

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, January 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-2222, issued by Nationstar Mortgage LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-2222, there will be exposed to public sale and outcry on Friday, January 13th, 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 tract or parcel of land situate on the easterly side of a thirty-three foot road known as Township Route #410, in the Township of Mahoning, County of Carbon, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the property line dividing lands now or late of Eva Beck and lands now or late of Harvey Wehr, this iron pin being located North 89 degrees West, eight hundred thirty-seven and seven hundredths feet (837.07) from the northeast corner of lands now or late of Harvey Wehr; Thence along lands now or late of Harvey Wehr North 89 degrees West six hundred seventy-five and seventy-five hundredths (675.75) feet to an iron pin in the center of Township Route #410; Thence the following two courses in and along Township Route #410 (1) North 6 degrees 45' West ninety-four and forty-five hundredths (94.45) feet to an iron pin; (2) Thence North 54 degrees 45' East three hundred eighty-eight (388.00) feet to an iron pin; Thence along the following two courses along land now or late of Eva Beck, (1) North 87 degrees 53' East three hundred seventy-seven and twelve hundredths feet (377.12) to an iron pin; (2) Thence South 1 degree 10' West three hundred forty-three and fifty hundredths (343.50) feet to the place of BEGINNING.

CONTAINING 4.359 acres.

The above described tract being an adverse from Tracts #2 and # 1 of lands of Eva Beck, as recorded in Vol. 125, Page 312.

The above described tract being subject to the right-of-way of Township Route #410.

This right-of-way having an area of approximately 0.3 acres. This survey prepared by John F. Hanosek, Registered Professional Engineer, on May 30, 1967.

Grantee, her heirs and assigns, shall have the further right to use a certain roadway which borders the northerly side of the hereinabove tract, having a width of fifteen (15) feet and a length co-terminus with the northerly side, together with the former Granter, their heirs and assigns with the right in the former Granter to make this a public road at any time.

BEING THE SAME PREMISES which Dolores J. Kunkle, Executrix of the Estate of James C. Kunkle aka James Kunkle, deceased, by Deed dated 10/23/2008 and recorded 10/27/2008, in the Office of the Recorder of Deeds in and for the County of Carbon, in Deed Book 1727, Page 93, Instrument # 200811224, granted and conveyed unto Dena Betz.

Parcel # 84-35-B48.01

Seized and taken into execution as the property of Dena Betz 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 Monday, January 23, 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 Dena Betz

SARAH K. MCCAFFERY, ESQ.
Shapiro and DeNardo
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY