kyle D. Calvello and Mary A. Wilson a/k/a Mary Ann Wilson**

Margaret Gairo, Esq.  
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123 S. Broad St., Suite 2080  
Philadelphia, PA 19109

**DWIGHT L. NOTHSTEIN, SHERIFF**

**CARBON COUNTY**