

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, July 11th, 2014 at 11:00 A.M.

By virtue of a Writ of Execution No. 14-0241, issued by JPMorgan Chase Bank, National Association, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 14-0421, there will be exposed to public sale and outcry on Friday, July 11th, 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:

ALL THOSE TWO (2) CERTAIN lots or pieces of ground situate in the Township of Franklin, County of Carbon and State of Pennsylvania, bounded and described as follows, to wit:

LOT NO. 16: BEGINNING at a point on the West side of a public road leading from Weissport to Parryville; thence along said road, South six and three quarters degrees East, sixty-six feet to a post; thence by lot known as Lot No. 14 South eighty-five degrees West, one hundred and fifty feet to a post on the East side of a public alley; thence along said alley North, six and three quarters degrees West, sixty-six feet to a post; thence by said Lot No. 18, North eighty-five degrees East, one hundred fifty feet to the place of beginning.

LOT NO. 18: BEGINNING at a post on the West side of a proposed public road leading from Weissport to Parryville; thence along the same South, six and three quarters degrees East, sixty-six feet to a post; thence by Lot No. 16, South eighty-five degrees West, one hundred and fifty feet to a post on the East side of a proposed twelve feet wide alley; thence along the same North six and three quarters degrees West, sixty-six feet to a post; thence by Lot No. 20, now the property of Emma O. Roth, North eighty-five degrees East, one hundred fifty feet to the place of beginning.

PARCEL No. 70E-11-59

BEING the same premises which Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC, by Deed dated November 9, 2006 and recorded December 18, 2006 in the Carbon County Recorder of Deeds Office in Deed Book 1532, page 889, granted and conveyed unto Roxanne A. Berry.

Seized and taken into execution as the property of Roxanne A. Berry 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, July 21, 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 Roxanne A. Berry

**Bradley J. Osborne
Shapiro and DeNardo
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406**

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