

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, August 11th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 16-0455, issued by Carrington Mortgage Services, LLC, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-0455, there will be exposed to public sale and outcry on Friday, August 11th, 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 or piece of ground on the South side of Railroad Street, in the Village of Nesquehoning, County of Carbon and Commonwealth of Pennsylvania, being Lot No. 11 and the Eastward 10 feet of Lot No. 12 in Block No.7 of the plan of town lots of said Village of the Lehigh Coal & Navigation Company, containing together in front or breadth on said Railroad Street 50 feet and extending of that width Southwardly between parallel line at right angles to said Railroad Street 125 feet to a 20 foot wide Alley.

BOUNDED Northwardly by said Railroad Street, Eastwardly by Lot No. 10, Southwardly by said 20 foot wide alley, and Westwardly by the Westward 30 feet of said Lot No. 12.

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easement, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances.

Tax Parcel #105B2-41-C28

Commonly Known as 411 East Railroad Street, Nesquehoning, PA 18240

BEING THE SAME PREMISES which The Vera C. Yaniga Revocable Living Trust, by Paul M. Yaniga, First Successor Trustee, by Deed Dated 12/29/2009 and Recorded 12/31/2009, in the Office of the Recorder of Deeds in and for the County of Carbon, in Deed Book 1815, Page 255, Instrument# 200911432, granted and conveyed unto Lewis M. Gullone, Jr. and Rachel J. Gullone, husband and wife.

Seized and taken into execution as the property of Lewis M. Gullone, Jr. and Rachael J. Gullone at the suit of Carrington Mortgage Services, LLC

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, August 21, 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 Lewis M. Gullone, Jr. and Rachael J. Gullone

**Samantha Gable, Esq.
Shapiro and DeNardo
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406**

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