

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, August 11th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 15-3075, issued by Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2004-QS12, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-3075, there will be exposed to public sale and outcry on Friday, August 11th, 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 with the improvements erected thereon situate in Penn Forest Township, Carbon County and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the Westerly line of Township Road #520 said point marking the Southeast corner of Lot No. 3; thence in and along the Westerly line to Township Road #520 South seven degrees two minutes East (S 07 degrees 02 minutes E) One hundred seven and forty-two hundredths (107.42 feet) feet to a point marking the Northeast corner on Lot No. 5; thence in and along the Northerly line of Lot No. 5 South seventy degrees forty-seven minutes West (S 70 degrees 47 minutes W) One hundred eighty-nine and twenty-three hundredths (189.23 feet) feet to a point marking the Northwest corner of Lot No. 5; thence in and along the Easterly line of Lot No. 13 North nine degrees twenty-nine minutes West (N 09 degrees 29 minutes W) One hundred six and fifty-three hundredths (106.53 feet) feet to a point said point marking the Southwest corner of Lot No. 3; thence in and along the Southerly line of Lot No. 3 North seventy degrees forty-seven minutes East (N 70 degrees 47 minutes E) One hundred ninety three and ninety hundredths (193.90 feet) feet to a point the place of BEGINNING.

BEING Lot No. 4 on a plan of lots entitled Section 4 of John Wargo Development. Such plan was prepared by Pocono Engineers, Tamaqua, Pennsylvania, in March 1972, and is recorded in Carbon County Map Book 1, page 183.

UNDER AND SUBJECT to covenants and restrictions in Deed Book 366, page 960.

TITLE TO SAID PREMISES IS VESTED IN Florence Piemonte, married, by Deed from Kenneth R. Robinson, II and Patricia E. Robinson, h/w, Dated 05/14/2004, Recorded 05/25/2004, in Book 1230, Page 0324.

Tax Parcel: 67A-51-D4

Premises Being: 4 Wargo Road, a/k/a 95 Wargo Road, Jim Thorpe, PA 18229

Seized and taken into execution as the property of Florence Piemonte at the suit of Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2004-QS12

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, August 21, 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 Florence Piemonte

Phelan Hallinan Diamond & Jones, LLP
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**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**