

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY

SHERIFF'S SALE

OF VALUABLE REAL ESTATE

Friday, June 9th, 2017 at 11:00 A.M.

By virtue of a Writ of Execution No. 15-2824, issued by Wells Fargo Bank, NA, out of the Court of Common Pleas of Carbon County, Pennsylvania, upon Judgment entered therein to No. 15-2824, there will be exposed to public sale and outcry on Friday, June 9th, 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, piece or parcel of land situate, lying and being in the Township of Kidder, County of Carbon and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Southwesterly side of Henning Drive, said point being on the dividing line between Lots 105 and 106 Section A on the map or plan hereinafter referred to;

Thence along said dividing line South forty-one degrees six minutes forty seconds West (S. 41 degrees 6'40" W.) two hundred (200) feet to a point;

Thence North forty-eight degrees fifty-three minutes twenty seconds West (N. 48 degrees 53' 20" W.) one hundred (100) feet to a point on the dividing line between Lots 106 and 107 Section A;

Thence along said dividing line North forty-one degrees six minutes forty seconds East (N. 41 degrees 6' 40" E.) two hundred (200) feet to Henning Drive;

Thence along Henning Drive South forty-eight degrees fifty-three minutes twenty seconds East (S. 48 degrees 53' 20" E.) one hundred (100) feet to the point or place of beginning.

Being Lot No. 106 Section A on the plot or plan of lots known as "Holiday Poconos, Inc.", as laid out for the grantor herein by Leo A. Achterman, Jr., Civil Engineer, Stroudsburg, PA., revised March 6, 1961, and recorded in the Office of the Recorder of Deeds of Carbon County in Map Book 1 Page 103.

Under and Subject to conditions, covenants, reservations, restrictions, rights of way, easements, exceptions, etc. as cited in Carbon County Deed Book 490 Page 509.

Parcel No. : 21A-21-A106

Being known as: 106 Henning Drive, Albrightsville, PA 18210

Being the same property conveyed to Carlos J. Rivera, no marital status shown who acquired title by virtue of a deed from Nicholas Tumulty, Joan E. S. D' Abruzzo and William Curtis, dated December 22, 2011, recorded January 17, 2012, at Instrument Number 201200334, and recorded in Book 1952, Page 651, Carbon County, Pennsylvania records

INFORMATIONAL NOTE: The Notary Acknowledgment Clause on the above reflected deed fails to acknowledge the signatures of Nicholas Tumulty and Joan E. S. D' Abruzzo.

Seized and taken into execution as the property of Carlos J. Rivera at the suit of Wells Fargo Bank, NA

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, June 19, 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 Carlos J. Rivera

Kimberly A. Bonner , Esq.
MANLEY DEAS KOCHALSKI LLC
P.O. Box 165028
Columbus, Ohio, OH 43216-502

ANTHONY C. HARVILLA, SHERIFF
CARBON COUNTY