

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, July 14th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 14-2893, issued by Bayview Loan Servicing, LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 14-2893, there will be exposed to public sale and outcry on Friday, July 14th, 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:

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN lot or piece of ground designated as Lot 41 as shown on the Development plans of Saw Mill Run, Section 5, as prepared by Spolts, Stevens & McCoy, Inc., Consulting Engineers, said plan being numbered 8889-000-0-05A, situate in the Township of Franklin, County of Carbon and Commonwealth of Pennsylvania, being more fully described as follows to wit:

BEGINNING at a corner along property now or formerly of Dr. Charles J. Getter, said point being a corner of Lot 84 of the aforesaid Development of Saw Mill Run and a corner of the herein described Lot 41; thence along property now or formerly of the aforesaid Dr. Charles J Getter, North 69 degrees 25 minutes 37 seconds East a distance of 590.55 feet to a corner marked by an iron pin; thence along property not or formerly of Ralph Neeb, South 27 degrees 28 minutes 34 seconds East a distance of 761.63 feet to a corner marked by a stone; thence along other property now or formerly of the aforesaid Ralph Neeb, South 39 degrees 43 minutes 14 seconds West a distance of 494.73 feet to a corner marked by an iron pin; thence along Lot 43 aforesaid Development of Saw Mill Run, North 55 degrees 49 minutes 25 seconds West a distance of 153.53 feet to a point; thence along Lot 42 of the aforesaid Development of Saw Mill Run the 4 following courses and distances, viz:

- (1) North 44 degrees 44 minutes 02 seconds West a distance of 249.24 feet to a point.
- (2) North 09 degrees 44 minutes 11 seconds West a distance of 137.88 feet to a corner marked by an iron pin; and
- (3) South 53 degrees 05 minutes 01 seconds West a distance 130.00 feet to a point of curvature marked by an iron pin, and
- (4) Along a curve to the left having a radius of 50 feet, a central angle of 78 degrees 27 minutes 47 seconds, a distance along the arc of 68.47 feet to a point of curvature on the eastern Right-of- way line of Pine Cone Drive; thence;

Along the eastern Right-of-Way line of Pine Cone Drive along a non-tangent curve to the left having a radius of 325.00 feet a central angle of 23 degrees 04 minutes 26 seconds a distance along the arc of 130.88 feet to a point of curvature; thence along Lot 40 of the aforesaid Development of Saw Mill Run the following 6 courses and distances:

- (1) Along a non-tangant curve to the left having a radius of 50.00 feet a central angle of 78 degrees 27 minutes 47 seconds, a distance along the arc of 68.47 feet to a point of tangency
- (2) North 53 degrees 05 minutes 01 seconds East, 47.40 feet to a point, thence;
- (3) North 30 degrees 06 minutes 05 seconds East, 51.30 feet to a point;
- (4) North 26 degrees 41minutes 37 seconds West, 68.20 feet to a point;
- (5) North 51 degrees 51 minutes 56 seconds West, 204.80 feet to a point; and
- (6) North 00 degrees 37 minutes 14 seconds West, 165.00 feet to a point; thence

Along Lot 39 of the aforesaid development of Saw Mill Run, North 01 degrees 21 minutes 32 seconds east, 62.43 feet to the place of BEGINNING

Being known as Lot 41 on Boundary Line Adjustment Plan for Franklin Township and Vincent Kattner Plan NO. L-1227, dates March 3, 2005 as prepared by Carbon Engineering Inc.

BEING PARCEL # 545-12-E41

BEING the same premises which Township of Franklin, by Deed dated 7/13/05 and recorded 9/27/05 in the Office of the Recorder of Deeds in and for the County of Carbon, in Deed Book 1374, Page 411, granted and conveyed unto Arthur L. Handson, III.

Seized and taken into execution as the property of Arthur L. Handson, III at the suit of Bayview Loan Servicing, 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 24, 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 Arthur L. Handson, III

Samantha Gable, Esq.

**Shapiro and DeNardo
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406**

**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**