

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. 10-2946, issued by Wells Fargo Financial Pennsylvania, Inc., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 10-2946, 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 lot or piece of ground, situate in the Borough of Palmerton, County of Carbon and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the easterly line of a forty (40) feet wide public road commonly known as 'Church Street' in the said Borough of Palmerton, said point being the southwest corner of a larger tract or piece of land of which the herein described is a part, as hereinafter recited; thence following the easterly line of said 'Church Street' North 23 degrees 18 minutes 56 seconds East twenty (20) feet to a point; thence by remaining lands now or formerly of Eugene A. Leindecker and Alice C. Leindecker, South 66 degrees 41 minutes 4 seconds East one hundred forty-nine and 28/100 (149.28) feet to a point in the westerly line of a Twenty (20) feet wide alley; thence following the westerly line of said alley, South 18 degrees 26 minutes 21 seconds West twenty and 06/100 (20.06) feet to a point; thence by lands now or formerly of Stephen Fritz, North 66 degrees 41 minutes 04 seconds West one hundred fifty and 93/100 (150.93) feet to the place of Beginning.

CONTAINING 3002.1 square feet and being the south half of a double, slate roof frame dwelling known as Block No. 470 and commonly known as 718 Church Street.

TITLE TO SAID PREMISES IS VESTED IN Rebecca Ann Hunsicker, by Deed from Lee James Hunsicker and Rebecca Ann Hunsicker, his wife, dated 11/23/2004, recorded 11/29/2004 in Book 1283, Page 163.

Premises being: 718 CHURCH STREET

PALMERTON, PA 18071-1514

Tax Parcel No.: 42A-48-Q6

Seized and taken into execution as the property of Rebecca Ann Hunsicker a/k/a Rebecca Hunsicker at the suit of Wells Fargo Financial Pennsylvania, Inc.

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 Rebecca Ann Hunsicker a/k/a Rebecca Hunsicker**

**Daniel G. Schmieg, Esq.**

**Phelan, Hallinan and Schmieg, L.L.P.**

**1617 JFK Boulevard, Suite 1400**

**Philadelphia, PA 19103**

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