

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, July 10th, 2015 at 11:00 A.M.

By virtue of a Writ of Execution No. 13-1073, issued by NATIONSTAR MORTGAGE, LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 13-1073, there will be exposed to public sale and outcry on Friday, July 10th, 2015 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 The Following Land And Premises Situate, Lying And Being In The Township Of Forest, County Of Carbon, And Commonwealth Of Pennsylvania, And Being More Particularly Described As Follows:

BEGINNING At A Point On The Northerly Line Of North Shore Drive, Said Point Being The South Corner Of Lot No. 1015 Shown On Map Entitled, \"Section C, Indian Mountain Lake, 10 July, 1963\"; Thence Along Lot No. 1019 As Shown On Said Map, (A Radial Line To The Hereinafter Described Curve) North 23 Degrees 44 Minutes 40 Seconds East 132.33 Feet To A Point; Thence Along Lot No. 1012 As Shown On Said Map, South Degree; 39 Minutes 30 Seconds East 76.06 Feet To A Point; Thence Along Lot No. 1013 Shown On Said Map, (A Radial Line To The Hereinafter Described Curve) South 12 Degrees 02 Minutes 35 Seconds West 205.61 Feet To A Point; Thence Along The Northerly Line Of North Shore Drive As Shown On Said Map, On A Curve To The Right Having A Radius Of 560.00 Feet An Arc - H Of 114.37 Feet To The Place Of BEGINNING.

BEING Lot No. 1014, Section C, 918 Shown On Plotting Of Indian Mountain Lake Development Corp., Made By Leo A. Achterman, Jr. Dated July 10, 1963.

BEING The Same Premises Which Theodore A. Boone, By Deed Dated 06/30/2000 And Recorded 07/05/2000 In The Recorder's Office Of Carbon County, Pennsylvania, In Deed Book 887 Page 561 Granted And Conveyed Unto Timothy J. Sanford And Felicia Sanford Husband And Wife.

PARCEL NO.: 2A-51-C1014

PROPERTY address: 115 North Shore Drive, Albrightsville, PA 18210

Seized and taken into execution as the property of FELICIA SANFORD, TIMOTHY J. SANFORD 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, July 20, 2015, 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 FELICIA SANFORD, TIMOTHY J. SANFORD

Michael T. McKeever.
KML LAW GROUP, P.C.
BNY Independence Center - Suite 5000
701 Market Street
Philadelphia, PA 19106-1532

DWIGHT L. NOTHSTEIN, SHERIFF
CARBON COUNTY