

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, December 9th, 2016 at 11:00 A.M.

By virtue of a Writ of Execution No. 12-1935, issued by Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH4, Asset Backed Pass-Through Certificates, Series 2007-CH4, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 12-1935, there will be exposed to public sale and outcry on Friday, December 9th, 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 the following lot situate in the Township of Penn Forest, County of Carbon and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 703, Section K-II, as shown and designated on plan of Indian Mountain Lakes, Section K-II, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated April 1, 1964 and recorded July 30, 1964, at the Recorder of Deeds for Carbon County, Map Book 1, Page 113 (Erroneously referred to in a prior Deed as recorded August 19, 1964, at the Recorder of Deeds for Carbon County, Map Book 1, Page 118)

BEING Lot No. 703, Section K-II, as shown on Plotting of Indian Mountain Lake Development Corp., made by Leo A Achterman, Jr., dated April 1, 1964.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

UNDER AND SUBJECT to the covenants, conditions and restrictions which shall run with the land as contained in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Bruce Andresen, a single man, by Deed from John Farrell, a married man, Dated 11/10/2006, Recorded 11/30/2006, in Book 1526, Page 849.

The said Bruce Andresen departed this life on or about 08/27/2010, and upon information and belief, his surviving heirs at law and next-of kin are Penny Brown, Karl Andresen, and Alina Foresta. Letters of Administration were granted to Penny Brown on 11/05/2010 by the Register of Wills of Monroe County, No. 4510-0540. By Decree dated 12/01/2011 Penny Brown was granted leave to resign as Administratrix of his estate. By executed waiver, Penny Brown waived her right to be named as a defendant in the foreclosure action. The said Karl Andresen, heir of Bruce Andresen, departed this life on or about 05/25/2011, and upon information and belief, his surviving heirs at law and next-of-kin are Arlene Andresen, Ryan Andresen, and Gillian Andresen.

Tax Parcel: 2A-51-KII703

Premises Being: 703 Sycamore Circle, a/k/a 142 Sycamore Circle, Albrightsville, PA 18210-3810

Seized and taken into execution as the property of The Estate of Bruce Andresen: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Bruce Andresen, Deceased, Arlene Andresen, in Her Capacity as Heir of Karl Andresen, Deceased Gillian Andresen, in Her Capacity as Heir of Karl Andresen, Deceased Ryan Andresen, in His Capacity as Heir of Karl Andresen, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Karl Andresen, Deceased Heir of Bruce Andresen, Deceased Alina Foresta, in Her Capacity as Heir of The Estate of Bruce Andresen Unknown Successor Administrator of The Estate of Bruce Andresen at the suit of Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH4, Asset Backed Pass-Through Certificates, Series 2007-CH4

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, December 19, 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 The Estate of Bruce Andresen: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Bruce Andresen, Deceased, Arlene Andresen, in Her Capacity as Heir of Karl Andresen, Deceased Gillian Andresen, in Her Capacity as Heir of Karl Andresen, Deceased Ryan Andresen, in His Capacity as Heir of Karl Andresen, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Karl Andresen, Deceased Heir of Bruce Andresen, Deceased Alina Foresta, in Her Capacity as Heir of The Estate of Bruce Andresen

Unknown Successor Administrator of The Estate of Bruce Andresen

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