

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. 16-2712, issued by PHH Mortgage Corporation, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-2712, 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:

PARCEL I:

ALL THAT CERTAIN lot piece or parcel of land situate, lying and being in the Township of Kidder, County of Carbon and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point at the intersection of Lots 35 and 37 on Tanglewood Drive on Plot of Lots hereinafter mentioned; Thence along dividing line between Lots 35 and 37 North 32 degrees 49 minutes 35 seconds West, 150 feet to Lot 38; Thence along the rear line of Lot 38, North 57 degrees 10 minutes 25 seconds East, 75 feet to Lot 39; Thence along dividing line between Lots 37 and 39, South 32 degrees 49 minutes 35 seconds East, 150 feet to Tanglewood Drive; Thence along Tanglewood Drive, South 57 degrees 10 minutes 25 seconds West, 75 feet to Lot 35, the place of BEGINNING.

Being Lot No. 37 Block F, Hemlock Forest Section on the plot or place of lots known as 'Holiday Poconos Land, Inc.,' as laid out for the Grantors herein by R.N. Harrison, Civil Engineer, Hackettstown, New Jersey, dated July 1961, and recorded in the Office for the Recorder of Deeds of Carbon County, in Map Book 1, page 104, on October 25, 1965.

PARCEL II:

Also, ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Kidder, County of Carbon and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of Lots 37 and 39 on Tanglewood Drive on Plot of Lots hereinafter mentioned; Thence along dividing line between Lots 37 and 39, North 32 degrees 49 minutes 35 seconds West, 150 feet to the rear of Lot 40; Thence along the rear line of Lot 40, North 57 degrees 10 minutes 25 seconds East, 75 feet to Lot 41; Thence along dividing line between Lots 39 and 41, South 32 degrees 49 minutes 35 seconds East, 150 feet to Tanglewood Drive; Thence along Tanglewood Drive, South 57 degrees 10 minutes 25 seconds West, 75 to Lot 37, the place of BEGINNING.

Being Lot No. 39, Block F, Hemlock Forest Section on the Plot or Plan of lots known as 'Holiday Poconos Land, Inc.,' as laid out for the grantors herein by R.N. Harrison, Civil Engineer, Hackettstown, New Jersey dated July 1961, revised May 1962; June 1963 and September 1963, and recorded in the Office of the Recorder of Deeds of Carbon County in Map Book 1, page 104.

UNDER AND SUBJECT to the covenants, conditions, restrictions as appear in Carbon County Deed Book Volume 276, Page 148.

TITLE TO SAID PREMISES IS VESTED IN Daniel P. Cannon, by Deed from William Clark and Cannella Clark, h/w, Dated 09/12/2005, Recorded 07/17/2006, in Book 1477, Page 810.

Tax Parcel: 21A-21-F37HF, 21A-21-F39HF

Premises Being: 37-39 Tanglewood Drive A/K/A 165 Tanglewood Drive & Tanglewood Drive, Albrightsville, PA 18210

Seized and taken into execution as the property of Daniel P. Cannon at the suit of PHH 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, 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 Daniel P. Cannon

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

CARBON COUNTY