

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, March 10th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 13-2270, issued by Caliber Home Loans, Inc., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 13-2270, there will be exposed to public sale and outcry on Friday, March 10th, 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 PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LAUSANNE, COUNTY OF CARBON AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LEGISLATIVE ROUTE #13023 RUNNING FROM BUCK MOUNTAIN TO LAURYTOWN SAID POINT RESTING IN THE EASTERLY LINE OF LANDS NOW OR LATE OF THE FREELAND KENNEL CLUB;

THENCE IN AND ALONG LEGISLATIVE ROUTE #13023 NORTH EIGHTY-SEVEN DEGREES THIRTY-EIGHT MINUTES EAST (N 87 DEGREES 38' E) THREE HUNDRED TWENTY-NINE AND SEVENTEEN HUNDREDTHS (329.17') FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LEGISLATIVE ROUTE #13023 WHERE IT INTERSECTS WITH THE WESTERLY LINE OF LANDS NOW OR LATE OF WILLIAM DOLINSKY;

THENCE IN AND ALONG THE WESTERLY LINE OF LANDS NOW OR LATE OF WILLIAM DOLINSKY SOUTH SIX DEGREES THIRTY-ONE MINUTES EAST (S 06 DEGREES 3P E) ONE HUNDRED NINETY-FOUR AND SIXTY-ONE HUNDREDTHS (194.61') FEET TO A POINT IN THE WESTERLY LINE OF LANDS NOW OR LATER OF WILLIAM DOLINSKY;

THENCE IN AND ALONG LANDS NOW OR LATE OF FREELAND KENNEL CLUB SOUTH SEVENTY-FIVE DEGREES FIFTY-TWO MINUTES THIRTY SECONDS WEST (S 75 DEGREES 52' 30" W) THREE HUNDRED AND SEVENTY HUNDREDTHS (300.70') FEET TO A POINT IN THE EASTERLY LINE OF LANDS NOW OR LATE OF THE FREELAND KENNEL CLUB;

THENCE IN AND ALONG THE EASTERLY LINE OF LANDS NOW OR LATE OF THE FREELAND KENNEL CLUB NORTH THIRTEEN DEGREES TWELVE MINUTES WEST (N 13 DEGREES 12' W) TWO HUNDRED SIXTY AND EIGHT HUNDREDTHS (260.08') FEET TO A POINT THE PLACE OF BEGINNING.

CONTAINING 1.62 ACRES, MORE OR LESS.

Title to said premises is vested in Mary Tina A. Gurnari and James Koloski, husband and wife, by deed from James Koloski and Mary Tina A. Gurnari dated January 23, 2003 and recorded January 31, 2003 in Deed Book 1088, Page 0434 Instrument Number 200301562.

TAX I.D. #: 92-26-C11.03

THE IMPROVEMETS THEREON ARE: RESIDENTIAL DWELLING

Seized and taken into execution as the property of Mary Tina A. Gurnari and James Koloski at the suit of Caliber Home Loans, Inc.

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, March 20, 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 Mary Tina A. Gurnari and James Koloski

Andrew L. Markowitz, Esq.
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ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY