

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, January 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 13-0710, issued by Nationstar Mortgage LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 13-0710, there will be exposed to public sale and outcry on Friday, January 13th, 2017 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 No. 7 as shown on the Final Plan of Sunrise Terrace Estates, Unit 4, Section 1, as recorded in the Recorder of Deeds Office in and for the County of Carbon, in Map Book 1, Page 144, located along the Southerly side of fifty (50) feet wide Morning Star Avenue, leading from fifty (50) feet wide Geronimo Parkway, now known as Summer Mountain Road, T-336, which leads to Sunrise Terrace Lane formerly known as forty (40) feet wide Cheyenne Avenue, situated in the Township of East Penn, County of Carbon and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin found on the Southerly side of fifty (50) feet wide Morning Star Avenue, leading from Geronimo Parkway, now known as Summer Mountain Road, T-336, to forty (40) feet wide Cheyenne Avenue; said pin also marking the Northeast corner of Lot No. 6, Unit 4, Section 1, and being the Northwest corner of Lot No. 7, Unit 4, Section 1; thence extending along the Southerly side of fifty (50) feet wide Morning Star Avenue South eighty-two degrees thirty-eight minutes seven seconds East two hundred and no hundredths feet (S 82 degrees 38 minutes 07 seconds E 200.00 feet) to an iron pin set; said pin also marking the Northwest corner of Lot No. 8, Unit 4, Section land being the Northeast corner of herein described Lot No.7; thence extending along the Westerly side of Lot No. 8, South seven degrees twenty-one minutes fifty-three seconds West two hundred ten and no hundredths feet (S 07 degrees 21 minutes 53 seconds W 210.00 feet) to an iron pin set; said pin being in the Northerly line of Lot No. 4, Unit 4, Section 1; thence extending along the Northerly side of Lot No. 4 and Northerly side of Lot No.5, North eighty-two degrees thirty-eight minutes seven seconds West (N 82 degrees 38 minutes 07 seconds W), passing through an iron pin found at twenty-two and seventy-seven hundredths feet (22.77 feet), a total distance of two hundred and no hundredths feet (200.00 feet) to an iron pin found; thence extending along the Easterly side of Lot No. 6, North seven degrees twenty-one minutes fifty-three seconds East two hundred ten and no hundredths feet (N 07 degrees 21 minutes 53 seconds E 210.00 feet) to the place of BEGINNING.

In accordance with a survey prepared by Victor R. Geiger, P.L.S.No. 15276-E of 2545 Church Hill Road, Lehighton, Pennsylvania dated March 15, 1999.

BEING Lot No. 7, Unit No. 4, Section No. 1 of Sunrise Terrace Estates, Inc. as laid out by Melvin H. Fairchild, R.S., Jim Thorpe, Pennsylvania, and recorded in Carbon County Map Book 1, Page 144.

UNDER AND SUBJECT to the same exceptions, reservations, restrictions, covenants and conditions as contained in Deed Book 950 Page 644.

ALSO including a Fleetwood Homes of PA Suncrest 44430, manufacturer's Serial No. PAFL122A49248-SC13 & PAFL122AB49248-SC12 which by intention of the parties shall constitute a part of the realty and pass with it, which borrower acknowledges is permanently affixed and attached to the land and is part of the real property parcel ID #85A-7-AD7 more commonly known as 58 Morning Star Lane, Lehighton, PA 18235.

Parcel #85A-7-AD7

BEING the same premises which Taylor Bean & Whitaker Mortgage Corporation, by Deed dated September 30, 2009 and recorded in the Carbon County Recorder of Deeds Office on October 7, 2009 in Deed Book 1798, page 988, granted and conveyed unto Gary K. Hafer and Denise Wentland, both single persons.

Seized and taken into execution as the property of Gary K. Hafer and Denise Wentland 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, January 23, 2017, 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 Gary K. Hafer and Denise Wentland

Leslie J. Rase, Esq.
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**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**