

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

**Thursday, November 10th, 2016 at 11:00 A.M.**

By virtue of a Writ of Execution No. 12-0738, issued by NATIONSTAR MORTGAGE, LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 12-0738, there will be exposed to public sale and outcry on Thursday, November 10th, 2016 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 parcel, lot and tract of land, lying and being situate in the Township of Lower Towamensing, county of Carbon, Commonwealth of Pennsylvania known and designated as Lot No. 87 on a certain map entitled, "General Street and Lot Plan of Little Gap Estates made for Land Associates, Ltd. on May 14, 1977 and filed in the Office of the Recorder of Deed in and for Carbon County in Plat Book 1 at Page 325. Together with all rights and privileges and under and subject to all of the restrictions, reservations, covenants and conditions as more particularly set forth in prior Deeds in chain of title, including Addendum No. 1 Little Gap Estates Schedule of Restrictions contained in Deed Book No. 467 at Page 937. Together with the free and uninterrupted use, liberty and privilege of, and passage in and along a certain driveway or passageway, 15 feet in width leading from Hawthorne Drive over and across Lot No. 86 to Lot No. 87. Together with free ingress, egress and regress to and for the said Grantees, their heirs and assigns, their and their tenants and undertenants, occupiers or possessors of the said Helen McCauley's (former Grantor) messuage and ground contiguous to the driveway or passageway, at all times and seasons forever hereafter, into, along, upon and out of the said driveway or passageway, in common with her, the said Helen McCauley (former Grantor), her heirs and assigns, tenants or occupiers of the said Helen McCauley's (former Grantor) messuage and ground, adjacent to the said driveway or passageway.

Subject, Nevertheless, to the grantees, for the payment of all necessary charges and expenses which shall from time to time accrue for paving, emending, repairing and cleansing said driveway or passageway.

BEING KNOWN AS: 115 HAWTHORNE WAY, PALMERTON, PA 18071-5274

BEING THE SAME PREMISES which Kelly Jo Herzfeld and Octavio Gonzalez, by Deed dated June 6, 2007 and recorded July 24, 2007 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 1605, Page 421, granted and conveyed unto GILBERT MOOK.

PARCEL NO.: 7B-32-A87

Seized and taken into execution as the property of GILBERT MOOK, UNITED STATES OF AMERICA at the suit of NATIONSTAR MORTGAGE, 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 Sunday, November 20, 2016, 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 GILBERT MOOK, UNITED STATES OF AMERICA**

Powers, Kirn & Associates, LLC  
Powers, Kirn & Associates, LLC.  
Eight Neshaminy Interplex  
Trevose, PA 19053

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