

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

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

By virtue of a Writ of Execution No. 16-2447, issued by U.S. Bank National Association, as Trustee for Gsmgs Mortgage Loan Trust 2006-Rp2, Mortgage Pass-Through Certificates, Series 2006-Rp2, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-2447, there will be exposed to public sale and outcry on Friday, March 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 parcel of land situate on the west side of Seventh Street in the Borough of Lehigh, County of Carbon and Commonwealth of Pennsylvania, being known and designated as numbered 43 in the plan of lots as made by Milton A. Deihl, bounded and described as follows, to wit:

Beginning at an iron pin at the northeast corner of Lot No. 42 and extending thence North along Seventh Street 40 feet to the southeastern corner of Lot No. 44; thence West along Lot No. 44, 189 feet 9 inches to Queen Alley; thence South along the Eastern side of Queen Alley 40 feet to the northwest corner of Lot No. 42; thence East along Lot No. 42, 189 feet 9 inches to the place of beginning.

All that certain parcel of land situate on the west side of Seventh Street, in the Borough of Lehigh, County of Carbon and Commonwealth of Pennsylvania, being known and designated as numbered 44 in the plan of Edward R. Deihl, being bounded and described as follows:

Beginning at an iron pin 120 feet North of the Northeast intersection of the property lines formed by the intersection of Union Street and Seventh Street; thence Northwardly along Seventh Street 40 feet to an iron pin; thence at right angles with Seventh Street in a westerly direction between parallel lines 189 feet 9 inches to Queene Alley.

Bounded on the north by Lot No. 45, on the east by Seventh Street, on the South by Lot No. 43 and on the West by Queene Alley.

Also, All that certain parcel of land situate on the west side of Seventh Street in the Borough of Lehigh, County of Carbon and Commonwealth of Pennsylvania, being known and designated as numbered 45 in the plan of Edward R. Deihl, bounded and described as follows:

Beginning at an iron pin at the northeast corner of Lot No. 44 and extending North along Seventh Street 40 feet to the Southeast corner of Lot No. 46; thence west along Lot No. 46, 189 feet 9 inches to Queene Alley; thence South along the eastern side of Queene Alley 40 feet to the Northwest corner of Lot No. 44; thence East along Lot No. 44 189 feet 9 inches to the Place of beginning.

Tax ID: 84A6-28-D33 / 84A6-28-D33.01 / 84A6-28-D33.02

TITLE TO SAID PREMISES IS VESTED IN RICKY J. BROWN AND VICKI L. BROWN, H/W, by Deed from WILLIAM L. DEIBERT, JR. AND DEANNA K. SCITNEY NOW BY MARRIAGE DEANNA K. DEIBERT, H/W, Dated 10/30/2000, Recorded 10/31/2000, in Book 905, Page 29.

By virtue of VICKI L. BROWN's death on or about 04/27/2013, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor RICKY J. BROWN died on 12/21/2015, leaving a Last Will and Testament dated 12/11/2014. Letters Testamentary were granted to SHAUNA R. BROWN on 01/19/2016 in CARBON COUNTY, No. 16-9026. The Decedent's surviving heir at law and next-of-kin is SHAUNA R. BROWN.

Tax Parcel: 84A6-28-D33, 84A6-28-D33.01, 84A6-28-D33.02

Premises Being: 364 South 7th Street, a/k/a 364 South Seventh Street, Lehigh, PA 18235-1822

Seized and taken into execution as the property of Shauna R. Brown, in Her Capacity as Executrix and Devisee of The Estate of Ricky J. Brown at the suit of U.S. Bank National Association, as Trustee for Gsmgs Mortgage Loan Trust 2006-Rp2, Mortgage Pass-Through Certificates, Series 2006-Rp2

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, March 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 Shauna R. Brown, in Her Capacity as Executrix and Devisee of The Estate of Ricky J. Brown

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