

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY
SHERIFF'S SALE
OF VALUABLE REAL ESTATE
Friday, January 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 15-0879, issued by Bank of America, N.A., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-0879, there will be exposed to public sale and outcry on Friday, January 13th, 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 lot or piece of ground situate in the Borough of Bowmanstown, Carbon County, Pennsylvania, designated as Lot #3 on the plan or plot of lots known as Meadowcrest Manor as prepared by E. Frank Boyer, RPE, for Anthony H. Sander, et ux., said plan being dated August 19, 1963 and having been recorded August 22, 1963 in the Office for the Recording of Deeds in and for Carbon County, Pennsylvania, in Map Book #1, page 105, said lot being bounded and described as follows, to wit:

BEGINNING at a point on the Southerly line of Pine Street, said point marking the Northwest corner of Lot #2;

THENCE, in and along the southerly line of Pine Street 83 feet to a point marking the Northeast corner of Lot #4;

THENCE in and along the Easterly line of Lot #4 a distance of 160 feet to the Northeastern corner of Lot #31 ;

THENCE in and along Lot #32, 80 feet to a point marking the Northwest corner of Lot #33; THENCE in and along Lot #2, a distance of 145 feet to the place of Beginning.

BOUNDED on the North by Pine Street, on the East by Lot #2, on the South by Lot #32, and on the West by Lot #4.

Subject to the same exceptions, reservations, restrictions, covenants and conditions as contained in prior deeds in chain of title.

THE HEREIN DESCRIBED PREMISES are sold and conveyed by the herein named Granters and purchased and accepted by the herein named Grantees as evidenced by the payment of the consideration and acceptance of this Deed as one lot and may not be subdivided and upon the subject to express covenants, conditions and restrictions as set forth in Deed Book 1677 Page 660 which shall run with the land.

TITLE TO SAID PREMISES IS VESTED IN Tammy Kemmerer and Jamie Smith, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Harold J. Tonkin and Jennifer R. Tonkin, his wife, Dated 03/31/2008, Recorded 04/02/2008, in Book 1677, Page 660.

Tax Parcel: 56B-6-3

Premises Being: 747 Pine Street, Palmerton, PA 18071-0000

Seized and taken into execution as the property of Tammy Kemmerer, Jamie Smith at the suit of Bank of America, N.A.

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, January 23, 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 Tammy Kemmerer, Jamie Smith

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ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY