

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, December 8th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 12-1315, issued by Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-13BTT, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 12-1315, there will be exposed to public sale and outcry on Friday, December 8th, 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:

PARCEL NO.: 12A-51-TLTR2584

ALL THAT CERTAIN lot or parcel of ground situate and being in Penn Forest Township, Carbon County, Pennsylvania, designated as Lot No. 2584, Tall Trees Section, Mt. Pocono, as described in Carbon County Map Book Volume 1, Page 154, and being more particularly described as follows:

BEGINNING at a point of intersection of Township Route No. 518 and a proposed relocated Township Road, said point being the Southeast corner of Lot No. 2584 herein conveyed; thence in and along the Northerly right-of-way line of the proposed relocated Township Road, North 73 degrees 33' West, seventy-eight and eighteen hundredths (78.18') feet to a point; thence in and along the same Northerly right-of-way line of the proposed relocated Township Road North 76 degrees 09' 25" West, Sixty-two and sixty hundredths (62.60') feet to a point, said point being coterminus with the Northerly right-of-way line of the proposed relocated Township Road and Lots Nos. 2585 and 2584; thence in and along the boundary line between Lot No. 2584 and Lots Nos. 2585 and 2586, North 26' 35" East, two hundred seven and twenty-four hundredths feet (207.24') to a point on the Southerly right-of-way line of Oneida Trail; thence in and along the Southerly right-of-way line of Oneida Trail, South 63 degrees 25' East one hundred thirty-eight and two one-hundredths feet (138.02') to a point on the Westerly right-of-way line of Township Route No. 518; thence in and along the Westerly right-of-way line of Township Route No. 518, South 26 degrees 35' West, one hundred seventy-nine and sixty-eight hundredths feet (179.68') to a point, said point being the place of BEGINNING.

CONTAINING Twenty-six thousand five hundred sixty square feet.

BETNG Lot No. 2584 in the Tall Trees Section on the "Final Plan " B", Mt. Pocono, division of Holiday Poconos Land, Inc., Tall Trees Section", prepared by John Vockroth Associates and dated April 30, 1970.

BOUNDED on the North by Oneida Trail; on the East by Township Route No. 518; on the South by a proposed Township Road; and on the West by Lots Nos. 2585 and 2586.

UNDER AND SUBJECT to the covenants, conditions and restrictions as appear in the chain of title.

IMPROVEMENTS thereon consist of Residential Dwelling.

Fee Simple Title Vested in Robert Suarez, Jr., and Patricia A. Cunningham, Husband and Wife, by deed from, Robert Suarez, Jr., and Patricia A. Cunningham, husband and wife, dated 2/25/1994, recorded 3/1/1994, in the Carbon County Recorder of deeds in Deed Book 571, Page 103.

.....and the said Patricia A. Cunningham, died 10/21/2013, whereupon title to premises in question became vested in Robert Suarez, Jr., by right of survivorship.

Seized and taken into execution as the property of Robert Suarez, Jr. a/k/a Robert Suarez, Mary Tomassetti a/k/a Mary Margaret Tomassetti, in her capacity as Executrix of the Estate of Patricia A. Cunningham, Erica Suarez, in her capacity as Devisee of the Estate of Patricia A. Cunningham, Amanda Suarez, in her capacity as Devisee of the Estate of Patricia A. Cunningham at the suit of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-13BTT

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, December 18, 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 Robert Suarez, Jr. a/k/a Robert Suarez, Mary Tomassetti a/k/a Mary Margaret Tomassetti, in her capacity as Executrix of the Estate of Patricia A. Cunningham, Erica Suarez, in her capacity as Devisee of the Estate of Patricia A. Cunningham, Amanda Suarez, in her capacity as Devisee of the Estate of Patricia A. Cunningham

STERN AND EISENBERG PC
Stern and Eisenberg, PC
1581 Main St. Suite 200
Warrington, PA 18976

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY