

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 9th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-1147, issued by Caliber Home Loans, Inc., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-1147, there will be exposed to public sale and outcry on Friday, June 9th, 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 No.3, as shown on the Preliminary/Final Plan of Minor Subdivision for Melo Enterprises, dated June 28, 2007, as recorded in the Recorder of Deeds Office in and for the County of Carbon in Map Book 3, Page 945, located along the northerly side of sixty (60) feet wide Princeton Avenue, located easterly of fifty (50) feet wide First Street, in the Borough of Palmerton, County of Carbon and Commonwealth of Pennsylvania, being more fully bounded and described, in accordance with a survey performed by Victor R. Geiger, P.L.S., as follows, to wit:

BEGINNING at an iron pin set on the northerly side of sixty (60) feet wide Princeton Avenue; said pin also marking the southwest corner of Lot No.2, and the southeast corner of herein described Lot No.3; said pin also being located North seventy (70) degrees thirty-four (34) minutes no (00) seconds East, sixty-two and fifty hundredths (62.50) feet from an iron found at the intersection of the easterly side of fifty (50) feet wide First Street with the northerly side of sixty (60) feet wide Princeton Avenue; thence extending along the northerly side of Princeton Avenue, South seventy (70) degrees thirty-four (34) minutes no (00) seconds West, sixty-two and fifty hundredths (62.50) feet to an iron pin found marking the northeast intersection corner of the easterly side of fifty (50) feet wide First Street with the northerly side of sixty (60) feet wide Princeton Avenue; thence extending along the easterly side of fifty (50) feet wide First Street, North nineteen (19) degrees twenty-six (26) minutes no (00) seconds West, one hundred sixty and no hundredths (160.00) feet to an iron pin found at the intersection of the southerly side of twenty (20) feet wide Alley K, with the easterly side of fifty (50) feet wide First Street, thence extending along the southerly side of Alley K, North seventy (70) degrees thirty-four (34) minutes no (00) seconds East, sixty-two and fifty hundredths (62.50) feet to an iron pin set; thence extending along the westerly side of Lot No.2, South nineteen (19) degrees twenty-six (26) minutes no (00) seconds East, one hundred sixty and no hundredths (160.00) feet to the place of Beginning.

BEING known and numbered as property 105 Princeton Avenue, Palmerton, PA 18071.

UNDER AND SUBJECT to any exceptions, reservations, terms, conditions, rights of way, licenses, restrictions, mutual covenants or miscellaneous agreements contained in any Deed or Deeds in line of title or as contained in any miscellaneous agreements, relative to the subject premises in the Carbon County Courthouse, Jim Thorpe, Pennsylvania.

Being the same premises which Joseph J. Weiner and Kristina M. Weiner, husband and wife, by Deed dated 07/24 /2013, recorded 07/31/2013, in the Office of the Recorder of Deeds, in and for Carbon County, in Book 2060, page 424 and Instrument# 201305913, conveyed unto Scott D. Strohl and Theresa A. Strohl, husband and wife, Grantees herein.

Parcel No. 42A-48-Q109A

Seized and taken into execution as the property of Scott D. Strohl, Theresa A. Strohl at the suit of Caliber Home Loans, Inc.

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 19, 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 Scott D. Strohl, Theresa A. Strohl**

Richard M. Squire, Esq.  
Richard M. Squire & Associates, LLC  
115 West Avenue, Suite 104  
Jenkintown, PA 19046

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