

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, January 13th, 2012 at 11:00 A.M.

By virtue of a Writ of Execution No. 11-937, issued by PINNACLE FUNDING CREDIT UNION, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 11-0937, there will be exposed to public sale and outcry on Friday, January 13th, 2012 at 11:00 E.S.T., in the Sheriff's Office, Court House Building, Jim Thorpe, Pennsylvania, the following described real estate, to wit:

PARCEL 1

ALL that certain lot, piece or parcel of land Situate, lying and being In the Township of Kidder, County of Carbon and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point on the west line of Lake Drive, said point being on the dividing line between Lots #87 and #88 on the map or plan hereinafter referred to;

THENCE along said dividing line between Lots #87 and #88, South eighty-two (82) degrees no (0) minutes West, a distance of one hundred seventy-seven(177) feet to lands of the Lehigh Coal and Navigation Company;

THENCE North six (6) degrees sixteen (16) minute. East, a distance of one hundred (100) feet to a point on the dividing line between lots #88 and #89;

THENCE along said dividing line, South eighty-three (83) degrees forty-four (44) minutes East, a distance of one hundred fifty-seven (157) feet to a point on the west line of Lake Drive;

THENCE In a southerly direction along the west line of Lake Drive, a distance of sixty (60) feet to the point or place of beginning.

BEING Lot No. 88 on the plan or plot of lots known as Pocono Mt. Lake, as laid out for Walter Sudu and his wife, Helen Sudu, by James G. Sylvester dated September 25, 1960, recorded in the Office of the Recorder of Deeds of Carbon County in Map Book 1 page 98.

PARCEL 2

ALL that certain lot, piece or parcel of land situate, lying and being in the Township of Kidder, County of Carbon and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west line of Lake Drive, said point being en the dividing line between Lots #88 and #89 on tile map or plan hereinafter referred to;

THENCE alone said dividing line, North eighty-three (83) degrees forty-four (44) minutes West, a distance of one hundred fifty-seven (157) feet to a point on lands of the Lehigh Coal and Navigation Company;

THENCE North six (6) degrees sixteen (16) minutes East, a distance of one hundred (100) feet to a point on the dividing line between Lots #89 and #90;

THENCE along tile dividing line between Lots #89 and #90, South sixty-nine(69) degrees twenty-seven (27) minutes East, a distance of one hundred sixty-two (162) feet to a point on Lake Drive;

THENCE along the West line of Lake Drive in a southerly direction a distance of sixty (60) feet to the point or place of beginning.

BEING Lot No. 89 on the plan or plot of lots known as Pocono Mt. Lake, as laid out for Walter Sudu and his wife, Helen Sudu, by James G. Sylvester dated September 25, 1960, recorded in the Office of the Recorder of Deeds of Carbon County in Map Book 1 page 98.

Seized and taken into execution as the property of Charles Anthony Sadvary a/k/a Charles A. Sadvary at the suit of PINNACLE FUNDING CREDIT UNION

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, January 23, 2012, 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 Charles Anthony Sadvary a/k/a Charles A. Sadvary

Jessica McVittie

**Law Office of Barbara A. Fein, P.C.
721 Dresher Road
Horsham, PA 19044**

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