

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Thursday, April 13th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-3509, issued by Waterfall Victoria Grantor Trust, Geneva House 1 Series F, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-3509, there will be exposed to public sale and outcry on Thursday, April 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 ground situate and being in Penn Forest Township, Carbon County, Pennsylvania, designated as Lot No. 373, Section 6, Bear Creek Lakes, Inc., Penn Forest Streams Development as described in Carbon County Map Book Vol. 1, Page 400, and being more particularly described as follows:

BEGINNING at a point on the Westerly right of way line of Pinoak Drive, said point being the Northerly most corner of Lot 373 herein conveyed and the Southeast corner of Lot No. 372; thence in and along the Westerly right of way line of Pinoak Drive South 40 degrees 48 minutes East, 327.83 feet to a point on the Westerly right of way line of Pinoak Drive; thence in a Southwesterly direction along an arc curving to the left with radius of 25 feet, a distance of 30.67 feet along the right of way intersection for Pinoak Drive and Wild Creek Drive to a point on the Westerly right of way line of Wild Creek Drive; thence in and along the Westerly right of way line of Wild Creek Drive South 29 degrees 17 minutes West 60.03 feet to a point, said point being the Southerly most corner of Lot No. 373 herein conveyed and the Easterly most corner of Lot No. 374; thence in and along the boundary line between Lot Nos. 373 and 374 North 60 degrees 49 minutes West, 324.69 feet to a point, said point being coterminous with Lot Nos. 374, 371 and 373; thence in and along the boundary line between Lot No. 373 and Lot Nos. 371 and 372 North 29 degrees 16 minutes East 195.83 feet to a point on the Westerly right of way line of Pinoak Drive, said point being the place of BEGINNING.

CONTAINING 1.02 acres.

BEING Lot No. 373, Section 6, on the Final Plan, Penn Forest Streams situate in Penn Forest Township, Carbon County, Pennsylvania prepared by PennEast Corporation and dated September 29, 1978.

BOUNDED ON THE North by Lot Nos. 371 and 372; on the East by Pinoak Drive; on the South by Wild Creek Drive; and on the West by Lot No. 374.

SUBJECT, however, to the covenants, exceptions, conditions, reservations and restrictions which shall run with the land as recorded in Deed Book No. 413, Page 609.

BEING THE SAME PREMISES AS Charles J. Knipper and Patricia E. Knipper f/k/a Patricia E. Grossman, by Deed dated December 4, 1998, and recorded on December 7, 1998, by the Carbon County Recorder of Deeds in Deed Book 796, at Page 957, Instrument Number 9815821, granted and conveyed unto Paul E. Carlson and Linda M. Carlson, as Tenants by the Entireties.

BEING FORMERLY KNOWN AS 373 Pin Oak Drive, Jim Thorpe, PA 18229.

NOW BEING KNOWN AS 134 Pin Oak Drive, Jim Thorpe, PA 18229.

TAX ID NO. 50C-51-373.

Seized and taken into execution as the property of Linda M. Carlson and Paul E. Carlson at the suit of Waterfall Victoria Grantor Trust, Geneva House 1 Series F

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 Sunday, April 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 Linda M. Carlson and Paul E. Carlson

Andrew Marley, Esq.
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**ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY**