

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, May 13th, 2011 at 11:00 A.M.

By virtue of a Writ of Execution No. 10-3445, issued by Wells Fargo Bank, N.A., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 10-3445, there will be exposed to public sale and outcry on Friday, May 13th, 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 parcel of ground situate and being in Penn Forest Township, Carbon County, Pennsylvania, designated as Lot No. 397, Section 4, 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 in the easterly line of Pennsylvania Route 903 said point marking the northeast corner of Lot No. 396 and the southwest corner of Lot No. 397 herein conveyed; thence along the easterly line of Pennsylvania Route 903 North twenty-four degrees fifty-one minutes fifty seconds East (N 24 degrees 51 minutes 50 seconds E) 138.85 feet to a point in the easterly line of Pennsylvania Route 903, said point marking the southwest corner of Lot No. 398; thence along the southerly line of Lot No. 398 South seventy-five degrees thirty-one minutes twenty-six seconds East (S 75 degrees 31 minutes 26 seconds E) 363.79 feet to a point in the westerly line of Cold Spring Drive; thence in and along the westerly line of Cold Spring Drive; thence continuing in the same in an arc to the right a distance 70.27 feet to a point in the westerly line of Cold Spring Drive said point marking the northeast corner of lot No. 396 and the southeast corner of Lot No. 397 herein conveyed; thence in and along the northerly line of lot No. 396 North seventy-four degrees forty minutes twenty-two seconds West (N 74 degrees 40 minutes 22 seconds W) 391.53 feet to the place of BEGINNING

CONTAINING 1.21 Acres.

BEING Lot No. 397, Section 4 on the 'Final Plan, Penn Forest Streams situate in Penn Forest Township, Carbon County, Pennsylvania' prepared by PennEast Corporation and dated September 29, 1978.

BOUNDED ON THE West by Pennsylvania Route 903; on the North by lot No. 398 on the East by Cold Spring Drive; and on the South by Lot No. 396.

UNDER AND SUBJECT to restrictions as appear in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Frank Westgate, by Deed from Federal Home Loan Mortgage Corporation, dated 02/24/2000, recorded 02/29/2000 in Book 869, Page 975.

Premises being: 100 COLD SPRING DRIVE A/K/A, 100 COLD SPRINGS DRIVE
JIM THORPE, PA 18229-2727

Tax Parcel No.: 50C-51-D397

Seized and taken into execution as the property of Frank Westgate at the suit of Wells Fargo Bank, N.A.

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, May 23, 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 Frank Westgate

Daniel Schmieg, Esq.
Phelan, Hallinan and Schmieg, L.L.P.
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

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