

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 13th, 2014 at 11:00 A.M.

By virtue of a Writ of Execution No. 14-0057, issued by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 14-0057, there will be exposed to public sale and outcry on Friday, June 13th, 2014 at 11:00 E.S.T., in the Sheriff's Office, Court House Building, Jim Thorpe, Pennsylvania, the following described real estate, to wit:

Tract No. 1:

All that certain tract or piece of land situate in the Township of Lower Towamensing, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a marked point in the concrete highway, leading from Little Gap to Palmerton; thence by land of said Grantees, North two degrees West eighty-two and one-half feet to an iron stake; thence by the same North eighty-eight degrees West fifty-five feet to a small Maple Tree; thence North one and one-half degrees West eighty-six feet to an iron stake; thence by land of said grantor hereof, South eighty-six degrees East sixty-three feet to an iron stake; thence by the same South one hundred sixty-eight and one-half feet to the place of beginning.

Tract No. 2:

All that certain tract or piece of land situate in the Township of Lower Towamensing, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a stone; thence by lands of W.R. Mooney, et al, North eighty-seven degrees and fifty minutes West one hundred (100) feet to a stake; thence by land of grantor hereof North two degrees West one hundred (100) feet to a stake; thence by lands of grantor hereof South eighty-seven degrees fifty minutes East one hundred (100) feet to a stake; thence by land of Pierce Walk South two degrees East one hundred (100) feet to the place of beginning.

Tract No. 3:

All that certain tract or piece of land situate in the Township of Lower Towamensing, County of Carbon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a stone in the public road leading from Millport to Little Gap; thence along said road South eighty-seven and one half (87 ½) degrees East eight tenths perches to an iron pin; thence along land of Lewis P. Walck North two and one half (2 ½) degrees West five perches to an iron pin; thence along the same and along lands of W.G. Freyman North eighty-seven and one half (87 ½) degrees West eight and one half perches to an iron pin; thence along land of Mrs. William Mooney South one half degree West five perches to the public road the place of beginning.

Being the same premises which Lisa J. Kochler, by Deed dated 05/17/2007 and recorded 05/22/2007 in the Office of the Recorder of Deeds in and for the County of Carbon in Deed Book Volume 1582, Page 432, granted and conveyed unto Scott A. Smith and Tonya Decker, Grantor herein.

Under and Subject to restrictions as appear in the chain of title.

Parcel ID: 17-32-B17

Property address: 2380 Little Gap Road, Palmerton, PA 18071

Seized and taken into execution as the property of TONYA DECKER, SCOTT A SMITH at the suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

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, June 23, 2014, 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 TONYA DECKER, SCOTT A SMITH

Michael T. McKeever.

KML LAW GROUP, P.C.

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Philadelphia, PA 19106-1532

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