

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. 16-3441, issued by STONEGATE MORTGAGE CORPORATION, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 16-3441, 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 piece of ground situate in Franklin Township, Carbon County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly side of Township Road No. 417, leading from Weissport to Walcksville, said point being located at the Northeasterly corner of a lot recently conveyed to George Miller; thence by a line along the Southerly side of the aforementioned Township Road, North forty-eight degrees fifty-two minutes East (N 48° 52' E) three hundred forty-two and two tenths feet (342.2') to a point; thence by other land now or formerly of Mrs. Christiana Diehl, South seventeen degrees twelve minutes East (S 17° 12' E) and passing through an iron pin at a distance of five feet (5.0'), a total distance of four hundred five and nine-tenths feet (405.9') to an iron pin; thence by land now or formerly of Mrs. Christiana Diehl South forty-nine degrees forty-five minutes West (S 49° 45' W) three hundred thirty eight feet (338.0') to an iron pin; thence by land now or formerly of George Miller, North seventeen degrees thirty minutes West (N 17° 30' W) and passing through iron pins at distances of fifty and one-tenth feet (50.1'), sixty-five feet (65.0'), three hundred ninety-three feet (393.0'), a total distance of four hundred feet (400.0') to the place of beginning. Containing 2.889 acres.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM that parcel of land conveyed by Doris M. Graver, widow, recorded January 9, 1992 in Record Book 551 page 830 (Lot 2)

Now, being known as Lot No. 1 in the Doris M. Graver Final Plan of the Minor Subdivision, dated August 29, 1991, recorded in Map Volume 2, page 363.

BEING PARCEL ID NO. 54-12-B22.04

BEING the same premises which Bonnie Snyder, Kay Ross and Kim Haupt, Joint Tenants with the right of survivorship, by deed dated January 9, 2013 and recorded on April 3, 2013 in the Recorder of Deeds Office in and for Carbon County, Pennsylvania, in Deed Book 2036 Page 921 and instrument number 201302554, granted and conveyed unto James P. Byerley and Kristin N. Haupt, joint tenants with the right of survivorship.

Seized and taken into execution as the property of James P. Byerley and Kristin N. Haupt at the suit of STONEGATE 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 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 James P. Byerley and Kristin N. Haupt

STEPHEN M. HLADIK, ESQ.
Hladik, Onorato and Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19545

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY