

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. 15-2918, issued by Wells Fargo Bank, N.A., out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-2918, 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 THE WESTWARD half part or portion of a certain lot or piece of ground situate on the North side of Centre Center, in the Borough of Jim Thorpe (formerly the Borough of Mauch Chunk), Carbon County, Pennsylvania, and numbered in the plan or plot of said Borough one hundred and thirty-five (135).

CONTAINING in front or breadth on said Centre Street twenty-five (25) feet five (5) inches, and extending from thence of that width northwardly between parallel lines at right angles with said Centre Street in length or depth the distance of ninety-five, and from thence northwardly between parallel lines as aforesaid of the width of twenty-four feet seven inches, a further distance of ninety-five (95) feet to North Street.

BOUNDED northwardly by North Street; eastwardly by the remaining and eastward portion of said Lot; southwardly by Centre Street and westwardly by lot one hundred and thirty-seven.

UNDER AND SUBJECT to any exceptions, reservations, terms, conditions, rights of way, licenses, restrictions, mutual covenants or miscellaneous agreements contained in any Deed or Deeds in line of title or as contained in any miscellaneous agreements, relative to the subject premises in the Carbon County Courthouse, at Jim Thorpe, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Diana Capellan and Caonabo Capellan, her husband, by Deed from Thomas M. Acker and Sabina I. Acker, h/w, Dated 10/13/2006, Recorded 10/16/2006, in Book 1510, Page 593.

Tax Parcel: 83A2-18-A12

Premises Being: 510 Center Avenue, Jim Thorpe, PA 18229-1106

Seized and taken into execution as the property of Diana Capellan, Caonabo Capellan at the suit of Wells Fargo Bank, N.A.

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 Diana Capellan, Caonabo Capellan

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