

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. 16-0263, issued by LSF9 Master Participation Trust, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-0263, 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 PIECE OF GROUND WITH THE BUILDINGS, IMPROVEMENTS AND APPURTENANCES THEREON, SITUATE IN THE VILLAGE OF JUNEDALE, BANKS TOWNSHIP, CARBON COUNTY, PENNSYLVANIA, BEING LOT NUMBER ONE, BLOCK B ON THE PLOT OF SAID VILLAGE, AND TO LOCATE THE METES AND BOUNDS OF SAID LOT THE FOLLOWING IS GIVEN:

SET STONES "A" AND "B" FORM THE BASE FOR ALL COLERAINE ENGINEERING. THEY ARE SITUATED ON CENTER STREET, SAID STREET BEING FIFTY (50) FEET WIDE.

TO LOCATE SET STONE BASE, BEGIN AT THE NORTHEAST CORNER OF DOUBLE DWELLING NO. 83 AND NO.84, THENCE EASTWARDLY 15 FEET IN LINE WITH THE NORTH SIDE OF SAID BUILDING TO A POINT, THENCE EASTWARDLY AT A LEFT DEFLECTION ANGLE OF 4 DEGREES AND 54 MINUTES A DISTANCE OF 133.56 FEET TO SET STONE "A", THENCE WESTWARDLY AT A RIGHT INTERIOR ANGLE OF 7 DEGREES AND 39 MINUTES, A DISTANCE OF 500 FEET TO SET STONE "B". THE COURSE FROM STONE "A" TO STONE "B" IS NORTH 85 DEGREES WEST:

SET STONE "A" ON COURSE OF N. 59 DEGREES 21 MINUTES E. A DISTANCE OF 113.45 FEET TO A POINT IN THE NORTH LINE OF CENTER STREET, IT BEING ALSO THE SOUTHWEST CORNER OF LOT NO. ONE (1) IN BLOCK "B" AND POINT OF BEGINNING; THENCE N. 7 DEGREES 29 MINUTES W. A DISTANCE OF ONE HUNDRED AND TEN (110) FEET TO A POINT; THENCE EASTWARDLY AT RIGHT ANGLES TO WEST LINE A DISTANCE OF FIFTY-SEVEN (57) FEET TO A POINT IN THE WEST LINE OF AN ELEVEN (11) FEET WIDE ALLEY, IT BEING THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID ALLEY AND AT RIGHT ANGLES TO NORTH LINE A DISTANCE OF ONE HUNDRED AND TEN (110) FEET TO A POINT IN THE NORTH SIDE OF CENTER STREET; THENCE WESTWARDLY ALONG CENTER STREET AND AT RIGHT ANGLES TO SAID ALLEY A DISTANCE OF FIFTY-SEVEN (57) FEET TO THE POINT OF BEGINNING.

SAID LOT OF LAND IS IMPROVED BY HAVING ERECTED THEREON A DWELLING.

TOGETHER WITH AND UNDER AND SUBJECT TO ALL THE RIGHTS, PRIVILEGES, BENEFITS, EASEMENTS, COVENANTS, OBLIGATIONS, CONDITIONS, RESTRICTIONS, EXCEPTIONS, RESERVATIONS, TERMS AND PROVISIONS CONTAINED IN FORMER DEEDS IN THE CHAIN OF TITLE.

Title to said premises is vested in William J. Wilkinson and Denise M. Wilkinson by deed from Kimberly J. Northcutt dated August 14, 2006 and recorded August 17, 2006 in Deed Book 1489, Page 970. The said William J. Wilkinson died on July 12, 2014 thereby vesting title in Denise M. Wilkinson by operation of law. The said Denise M. Wilkinson died on July 12, 2014 without a will or appointment of an Administrator.

TAX I.D. #:125C-2-29

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

Seized and taken into execution as the property of Stevie Lynn Wilkinson (a minor), Known Surviving Heir of Denise M. Wilkinson, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Denise at the suit of LSF9 Master Participation Trust

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 Stevie Lynn Wilkinson (a minor), Known Surviving Heir of Denise M. Wilkinson, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Denise

Andrew L. Markowitz, Esq.

McCabe, Weisberg and Conway
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY