

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. 16-0098, issued by CITIMORTGAGE, INC., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-0098, 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:

LOT 1122 SECTION N-1

All that certain property known as Property Record Card #2A-51-NI1 122 in Penn Forest Township, Carbon County, Pennsylvania, Metes and bounds not guaranteed. Formerly Deed Book 1294 Page 921.

ALL the following lot situate in the Township of Penn Forest, County of Carbon and Commonwealth of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 1122 in Section N-1 as shown and designated on plan of Indian Mountain Lakes, Section N-I, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated April 10, 1967 and recorded May 31, 1967 at the Recorder of Deeds for Carbon county, Map Book 1, page 140.

BEING Lot No. 1122, Section N-1, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman, Jr., dated April 10, 1967.

UNDER AND SUBJECT to covenants, conditions, and restrictions set forth in prior deed in the chain of title.

LOT 1123 SECTION N-I

ALL that certain property known as Property Record Card #2A-51-NI1123 in Penn Forest Township, Carbon County, Pennsylvania. Metes and bounds not guaranteed. Formerly Deed Book 439 Page 184.

ALL the following lot situate in the Township of Penn Forest, County of Carbon and Commonwealth of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 1123 in Section N-I as shown and designated on plan of Indian Mountain Lakes, Section N-I, made by Leo Achterman, Jr. Civil Engineer and Surveyor, dated April 10, 1967 and recorded May 31, 1967 at the Recorder of Deeds for Carbon County, Map Book 1, page 140.

BEING Lot No. 1123, Section N-I, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A. Achterman , Jr., dated April 10, 1967.

UNDER AND SUBJECT to covenants, conditions, and restrictions set forth in prior deed in the chain of title.

Lots were combined. Reverser Subdivision Map recorded in Map Book 4 Page 177.

BEING KNOWN AS: 100 SHAWNEE TRAIL, ALBRIGHTSVILLE, PA 18210

BEING THE SAME PREMISES which FALCON CREST HOMES, INC., by Deed dated 11/10/2011 and recorded 1 1/18/2011 in the Office of the Recorder of Deeds in and for Carbon County in Deed Book 1942, Page 59, granted and conveyed unto CHRISTOPHER J. DEVOSA

PARCEL NO.: 2A 51 NI1123 A

Seized and taken into execution as the property of CHRISTOPHER J. DEVOSA at the suit of CITIMORTGAGE, 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 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 CHRISTOPHER J. DEVOSA

Powers, Kirn & Associates, LLC

Powers, Kirn & Associates, LLC.

Eight Neshaminy Interplex
Trevose, PA 19053

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