

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. 16-0681, issued by Caliber Home Loans, Inc., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-0681, 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 lot or parcel of land situate on the Township of Mahoning County of Carbon and State of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin on the North side of a public road known now or late of Gnaden Huetten Trail extending from Lehighton to New Mahoning; thence at right angles with the said road and along land now or late of Albert A. Eberts North 2 degrees 35 minutes East 511.70 feet to an iron pin; thence at right angles South 88 degrees 45 minutes East 57 feet 7 1/2 inches to an iron pin; thence at right angles and through the middle of a twin frame dwelling house South 2 degrees 35 minutes West 511.70 feet to an iron pin on said Goaden Huetten Trail; thence in and along said Gnaden Huetten Trail North 88 degrees 45 minutes West 57 feet 7 1/2 inches to the place of BEGINNING.

CONTAINING .678 of an acre

Title to said premises is vested in Brandy Smith and Mariany Caba by deed from Jeffrey B. Zellner, Jr. and Nicole A. Zellner dated July 31, 2013 and recorded August 1, 2013 in Instrument Number 201305932.

Seized and taken into execution as the property of Brandy Smith and Mariany Caba at the suit of Caliber Home Loans, 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 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 Brandy Smith and Mariany Caba**

**Jacob M. Ottley, Esq.**  
McCabe, Weisberg and Conway  
123 S. Broad St., Suite 2080  
Philadelphia, PA 19109

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