

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 10th, 2011 at 11:00 A.M.

By virtue of a Writ of Execution No. 10-3728, issued by WELLS FARGO BANK, NA., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 10-3728, there will be exposed to public sale and outcry on Friday, June 10th, 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:

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF GROUND WITH THE BUILDINGS & IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES SITUATE AND BEING IN PENN FOREST TOWNSHIP, CARBON COUNTY, PENNSYLVANIA, DESIGNATED AS LOT NO. 289, SECTION 3 OF BEAR CREEK LAKES, INC. - PENN FOREST STREAMS DEVELOPMENT, AS DESCRIBED IN CARBON COUNTY MAP BOOK VOLUME 1, PAGE 400, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LIGHT-OF-WAY LINE OF COLD SPRING DRIVE, SAID POINT BEING THE EASTERNMOST CORNER OF LOT NO. 289, HEREIN CONVEYED, AND THE SOUTHERN MOST CORNER OF LOT NO. 290; THENCE IN AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COLD SPRING DRIVE, SOUTH 24 DEGREES 51 MINUTES 50 SECONDS WEST, 135 FEET TO A POINT, SAID POINT BEING THE SOUTHERNMOST CORNER OF LOT NO. 289, HEREIN CONVEYED, AND THE EASTERNMOST CORNER OF LOT NO. 288; THENCE IN AND ALONG THE BOUNDARY LINE BETWEEN LOT NOS. 289 AND 288, NORTH 65 DEGREES 08 MINUTES 10 SECOND WEST, 325 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PENNSYLVANIA ROUTE NO. 903; THENCE IN AND ALONG THE EASTERLY RIGHT-OF-WAY LINE FOR PENNSYLVANIA ROUTE NO. 903, NORTH 24 DEGREES 51 MINUTES 50 SECONDS EAST, 135 FEET TO A POINT. SAID POINT BEING COTERMINOUS WITH THE SAME EASTERLY RIGHT-OF-WAY LINE FOR PENNSYLVANIA ROUTE NO. 903 AND LOT NOS. 289 AND 290; THENCE IN AND ALONG THE BOUNDARY LYING BETWEEN LOT NOS. 289 AND 290 SOUTH 65 DEGREES 08 MINUTES 10 SECONDS EAST, 325 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLD SPRING DRIVE, SAID POINT BEING THE PLACE OF BEGINNING.

CONTAINING 1.01 ACRES.

BEING LOT NO. 289, SECTION 3, ON THE "FINAL PLAN, PENN FOREST STREAMS, SITUATE IN PENN FOREST TOWNSHIP, CARBON COUNTY, PENNSYLVANIA," PREPARED BY PENN EAST CORPORATION. AND DATED SEPTEMBER 29. 1978.

BOUNDED ON THE NORTH BY LOT NO. 290; ON THE EAST BY COLD SPRING DRIVE; ON THE SOUTH BY LOT NO. 288; AND ON THE WEST BY PENNSYLVANIA ROUTE NO. 903.

SUBJECT, HOWEVER, TO THE COVENANTS, EXCEPTIONS, CONDITIONS, RESERVATIONS AND RESTRICTIONS WHICH SHALL WITH THE LAND AS RECORDED IN DEED BOOK NO 443, PAGE 337.

TAX PARCEL I.D.: 50C-51-C289

BEING KNOWN AS: 289 COLD SPRING DRIVE, PENN FOREST, PA 18229.

BEING THE SAME PREMISES WHICH GA WA NI PONY BOY MORRELL AND ANDREA MORRELL, HUSBAND AND WIFE,, BY DEED DATED JANUARY 9, 2004 AND RECORDED FEBRUARY 10, 2004 IN AND FOR CARBON COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 1202, PAGE 529, GRANTED AND CONVEYED UNTO ROSEMARIE MCFADDEN, A SINGLE WOMAN.

"Exhibit A"

Seized and taken into execution as the property of ROSEMARIE MCFADDEN at the suit of WELLS FARGO BANK, NA,

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, June 20, 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 ROSEMARIE MCFADDEN**

Joel A. Ackerman, Esquire

**Zucker Goldberg Ackerman  
200 Sheffield Street  
Mountainside, NJ 07092**

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