

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

# SHERIFF'S SALE

OF VALUABLE REAL ESTATE

**Friday, May 12th, 2017 at 11:00 A.M.**

By virtue of a Writ of Execution No. 13-2420, issued by First Commonwealth Federal Credit Union, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 13-2420, there will be exposed to public sale and outcry on Friday, May 12th, 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 situate on the South side of East Fell Street, in the Borough of Summit Hill, County of Carbon and Commonwealth of Pennsylvania, numbered in the plan or plot thereof forty (40) containing in front or breadth on said East Fell Street thirty (30) feet and extending of that Southwardly between parallel lines at right angles to said East Fell Street one hundred twenty-five (125) feet to a twenty (20) feet wide alley.

BOUNDED Northwardly by said East Fell Street, Eastwardly by lot numbered forty-two (42), Southwardly by said alley and Westwardly by lot numbered thirty- eight (38).

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Title to said premises is vested in: Philip Wayne Argott and Rosalie K. Faenza

Property being known as: 23 E. Fell Street, Summit Hill, Carbon County, Pennsylvania

Being Carbon County tax parcel number: 123B-53-B25

Improvements thereon consist of: 123B-53-B25

Seized and taken into execution as the property of Philip Wayne Argott and Rosalie K. Faenza at the suit of First Commonwealth Federal Credit Union

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, May 22, 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 Philip Wayne Argott and Rosalie K. Faenza**

**Fitzpatrick Lentz & Bubba**  
**Fitzpatrick Lentz & Bubba**  
**4001 Schoolhouse Lane**  
**Center Valley, PA 18034-0219**

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