

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. 16-3001, issued by JPMorgan Chase Bank, National Association, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-3001, 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 tract of land situate in the Township of PENN FOREST, County of CARBON, and Commonwealth of Pennsylvania, known and described as LOT # V1250 in Section V, TOWAMENSING TRAILS, on a Subdivision Plan recorded in the Recorder of Deeds Office in and for Carbon County, Pennsylvania, on May 28, 1975 in Map Book Volume 1, page 241.

EXCEPTING AND RESERVING unto the Grantor, (Reference being made to a prior Grantor hereof, Broadscope, Inc., its successors and assigns,) forever, an easement measuring ten (10) feet in width across the entire front width and along both side lengths of the lots described above, said easement to be for the installation, maintenance, repair, replacement and removal of utilities and drainage facilities provided, however, that the reservation of the ten (10) foot wide easement along any side length shall not apply if the owner of the lots hereby conveyed shall also be the owner of the other lots adjoining said side length and shall build his dwelling house across the common side lot line or length; and further,

EXCEPTING AND RESERVING unto the Grantor, its successors and assigns, forever, an easement measuring ten (10) feet in width across the entire rear width of the lots described above, said easement to be for the common use of all property owners in the development for recreational purposes and for the installation, maintenance, repair, replacement and removal of utilities and drainage facilities.

TITLE TO SAID PREMISES IS VESTED IN Rod F. Groner and Joellen Groner, h/w, by Deed from Joseph R. O'Neil and Contance O. Neil, h/w, Dated 02/25/2000, Recorded 03/01/2000, in Book 870, Page 179.

Tax Parcel: 22A-51-EV1250

Premises Being: 1250 Cummings Way, N/K/A 14 Cummings Way, A/K/A 14 Cummings Lane, Albrightsville, PA 18210

Seized and taken into execution as the property of Rod F. Groner, Joellen Groner at the suit of JPMorgan Chase Bank, National Association

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 Rod F. Groner, Joellen Groner**

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

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