

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. 10-2299, issued by NATIONSTAR MORTGAGE LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 10-2299, 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:

ALL THAT CERTAIN tract or piece of land with the improvements erected thereon, situate in the Borough of Palmerton, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the northerly line of Franklin Avenue, said being distant eastwardly two hundred forty-five (245) feet from the intersection of the northerly line of Franklin Avenue with the easterly line of Sixth Street, as laid out in the office for the recording of Deeds, in and for the said County of Carbon, in Deed book No. 46, Page 718; thence by other lands now or late of the prior Grantor, northwardly at right angles to said Franklin Avenue, one hundred sixty (160) feet to a point in the southerly line of a twenty (20) feet wide alley; thence westwardly, following the southerly line of said alley, at right angles, parallel to said Franklin Avenue; twenty (20) feet to a point; thence southwardly, at right angles, one hundred sixty (160) feet to the place of beginning.

BEING the westerly one-half of lot number two hundred nineteen (No. 219) Franklin Avenue and commonly known as 625 Franklin AvENUE.

BEING CARBON COUNTY PARCEL IDENTIFIER NO.: 42A-47-D61.

Seized and taken into execution as the property of MELISSA J CARRER, BRIAN J. GEMMEL at the suit of NATIONSTAR MORTGAGE LLC

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 MELISSA J CARRER, BRIAN J. GEMMEL

Joseph A. Goldbeck, Jr.
GOLDBECK McCafferty and McKEEVER
Mellon Independence Center - Suite 5000
701 Market Street
Philadelphia, PA 19106-1532

DWIGHT L. NOTHSTEIN, SHERIFF
CARBON COUNTY