

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, February 10th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-2406, issued by PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-2406, there will be exposed to public sale and outcry on Friday, February 10th, 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 piece of ground situate in Kidder Township, County of Carbon, Commonwealth of Pennsylvania bounded and described as follows:

Beginning at an iron pine in the intersection of the easterly 40 foot right-of-way of Birch Road and the southerly 40 foot right-of-way of Tanglewood Drive as shown on a subdivision plan entitled Holiday Poconos, Section B and recorded in Map Book 1, pages 101A and 103. Also shown on a Reverse Subdivision Plan prepared by Richard C. Storm, P.L.S., dated June 20, 2000; thence along the southerly right-of-way of Tanglewood Drive N 57 degrees 20' 40" E 400.10 feet to an iron pin in the intersection of the southerly right-of-way of Tanglewood Drive and the westerly 40 foot right-of-way of Wychewood Road; thence along the westerly right-of-way of Wychewood Road on a curve to the right having a radius of 1200.00 feet and an arc length of 317.82 feet to an iron pin; thence along Lot No. 909 S 73 degrees 48' 10" W 200.82 feet to an iron pin; thence along Lot No. 903 N 13 degrees 40' 10" W 16.01 feet to an iron pin; thence along Lot NO. 904 N 20 degrees 33' 30" W 120.16 feet to an iron pin; thence along Lot No. 904 S 65 degrees 59' 50" W 200.00 feet to an iron pin on the easterly 40 feet right-of-way of Birch Road; thence along the easterly right-of-way of Birch Road on a curve left having a radius of 800.00 feet and an arc length of 96.23 feet to the point and place of beginning.

Containing 1.85 acres.

Being Lot Nos 905, 906, 907, and 908 Holiday Poconos, Section B as shown on a map entitled 'Holiday Poconos' Revised May 1962, June 1963 and September 1963 and recorded on the office of the Recorder of Deeds of Carbon County in Map Book 1, page 104. The newly created Lot shall be now known as Lot no. 905, Section B.

TITLE TO SAID PREMISES IS VESTED IN Ronald Goldbaugh, Sr. and Cecelia M. Goldbaugh, h/w, by Deed from Ronald Goldbaugh, Sr. and Cecelia M. Goldbaugh, h/w, dated 09/01/2000, recorded 09/25/2000 in Book 899, Page 480. Ronald Goldbaugh Sr. was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of RONALD GOLDBAUGH SR's death on or about 04/11/2009, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 21A-21-B905A

Premises Being: 905 Birch, a/k/a 57 Wychewood Road, Albrightsville, PA 18210

Seized and taken into execution as the property of Cecelia M. Goldbaugh at the suit of PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation

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, February 20, 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 Cecelia M. Goldbaugh**

Phelan Hallinan Diamond & Jones, LLP  
Phelan Hallinan Diamond & Jones, LLP.  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103

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