

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. 15-3028, issued by Citifinancial Servicing LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-3028, 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 parcel of land in borough of Parryville, Carbon county, commonwealth of PA, as more fully described in book 0552, page 235 ID# 55-50-D62-02, being known and designated as lot no.1 and 2 plot plan minor subdivision for Wayne R. and Sherry Lee Wentz. Filed in map book 2, page 285 and being more particularly described as a metes and bounds property.

TITLE TO SAID PREMISES IS VESTED IN Wendy A. Christman and David W. Christman, her husband, by Deed from Wendy A. Wentz, nbm, Wendy A. Christman and David W. Christman, her husband and Wayne R. Wentz and Sherry Lee Wentz, his wife, Dated 01/24/1992, Recorded 01/27/1992, in Book 552, Page 235.

Tax Parcel: 55-50-D62.02

Premises Being: 189 North Harrity Road a/k/a, 189 Harrity Road, Parryville, PA 18244

Seized and taken into execution as the property of Wendy A. Christman a/k/a Wendy Christman David W. Christman a/k/a David Christman at the suit of Citifinancial Servicing 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 Wendy A. Christman a/k/a Wendy Christman David W. Christman a/k/a David Christman**

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